

Gormley Heritage Conservation District: The Plan

Part A: Introduction

1.0 Introduction

1.1 The District Documents

The Gormley Heritage Conservation District Plan is published in two volumes:

1. The District Inventory

Part One describes the Architectural Styles found in the District.

Part Two describes every property in the District.

- Contains photographs and descriptions of each building.
 - Contains historical information, where available.
2. This Study and Plan.
 - Describes the history of Gormley.
 - Examines its physical and cultural heritage character.
 - Considers existing development controls.
 - Recommends that a Gormley Heritage Conservation District is warranted, and recommends a boundary.
 - Contains the Heritage Statements required by the *Ontario Heritage Act*.
 - Establishes policies for the District.
 - Recommends other municipal policies to support the District.
 - Establishes systems for implementation of the District
 - Establishes guidelines for changes to properties in the District.

1.2 Unity of the Documents

These documents are complementary, and they are to be considered as a whole in interpreting the Plan.

1.3 The District Boundary

The Heritage District boundary, determined by the Study, is shown in the map on the next

page.

2.0 Heritage Character and Heritage Statements

2.1 Heritage Resources

The boundary of the Gormley Heritage Conservation District is shown above. The 23 shaded properties are identified as heritage properties in the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance. They are considered to be heritage properties for the purposes of this Plan, and they are governed by the Objectives, Policies, and Guidelines for heritage buildings in the Plan.

For photographs and detailed descriptions of individual properties, refer to the Gormley Heritage Conservation District Inventory, published in a separate volume.

2.2 Heritage Character

The heritage character of the Gormley Heritage Conservation District reflects the built and natural heritage of a small rural community, enriched by the economic benefits of an early-20th century railway station, and the development of local industry that followed. There is a variety of heritage building styles dating from the mid-19th century onward, and a particular wealth of substantial brick houses from the Edwardian Era in the Queen Anne, Four-square, and Edwardian Classical styles. It is remarkable to have such a collection of large houses in such a small village—an indicator of the prosperity that the railway brought to Gormley.

The topographical character of the District reflects its location on the south slope of the Oak Ridges Moraine. This character has been undisturbed except for the creation of cut-and-fill for the railway and highways. The requirements of the *Oak Ridges Moraine Conservation Act* ensure that the topographical character and the natural and agricultural uses will be retained in most of the surrounding land.

2.3 Statement of Heritage Value

Gormley is an ideal community for an HCD. Gormley is off the beaten track due to the rerouting of the Stouffville Sideroad and the barrier of the CNR tracks at its centre, making it a self-contained, distinct community.

Gormley is a distinct area in the Town of Richmond Hill, characterized by a wealth of heritage buildings, and a strongly rural character. It is a historic rural hamlet with a remarkable sense of cohesiveness in its collection of mainly early 20th century houses. With a total of 23 buildings within the hamlet listed on the Richmond Hill Inventory of Buildings of Architectural and Historical Importance, there is a high percentage of heritage buildings in the area. Only one historical house has been demolished since 1990, and very few new buildings have been introduced into the neighbourhood since the post World War II period.

Particular elements worthy of preservation are:

- A high percentage of heritage buildings, most of which are very intact;
- A rural village character created by rural road profiles, large lots, rural outbuildings, mature trees, rich ornamental planting, undisturbed topography, and surrounding natural and agricultural areas; and,
- A strong sense of place created by the small size of the community, the survival and good maintenance of the many heritage buildings, and the lack of modern development in the hamlet or in sight of the hamlet.

2.4 Statement of Heritage Attributes

The heritage attributes of Gormley are embodied in its buildings and landscapes, which are shown and described in detail in Sections 4.1 through 4.4 of this Study, and in the District Inventory, published in a separate volume. These attributes are worthy of preservation.

2.5 Statement of Objectives in Designating the District

2.5.1 Overall Objective

To ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to, and does not detract from, the District's architectural, historical, and contextual character.

2.5.2 Objectives for Heritage Buildings

To retain and conserve the heritage buildings identified in the District Plan map on page 47.

To conserve heritage attributes and distinguishing qualities of heritage buildings and to avoid the removal or alteration of any historic or distinctive architectural features.

To make use of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community when undertaking work on heritage buildings.

To make changes and alterations to buildings in an appropriate manner.

When doing work on heritage buildings, to correct unsympathetic previous work.

2.5.3 Objectives for Non-Heritage Buildings

To retain and enhance complementary characteristics of non-heritage residential buildings.

To encourage improvements to non-complementary buildings so that they further enhance the heritage character of the District.

2.5.4 Objectives for Landscape/Streetscape

To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm.

To preserve trees and mature vegetation, and encourage the planting of species characteristic of the District.

To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.

To introduce landscape, streetscape, and infrastructure improvements that will encourage a safe and comfortable pedestrian environment.

2.5.5 Objectives for New Residential Development

To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development.

To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

2.5.6 Objectives for Community Support

To foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the need to conserve these resources for future generations.

To facilitate public participation and involvement in the conservation of heritage resources and further development of the District.

To offer assistance and incentives to individual heritage property owners to encourage the use of proper conservation approaches when undertaking improvement projects.

3.0 Review and Interpretation

3.1 Review of Activities in the District

3.1.1 Activities subject to review

In accordance with Section 42.1 of the Ontario Heritage Act, the Goal and Objectives, Policies, and Design Guidelines in this document will be used to review the following types of activities in the District (other than those exempted in Section 3.1.2, below) in particular as it relates to the review and approval of a Heritage Permit application:

- The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure, other than activities described in Section 3.1.2, below. (A 'Structure' is anything built that is intended to be permanent, such as outbuildings, fences, signs, and infrastructure items such as utility boxes.)

- All matters relating to the Town of Richmond Hill Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.
- All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations, and street and infrastructure improvements.
- All activities of the municipal and regional governments.

3.1.2 Activities exempt from Permit requirement

In accordance with Section 41.1 (5)(e) of the Ontario Heritage Act, the following classes of alterations that are minor in nature, are not required to obtain a heritage permit, and do not require a heritage permit under this Plan:

- any interior work;
- repair to roof, eavestroughs, chimneys; re-roofing using sympathetic and/or historically correct materials;
- repair and restoration of original elements using like materials;
- caulking, window repair, weatherstripping, installation of storm doors and windows;
- changes to a property that are not readily visible from the street, including rear entrances and windows, and rear yard items such as fencing, decks, patios, garden and tool sheds, gazebos, and dog houses
- planting and gardening activities. Note that removal of trees larger than 200mm caliper, measured at 1.5m above the ground is regulated by By-law 41-07.
- extension of residential parking pads other than in front or flankage yards.
- ramps and railings to facilitate accessibility, gates installed for child safety.
- minor or temporary installations, such as small satellite dishes, lighting, flagpoles, basketball nets, planters, statues, seasonal decorations.
- repair of utilities and public works, installation of public works that are in compliance with the Guidelines.
- changes made to 37 Gormley Road East , as result of continuing industrial operations occurring on these lands.

3.2 Contexts for Interpretation

Provisions of the District Plan should be considered within the context of the Provincial Policy Statement, and overall municipal objectives and goals.

In accordance with Section 41.2 of the *Ontario Heritage Act*, Council may not pass a by-law for any purpose that is contrary to the objectives set out in the Heritage Conservation District Plan. In the event of a conflict between the Plan and a municipal bylaw that affects the District, the Plan prevails to the extent of the conflict.

Part B: District Policies

4.0 District Policies – Buildings and Sites

4.1 Overview

The Gormley Heritage Conservation District has a wealth of heritage resources, and a recognizable heritage character. The heritage character of the District is enhanced by streetscapes, planting, fencing, open spaces, vistas, and natural areas.

The Plan and its Policies anticipate change. Heritage buildings should be restored, reused, and can have additions. Non-heritage buildings can also be added to or altered. New buildings can be constructed in a manner appropriate to the character and scale within the district. The purpose of the Plan is to ensure that these activities are complementary to both the individual heritage buildings and the overall heritage environment in the District.

To preserve and enhance the heritage character of the District, policies have been developed concerning the following.

- heritage buildings;
- non-heritage buildings;
- new buildings; and,
- landscapes.

The Policies are supported by illustrative guidelines, which are found in Section 9.0 of the District Plan.

4.2 Heritage Buildings

Gormley has an attractive collection of nineteenth and early twentieth century village buildings of varied types and styles. The District consists of a predominantly residential building stock, but there is also a two churches, outbuildings/barns, a village shop (now used only as a residence), and a concrete block factory that has roots in the early 20th century hamlet. The retention of these buildings is essential to the success of the District. Therefore, the intent is to conserve and restore these resources, prevent their demolition and if necessary, ensure their relocation or salvage.

For the purposes of this Plan, any property listed in the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance is considered a heritage property. The properties so listed, at the time of writing, are identified on the map on page 47.

Principles of Conservation: The conservation of heritage buildings involves actions or processes that are aimed at safeguarding the heritage attributes of the resource so as to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions. These terms are defined as follows:

Preservation: The action or process of protecting, maintaining, and/or stabilizing the heritage attributes (materials, form, integrity) of the entire heritage resource (or an individual component of the resource) while protecting its heritage value.

Rehabilitation: The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.

Restoration: The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).

4.2.1 Conservation of Heritage Buildings

Heritage Buildings shall be conserved.

Policies:

- a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.
- b) Conserve changes to a heritage resource which, over time, have become heritage attributes in their own right.
- c) Conserve heritage value by adopting an approach involving minimal intervention.
- d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.
- e) Maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.
- f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.
- g) Replace using like material any extensively deteriorated or missing parts of heritage attributes.
- h) Correct inappropriate interventions to heritage attributes.
- i) . Undertake any work required to preserve heritage attributes physically and visually compatible with the heritage resource.
- j) Respect documentary evidence. Conservation work should be based on physical and archival evidence regarding the building, if available, or regarding similar attributes in the District.

4.2.2 Alterations and Additions to Heritage Buildings

Additions and alterations to a heritage building should be in keeping with the character of the building.

Policies:

- a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.
- b) Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.
- c) Alterations and additions to the heritage resource shall conform with the Guidelines found in Section 9.3.

4.2.3 Relocation of Heritage Buildings

Relocation or dismantling of a heritage building will be employed only as a last resort.

Policies:

- a) Heritage buildings shall be retained at their original locations whenever possible. Before such a building can be approved for relocation to any other site, all options for on-site retention will be investigated. The following alternatives, in order of priority, will be examined prior to any approval of relocation for a heritage building:
 - Retention of the building on site in its original use.
 - Retention of the building on site in an adaptive re- use.
 - Relocation of the building to another part of the original site.
 - Relocation of the building to another site in the District.
 - Relocation of the building to a sympathetic site within the Town of Richmond Hill.
- b) A threatened heritage building relocated to the District from another site should generally be compatible in style and type to the existing development patterns in the District.

4.2.4 Demolition of Heritage Buildings

The demolition of heritage buildings within a Heritage Conservation District is not supported.

Policies:

- a) The Town, under the Ontario Heritage Act, may refuse a Demolition Permit for either an individually designated building or a building located within the District.

- b) In the rare case where a heritage building is permitted to be demolished, the building will be documented (researched and photographed) and the proponents of the demolition will be required to advertise in the local press, the availability of the building for relocation or salvage of architectural features, as a condition of the Demolition Permit.
- c) The Town may require the demolition of a building to be undertaken in such a manner as to expose the construction techniques used for documentation and educational purposes.

4.2.5 Use of a Heritage Building

- a) The uses permitted for a heritage building will be governed by the Zoning By-law.
- b) Uses that require minimal or no changes to heritage attributes are supported.

