

Northeast Old Aurora Heritage Conservation District

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Historical Research
and Materials
provided by the
Aurora Museum

November 9, 2006



Catherine Avenue, circa 1900

The Plan
2006

**NORTHEAST OLD AURORA
HERITAGE CONSERVATION DISTRICT**

THE PLAN

Prepared by Philip Carter Architect and Paul Oberst Architect

**With the assistance, editing and project management by the
Community Planning Division of the Town of Aurora Planning Department**

As requested by

The Olde Aurora Ratepayers Association

Historical material provided by Jacqueline Stuart, Aurora Historical Society

**Final Plan – OMB Approved Boundary
November 9, 2006**

**Northeast Old Aurora Heritage Conservation District
Boundary By-law 4804.06.D was approved as amended
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**Northeast Old Aurora Heritage Conservation District Plan
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Acknowledgements

The Northeast Old Aurora Heritage Conservation District Plan is the culmination of a great deal of interest and effort over many years by local residents, municipal staff, the consultant team, Heritage Advisory Committee of Aurora and Council. All had one objective in common - the desire to develop a plan that would help ensure the conservation of Northeast Old Aurora's heritage resources and unique character for enjoyment of future generations.

The following are acknowledged and thanked for their contribution to the development of the Northeast Old Aurora Heritage Conservation District Plan

Mayor Tim Jones and Members of Council

Residents of Northeast Old Aurora

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The Northeast Old Aurora Heritage Conservation District Plan is issued in accordance with Part V of the *Ontario Heritage Act* to identify aspects of the cultural heritage in Northeast Old Aurora, and to establish objectives, policies, and guidelines to ensure the conservation of heritage resources and to guide future development so that it enhances the area's special heritage character.

This guide is provided to point the reader to the most commonly required information. A complete table of contents is found on page iii

Common Information Request

Where to Find It

<p>What is a Heritage Conservation District?</p> <p>What will a District do for Northeast Old Aurora?</p> <p>I want to know if my property is in the District, and if it's considered to be a heritage property.</p> <p>I'm planning some minor work on my property in the District—do I need a permit?</p> <p>I'm planning substantial work on my property—what kind of permit do I need?</p> <p>I want to renovate my heritage building and put on an addition.</p> <p>My building is not a heritage property—do I still need a permit to renovate it or build an addition?</p> <p>I want to construct a new building in the District.</p> <p>Where can I get help and advice?</p>	<p>See Section 1.1</p> <p>The Heritage District Plan is a way of planning for the future while preserving the historic character of the District. See Section 1.3 for implications of designation as a District.</p> <p>See Section 2</p> <p>Some kinds of minor work are exempt from the requirement to obtain a permit. These are listed in Section 3.1.2 - Permits for minor work that DOES require a permit can be issued very quickly, and there's no fee</p> <p>A building permit issued in the District is considered to be a heritage permit. There is no additional fee.</p> <p>Review the guidelines in Section 9.3 for work on heritage buildings. It's a good idea to discuss your project with Town staff early in the process.</p> <p>Yes. But the guidelines for non-heritage properties are very simple, and not at all strict. Section 9.4 is only 2 pages long.</p> <p>Review the Guidelines in Section 9.5. You will need to obtain Site Plan Approval, which is considered to be a heritage permit. There is no additional fee.</p> <p>Town staff is available to give advice on all aspect of heritage preservation and the operation of the District. The Town of Aurora website has sections on heritage and the District. Also, see Section 10, which lists a number of websites that contain useful information on architectural styles, and a vast amount of technical information of non-destructive repair restoration, and preservation of heritage buildings.</p>
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NORTHEAST OLD AURORA HERITAGE CONSERVATION DISTRICT PLAN

This is one of three documents dealing with the Northeast Old Aurora Heritage Conservation District. The other two documents, published in separate volumes, are the *Aurora Inventory of Heritage Buildings*, and the *Northeast Old Aurora Heritage Conservation District Study*.

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Part A

District Overview



1.1 The Heritage Conservation District Concept

A heritage conservation district is a collection of buildings, streets, and open spaces that collectively are of special historical and/or architectural significance to the community. The individual elements of a district must combine in such a way as to present a sense of cohesiveness. A heritage district is a place of special character or association with an integrity of its own that distinguishes it from other areas of the community.

Part V of the *Ontario Heritage Act* R.S.O. 1990, O.18 provides for designation of heritage conservation districts. The parameters of this legislation enable municipalities, through study, to define the areas to be designated and to use development guidelines to assist in the regulation of various types of development within heritage conservation districts in order to ensure that the district's character and viability are maintained and/or enhanced.

It is not the purpose of heritage conservation district designation to make the district a static place where change is prohibited. Rather, the purpose is to ensure that proposed changes harmonize with the character of the existing area as far as possible.

1.2 Unity of the Documents

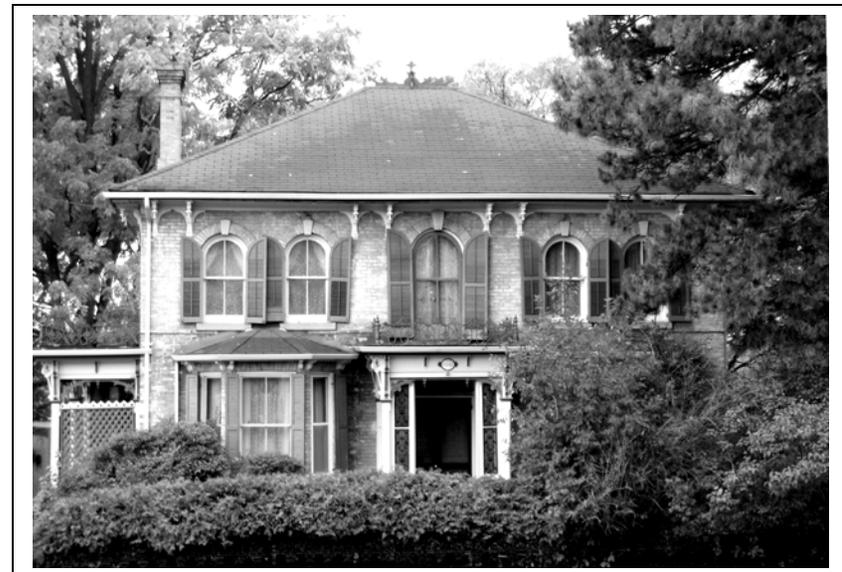
The Northeast Old Aurora Heritage Conservation District Plan consists of three parts, published in separate volumes:

- This Plan document,
- The Study document, and
- The Aurora Inventory of Heritage Buildings.

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



Horton Place, 15342 Yonge, circa 1906 , *Aurora Historical Society*



Horton Place, 15342 Yonge Street, 2006

1.0 Introduction

1.3 Background of the Study

The Northeast Old Aurora Heritage Conservation District Study evolved from the efforts and interest of a local citizens group called the Olde Aurora Ratepayers Association, the Aurora Historical Society and the Town's Municipal Heritage Advisory Committee.

The provisions of the *Ontario Heritage Act* allow a local municipality to study specific parcel of land as a heritage conservation district for designation as a heritage conservation district.

The Town of Aurora is very conscious of preserving its past as reflected in the goals and policies outlined in its corporate mission statement, strategic plan and official plan. The Official Plan devotes Section 3.8 to heritage concerns. The sole stated Goal is "Aurora's heritage shall be preserved to enhance the community." Policy 3.8 ,c (i) refers specifically to the Historic Core Community Commercial Centre and the adjacent neighbourhoods, and states that it "shall be considered for designation as a Heritage Conservation District based on the appropriate plan. Policy 3.8, e(ii) calls on Council to achieve the heritage goals and objectives of the Official Plan through the use of Part V of the *Ontario Heritage Act* to evaluate an area for designation as a heritage conservation district.

The Town of Aurora contains a number of historically significant neighbourhoods in the historic core which are worthy of consideration to become heritage conservation districts. One of those areas is in the northeast quadrant of the downtown core, a picturesque neighbourhood of 19th and early 20th Century heritage homes on streets lined with mature trees.

The Northeast Old Aurora neighbourhood is the first in the Town to be evaluated as a heritage conservation district.

The concept of a proposed Heritage Conservation District for the area of Northeast Old Aurora was initiated by residents of the area in 2003. The Town of Aurora Heritage Advisory Committee worked with local residents to introduce the concept of a heritage conservation district and address any questions that local residents may have had concerning heritage district designation. Three public information meetings were held, a survey was conducted, and website established by the residents to introduce the heritage conservation district concept and to gauge public interest. Through the public consultation process for the core area, it became evident that there was significant public interest raised in extending boundary of the area to be studied for heritage district designation.

In consideration of this request, 80 additional properties in adjacent areas which form a natural continuation of the core study area such as parts of Mark Street, Centre Street, the eastern part of Catherine Avenue, McMahon Park and the heritage buildings immediately to the north of the Core area fronting onto Yonge Street were included in the area to be studied. The Olde Aurora Ratepayers Association undertook considerable efforts to communicate the heritage district concept with the property owners in the neighbourhood, answer questions and address issues. On April 19, 2005, a letter was received by the Town from the Olde Aurora Ratepayer's Association about the proposed heritage conservation district. It indicated that the results of their survey of the neighbourhood demonstrated a strong interest in forming a heritage district in their neighbourhood, and therefore the association formally requested the the Town proceed with a district study.

A request for proposals, RFP PL2005-69, was put out in July 2005, and after careful evaluation of responses, the consulting team of Phillip H. Carter Architects and Planner, in association with Paul Oberst Architect was selected to prepare the Northeast Old Aurora Heritage Conservation District Study and Plan.