4.3 Non-Heritage Buildings

4.3.1 Additions and Alterations

Many of the properties in the Gormley Heritage Conservation District are non-heritage buildings. Most of these buildings are good neighbours to the heritage buildings in scale, massing, and design. There are also newer buildings that have been consciously designed to complement the heritage buildings in the village.

4.3.2 Design Approach

Alterations and additions to non-heritage buildings in the District should be consistent with one of two design approaches: Historical Complementary or Modern Complementary as described in the Guidelines in Section 9.4.

4.3.3 Demolition of Non-Heritage Buildings

Generally, the demolition of a Non-Heritage building is not supported, if the building is supportive of the overall heritage character of the District.

4.4 New Residential Buildings

New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of 19th century and early 20th century building stock that are currently existing or once existed in the village. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.

Policies:

- a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.

- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Historically appropriate heights for new residential buildings are considered to be 1 to 2 storeys, subject to an actual height in metres complying with zoning provisions.
- e) New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

4.5 Landscapes

Landscapes and landscaping help to define the character of the District, and to provide an appropriate setting for its historic buildings. Although the amended *Ontario Heritage Act* extends alteration controls to cover property features such as trees, vegetation, pathways, fences, and other landscape elements, planting activities are exempt from the heritage permit requirements. Nonetheless, use of the guidelines in Section 9.7 can help maintain and enhance the natural heritage of Gormley and its surroundings.

4.5.1 Trees and Shrubs

Policies:

- a) Mature trees should be preserved. Removal of trees will be controlled by the Tree Protection By-law 41-07. Lost trees should be replaced.
- b) Planting should not obscure heritage buildings, but can frame important features. Planting should screen less attractive sites and prospects in the District.

4.5.2 Fences

Policies:

- a) Fences will be regulated by the municipal Fence By-law.
- b) Existing historical fences will be preserved. The erection of new fences of historic designs is encouraged.

5.0 District Policies-Streetscape and Infrastructure

5.1 Overview

The following policies address those components of the District located primarily in the public realm. These features include roads, curbs, municipal services, parking facilities,

sidewalks, boulevards, street furniture, pedestrian amenities, lighting, utility wires, public signage, vegetation, parkettes, and open space. The proper treatment of these features can enhance the heritage character of the District.

5.2 Roads, Curbs, and Municipal Services

The provision of adequate roads, curbs, storm and sanitary sewers, and water supply are essential components for a living Heritage District.

Policies:

- a) Road and servicing improvements will be undertaken in a manner that preserves and enhances the heritage character of the District.
- b) Existing pavement widths should be preserved where possible.
- c) Existing rural profiles and surfacing should be preserved where possible.
- d) Nothing in this plan restricts traffic safety measures at the adjacent intersections of Stouffville Road and Leslie Street.

5.3 Sidewalks and Boulevards

The absence of sidewalks, and the presence of Town trees and other planting within the road rights of way are important aspects of the informal village character of Gormley.

Policies:

- a) The absence of sidewalks within the District is supported to the extent that the safety of pedestrians and cyclists is not compromised.
- b) Retention of Town street trees in the right of way is supported.

5.4 Street Furniture and Pedestrian Amenities

Street furniture and related pedestrian amenities should be part of a co-ordinated design approach, to help define the District as a distinctive and special area.

Policies:

- a) Consideration should be given to providing benches and trash receptacles at the present and future dead-end streets.

5.5 Street Lights and Utility Wires

Street lights and utility wires are necessary in all communities. A distinct street light and absence of overhead wires can be a cohesive element that ties the District together and defines it as a special area.

Policies:

- a) Over time, a consistent street light will be used throughout the District to enhance its

identity as a heritage area. The selected street light fixture will reflect the village-like, heritage character of the District.

- b) Street and other outdoor lighting will be appropriate in light intensity to the function of the street.

5.6 Public Signage

Typical public signage includes directional, regulatory, identity, and public information signs. If properly developed, these signs can promote a co-ordinated identity supported of the heritage area.

Policies:

- a) Regulatory signs should be the same type of sign used elsewhere in the municipality.
- b) A design for Heritage District identification signs should be developed to help promote awareness of the District. The design should have a simple, distinctive shape, and should be mounted with street name signage in the District.
- c) Heritage District entry signs should be designed and installed at the gateway points. The design, colour, and materials of street name signs, entry signs, and other public information signage will be consistent and complementary to the District character.

5.7 Vegetation

The vegetative visible in the public realm of the District significantly contributes to the area's human-scale, village-like character. Street trees, flowers in baskets, shrubs, and vegetation found in the open spaces and along the watercourse all contribute to the area's distinctiveness. In addition to their scenic beauty, trees and other vegetation are equally important for controlling the effects of climate by reducing wind velocity, providing shelter from sun, rain, and snow, and creating a moderated microclimate.

Policies:

- a) Plant material introduced to the public realm should be indigenous and/or historically appropriate.
- b) Existing mature trees and other vegetative amenities in the public realm should be retained and preserved except where removal is necessary due to disease or damage, or to ensure public health and safety.
- c) The shaping of street tree canopies for utility wires will be undertaken in a sensitive manner so as not to disfigure the tree. The impact of this process on existing trees may be a factor when burial of utility wires is being considered.
- d) An appraisal of the health of tree cover visible in the public realm will be undertaken with the result being a replanting policy or plan to replace unhealthy trees and coordinate new plantings.
- e) The placement of new tree-plantings will avoid screening buildings of cultural heritage

value or interest.

- f) Plantings will contribute to screening less attractive sites in the District, including above-ground utilities, where practical from an operation and maintenance perspective.
- g) Guidelines for appropriate vegetation are located in Section 9.7.

6.0 District Policies-Special Areas and Projects

6.1 Public Awareness

It is extremely important to ensure that all property owners and residents in a heritage conservation district are aware of, and have a clear understanding of, the policies, processes, and procedures which apply in the District. Education opportunities and a comprehensive communication strategy are essential.

6.1.1 Communications

Effective communication of District goals, policies and guidelines is important to the success of any Heritage Conservation District.

Policies:

- a) Information concerning the District and the District Plan, as well as related matters, will be made available to property owners, residents, and commercial tenants.
- b) The Heritage Conservation District by-law will be registered on title to every property in the district, in accordance with the Ontario Heritage Act.
- c) The heritage section of the Town's website will ensure easy access to a Gormley Heritage Conservation District section which will include information such as:
 - a. historical information on the District;
 - b. a map of the District;
 - c. the Heritage Conservation District Plan, in the form of downloadable sections as PDF files;
 - d. links to external websites with helpful heritage information, such as those listed in Section 10 this Plan.
- d) Additional opportunities and mechanisms to inform new homeowners and commercial tenants about the Heritage District and associated requirements through existing Town communications should be considered.

6.1.2 Education

Education is a useful tool in preserving heritage resources, for owners of heritage

properties, whether or not they are in the District, and for Town Staff and members of Heritage Richmond Hill. Some recommended steps that might be undertaken include:

- a) The creation and promotion of learning opportunities for property owners in the District may be pursued. This may include special workshops or presentations, as well as the provision of written materials.
- b) The promotion of periodic learning opportunities for members of Heritage Richmond Hill to ensure a comprehensive understanding of the heritage conservation principles and policies as well as the specific policies of the Gormley Heritage Conservation District Plan is supported.
- c) A user-friendly information handout might be prepared to explain the heritage conservation easement concept and the associated agreement.

7.0 Municipal Policies

7.1 Overview

Municipal planning and development policies may have a greater impact on the heritage character of a District than do explicit heritage policies. It is important to integrate all policies that have a heritage impact in order to maximize the protection of the special character of the District.

7.2 Recognizing the Heritage District Plan

The purpose of the Town of Richmond Hill Official Plan is to set out policies and programs to govern the nature, extent, pattern, and scheduling of development and redevelopment and other matters within a framework of general goals and objectives. One of the overall general goals of the Official Plan is to foster an understanding of and to endeavour to protect the heritage of the City.

Policy:

- a) The Official Plan should be amended to recognize the Gormley Heritage Conservation District Plan 2008.

7.3 Land Use in the District

The general use of land in the District is identified in the Official Plan and its amendments, and is further refined in specific Zoning By-laws for the area. Land uses in the District include residential, industrial, agricultural, and open space. All land in the District is zoned as Oak Ridges Moraine Hamlet, or Oak Ridges Moraine Countryside. No changes in the zoning provisions are recommended at this time. The effects of the Leslie Street re-alignment may warrant reconsideration of zoning.

Policy:

- a) existing District land uses, designated in the Official Plan and the amendments and the prevailing zoning classifications are supported.
- b) Construction of the Leslie Street re-alignment will divide existing agricultural land into four small parcels between road allowances. Re-consideration of zoning to reflect the best and highest uses for the new configuration should be undertaken at that time.

7.4 Land Severance and Minor Variances

In addition to the matters to be addressed under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be granted, shall consult with appropriate Town departments and agencies, and have regard for adjacent use (i.e., compatibility of the size, shape, and proposed use of the new lot with the adjacent uses), access considerations, and availability of services.

In commenting to the Committee of Adjustment on applications for severance or minor variance in the District, the Town should only support such applications if the proposal is compatible with the objectives and policies of the District Plan.

Policy:

- a) Each land division proposal and variance will be evaluated on its own merits and as to its compatibility with the objectives and policies of the Heritage Conservation District Plan.

7.5 Site Plan Control

All of the land within the boundaries of the Town of Richmond Hill has been designated as a Site Plan Control Area. This designation allows Council to review and approve plans and drawings as provided for in Section 41 of the *Planning Act*, R.S.O., 1990.

Policies:

- a) Site Plan control will apply to all properties in the District.
- b) The Town should ensure that when substantial projects in the District are reviewed as part of the Site Plan Control process, that the heritage approval be reviewed by design professionals with demonstrated experience in heritage work. It may be desirable to obtain outside professional advice to supplement the expertise of Town staff during the Heritage Permit Review process for such projects.

7.6 Sign By-law

Since Gormley is almost entirely residential in use, and has a special heritage character, the opportunities for commercial signage are limited, but the establishment of signage is also a sensitive issue.

Policies:

- a) Any commercial signage in the District will require a Heritage Permit, and the design of

signs will be regulated by the guidelines in this Plan.

- b) In addition, municipal sign by-law will apply.
- c) In case there is a conflict between the sign by-law and HCD, the HCD guidelines will prevail.

7.7 Demolition Control

Recent amendments to the Ontario Heritage Act allow Council to prohibit the demolition of a structure designated under the Ontario Heritage Act. Properties within a Heritage Conservation District are considered to be designated. However, only the 23 properties which have been already included in the register, known in the Town of Richmond Hill as the Inventory of Buildings of Architectural and Historical Importance, under the Ontario Heritage Act, are considered to be heritage buildings for the purpose of this plan.

Policy:

- a) Council will prevent the demolition of heritage buildings within the District.

7.8 Heritage Easements

A Heritage Easement agreement requires the owner of a heritage building to secure approvals for any changes or alterations, reasonably maintain the structure to prevent any deterioration, and retain insurance on the building in an amount equal to its replacement.

Policy:

- a) A Heritage Easement Agreement should be considered for major redevelopment projects in the District which involve the incorporation and restoration of a heritage building.

7.9 Tax Measures

Recent provincial legislation allows municipalities to enact property tax abatement for properties designated under Part IV and Part V of the Heritage Act. The Town should determine if property tax abatements can be usefully applied to the District.

7.10 Grants and Loans

The loss of heritage properties due to simple neglect is an avoidable tragedy and small levels of assistance have proven to be very effective in encouraging needed repairs and restoration. District owners should be encouraged to make use of the Richmond Hill Heritage Fund, and the Town should continue this valuable program.