1.3 Background of the Study

The study was officially initiated in September 2005. To assist the Consultant and Town staff, a Heritage Conservation District Advisory Sub-Committee was established and was made up of representatives from the Heritage Advisory Committee, the Local Ratepayers Association, the Aurora Historical Society and two members of Council. The Advisory Sub-committee met during the study process to review the study and plan and advise staff and the consultant on local matters, provide a community perspective and assist during the public participation component of the study.

The first public meeting was held on November 2, 2005, to formally introduce the heritage district concept to the community. Residents were asked to discuss and complete surveys about their neighbourhood and what they would like to see included in the district plan. A second public meeting was held on January 19, 2006 to present a draft boundary to the public and to present alternatives and ideas of the type of material and restrictions that could be included in a heritage district plan. In response to requests in the surveys for additional information about the heritage district concept, on February 18, 2006, the Town of Aurora hosted "An Old House Restoration Workshop", presented by Dr. Christopher Cooper of Edifice Magazine. This six hour workshop contained information about best practices in heritage building conservation, which helped to emphasize the basis of heritage district guidelines.

Extensive communication with the public occurred through the district process including public notices and the creation of a special "Heritage Conservation District" page on the Town's website, where the public could access reports, notices, questionnaires and other information about the study.

On February 28, 2006, in order to provide the opportunity to review potential applications for construction in the study area, council passed a heritage conservation district study area by-law under Section 40.1 of the Ontario Heritage Act

On April 7, 2006, a draft of the heritage conservation district plan was released to the public, municipal staff and council for review and comment. A notice was sent to property owners in the district and copies of the plan made available for distribution to the public at the Town Hall and Library. The plan was also made available on-line. Over 120 copies of the plan were distributed.

On April 19, 2006, a third public meeting was held to present the proposed district plan and recommended boundary. The consultant presented the proposed plan and the Community Planner gave a presentation describing how the Town and Heritage Advisory Committee had worked with proponents of construction applications to test the draft plan and make necessary modifications to it to ensure that the plan was realistic in its objectives. A question period was held following the presentation, led by Jill Donahue, a member of the Olde Aurora Ratepayer's Association and professional facilitator. The response was overwhelmingly positive. A survey was distributed following the meeting to gauge public support for the district plan. All responses received to date from residents and property owners in the neighbourhood were either positive or suggested minor revisions which were ultimately incorporated into the plan.

The draft plan was modified to reflect the commentary of municipal staff and the public prior to being forwarded to Council.

At its meeting of May 15, 2006 the Heritage Advisory Committee of Aurora recommended to Council that the Northeast Old Aurora Heritage Conservation District Plan and boundary be endorsed.

On June 6, 2006, after 3 years of study, 6 public meetings, 4 surveys, a restoration workshop, and extensive community and municipal staff input the proposed district plan and boundary was forwarded to the General Committee of Council for review.

1.0 Introduction

1.3.1 Purpose of the District Study

The overall goal of a Northeast Old Aurora Heritage Conservation District plan is to provide a framework to guide the preservation, development, re-development and the alteration of the properties and streetscapes located within the boundaries of the District.

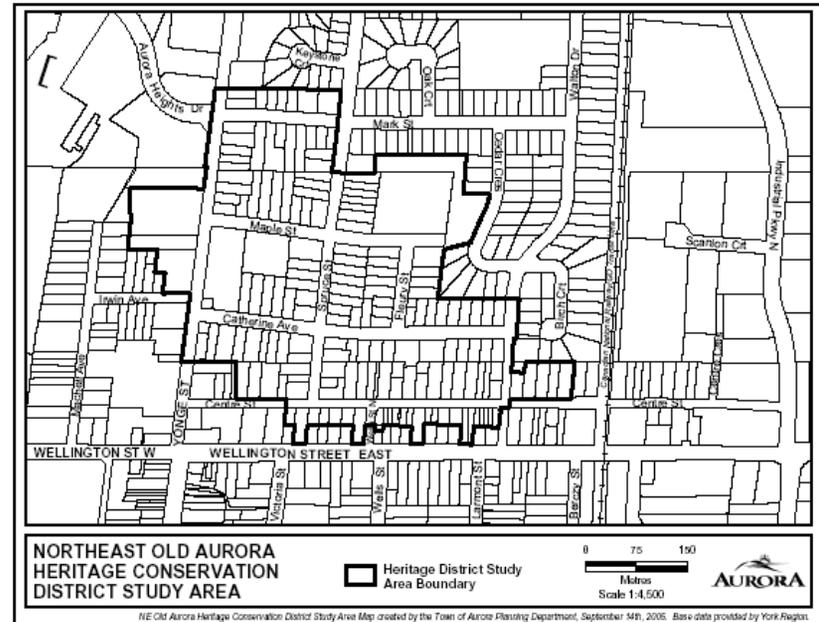
The purpose of the study was as follows:

- 1) to examine the buildings, streets, and open spaces within the study area and to determine if, as a group they are a collective asset to the community and possess a special character or association that distinguish them from the surrounding area;
- 2) To establish a district boundary that encompasses the special character identified through the study;
- 3) to prepare guidelines and criteria that ensure that the areas buildings, streets and open-spaces are conserved, enhanced or physically altered in a manner which is harmonious with the character of the community; and
- 4) To encourage the participation and input of local residents in the study process through the District Advisory Sub-Committee, public information meetings, surveys, website and notices.