7.11 Tree Preservation

The preservation of mature vegetation is a major objective of the District Plan. The Town's Tree Preservation strategy recognizes the ecological, cultural, economic and esthetic value

associated with trees calling for no net loss of trees due to municipal works; and, the continued promotion of native species particularly in the Oak Ridges Moraine of which Gormley is a part. Lastly, the Town of Richmond Hill's Tree preservation by-law requires that an owner obtain a permit before injuring or destroying any tree on private property in the Town of Richmond Hill with a diameter at breast height of 20 cm or more.

Policies:

- a) Mature Trees should be preserved to the greatest possible extent, except where removal is necessary in accordance with the Town's Tree Preservation By-law.
- b) Applications for severance, minor variance, building permit and site plan control should clearly identify the location and extent of canopy of all trees. Where feasible and reasonable, impacts on mature vegetation from new construction should be avoided.
- c) To maintain the tree canopy, where trees are removed, a replacement tree should be provided at the same location or elsewhere on the property or street.

Part C: Implementing The District

8.0 Implementation

8.1 Overview

Once Council has adopted the boundary and the Plan for the Heritage District and any appeals have been heard by the Ontario Municipal Board, a variety of measures is necessary to ensure the successful implementation of the District. These include:

- an application review process that is simple, efficient, and fair;
- speedy confirmation of work exempt from heritage permits;
- the availability of the policies and guidelines for use by the public;
- public awareness of the District concept, its objects, and its boundaries;
- a mechanism to review and, if necessary, amend the District's policies and procedures.

8.2 Application Review Process

Once a heritage conservation designation comes into force, no person, including the municipality, can perform any exterior construction, demolition, removal or alteration, except for work exempted in Section 3.1.2 of this Plan, without a permit issued by the Council of the municipality. The permit application process is a means for the municipality to assess proposed changes and determine if these will beneficially or detrimentally affect the heritage attributes or character of the District.

Under the *Ontario Heritage Act*, Council can delegate the review of proposed work in the District from a heritage perspective to Town staff and the local heritage advisory committee. This District Plan intends that staff review all proposed work that is not

exempted in the District Plan. In case staff ascertains that the application is not in conformance with the District Plan, the local heritage advisory committee may provide recommendations to

8.2.1 Exempted Work

Council delegates heritage clearance to Town Staff for work in the District that is exempted from the requirement for a heritage permit by Section 3.1.2 of this Plan, as quoted below:

- any interior work;
- repair to roof, eavestroughs, chimneys; re-roofing using sympathetic and/or historically correct materials;
- repair and restoration of original elements using like materials;
- caulking, window repair, weatherstripping, installation of storm doors and windows;
- changes to a property that are not readily visible from the street, including rear entrances and windows, and rear yard items such as fencing, decks, patios, garden and tool sheds, gazebos, and dog houses
- planting and gardening activities. Note that removal of trees larger than 200mm caliper, measured at 1.5m above the ground is regulated by By-law 41-07.
- extension of residential parking pads other than in front or flankage yards.
- ramps and railings to facilitate accessibility, gates installed for child safety.
- minor or temporary installations, such as small satellite dishes, lighting, flagpoles, basketball nets, planters, statues, seasonal decorations.
- repair of utilities and public works, installation of public works that are in compliance with the Guidelines.
- changes made to 37 Gormley Road East, as result of continuing industrial operations occurring on these lands.

8.2.2 Heritage Permits for Minor Projects

All work in the District that is not exempted requires a Heritage Permit. If the work is minor, complies with the Policies and Guidelines of this Plan, and does not require Site Plan Approval, Town Staff is delegated to issue the Heritage Permit. If the work is very minor and non-controversial, approval might be made immediately. Larger projects should be processed within two weeks.

Projects that may fall into this category include:

- new or different cladding materials for both walls and roofs;
- new or different windows or doors;
- changes or removal of architectural decoration or features;

- new chimneys;
- introduction of skylights or awnings visible from the street;
- masonry cleaning and repainting;
- new or increased parking areas in front or flanking yards;
- mechanical equipment that can be viewed from the streetscape;
- public information signage (not regulatory signage, such as traffic and parking signs);

8.2.3 Heritage Permits for Larger Projects

If the proposed work requires Site Plan Approval, and complies with the Policies and Guidelines of the Plan, Town Staff will review the application, and is delegated to issue the Heritage Permit as part of the Site Plan review process. Heritage review will run parallel with other reviews in the process, and will not impact the timing of Site Plan Approvals in the District.

If the proposed work does NOT comply with the Policies and Guidelines of the Plan, or if the degree of compliance is controversial, the proposal must be reviewed by Heritage Richmond Hill and Council. Council may decide to deny the Heritage Permit, or to issue the Permit, with or without terms and conditions. Staff will issue Heritage Permits as instructed by Council.

8.2.4 Right of Appeal

If Council refuses a Heritage Permit or attaches terms and conditions, the Owner has the right to appeal the decision to the Ontario Municipal Board, as described in Section 44 of the *Ontario Heritage Act*. The Board has the authority to deny the appeal, or to grant it, with or without such conditions and terms as the Board may direct. The appeal must be made within 30 days of receiving notice of Council's decision.

8.3 Building Permits

As noted at the bottom of the flow chart (on page 72), the Heritage Permit must be submitted with the Building Permit application, when one is required. A copy of the approved Heritage Permit showing the approved work will be kept on file to ensure that the design development between the site plan approval stage and/ or building permit stage, is consistent with the approved Heritage Permit.

8.4 Enforcement of the District Plan

The Town will enforce the requirements of the District Plan using the regulatory provisions of the Ontario Heritage Act, the Planning Act, the Building Code Act, and the Municipal Act.

8.5 Recognizing the District Plan

The following municipal documents should be amended to recognize the boundary of the District and be reviewed in order to facilitate the objectives of the District Plan: Town of Richmond Hill Official Plan, Site Plan Control By-law, Zoning By-law and the Sign By-law.

8.6 Understanding the District Plan

Planning Staff is available to assist individuals wanting more information on or clarification of heritage conservation measures, funding assistance, administrative/approval procedures, and on the specific policies and guidelines of the District Plan.

8.7 Monitoring the District Plan

Town Staff should be responsible for the implementation of the policies and guidelines of the District Plan.

Review of the District Plan

The District Plan should be reviewed by Staff on a regular basis to ensure that the Plan's objectives are being achieved.

Amendments to the District Plan

The policies and guidelines of this Plan may be amended by by-law after consultation, amendment circulation to potentially impacted parties, and public notice. Minor administrative and technical changes to the Plan may be implemented by a resolution of Council. This includes changes such as:

- delegation of reviewing authority;
- revisions to the Town of Richmond Hill's Inventory of Buildings of Architectural and Historic Importance in light of new research, new photography, and review;
- provision of additional commentary and illustrations in the design guidelines that are determined to be useful in clarifying the objectives and policies of the Plan, and the intent of the design guidelines.

Public Information Meetings

Public information meetings may be held by Town Staff or Heritage Richmond Hill on matters related to the District Plan of significant importance or public interest.

8.8 Public Awareness of the District

To inform Town staff, the general public, local property owners, and tenants of the designation of the District, the following actions should be undertaken:

Immediate Actions

- All Town departments involved in municipal work that could potentially impact the District should be informed of the boundaries and the policies of the District.
- A press release should be issued to the local media.
- All property owners and tenants should receive notice of the District designation and be informed as to where a copy of the District Plan can be reviewed or purchased. The use of the Heritage Permit should also be explained.
- The Richmond Hill Historical Society should be notified by letter and sent a copy of the District Plan.
- All local real estate offices should be sent notice of the new District and should be requested to indicate this heritage status on any listings with the District boundary.
- The Richmond Hill Library should act as a repository for reference copies of the District Plan.

Future Actions

- A district-specific web-page should be created on Town website providing information, updates, and links to sites that are relevant to property owners in Gormley.
- The installation of District entry/identity signage should be pursued.
- The installation of Heritage District street name signs should be pursued.
- The interpretive plaque program for significant buildings should be continued.
- Gormley residents should be encouraged to serve on Heritage Richmond Hill to provide local representation.

8.9 Application Checklists

The following suggested checklists are provided to assist applicants in obtaining permits, and to assist staff in conducting pre-review and evaluating the applications.

8.9.1 For Minor Work

When Site Plan Approval not required:

- Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting; or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.
- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document, as listed in Section 9.3.2.

- Read and understand the relevant Policies (Section 6) and Guidelines (Section 9) in this Plan.
- In the case of more substantial work under a Heritage Permit, provide drawings that demonstrate compliance with the Policies and Guidelines of this plan.
- For alteration, new addition, or new building, contact Heritage staff for consultation.

8.9.2 For renovation, and restoration:

- Inspect the property description in the District Inventory.
- Show results of any historical research. For example: provide copies of historic drawings or photographs, if available, or show results of investigation of conditions underlying unsympathetic later work.
- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document, as listed in Section 9.3.2.
- contact Heritage staff for consultation

8.9.3 For additions and new construction

For new buildings, additions, and renovation and restoration if visible from the street and needing a Heritage permit:

- Read and understand the relevant Policies (Section 6) and Guidelines (Section 9) in this Plan.
- Provide all documents ordinarily required for a building permit. These should include, as applicable for the scale of the work: outline specifications and drawing notes, indicating all materials visible from the exterior; elevations of all sides at a minimum scale of 1:50.
- For high value heritage buildings, further drawings may be required, such as details and profiles, at a suitable scale, of cornices, railings, trim, soffits and fascia; an eye-level perspective, including adjacent buildings, for new buildings; a site plan showing building location, fencing, and planting. Contact Heritage staff for consultation.
- For projects requiring Site Plan Approval, include copies of approved drawings from the Site Plan Approval process.
- If Heritage permit is not required, applicant still has to follow all other Town requirements.

Part D: Design Guidelines

9.0 Guidelines for Buildings and Surroundings

In its history and character, Gormley is a distinct place in the larger municipality of the

Town of Richmond Hill. The Town has recognized this special character by creating the Gormley Heritage Conservation District.

The purpose of these Design Guidelines is to help maintain the historic qualities that make up that sense of distinctness. They are intended to clarify and illustrate, in a useful way, the recognizable heritage characteristics found in the hamlet. They will serve as a reference for anyone contemplating alterations or new development within the Heritage Conservation District.

The Guidelines examine the past in order to plan for the future. They recognize that change must and will come to Gormley. The objective of the Guidelines is not to prevent change, but to ensure that change is complementary to the heritage character that already exists, and enhances, rather than harms it.

Guidelines:

- The intent of the Guidelines is to preserve and enhance the existing heritage character of the Rural Hamlet of Gormley, which is widely appreciated by the citizens
- When major work is involved, it is recommended that design professionals with experience in heritage design and restoration be retained for work on significant heritage buildings in the District.

The character of Gormley consists of many elements:

Significant natural features include farmland and other open space, a small watercourse, and the mature planting on public and private lands. The location of the hamlet on the Oak Ridges Moraine, and the vistas across the surrounding natural and agricultural landscape is also a valuable aspect of the heritage character of Gormley.

Significant cultural elements include the informal village plan, with its large, but varied, lot sizes and setbacks, rich planting, and almost 150 years of architectural history. The historic buildings serve to define the heritage character of the village.

These Design Guidelines are based on the concepts of preserving the existing heritage buildings, maintaining their character when they are renovated or added to, and ensuring that new development respects the qualities of place established by the existing heritage environment.

The Guidelines begin with a handbook of the architectural styles found in Gormley. Over the years, many buildings have lost original detail such as trims, doors, and windows. The style book will be helpful to owners who want to restore original character, or who want to maintain what remains. It will assist in designing additions that respect the original style of the building. And it will provide a basis for authentic local historic references in the design of new buildings.

The stylebook is also a tool for looking at the existing heritage buildings, which offer the best guidelines of all: they are full-scale and in three dimensions. The best test of new work in the Village is whether or not it shows "good manners" towards its heritage neighbours

and its neighbourhood.

The design Guidelines are divided into the following sections:

9.1 Architectural Styles: The purpose of this section is to provide information about the styles of building found in the District. These styles represent the built form that helps to define the heritage character of the District.

9.2 Heritage Design & Details: The purpose of this section is to provide information about details found in the District's heritage styles

9.3 Guidelines for Existing Heritage Buildings: Maintenance, Renovation, Additions

9.4 Guidelines for Existing Non-Heritage Buildings

9.5 Guidelines for New Development: Site Planning; Architectural Style; Scale and Massing

9.6 Guidelines for Public Streetscape Work

9.7 Voluntary Landscaping Guidelines

9.1 Architectural Styles

Architectural style means the identifying characteristics of construction as it has evolved under the force of changing technology and fashion. Before the industrial age, often minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century.

Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal styles that have appeared in Gormley, both heritage styles and more recent ones. This section is necessarily brief and does not replace the real research needed for authentic work, as described in Section 9.3.2 and 9.5.1.

In the Guidelines that follow, reference is made to architectural styles for all types of buildings in the Hamlet of Gormley: existing heritage buildings, existing non-heritage buildings, and new development. The following pages show the characteristics of the local architectural styles.

Guideline:

Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid of many styles. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or chateau style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the Gormley Heritage Conservation District.

9.1.1 Heritage Styles, Residential Buildings

VERNACULAR "LOYALIST" COTTAGE, 1800-1850

- Kitchen Tail often added later, sometimes with a side porch.
- Fieldstone foundations
- Brick chimneys, sometimes central
- 411 wood clapboard siding with wood corner boards; Brick or stone in some areas.
- Wood fascia and eaves.
- Symmetrical facade; central door with transom and/or sidelights.
- Wood windows, double hung, 6 over 6 or greater.
- Optional wood shutters.

The first of rural Ontario's two ubiquitous styles, the other being the Ontario Gothic Vernacular. The 1-1/2 storey design avoided the heavier taxation applied to 2-storey houses.

Typical design elements: for more information see Section 9.2

ONTARIO GOTHIC VERNACULAR; 1830-1890

- Kitchen Tail with room over.
- Wood side porch with sheet metal roof.
- Wood porch posts with decorative brackets.
- Fieldstone foundations.
- Red brick masonry with buff brick detailing- sometime the reverse (polychromy).
- Optional front verandah, often with bell-cast roof.
- Brick chimney, corbelled polychrome.
- Steep roof with "gingerbread" trim at gables; .wood shingles or sheet metal roofing; Pointed 'gothic' window in central dormer gable.
- Archetypal Ontario Gothic house, 1 ½ storeys, commonly brick construction, but also built of stone, stucco, and board and batten wood siding.
- Symmetrical facade; central door with transom and/or sidelights.
- Segmental arch wood windows, double-hung, 2 over 2.

The central dormer is the most persistent feature in Ontario vernacular design. It is with us still. People will move into a bungalow and install a little peak in the verandah, above the front door. It makes the place feel more like home.

Typical Design Elements: for more information see Section 9.2.

QUEEN ANNE REVIVAL 1885-1900

- Steep gabled roof, often 12:12 slope.
- Slate shingles often patterned.
- Elaborate wood brackets, wood lattice work.
- Brick construction.
- Brickwork elaborately detailed.
- Gable ends of shingles or tiles, often patterned.
- Wide use of patterns in shingles, brickwork, and woodwork.
- Asymmetrical plan, with turrets and bay windows.
- Large double-hung windows, often with short upper sash.
- Leaded and/or stained glass in transoms and upper sash..
- Front porch or verandah.

Typical Design Elements: for more information see Section 9.2

VERNACULAR HOMESTEAD; 1890-1930

- Front-facing gable with steep roof, 12:12.
Two bays wide, with entrance and stair to one side. Plan has greater depth than width.
- Detailing is simple.
- Full-width verandah is common Square headed openings.
- Double-hung windows, 1/1 or 2/2.
- May be clapboard, brick or stucco.

Typical Design Elements: for more information see Section 9.2

FOUR SQUARE; 1900-1920

- Brick construction.
- Hipped 'cottage' roof with asphalt shingles
- Hipped-roof dormer
- Usually 2 bays wide with entrance to one side.
- Wood double-hung windows, 1 over 1.
- Simple wood porch or verandah.
- Concrete Block Foundations

Typical Design Elements: for more information see Section 9.2

EDWARDIAN CLASSIC; 1900-1920

- Low-slope hipped 'cottage' roof with asphalt shingles
- Hipped-roof dormer or low-slope gable in attic.
- Non-symmetrical Plan and Facade.
- Concrete Block Foundations
- Brick construction. Elaborate brickwork.
- Wide wood double-hung windows, often 6 over 1 or 4 vertical over 1.
- "cottage style".
- Wood verandah with classical columns on brick piers
- Main front room window with decorative transom often with leaded and/or stained glass.

Typical Design Elements: for more information see Section 9.2

DUTCH COLONIAL REVIVAL; 1900-1930

- Usually 1-1/2 storeys, brick or wood clapboard siding.
- Gambrel or "barn" roof provides increased second floor area. Often wood shingles.
- Centre-hall symmetrical plan is common.. Asymmetrical plan, with gambrel-end facing the street, used on narrow lots.
- Dormers, sometimes also with gambrel shape.
- Wood double-hung windows, 6 over 6, wood shutters.

Typical Design Elements: for more information see Section 9.2

CAPE COD COTTAGE; 1925-1955

- Symmetrical facade, usually 3 bays
- Rectangular plan, sometimes with kitchen or garage extension at one end
- Steep, side-gable roof
- sometimes with gable-roofed dormers
- 1 or 1 ½ storey height
- Panelled door, sometimes with small windows, door surround and cornice are common
- Sash-style windows, 6/6 lights, flat-headed, louvered shutters are common
- Wood clapboard and brick are common exterior finishes

Typical Design Elements: for more information see Section 9.2

"VICTORY" HOUSE; 1939-1955

- Classic mid-20th- Century starter home, strongly derived from New England, hence Loyalist cottages.
- Steep gable roof, 12:12, with asphalt or asbestos shingles.
- May have gable dormers for upper floor, shed dormers often added later.
- Foundations often on piles, with basements excavated later.
- Variety of materials used: Brick, stucco, clapboard, or asbestos siding.
- Often large fixed 'picture' window flanked by narrow double-hung windows 1 over 1.
- Compact plan 600 to 900 square feet. Non-symmetrical plan with entrance door to the side is usual in small plans.
- Larger plans may have centre door and centre hall.
- Often a small entrance porch.

This modest and stripped-down version of the Cape Cod cottage was produced in the thousands. Many were built near factories during the Second World War to house workers for the war effort that created Canada's manufacturing base. After the war, returning veterans built many more on their \$5000 housing allocation from the Department of Veteran's Affairs (DVA).

Typical Design Elements: for more information see Section 9.2

91.2 Heritage Styles, Commercial Buildings

VERNACULAR VILLAGE SHOP; 1850-1910

- Usually a front-gabled frame building, similar to a homestead house. Often built with a false-front (boomtown style).
- Typically built with shop below and living quarters above or behind.
- Display window ranged from a slightly wider ordinary window, to a full-fledged shop-front as found in town shops.
- Front porch, perhaps with sign on top, was very common.

Typical Design Elements: for more information see Section 9.2

9.1.3 Heritage Styles, Agricultural Buildings

GABLE- ROOFED TOWN-BARN OR STABLE; 1850-1920

- High-slope roof, wood shingle or sheet metal.
- Timber frame with vertical wood siding, often slightly spaced for ventilation. Sometimes board and batten.

- Upper loading door for hayloft. Sliding or hinged main lower doors, often with a smaller "man door" within it.

9.1.4 Non-Heritage Styles. Residential Buildings

VERNACULAR BUNGALOW 1900-1955

- Usually of brick construction.
- Wood double-hung windows, usually 1 over 1. Sometimes paired. Living room often had a "picture" window, with a wide fixed-glass window flanked by 2 narrow double-hung windows.
- See "A note on bungalows", page 68.

Typical Design Elements: for more information see Section 9.2

RANCH HOUSE 1950-1975

- Low slope roof, 4:12, hipped or gabled.
- Asphalt Shingles.
- Wide eaves, with 2-4 foot overhang
- Large Chimney
- Often accent bands of stone or 'angel stone.
- One-storey, informal plan.
- Garage or carport usually attached.
- Usually brick veneer on frame construction.
- Large fixed picture windows in principal rooms, flanked by operable windows; double hung or casement.
- Non-Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.2

9.2 Heritage Design and Details

9.2.1 Introduction

The purpose of this Section is to provide further information and guidance about the design and construction of heritage buildings.

9.2.2 Composition

The elevations of heritage buildings, whether designed by an architect or by a builder using a "pattern book", were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can

be helpful in designing a new building that will fit well in the heritage context. Helpful sources of information are listed in Section 10.

Geometry governed most heritage design. In this example, from Black Creek Pioneer Village, the diagonals of the window openings relate to significant elements in the elevation and to each other. The diagonals of the main wall relate to the windows and front-door keystone, as well.

If a building is pleasing to the eye, it is probably rich in such relationships.

[Drawing illustrating the geometry of a Georgian-style house.]

The proportion of windows to walls and the proportions of individual window openings and window panes are an important aspect of composition.

Traditionally, windows are between 15 and 20 percent of a wall, and windows are taller than they are wide, usually with a ratio of 2:1 or more. In most heritage styles, individual window panes are also taller than they are wide.

Appropriate: 15 to 20% opening is historically correct.

Inappropriate: 30 to 40% is excessive.

9.2.3 Entrances and Doors

Entrances in heritage buildings are usually provided with some elaboration. In the simplest Georgian cottages this might only consist of fluted casings and a simple cornice, but a plain transom above the door was common.

Later styles made use of sidelights as well, which always had solid panels below the glazing.

The proportional scheme of the building governed the design, so that even ornate entrances did not overwhelm the building.

Entrance doors were not glazed until the Victorian era.

[Drawings illustrating different types of doors.]

Log-cabin pioneers built simple plank doors, such as you would find on a barn, but as soon as skilled workers became available, doors were built in frame-and-panel construction.

Georgian doors tended to have 6 panels. The example shown at the top left is called a 'Cross and Bible' door, because the rails between the top four panels form a cross, and the two panels below are said to be an open book.

Later styles used 4-panel doors, with very tall top panels. These provide a vertical emphasis, in keeping with the Gothic Revival, Victorian Vernacular, and Italianate styles.

In the late 19th and early 20th centuries, the horizontal emphasis of Edwardian and Arts and Crafts styles led to doors with horizontal "ladder" panelling.

When large pieces of glass became available, around 1850, doors began to be glazed. In the simplest case, the two upper panels of a 4-panel door would receive glass, but the ability to glaze the full width of a door led to a variety of panel designs.

[Drawings illustrating types of doors including Cross and Bible Door, Four Panel Door, Arched Panel Four Panel Door, Arched-head Four Panel Door, Glazed Wood Panel Door, Glazed Wood Shopfront Door, Paired Glazed Wood Shopfront Door, Four Panel "Ladder" Door]

9.2.4 Windows and Shutters

Most heritage styles used double-hung windows. These are described by the number of panes, or lights, in each sash. If there are 6 panes above and 6 below, it's called a 6 over 6, or 6/6 window.