1.3.2 Study Area Boundary

The Northeast Old Aurora Heritage Conservation District Study Area was focused on the Northeast Quadrant of the historic older section of the Town of Aurora. While there are other parts of old Aurora, such as Wellington Street, which merit consideration as a heritage district, it was desired to conduct a study based on a single, mostly residential neighbourhood where public support for a district study was demonstrated. Wellington Street, and other parts of Old Aurora may merit consideration as heritage districts in their own right in the future.

Council approved the district study area boundary as part of the study terms of reference on June 28, 2005. Given the extensive community support for the district, and generally low rate of construction activity in the neighbourhood, a formal study area by-law, providing interim control over additions, alterations and new construction in the neighbourhood was not initially implemented.



On February 28, 2006, in response to potential impacts to the integrity of the proposed district from proposals for construction in the neighbourhood, Council passed a by-law establishing the Northeast Old Aurora Heritage Conservation District Study Area Boundary as an area of interim control under Section 40.1 of the *Ontario Heritage Act*.

Through the district study process a recommended boundary is proposed for consideration by Council. This is found in Section 2.1.1 of the plan.

1.3.3 Phases of the Study

The Heritage Conservation District Study consisted of two phases. The first involved the research and documentation of background information and the special characteristics of the Study Area. This included an examination of the area's historical development and context, architecture and other built features, landscape and streetscape conditions, natural environment, land use, traffic and parking, demographic and social character, trends for change, planning controls and municipal policies. After consultation with the public, a recommendation for the boundary to delineate the District completed the first phase. The findings of the first phase are published under separate cover entitled "Northeast Old Aurora Heritage Conservation District Plan - District Study". The Town of Aurora's Inventory of Heritage Buildings was used extensively in the study process. An enhanced municipal inventory of the heritage resources in the neighbourhood is published under separate cover.

The second phase involved the preparation of general design and conservation guidelines indicating the type of change and construction considered appropriate for heritage buildings and streetscapes as well as generic design considerations for new construction in the District. This phase also involved policy recommendations associated with the District designation and an examination of the approval process. The final product of the second phase is this document.



Members of the public view display boards at the second public meeting.

1.4 Implications for Designation as a Heritage Conservation District

Planning for Change

All municipalities plan for the future, using their powers under The Planning Act. The instruments of these powers are Official Plans, Secondary Plans, zoning by-laws, and site-plan approvals. Property owners who are contemplating changes in the built form of communities must seek approval under these instruments, in accordance with *The Planning Act*.

Heritage Conservation District Plans are also planning instruments, although they derive their authority from the *Ontario Heritage Act*, rather than from the *Planning Act*. They provide municipalities with additional, and different, tools for accommodating and shaping change.

A significant difference is that the Heritage Act addresses issues of visual appearance, which the *Planning Act* explicitly excludes from its concerns. The ability to preserve community character is greatly enhanced when a heritage plan is part of the municipal tool kit, along with the regulation of building size, site-plan, use, and so on, under the Planning Act.

A municipal tool to achieve heritage objectives

The Ontario Heritage Act is the principle tool available to municipalities to provide the framework for conservation of heritage resources. Without designation, while a municipality can encourage practices which are sensitive to the character of an historic neighbourhood it has no authority to prevent demolition, alteration or enlargement of buildings. The Town of Aurora has some of the most significant and intact heritage neighbourhoods in the Greater Toronto Area. The character of

1.0 Introduction

1.4 Implications of Designation as a Heritage Conservation District

these neighbourhoods, such as northeast old Aurora has taken a century or more to evolve into the attractive places they are today. Heritage District designation is not intended to prevent change in these neighbourhoods, rather it is intended to provide the municipality with the tools provided to it by the Province, to carefully examine proposals for construction, and development and explore options to help proposals to harmonize with their surroundings.

A comprehensive, clear and flexible guide to achieving successful works in the heritage district

Heritage conservation district designation through the district plan enables a municipality to provide clear guidance and policy to property owners, prospective purchasers, professionals and municipal staff, etc. about how an area can grow and change while remaining harmonious with the prevailing heritage character. Experience in other municipalities has demonstrated that where a municipality has implemented a comprehensive, clear and flexible plan, that is understandable to its end user, the public, there has been a significant improvement in the quality of applications received by the municipality after the plan has been adopted. The users of the plan generally have a better understanding from the outset of the factors which can achieve a successful proposal. This can save time and money by reducing the need for revisions to a plan. Where, as is the case in Northeast Old Aurora, the District plan has reasonable and achievable goals, and has been developed in close consultation with the community, there is typically a high degree of understanding of the plan, and an equally high degree of neighbourhood satisfaction about how their community is responding to growth and change.