Before around 1850 the size of available panes was small, and the number of lights was large. Typical Georgian window were 12/12. As glass technology improved, larger glass led to 2/2 and then 1/1 windows.

Later styles, such as Edwardian and Arts and Crafts, made use of both large and small lights, and 6/1 and 8/1 windows became common.

Shutters were provided to secure windows from storms and damage, and they were designed and installed to close the window opening. They are hinged at the window jamb, and each shutter covers exactly half of the opening. Usually they were louvred.

As a general rule, windows had more height than width, and the individual lights shared that vertical proportion. Glass that is wider than it is high is found only in very wide single light sash.

Casement windows appeared in only a few styles. Some Regency windows could be called casements, though they are more like French doors, with sills barely above the floor. The Craftsman style was the first to use what we would call casements today.

9.2.5 Bay Windows

Bay Windows provide visual interest on the exterior and create a well-lighted nook on the interior. They appear on a number of historic styles, but not all. There is a tendency to overuse them in new buildings, when they are not appropriate to the overall architectural style. Care should also be taken to use window shapes and glazing patterns suitable to the overall architectural style.

Most bay windows in most styles are angled, usually at 45 degrees, but some Victorian Vernacular buildings used square bays.

9.2.6 Gable Ends

The classically-based styles, such as Georgian and Classical Revival used fairly plain bargeboards. A plain board, with perhaps a small ogee moulding on the upper edge, was the most common design. The eaves would include a wooden gutter in the shape of a wide ogee- moulding. This shape was later replicated by sheet-metal eaves- troughs. Below this was usually a fascia board, sometimes with additional moulding at the top, or perhaps

dentils. The fascia and mouldings typically turned the corner at the gable end as shown in the upper sketch, in what is called an eaves return.

The Victorian Gothic styles used elaborate bargeboards in a wide variety of forms-what has come to be called "gingerbread". Sometimes these were sinuous shapes cut out on a scroll saw. In other cases pierced patterns were cut into a simpler board. A common feature was a finial at the peak, as shown in the middle sketch. There are often characteristic local styles in Victorian trim, and although Maple has some fine and elaborate gingerbread, historic photographs suggest that many houses had simple bargeboards, and used trim more freely at porch columns, and under porch eaves.

It is good practice to repair or replace historic gingerbread in the original pattern, using accurate dimensions. Historic drawings or photographs, or nearby local examples can be used as sources for an authentic design.

The Queen Anne Revival style tended to use built-up detail, with square panels and round medallions applied to a plain bargeboard. The peak of a gable was often given an ornate decoration of built-up work, as shown in the lower sketch.

9.2.7 Dormers

Dormers provide useful light in attic spaces, and as described in Section 9.1, the use of an attic avoided the higher taxes on a two-storey house in the early 19th Century.

Victorian Gothic dormers rise from the main wall of the house, and are not set back from the roof. When the bargeboard meets the main eaves they are usually considered gables rather than dormers.

In Gormley, roof dormers appear on the Edwardian and Foursquare. When designing new dormers, care should be taken that they are appropriate to the architectural style in all details: roof slopes, fascias, soffits, window shapes and glazing.

9.2.8 Porch Design

Georgian

Wood columns, round or square classical design.

Columns may be plain or fluted.

Flat metal roof or front-facing pediment.

Victorian Gothic

Wood columns, often turned.

Ornate "gingerbread" brackets.

Often with metal roof, often "bell-cast" shape.

Balusters on railing usually square.

Edwardian Styles

Classical columns on stone-capped brick piers.

Front facing pediment or hipped shingle roof.

Classical detailing like column capitals and dentils.

Balusters on railing turned or bellied.

9.2.9 Brickwork

Historic brick walls were solid masonry, and in order to carry the weight of floors and roofs they were two or more bricks thick. It was structurally necessary to tie the inner and outer wythes together, and the simplest and surest way to do this was to put headers across the thickness of the wall at some regular interval. The pattern in which the bricks are laid is called the "bond".

Modern brickwork is usually a veneer in front of a frame or concrete block structural wall. The veneer is typically tied to the structure with metal ties, and there is no structural need for headers. Because it's quick and easy, the running bond, shown at upper left, is commonly used for modern brick veneer walls.

Historic bonds, which use headers, provide a subtle but lively texture to a wall. The cost of laying one of the historic bonds by using half-bricks to replicate the headers is extremely small, and it is a simple way to maintain heritage character in new construction.

Brick quoins imitate larger stone quoins, which interlock to strengthen the corner of a building. A quoin block has a short side and a long side, and brick quoins should be laid in the same form, as shown in the sketch on the left. The sketch on the right shows what not to do. [Illustrations depicting different types of brickwork including Running Bond, Common Bond, Flemish Bond, correct quoining and incorrect quoining.]

Before the use of iron and steel in construction, lintels over structural openings in brick walls were either solid stone or brick arches. Modern construction commonly uses steel lintels, hidden by the brickwork. To create an authentic appearance, the bricks should be laid to replicate historic structural arches. It is common practice to use a simple soldier course above an opening, without the outward slant that provides arch action in an authentic arch.

Victorian and Queen Anne Revival brickwork was rich in colour and pattern. Projecting and recessed courses, the use of headers, rowlock, and dogtooth courses, and contrasting quoins were all used to enliven masonry. It's not unusual to find designers limiting themselves to quoins and soldier courses. However, when working in the vocabulary of historic styles, it is more authentic to make use of the full variety of historic brickwork. Some manufacturers provide shaped bricks, which were also part of many historic styles.

9.2.10 Wood Siding

The most typical historic wood siding types were clapboard and board and batten.

Clapboard was commonly installed with about 4 inches to the weather.

Board and batten siding was typically about a 10 inch board with a 2 inch batten.

Note the wide skirt board at the bottom of the walls, and the corner boards on the clapboard.

Stone foundations were common in 19th century buildings. The top sketch shows split-faced fieldstone, and the bottom sketch shows dressed fieldstone.

Alternative material appropriate in design and colour.

9.2.11 Fencing

Historical photographs show that front yards in Gormley were once typically fenced. Just about every kind of fencing was used: split-rails, horizontal boards, wood pickets, and woven wire appear in the pictures to the left.

In recent decades, the fences have almost entirely been removed, and the open streetscape is now an important part of the character of the hamlet, as was noted by one of the residents.

The maintenance of unfenced front yards is supported.

9.3 Existing Heritage Buildings

9.3.1 Overview

Gormley is fortunate in having numerous historic buildings, most of which are structurally sound, with original architectural details largely intact in many cases. In many cases, details are in need of maintenance or repair, or have been obscured or removed in previous renovations. This section aims to assist in the preservation of historic architecture, and the restoration of lost or concealed heritage character, through design that follows the original or is at least sympathetic to it, when new work is undertaken.

Guidelines:

- Properties listed in the Richmond Hill Inventory of Building of Architectural and Heritage Importance are considered to be heritage properties for the purposes of this Plan. The properties listed at the time of writing are shown on the map above.
- The existing heritage structures are the most significant elements of the heritage character of Gormley.
- Proper maintenance of heritage structures prevents deterioration, and is the most cost-effective means of preserving heritage character.
- When heritage features are damaged or deteriorated, repair and restoration are preferable to replacement.
- New construction should not damage or conceal heritage features.

- New construction should include restoration of heritage features that have been lost or concealed by previous renovations.

9.3.2 Historical and Technical Research

The original state of existing heritage buildings should be researched before work is undertaken. On-site investigation often reveals original details concealed under later work. The residents of Gormley are building an impressive archive of historic photographs, many of which have been used in the Study and Plan.

Maintenance, repair, replacement and restoration work should be undertaken using proper heritage methods. Modern materials and methods of construction can have detrimental effects on old construction if proper methods are not used. This is particularly true of old brick. Section 10 lists some books containing relevant technical information.

The United States National Parks Service publishes Preservation Briefs, with detailed 'how-to' information on many aspects of heritage preservation and restoration. All 42 of these publications can be downloaded from: www.cr.nps.gov/hps/tps/briefs/presbhom.htm

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada is similar, and is available on line at: www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index E.asp

The Ontario Ministry of Culture also has 13 Architectural Conservation Notes at: www.culture.gov.on.ca/enGLISH/culdiv/heritage/connotes

9.3.3 Recording Original Construction

It is important to build up the record of historic construction in the District. No reconstruction or removal of historic architectural detail should be undertaken without recording the original with drawings and/or photographs. Copies of these records should be given to HRH. Building such an archive of information is an important community effort.

9.3.4 Building Maintenance Principles and Practice

The principal enemies of existing heritage buildings are fire and water. Proper maintenance is the best way to prevent damage and deterioration from these causes. The loss of heritage detail and even entire buildings, due to simple neglect, is an avoidable tragedy.

Standard fire-prevention practices should be followed: check electrical systems, and don't overload circuits; ensure that heating systems are in good condition; store combustibles properly.

Roofing, flashing, and rainwater drainage should be maintained in good condition. It is far better and cheaper to keep moisture out of the building, than to deal with the damage later.

Structural damage that admits moisture, such as settlement cracks, should be promptly

repaired.

Painted woodwork should be maintained.

9.3.4.1 Masonry Cleaning

Masonry cleaning should be done in a non-destructive manner. Ontario bricks are soft and subject to deterioration by harsh cleaning methods. Good results can usually be obtained with detergents and water and a stiff natural-bristle brush. Some professional water-borne chemical agents are acceptable. Sand-blasting and high-pressure water blasting are unacceptable.

Historical photographs show that most original masonry in Gormley was unpainted. However, existing painted brick, as an on-site "found condition", is acceptable. If improper painting procedures or material causes the brickwork to start to deteriorate, alternate treatments which are more sympathetic to the historic fabric should be considered. Paint may be applied only where deterioration of the masonry leaves no other choice. Paint must be vapour-permeable (breathing-type) to prevent deterioration. See illustration at right.

Preservation Briefs has full information on proper materials and methods. See Section 9.3.2 for website.

Guidelines:

- Clean masonry using detergents and a stiff natural bristle brush. If this doesn't produce satisfactory cleaning, use only professional water-borne chemical agents for further cleaning.
- Do not use sand-blasting or high pressure-water for masonry cleaning.
- Do not paint historic masonry unless deterioration of masonry leaves no other choice.
- If masonry must be painted, use an appropriate breathing-type paint.
- Do not cover historic masonry with other materials such as stucco.

9.3.4.2 Masonry Repointing

Historic lime mortars weather back from the wall face over time, particularly when they are subject to moisture. This is normal, and repainting is only necessary when the mortar is deeply eroded. Repainting should only be undertaken in areas where the mortar has deteriorated. Don't remove sound mortar unnecessarily, but do poke and prod to make sure the mortar you are keeping is sound. If the pointing mortar is correctly formulated, and the joint is tooled to match the original, the repainting will not present a "patchy" appearance.

Historic lime mortar is softer and more water-permeable than modern portland cement mortars, and it preserves the brick by absorbing movements and providing a path for water to leave the wall. Modern Portland cement mortars, are designed for modern hard-fired bricks, and are highly destructive to softer historic bricks. The colour of historic mortars comes primarily from the colour of the sand in the mix, so care is required to establish a

matching appearance.

Guidelines:

- Repair structural damage before repainting. Structural cracks may be letting in the moisture that is eroding the mortar.
- Do not use power tools to remove old mortar. They can damage the weather-resistant skin of the brick and cause future deterioration of the wall.
- Use lime mortar for repairs and repainting of historic brick. Match the original in formulation, with a cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white portland cement and not grey.
- Do not treat historic brick with silicones or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts.
- [Image of a brick wall with damaged, crumbling bricks and mortar. The caption reads, "Progressive deterioration: Rainwater splashing on the porch and steps eroded the mortar. That let increasing amounts of water into the bricks and mortar below, and they are spalling and washing away, letting in even more moisture.

9.3.4.3 Painting Woodwork

Properly maintained and protected woodwork is a very durable building material. Deterioration of wood is almost always due to moisture problems: either a failure of the paint film or a problem, such as a flashing or roofing failure, that allows moisture to infiltrate from above and behind the finish surface. Blistering or peeling paint is usually a sign of moisture penetration.

The source of the moisture should be identified and corrected before repainting. Refer to Section 9.3.4.5, below, if repairs are necessary before repainting.

Normally, it isn't necessary to remove sound, well-bonded paint before repainting. Paint removal, when required, is best done using gentle traditional methods. Chemical strippers can impregnate wood and harm the bonding ability of new paint, and excessive heat can cause scorching damage.

Guidelines:

- Inspect existing paint. Blisters or peeling paint usually mean water is getting into the wood, and the source of water should be corrected.
- Don't "strip" woodwork, unless paint build-up is excessive and obscures architectural detail. Just remove loose paint and feather edges.
- Don't use chemical strippers or torches to remove paint. These damage the wood and cause future problems.
- Use suitable heritage paint colours. Original paint colours can usually be found by sanding or scraping through overpainted layers. Otherwise, most paint manufacturers provide good heritage palettes.

- Both Preservation Briefs and Architectural Conservation Notes have information on painting. See Section 9.3.2. for websites.

9.3.5 Repair and Restoration

Repair and restoration should be based on proper heritage research, and be undertaken using proper heritage materials and methods. Section 10 lists helpful sources of information.

9.3.5.1 Brickwork

Brick repair should be undertaken using proper heritage materials and methods. If available, salvaged bricks matching the original should be used for replacement material. If new bricks are necessary, they should match the original in size, colour, and finish. The traditional Ontario brick size is still manufactured, but in small quantities, so material may have to be ordered well in advance of the work.

Historic bricks require the use of historic lime mortar. See the notes and guidelines in Section 9.3.3.3, under masonry repainting.

Guidelines:

- Repair structural damage before restoration.
- Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour.

9.3.5.2 Stonework

Spalled stone can be restored using professional epoxy-based fillers matching the underlying stone. More serious deterioration will require replacement by new material, matching the existing. Use of precast concrete to replace stone is discouraged.

9.3.5.3 Roofing

Heritage buildings might have originally had wood shingles, slates, or sheet metal roofing. Very few of the original roofs remain, and the asphalt shingle is the dominant roofing material in Gormley today. In re-roofing heritage buildings, care should be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours should be black or a dark grey, like slate or weathered cedar. The use of textured premium grades improves the simulation, and synthetic slates and panelized synthetic cedar shingles can present a very realistic appearance. Note that roofing tiles are not part of the local vernacular, and tile or simulated tile (of concrete or pressed steel) are not appropriate.

9.3.5.4 Wood Frame Construction

The earliest buildings were of log construction but were quickly supplanted by wood frame construction. Over history, original siding materials would have included wood clapboard, board and batten, and more rarely, stucco. Agricultural buildings used vertical boards. The heritage quality of many old buildings has suffered by the application of aluminum or other modern sidings. Renovations to wood frame heritage construction should include

restoration of original siding materials when they have been covered by these inappropriate materials.

9.3.5.5 Decorative Woodwork

Deteriorated woodwork should be repaired, if possible, rather than replaced. Repairs should use the same wood species and design as the original. If replacement is necessary, it should conform to the original design, and wood should normally be used, rather than modern materials. Well-maintained and properly detailed woodwork is quite durable: much of the existing heritage decoration in Gormley has lasted almost a century. In certain situations, with extreme exposure to weathering, modern materials are acceptable.

9.3.5.7 Windows

Repair and Restoration

Original window frames and sashes should be repaired if possible, rather than replaced. Repairs should be limited to damaged portions of the window assembly. This is not only good heritage practice: it is usually less costly. Repair material should be of the same species and profile as the originals.

Historic wood windows perform very well in terms of life-cycle costing, and can have very good energy efficiency as well. It is worth considering these factors before deciding to replace original windows. Many historic windows have lasted for more than a century, with only minor routine maintenance, such as puttying, painting, and the occasional adjustment of fit and hardware. It is unlikely that any modern replacements would venture to guarantee similar longevity.

Energy costs need to be considered as a whole, not simply comparing the R-values of the glazing. Heritage buildings have a relatively small percentage of openings compared with more modern designs. Even an ordinary wall outperforms the best glazing by a large margin.

In addition, the energy performance of a window assembly is more dependent on air leakage than on the insulative qualities of the glass itself. It is fairly easy and inexpensive to improve the fit and add weatherstripping to historic windows, so that air infiltration matches modern standards. The addition of interior or exterior storm windows gives further energy savings, and eliminates or reduces the biggest problem of single glazing, which is cold-weather condensation.

A recent speech by Donovan D. Rypkema, the foremost expert in the economics of preservation, noted that: "Properly repaired historic windows have an R factor nearly indistinguishable from new, so-called "weatherized" windows. Regardless of the manufacturers' "lifetime warranties," 30 percent of the windows being replaced each year are less than 10 years old. One Indiana study showed that the payback period through energy savings by replacing historic wood windows is 400 years. [Speech to the Annual Conference of the National Trust for Historic Preservation. Portland, Oregon, October 1, 2005.]"

A full discussion of energy considerations in historic buildings is available in Preservation

Briefs Number 3. See Section 9.3.2 for the website.

Life-cycle costing makes wood look good. The District has many wood windows that are still in service after more than a century.

"No maintenance" materials can't be maintained, and need replacement when they fade, chip and dent.

Replacement Windows

[Image comparing the cross-cuts of a historic single glazed window and a double glazed window. The caption reads, "The proportions of original glazing bars can be matched for double-glazed windows with bonded muntins with internal spacer bars."]

[Image of a cross-cut of a double glazed window. The caption reads, "Most double glazed "true" lights require glazing bars that are much wider than the originals."]

If original windows cannot be repaired or restored, replacement windows are an option. If possible, replace only damaged portions; for example, replace the sash but retain the frame. Window design should match the original in type, glazing pattern, and detail. In many buildings, windows have been replaced, and it may require some research to determine the original design. The descriptions in Section 9.2.3 may be useful, or original windows in similar neighbouring buildings might offer a clue.

In recent years window manufacturers have responded to the market for authentic heritage windows. Catalogues now include round- and segmental- arch heads and a variety of glazing patterns, providing good representations of most historic styles. It is important to use suitable designs to preserve the heritage character of heritage buildings.

Some care needs to be taken in detailing. Two common problems are heavy glazing bars, and horizontal orientation of the panes in multi-light sash.

True muntins for double-glazed windows are too heavy to preserve the proportions of original windows. Bonded muntins inside and out, with spacer bars in the air space, provide better proportions for an authentic appearance in most residential-scale windows.

Care is also needed in the proportions of the "panes", which for most heritage styles should have a greater height than width. Depending on the manufacturer, and the size and type of window, the manufactured muntin grilles may not have correct proportions.

"Snap-in" interior muntins or tape simulations are not acceptable.

9.3.5.9 Entrances and Doors: Repair and Restoration

Entrance doors and their surrounding detail are important parts of the heritage character of heritage buildings. It is preferable to retain and maintain existing historic entrances, and repair rather than replace them.

In terms of energy conservation, the heat losses at a door are primarily due to air infiltration at the perimeter of the door, and secondarily due to air infiltration at the joint between the frame and the surrounding wall. Heat loss due to the insulative value of the wood and glass are relatively minor. Energy performance is best improved by good

weatherstripping of the door, and caulking of the frame to the wall.

9.3.5.10 Entrances and Doors: Replacement Doors and Entrances

As with windows, manufacturers have recently developed good quality replacement doors and entrances that reflect authentic heritage designs. windows. It is possible to find doors or entrances that are suitable for most heritage architectural styles.

Unfortunately, there are many so-called "heritage" products that are not at all appropriate. The example show at the lower left has the basic proportions of a Neo- Classical entry, but a historic door would have no glazing. In addition, the glazing is over-elaborated with coloured and frosted glass, and the glazing lead is represented by gold-coloured plastic or metal. Neither the glazing or the leading are authentic. A product of this kind would be very detrimental to the heritage character of a heritage building.

9.3.6 Renovations

When a renovation on a heritage building is undertaken later work that conceals the original design or is unsympathetic to it should be removed.

Guidelines:

Incorporate restoration of original work in exterior renovation projects.

- It is best to use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.
- Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.
- Remove items, such as metal fascia and soffits that conceal original architectural detail.
- In recent years, manufacturers have identified a demand for heritage- friendly materials and products. In many cases these may be suitable substitutes for original material. Products such as cedar and slate replica shingles, manufactured wood doors and windows, and fibre- cement and pre-finished wood siding can be found that have detail characteristics that are compatible with the existing character of the District. Staff can advise on some of these items-you may need to provide samples or product literature.

9.3.7 New Additions to Heritage Buildings

Architectural Style

New attached additions to heritage buildings should be designed to complement the design of the original building.

Guidelines:

- Design additions to maintain the original architectural style of the building. See Section 9.1.

- Use authentic detail. See Section 9.2.
- Research the architectural style of the original building. See Section 10 for useful research sources.
- Follow the relevant guidelines for new construction in Section 9.5.

[Drawing illustrating a Georgian house with a one storey side addition that reflects the bay rhythm of the original building. The caption reads, “These additions follow the Georgian precedent of the original building.”]

[Four drawings illustrating different examples of an addition to a Georgian house. The first example has an addition built in a Gothic Vernacular style; the second example has a two-storey shed roof addition; the third example has a porch roof that extends across the front of the building; and the fourth has a second storey balcony that extends across the front of the building. The caption reads, “These additions use styles that don't match the original.”]

Scale

New additions to heritage buildings should respect the scale of the original building.

Guidelines:

- Don't design additions to a greater height or scale than the original building.
- Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.
- For garage additions, see Section 9.3.7
- Use appropriate materials. See Section 9.8.
- Avoid destruction of existing mature trees. See Section 9.7.

[Drawings illustrating two different types of additions to a Georgian house. Both examples reflect the rhythm of the original structure, but have slightly lower roof lines. The caption reads, “In keeping with good heritage practice, these additions are of lesser scale than the original house and are set back from the main front wall.”]

9.3.8 Outbuildings for Heritage Buildings.

Traditionally, garages or stables were built as separate rear outbuildings with gable roofs.

Guidelines:

- Work on existing heritage outbuildings should retain or restore original design features.
- New garages should respect traditional siting as separate rear outbuildings, if possible.
- Connected garages should minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the main frontage, with the connection to the main building disguised or hidden.
- Design garages to traditional outbuilding forms, with gable roofs, and frame or brick

construction.

- Use single-bay garage doors, compatible with traditional designs. Suitably designed overhead doors are now widely available.
- Other outbuildings, such as garden and storage sheds, should be of traditional wood construction when visible from the street. Prefabricated metal sheds, if used, should be located to be out of view from the street.

Garages should be designed with single bays, and doors should reflect historic designs. There are now a wide range of heritage-compatible doors available from many manufacturers.