Property Values

The fear of negative impact on property values is a common source of concern about heritage designation. The theoretical argument is that designation restricts what the owner can do with a property, that this limits the number of buyers willing to accept such restrictions, and that the law of supply and demand necessarily diminishes the market price. This fear, and the theory that supports it, is not borne out by research.

The most recent study, by Robert Shipley of the University of Waterloo, investigated market trends over time, for 2,707 designated properties in 24 Ontario communities, including 5 Heritage Districts. The study found that approximately 74% of designated properties performed above or at average in price-trend compared to similar but undesignated properties in their communities. Results for properties in the Heritage Districts studied were similar. In addition, the prices of designated properties showed a marked resistance to general real-estate market downturns, retaining value at average or better rates in 79% of the cases, and rate-of-sale figures for designated properties were generally higher than average, showing that designation does not hamper sales.

Results from similar studies in the United States tend to confirm Shipley's conclusions that the impact of Heritage Designation on property values is positive rather than negative.

The Shipley report is available at:

www.fes.uwaterloo.ca/research/hrc/pdf/p_value.pdf

1.4 Implications of Designation as a Heritage Conservation District

Financial Incentives

The *Ontario Heritage Act* does not require that municipalities provide financial assistance to owners of heritage properties, whether they are designated individually under Part IV or as part of a District under Part V of the Act. Under other legislation, the province does allow municipalities to provide property tax relief of up to 40% for such owners, but it is in no way a requirement.

Typically, heritage districts are key defining elements in their municipality, whose value is appreciated beyond the immediate neighbourhood. Often they play a significant role in the promotion of the municipality, and in defining the community identity for economic development and tourism.

In recognition of the benefits to the community at large, and of the costs associated with the preservation of historic structures, some municipalities have used tax relief, or loan or grant programs to assist owners who are maintaining the community heritage.

In most cases, an owner enters into a heritage easement agreement to ensure that the historical character of the property is maintained. Currently, Aurora doesn't provide programs of this kind.

A Stable Environment

Public consultation in the development of a heritage conservation district plan allows local people to plan for the future appearance of their own neighbourhood, as changes occur over time—as they inevitably will. It's way for neighbours to promise each other to maintain the integrity of the place that they all call home. This kind of stability preserves and enhances the desirability of the neighbourhood.

Compliance with the Plan

A principle objective of Heritage Conservation District Designation under the *Ontario Heritage Act* is to provide municipalities with enforceable tools, made available to it by the Province of Ontario to use in achieving the preservation of heritage resources and neighbourhoods.

While the ability of a municipality to ensure compliance the plan does serve as a deterrent to activities which are not compatible with the objectives of the neighbourhood as defined in the district plan, its principal effect is to demonstrate the municipality's commitment to the plan. Actual instances of enforcement are rare. According to the Ministry of Culture, in the 31 years since the Ontario Heritage Act was implemented, and through 75 heritage districts across Ontario, there have been only 3 instances where a property owner has been prosecuted for violations of the Act.

The principle way that a municipality achieves the objectives of the plan is to ensure that the public are informed about the district and plan and that its goals, objectives and guidelines are reasonable, flexible and relatively simple for the average property owner to implement.

The District Plan is not intended to be a static document. If, over time, it is determined that a particular aspect of the plan needs to be changed, it can be revised by Council in consultation with the residents and property owners in the district.

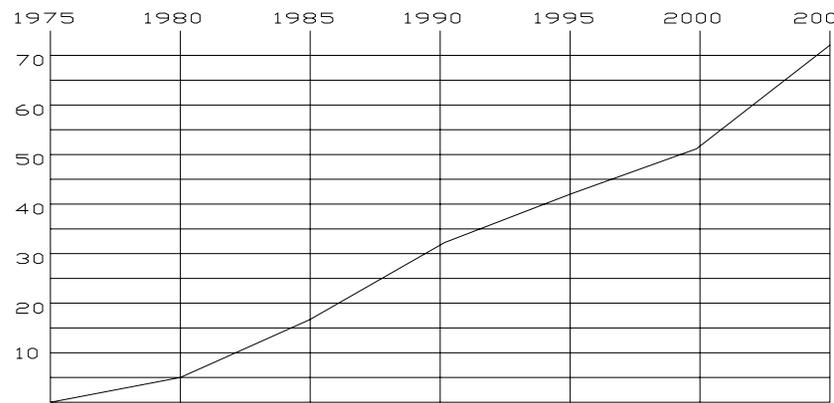
If a property owner wishes to seek relief from the provisions of the heritage conservation district plan, due to reasonable circumstances that may not be anticipated when the plan was drafted, there are a also number of opportunities for property owners to achieve this.