Double-bay garage doors and flat slab-type garage doors are not appropriate in the District

9.4 Existing Non-Heritage Buildings

Many of the buildings in the Hamlet are not considered heritage structures. Many of these, by virtue of their scale, siting, and surrounding landscaping, nevertheless contribute the overall character of the area. Buildings deserve some respect on their own terms, and it is not the intent of the Guidelines to ask newer buildings to pretend to be anything other than what they are.

9.4.1 Design Approaches

Additions and alterations to non-heritage buildings have an impact on their heritage neighbours and the overall streetscape. There are two design approaches that are appropriate to additions and alterations to such work in the Village.

9.4.1.1 Contemporary Alteration Approach

Ordinarily, a modern building should be altered in a way that respects and complements its original design. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century.

Guidelines:

- Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.
- The Guidelines in Section 9.3.6 for additions to heritage buildings apply, in terms of siting, scale and location of additions.
- In some cases, modern buildings predominantly feature materials that are out of keeping with the local vernacular heritage, such as tile or artificial stone veneer, and tile or simulated tile roofing. Replacement of these materials with more sympathetic ones, when renovations are being undertaken, is encouraged.

[Drawing showing a typical 1970s ranch bungalow. Below this is a drawing showing what a second storey addition may look like. The caption reads, “The Contemporary Alteration approach used in putting on a second storey addition.”]

9.4.1.2 Historical Conversion Approach

In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion should have the integrity of an historical architectural style. This approach means considerably more than sticking on a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.

Guidelines:

- Additions and alterations using the Historical Conversion approach should rely on a local heritage style described and depicted in Section 9.1. Use of a style should be consistent in materials, scale, detail, and ornament. Refer to new construction guidelines in Section 9.5 for further guidance.
- Although most additions should be modest in comparison to the original building, the Historical Conversion approach may call for substantial additions in front of and on top of the existing building.
- Additions should avoid destruction of existing mature trees. See Section 9.7.

[Drawing illustrating a two-storey Georgian-style house, with the roof of a typical 1970s ranch bungalow outlined across the front of the building. The caption reads, “The Historical Conversion approach used in putting a second storey addition on the same house, above.”]

9.5 New Development

9.5.1 Overview

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.

New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.

Guidelines:

- New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.
- Use Section 9.1 for preliminary guidance on styles.
- Use Section 9.2 gives further preliminary guidance on details of design and construction.

- It is highly encouraged that owners engage design professionals skilled in heritage work for new buildings in the District.

9.5.2 Site Planning

9.5.2.1 Character

The most striking site plan characteristic in Gormley is the very large size of most lots. As a result, landscape elements, such as lawns, trees, shrubs, and gardens play a large role in establishing the character of the hamlet. As shown in the village plan to the right, there is considerable variety in the siting of individual buildings. Setbacks vary to a great degree. Historically, rear yards were used for stabling, small stock, herb and vegetable gardens, and orchards. An early village household needed these means for self-sufficiency. The use of the yards has changed, and they provide more pleasure and less production now, but character has persisted. The wealth of surviving substantial outbuildings-mostly of traditional design, reflect the historic uses.

There are three kinds of opportunity for new development in the District:

- Replacement buildings on sites with existing non-heritage buildings.
- Infill buildings on sites severed from large lots.
- New construction on current agricultural land that is designated as rural hamlet in the Official Plan. (South side of Gormley Road West).

9.5.2.2 Replacement Buildings

Guidelines:

- Site replacement buildings with a front-yard setback that respects the average setback of adjacent heritage buildings in order to preserve the existing character of the streetscape.
- Site replacement buildings to preserve existing mature trees. Section 9.7.

Respect the existing site plan character of similar, but not identical front-yard setbacks. Place a new building to mediate between setbacks of neighbouring buildings.

An extreme difference in setback from adjacent buildings is not appropriate.

9.5.2.3 Infill Buildings on Severed Lots

Guidelines:

- The size of severed lots will be governed by and regulated by the Official Plan, the Zoning By-Law, and the Oak Ridges Moraine Act and Plan.
- Site infill buildings with a front-yard setback that respects the setbacks of existing adjacent buildings.
- Site infill buildings to preserve existing mature trees. See Section 9.7.

9.5.2.4 New Development on Agricultural Land

The Official Plan permits re-zoning to create new lots in order to "fill out" the Rural Hamlet. This applies to the northern edge of the Doner farm along Gormley Road West. Site planning should respect the informal character of the existing hamlet.

Guidelines:

- The size of severed lots will be governed by and regulated by the Official Plan, the Zoning By-Law, and the Oak Ridges Moraine Act and Plan.
- Site new buildings to provide the variety of setbacks and frontages that are consistent with the existing village pattern.
- Plant sufficient new trees to provide for a future landscape character that is in keeping with the existing built areas of the hamlet. See Section 9.7.
- This plan recognizes that the proposed Leslie Street re-alignment, and the associated new roads, will cut off the north-west portion of the land shown as "Countryside" in the Official Plan. Nothing in this plan will be construed to prevent the re-designation of the cut-off portion of the land as an annex to the "Rural Hamlet".

9.5.3 Architectural Style

New buildings in the residential areas should reflect the historic built form of their historic neighbours.

Guidelines:

- Design houses to reflect one of the local heritage Architectural Styles. See Section 9.1.
- Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.
- Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.
- Research the chosen Architectural Style. See Section 10 for useful research sources.
- Use appropriate materials. In recent years, manufacturers have identified a demand for heritage-friendly materials and products. In many cases these may be suitable substitutes for original material. Products such as cedar and slate replica shingles, manufactured wood, vinyl replica and/or aluminum clad doors and windows, and fibre-cement and pre-finished wood siding can be found that have acceptable detail characteristics. Staff can advise on some of these items-you may need to provide samples or product literature.

9.5.4 Scale and Massing

New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in Section 7 that the

zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.

Guidelines:

- New buildings should be designed to preserve the scale and pattern of the historic District.
- New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.
- As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1 1/2-storey house could be replaced by a 2- storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.

9.6 Streetscape Work

9.6.1 Overview

Work within the road allowance should be designed and executed to meet modern requirements, amenity, and convenience, without detriment to the heritage character of the District.

District Identity

Installations within the road allowances have a significant effect on the experience of the heritage character of the District and the establishment of a sense of identity. The use of a consistent design vocabulary at the various scales and in the various kinds of road allowance work reinforces the District's identity and supports its economic role as a place of unique historical character in the community. Permits are required for the installation of items such as paving, street and pedestrian lighting, benches, tree guards, trash receptacles, and recycling bins.

The goals of the Guidelines for streetscaping are:

- Preserving the historical character of the road allowances in the District.
- Establishing identity through gateways, signage, and markers.

9.6.2 Roadways

Gormley's roadways have a ditched, curbless rural profile, and Station Road is constructed with a permeable surface. In addition to its appearance, the profile directs water into the soil, contributing to the health of the roadside trees. These are important aspects of the heritage character of the hamlet.

Guidelines

- The rural profile shall be preserved.
- The permeable surface of Station Road should be preserved.

9.6.3 Street Planting

Rural villages are planted informally, with a mix of trees and deciduous shrubs.

Guidelines

- Maintain a village character in Town street planting. The linear urban planting pattern of regularly spaced boulevard trees is not appropriate here.
- See Section 9.7 for suggested species.

9.6.4 Lighting

Gormley had no street lighting at the time of the construction of its heritage buildings. The current street-lighting fixtures are of the modern "cobra head" design. These have the virtue of being small and simple, and as a result are not visually intrusive. They are preferable to an ornate "heritage" fixture, which only calls attention to itself. When replacement becomes necessary, due to aging or upgraded standards for light levels and "dark skies", fixtures of a similar simplicity should be chosen.

9.6.5 Street Furniture

Residents have put forward the idea of creating a parkette at the east dead-end on Gormley Court, and in the future of dead end of Gormley Road West, when the Leslie Street realignment is constructed. Some street furniture would be necessary in the design of these amenities.

As in the case of the street-lighting fixtures, simplicity in the design of street furniture items is preferable to ornate "heritage" products. In general, items that might have appeared in the historic hamlet should be selected for authenticity. Items that are modern interjections should be selected for unobtrusiveness. It is recommended that street furniture items be black, as it helps keep these items in the visual background.

Benches, waste and recycling bins, tree guards, and other items should be of a simple design, and should be compatible with each other. Waste and re-cycling bins should be constructed so that plastic garbage-bag liners are not visible. Box-type recycling bins bearing advertising are not appropriate.

9.6.6 Gateways

Gateway markers at principal entrances to the District would serve to reinforce its identity and to promote the District as place of unique historical character in the community and region.

Guidelines:

- Gateway markers should be placed: At the entry points at the intersections of Gormley Road East and Stouffville Road, and Gormley Road West and Leslie Street.
- Marker locations should be revised when the Leslie Street realignment is constructed.

- Signage indicating the gateways should be placed on Stouffville Road and Leslie Street.

9.7 Voluntary Landscaping Guidelines

9.7.1 Planting

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this Section can help maintain and enhance the natural heritage of Gormley and its surroundings.

Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

Guidelines:

- Maintain health of mature indigenous tree by pruning and fertilizing.
- Over time, remove unhealthy, invasive and non-indigenous species.
- Site buildings and additions to preserve suitable mature trees.

Suitable indigenous species:

- Sugar Maple, Red Oak, Basswood, Silver Maple, Bitternut, Butternut, White Pine, Hemlock, American Elm, Red Maple, Bur Oak, White Spruce.

Suitable salt-tolerant indigenous species (for roadside planting):

- Ash, Little Leaf Linden, Serviceberry.

Unsuitable species:

- Manitoba Maple, Hawthorn, Black Locust, and Buckthorn tend to be invasive.
- Ornamental species, particularly Norway Maple cultivars, are extremely invasive.

Warning! Invasive Plant Species

Of the roughly 2600 identified vascular plant species that grow wild in Ontario, more than 25% are aliens or exotics not native to the province. These importations have been going on since Europeans first arrived, either as deliberate introductions or as stowaways in cargoes, ballasts, and debris. However and whenever they arrived, these species have found hospitable ecological niches. Once established they make use of the plant world's full array of propagation strategies. Without the pests and competitors of their native environments, many are able to out-compete native species, and may seriously threaten entire native ecosystems, replacing a host of native plants that together provided food and habitat for native wildlife. The information below was provided by The Federation of Ontario Naturalists.

Guidelines:

Avoid these invasive plant species:

- Purple Loosestrife
- Norway Maple
- European Birch
- Highbush Cranberry
- European Mountain Ash
- Privet
- White Mulberry
- Horse Chestnut
- Scots Pine
- Buckthorn
- Crown Vetch
- Periwinkle
- Dame's Rocket
- Winter Cress
- Silver Poplar
- Siberian Elm
- Himalayan Balsam
- Russian Olive
- Sweet Woodruff

10.0 Sources

10.1 Documents Available for Guidance

The historic photographs in these documents are part of the Gormley Photo Archive, and are available at...

Two very useful websites, containing detailed "how-to" information on heritage preservation and restoration are:

- The United States National Parks Service Preservation Briefs at:
www.cr.nps.gov/1hps/1tps/1briefs/1presbhom.htm
- Parks Canada has similar guidelines at: Standards: www.pc.gc.ca/docslpc/guide/1nldclpc-sgchpc/indexE.asp Books listed in Section 10.2 under the headings of Historic Architecture and Heritage Conservation are all useful.

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Appendices

Appendix A: Glossary of Architectural Terms

ABA rhythm

A pattern of alternating bays. Other rhythms might be ABBA, or AABBA, for example.

Arcade

A running series of arches, supported on piers or columns.

Arch

A curved structure over an opening, supported by mutual lateral pressure.