1.0 Introduction

1.4 Implications of Designation as a Heritage Conservation District

Growing Use of Heritage Districts.

Since the original passage of the *Ontario Heritage Act* in 1975, there has been continued growth in the number of Districts in Ontario. There has been a strong recent up-trend, particularly in smaller municipalities where modern growth threatens to overwhelm older towns and villages. Thirteen municipalities have been sufficiently satisfied with their first districts that they have created additional ones.



This graph shows the growth in the number of heritage conservation districts in Ontario since the enactment of the *Ontario Heritage Act* in 1975. Information from the Ontario Ministry of Culture.

Education

A good heritage district plan will provide information about proper techniques for maintaining heritage properties, and will point the way to other sources of such information. There are many publications that provide such guidance, and there are also excellent internet resources, provided by the Canadian and American governments.

As part of the heritage district study process, the Town hosted *An Old House Restoration Workshop* as an educational resource for heritage property owners. The success of this workshop demonstrated a high level of interest among heritage property owners in Aurora for practical education about heritage property restoration. Similar educational initiatives (workshops, lectures, brochures, etc.) could be effective in ensuring the long-term success of the district.

An Expedient and Achievable Approval Process

Heritage Conservation District Designation inevitably requires a closer scrutiny and more detailed level of review of applications than occurs outside of the designated area. While the benefits of this additional review from enhanced design sensitivity to the local context, a more stable neighbourhood and enhanced property values provide a measurable benefit to property owners and residents in the district, it is important to the successful district to ensure that the guidelines and policies are flexible, realistic and achievable and that there is expeditious review and approval of all applications that are consistent with the objectives, policies and guidelines of the plan.

In Northeast Old Aurora, the number of items requiring review has been limited to only those items, such as additions, demolition and façade alterations, which would bring about a permanent change to the neighbourhood. Items, such as paint, landscape, etc., while important to appearance of the neighbourhood, are considered to be reversible; therefore, these items are included in the district plan for educational purposes only and require no approval.

To help facilitate an expeditious approval, it is recommended that Town staff be delegated the authority to approve of the heritage aspects of minor items which are compatible with the district plan, and that for larger items, authority be delegated to the Heritage Advisory Committee of Aurora.

1.4 Implications of Designation as a Heritage Conservation District.

Heritage Permits

Heritage Permits are the administrative instruments of a heritage conservation district. The municipality can require a permit to review and comment on certain works in the district that may impact on the overall character of the area. Where other permits are required (e.g. building permit) the heritage permit is included within that process. There is no fee for a heritage permit. The District Plan contains a list of those works such as demolition proposals for heritage buildings, which require a permit and those minor works, such as interior work, painting, etc., which do not require a permit.

A description of heritage permits under the *Ontario Heritage Act* is as follows:

Section 42. 1 of the *Ontario Heritage Act* requires an owner of property in a heritage conservation district to obtain a permit from the municipality to:

- “1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
- “2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.”

Certain classes of work may be exempted from the requirement of a permit, as seen in Section 41.1 (5) (e), below.

The *Heritage Act* sets standards for a heritage district plan in Section 41.1 (5):

“(5) A heritage conservation district plan shall include,

“(a) a statement of the objectives to be achieved in designation the area as a heritage conservation district;

“(b) a statement explaining the cultural heritage value or interest of the heritage conservation district;

“(c) a description of the heritage attributes of the heritage conservation district and of properties in the district;

“d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district.

“e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any building or structure on the property, without obtaining a permit under Section 42. “

In general, heritage permits are required for all work except that which has been exempted in the district plan, and the objectives, policies and guidelines in the district plan establish the framework for approval of permit applications.

Demolition Control

A noteworthy change in the 2005 amendments to the *Ontario Heritage Act* is the new ability of municipalities to permanently control the demolition buildings in heritage conservation districts. Previously, demolitions could only be delayed for a period of 180 days.

In the event that demolition proposals are received, the building would be evaluated according to the Town of Aurora Heritage Building Evaluation system, which is available under separate cover, which provides an objective measure of the significance of a particular property. Further changes to the *Act* in 2006 require municipalities to delay the issuance of demolition permits for properties on the register for 60 days.

Maintenance Standards

Under Section 45.1 of The *Ontario Heritage Act*, a municipality that has a property standards by-law under the *Building Code Act* can pass a similar by-law setting minimum standards for maintenance of heritage attributes of property in a heritage conservation district. Implementation of this provision would be considered by Council through a separate process that would involve community consultation.

2.0 Heritage Character and Heritage Statements

2.1 Examination

The consultants undertook an examination of the Study Area, as part of the Northeast Old Aurora Heritage Conservation District Study, which has been published in a separate volume.

The Study Area, shown in the map to the right, is very rich in heritage resources. Of the 173 properties, 117 are listed in the *Town of Aurora Inventory of Heritage Buildings*. This is an unusually high proportion for Heritage Districts.