Architrave

The lowest division of an entablature.

Ashlar

Squared stone masonry laid in regular courses with fine joints.

Balustrade

A parapet or guard consisting of balusters supporting a rail or coping. The stair rail on the open side of a household stair is a common example of a balustrade.

Barge board

The board along the edge of a gable roof, often decorated or pierced in Victorian houses.

Battlement

A notched parapet, like on a castle. Also called castellation. The notches are called embassures or crenelles, and the raised parts are called merlons.

Bay

Divisions of a building marked by windows, pilasters, etc. An Ontario cottage with a centre door and windows on either side would be called a 3-bay house with an ABA rhythm.

Bay window

A group of windows projecting beyond a main wall. Commonly with angled sides in the Victorian style, and rectangular in Edwardian.

Bipartite

In two parts.

Blind

An imitation opening on a solid wall is called blind. Thus a blind arch, a blind window, a blind arcade.

Board-and-batten

Wood siding consisting of wide vertical boards, the joints of which are covered by narrow vertical strips, or battens.

Bond

A pattern of bricklaying in a wall. In solid brick construction headers are required to tie the wythes of the wall together. The rhythm of the headers determines the bond.

Bow window

Curved version of the bay window.

Buttress

A heavy vertical masonry element built against a wall to stabilize it.

Capital

See Orders.

Casement

A window hinged on one side, like a door.

Chevron

A decorative pattern of V shapes, like a sergeant's stripes.

Classical

Of or deriving from the architecture of ancient Greece and Rome. Classical revival buildings typically feature columns and pediments, and are usually symmetrical in elevation.

Coffering

A pattern of square recessed panels.

Colonette

A little column, often decorative.

Colonnade

A row of columns supporting an entablature.

Column

A vertical structural member. See orders.

Common Bond

The standard bond for solid brick walls, consisting of one header course for every five or six courses of running bond.

Consul or Console

A bracket with a compound-curved profile.

Coping

A protective capping on a wall, parapet or gable, sloped to carry off rain water.

Corbel

A support projecting from a wall. Masonry that steps out course-by-course from the wall below is called corbelling.

Corinthian

See Orders.

Cornice

The uppermost division of an entablature. Also a moulded projection that crowns an element such as a wall, door or window.

Cottage

A small rustic house, or a style that imitates one. "Ontario Cottage" is a catch-phrase for a variety of one and one and a half storey house styles, some of which are actually quite large.

Course

A horizontal row of construction laid one above the other. Bricks and shingles are said to be laid in courses.

Cresting

A vertical ornament running along the top of a wall or ridge. If a rooster were a building, his comb would be cresting.

Dentil

A series of small rectangular blocks arranged in row, usually under a cornice. From the latin word for tooth.

Dog-tooth

A repeating decorative shape in the form of a four-lobed pyramid. Also, a brick laid so that a corner faces out from the surface of a wall.

Doric

See Orders.

Double-Hung

Type of window with vertically sliding sash one above the other, traditionally hung on ropes or chains from a counterbalance system concealed in the jambs. If only the lower sash is moveable it's called a single-hung window.

Eclectic

From a Greek word meaning selective. A rather vague name for late 19th and early 20th Century vernacular .architecture which freely selected a bit of this and a bit of that from many previous styles. Elements of Classical, Victorian, and Italianate styles might be mixed together, for example. The term is often used disparagingly, but remarkably, the combinations are often skillful, and most eclectic buildings are quite handsome.

Entablature

In the classical orders, the horizontal element above a column. The meaning has been extended to include similar elements used over an opening or against a wall.

Fan-Light

A semi-circular transom window over a door or window, usually with radiating glazing bars, like the ribs of a fan.

Fascia

A long flat band, such as an eaves-board, a sign band over a shop window, or the undecorated strips in an architrave.

Fenestration

Windows: the pattern of windows in an elevation.

Finial

A decorative end, often in the form of a ball or spire. If it points down instead of up it can be called a pendant.

Frieze

The middle of the three divisions of an entablature. See Orders.

Gable

The roughly triangular wall at the end of a ridge roof. If the roof projects to or beyond the gable, it will take the shape of the roof structure. If the roof ends behind the wall, the gable may be freely shaped with steps, curves, or decorations.

Gambrel roof

A steeply sloped roof below a low sloped roof, creating a more usable attic. Also called barn-roof.

Georgian

An architectural style of 18th century origin, and often revived. Multi-Light Double-hung windows, symmetrical fronts, and modest use of classical ornament are hallmarks of the style. Both hipped and gable roofs were used. Evolved after the Great Fire in London, Georgian originally meant brick, but in revival the style has made use of wood and stucco siding as well.

Header

A brick laid so that its middling dimension is in the length of a wall, and its shortest dimension is vertical.

Hood mould

A thin projecting moulding over an opening, originally intended to throw off rainwater.

Impost

A block from which an arch springs.

Ionic

See Orders.

Italianate

A late 19th Century style, based on Italian country houses, featuring towers, cupolas, low hipped roofs with elaborate brackets at the soffits, and a verticality emphasized by tall narrow windows with 1 over 1 or 2 over 2 lights.

Keystone

An elaborated element in the centre of an arch. Emphasis may be provided by a contrast in colour or material, by vertical extension, and/or by projection out from the wall. The idea is that the central block is 'key' to the arch, which isn't true: each block is equally necessary.

Leaded

Glazing where small panes are divided and held together by lead strips.

Light

A single pane of glass within a sash. Double-hung windows are often described by the number of lights in the upper and lower sashes, as in 1 over 1, 2 over 2, or 12 over 12.

Lintel

A horizontal element spanning over an opening in a wall.

Loyalist

Wide spread early Ontario house style, imported by the Loyalists in the late 18th Century. Generally speaking, a version of the Georgian style, though usually having a gable roof. The hallmark is a panelled front door topped by a rectangular multi-pane transom, with a classical surround and cornice. When executed in wood clapboard, it is nicknamed "Yankee House", and is indistinguishable from New England houses, but it has been built in brick and stone.

Lozenge

A diamond shaped pattern element.

Lunetta

A semicircular window or panel.

Machiolation

Looks like an upside-down battlement projecting from a wall. Originally, in castles, there were openings at the top of the notches, through which missiles or boiling oil could be dropped on attackers below.

Mannerist

An outgrowth of the Renaissance style, it treated classical elements with a free hand, exaggerating scale and bending the rules. The broken pediment is a prime example of Mannerist playfulness. Revived around 1900 as Edwardian Mannerism. Mansard Roof: A steeply sloped roof below a low-sloped roof, creating a more usable attic. Variations used in various 19th century styles include concave, convex and ogee shapes on the lower slope. Unfortunately revived as about 1960 as a tacked-on sloping band, usually of cedar shakes, in the hope of giving "natural texture" to rather ordinary flat-roofed boxes.

Modillion

Blocks or brackets under a cornice, like dentils but bigger and spaced widely apart.

Niche

A recess in a wall or pier, suitable for placing a statue.

Oculus

A small round or oval window. From the Latin word for "eye".

Ogee

A double curve, concave below and convex above; a common shape for mouldings, an uncommon one for windows and arches.

Order

One of the classical systems of designing colonnades, elaborated in great detail as to proportions and geometry by classical revivalists from 1420 onwards.

Oriel, Oriel window

A bay window projecting from an upper storey.

Palladian window

A large central window topped with a Junette or fan-light, closely flanked by smaller flat-headed windows, the whole assembly surrounded by classically-inspired details.

Parapet

Originally a low wall protecting an edge with a drop, like at the side of a bridge or balcony. Also used to describe the extension of a wall above a roof, even when no one ordinarily walks there.

Pediment

In Classical architecture, the low-sloped triangular gable end above an entablature, enclosed on all sides by mouldings. The term, and its basic form has been borrowed by many styles for use above porticos, doors and windows. A segmental pediment substitutes a curved top for the original angled one, and the surrounding mouldings may be gapped in the centre, whatever the shape. A broken pediment has a gap in the bottom moulding, and a broken topped pediment has a gap at the top.

Pendant

A point ornament hanging down.

Pier

A large solid support for a beam, lintel or arch.

Pilaster

A vertical thickening of a wall, something like a pier or column built integrally with the wall. Sometimes used for structural purposes, sometimes purely decorative, it may be embellished with a base and capital on the model of the classical orders.

Pinnacle

A tall thin decoration at the top of a pier or pilaster.

Plinth

The lowest projecting part of the base of a column. Extended to mean any projecting base on elements such as baseboards, door frames, etc.

Pointed arch

An arch composed of two curves centred on the springline, whose radius is equal to the width of the opening.

Polychrome

Having many colours. Victorian red and buff brickwork is an example of polychromy.

Quoin

Alternating blocks at the corner of intersecting walls. May be expressed with contrasting material or colour. May be flush with the walls or project from it. From the French word for a "corner".

Regency

Early 19th Century Style, following Georgian in origin, named after the Regency of George IV. Like the Prince, the style is more flamboyant than its predecessors. The scale and detail tends toward the imposing, and stone or plastered brick to imitate stone was used to emphasize solidity.

Round arch

A semicircular arch.

Rowlock

A brick laid so that its shortest dimension is in the length of a wall, and its middling dimension is vertical.

Running Bond

See Bond. Pattern of brickwork where all bricks are stretchers, and vertical joints lie at the midpoint of the brick below. It's now standard practice to use running bond exclusively, since brick veneer construction doesn't require headers to tie a wall together. The resulting loss of texture is an example of technology's inadvertent trend towards blandness.

Rusticated

Squared stone masonry laid in regular courses, but with the courses or the individual stones emphasized by deep joints and/or high relief in the surface treatment.

Sash

Framework holding the glass in a window.

Second Empire

A style named after Louis Napoleon's reign. Shares the vertical openings of the Italianate style, but usually topped with a dormered, and often curved, mansard roof, and often accompanied by a narrow tower. The Addams family lives in a Second Empire house.

Segmental arch

An arch composed of a single curve, centred below the springline on the centreline of the

opening. Normally quite shallow.

Sign fascia

A broad flat band above a shopfront, intended for signage.

Signband

See Sign fascia.

Soffit

The underside of an architectural element, such as a lintel, cornice, balcony or arch.

Soldier

A brick laid so that its short dimension is in the length of a wall, and its long dimension is vertical.

Spandrel

The space between arches in an arcade, above the springline and below the top of the arches. Also a solid panel in a bay separating one opening from another above it.

Springline

The horizontal line from which an arch rises.

Squinch

A small arch or set of corbelled arches built at the interior angle of a structure to carry a superstructure of a different shape, such as a dome, spire or cupola.

Stacked bond

See Bond. Pattern of brickwork where all vertical joints are one above the other. Usually executed with stretchers, less commonly with headers.

Stretcher

A brick laid so that its long dimension is in the length of a wall, and its short dimension is vertical.

String course

A thin band of masonry projecting or recessed from the plane of the wall giving the effect of a moulding.

Tabernacle

A canopied niche.

Three-centred arch

An arch composed of three curves: a central segmental one of large radius, joined to two smaller flanking curves centred on the springline.

Transom

A horizontal member dividing an opening. Also used as short form for transom window.

Transom window

A window above a transom, most commonly over a door.

Tripartite

Having three parts.

Tympanum

The panel between the mouldings of a pediment.

Verandah

An large open gallery or porch, running along one of more sides of a building.

Voussoir

One of the blocks forming an arch.

Water table

Projecting masonry course near the bottom of a wall, intended to throw rain water away from the foundations.

Wythe

A vertical plane of masonry. A wall two bricks thick has an inner wythe and an outer wythe, tied together with header.