The inventoried properties include examples of architectural styles ranging from Victorian Gothic through the early 20th century Arts and Crafts style. Many of these properties are worthy of designation under Part IV.

Note: Refer to the Inventory, published in a separate volume, for detailed descriptions of individual properties.

Three properties are designated under part IV of the *Ontario Heritage Act*.

- Horton Place, 15342 Yonge Street
- Hillary House, 15372 Yonge Street
- Morrison House, 74 Wellington Street East

Hillary House is also designated federally, as a National Historic Site.

The rear portion only of the property at 74 Wellington Street is included in the heritage district boundary. The Morrison House itself is not within this area and is therefore not included in the heritage conservation district.



Properties shaded in grey are on the Town of Aurora Inventory of Heritage Buildings. In this Plan, they are all considered heritage properties.

2.0 Heritage Character and Heritage Statements

2.1.1 Determining the Boundary

In determining the final boundary, the following factors were considered:

Historic Factors

Factors such as the boundary of an historic settlement or an early planned community, concentrations of early buildings and sites are considered when determining the district boundary. In Northeast Old Aurora, the boundary incorporated as much as feasible the boundary of the historic community of Aurora in its Northeast Quadrant. Part of Yonge Street, established in the 1790s and the lotting patterns established by Historical plans of subdivision from the 1850s through the 1920s in this quadrant are a key factor in defining the appearance of the neighbourhood and distinctiveness from adjoining areas.

Visual Factors

Visual factors, determined through an survey of the neighbourhood considering architectural factors, mature vegetation and topography were another factor used in defining the district boundary

In considering architecture, while not every building in a heritage district must be of heritage significance, there should be a significant concentration of cultural heritage features which influences the neighbourhood character. In comparing Northeast Old Aurora to other studies they had completed, the consulting Team of Philip Carter, Architect and Paul Oberst, Architect noted that Northeast Old Aurora has the highest concentration of heritage resources they had encountered.

Established in an era where new residential developments worked with the existing grades, rather than change it, the heritage district has a distinctive undulating topography that distinguishes it from other surrounding area.

Physical Features

Physical features are also used in district boundary delineation. These include aspects such as man-made features as

transportation corridors (Railways and roadways), major open spaces, natural (rivers, treelines, marshland), existing boundaries (Walls, fences and embankments, gateways, entrances and vistas to and from a potential district.

In considering landscape factors, Northeast Old Aurora contains a significant concentration of mature, and visually appealing tree cover, which also distinguishes it from the surrounding area. The extent of the 19th and early 20th Century grid-like road pattern which distinguishes the area from the post war sub-divisions is also a key distinguishing feature of the area.

Legal or Planning Factors

Legal or planning factors which include less visible elements such as property or lot-lines, land use designations in the Official Plan and boundaries of particular uses in the zoning by-law have also been considered in determining the district boundary.

Community Input

Public support is an important factor in final boundary delineation. It is always desirable to achieve a significant level of public understanding of the process and support for establishment of the heritage district. As a result of the extensive public consultation process, as noted in Section 1.3, public awareness and support for the district is strong. A factor in success of the district is a contiguous and perceivable boundary. Where the public have expressed concerns, efforts have been to address particular concerns through increasing the flexibility provided in the plan. For the most part this has been a success. In the area of North Spruce Street, residents have expressed a desire from the outset not to be part of the district and have generally not been active participants in the study process. Since this area is a concentrated block, and is not geographically crucial to the integrity of the district, this particular block has been removed.

Of the 165 remaining properties, only 3 requests for removal from the district have been received. Removal of these properties could disrupt the integrity of the district, it is therefore recommended that these properties be included in the district.

2.0 Heritage Character and Heritage Statements

2.1.2 Buildings of Historical Interest

The following properties are listed in the Aurora Inventory of Heritage Buildings and have been identified as part of this study as having historical interest.

Buildings may be added or deleted from the list without amendment to the plan, based on a full research report and evaluation according to the *Town of Aurora Heritage Building Evaluation System*. An altered building that has been accurately restored for example may be added to the list.

CATHERINE AVENUE

#3, 7, 11, 15, 16, 19, 20, 23, 24, 27, 30, 31, 34, 55, 58, 59, 60, 61, 63, 64, 67, 70, 71, 72, 73, 76, 77, 80, 81, 82, 93

CENTRE STREET

#22, 26, 54, 58, 64, 68, 69, 70, 71, 74, 75, 77, 78, 82, 90, 92, 96,98, 108, 112

FLEURY STREET

#44, 48, 49, 52, 53, 56, 57, 60, 61, 64,65

MAPLE STREET

#12, 16, 24, 28, 32, 36, 40, 44, 63

MARK STREET

11, 15, 19, 20, 23, 24, 27

SPRUCE STREET

#10, 16, 19, 20, 37, 40, 41, 48, 49, 52, 53, 56, 57, 60, 61, 65, 68, 69

WELLINGTON STREET (Note: Buildings on Wellington Street are located on through lots extending to Centre Street and are included to provide a continuation of the Centre Street Streetscape. The buildings located on Wellington Street may be of heritage significance but are Not included in the district plan.

YONGE STREET

Buildings of Significance: # 15297, 15342, 15356, 15372, 15375, 15381, 15387, 15393, 15403, 15407, 15411, 15417, 15243, 15435, 15441

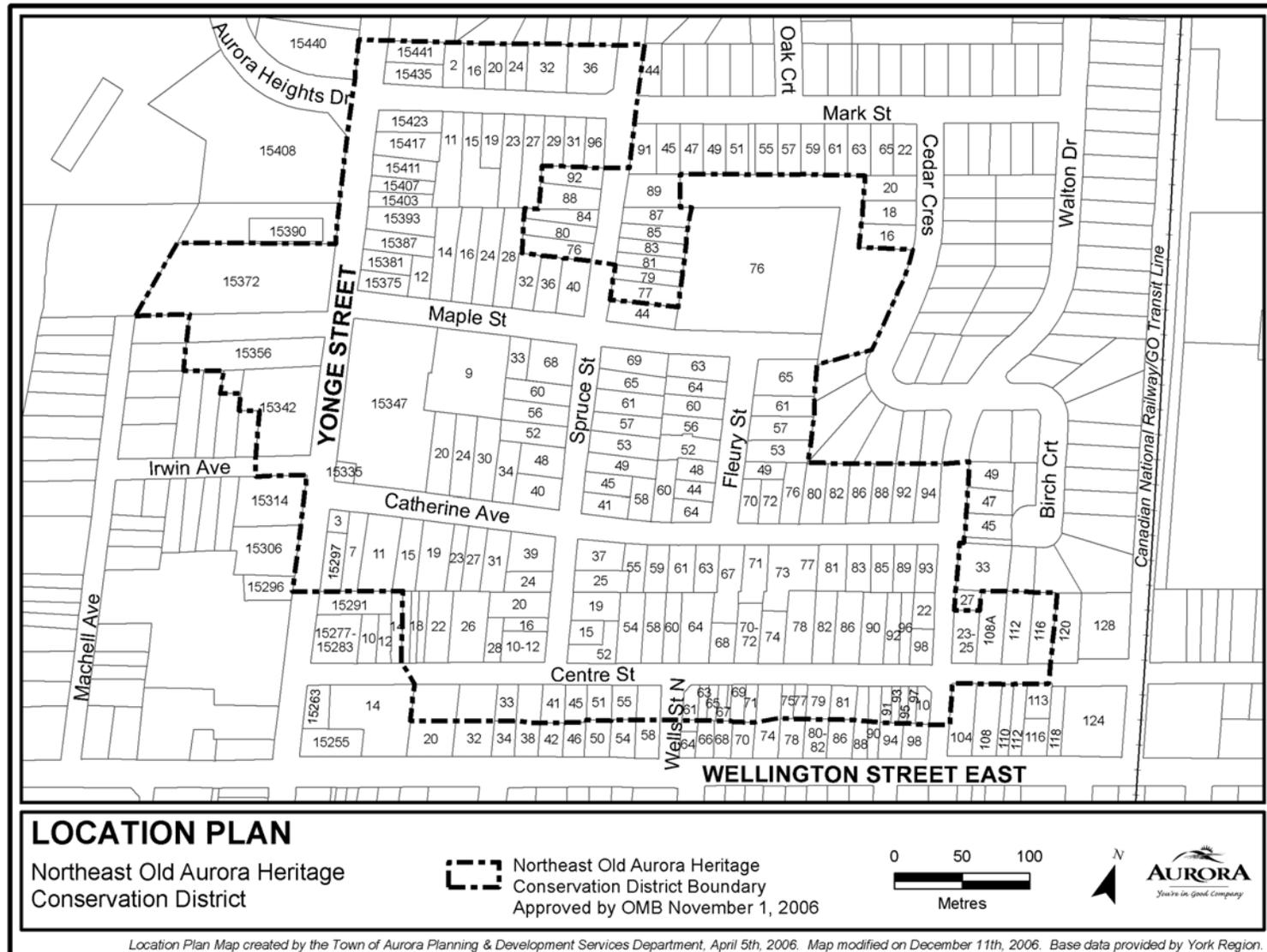
Note: Buildings on Yonge Street are subject to the Guidelines outlined in Section 9.5.3 of this document

In accordance with Section 2.6.3 of the Provincial Policy Statement (2005), Development and site alteration on lands located adjacent to the District should conserve the heritage attributes of the district as outlined in the District Plan. Mitigative measures or alternative development approaches may be required to conserve the heritage attributes of the district that may be affected by the proposed development or site alteration.

2.0 Heritage Character and Heritage Statements

2.1.3 Conclusion

The consultants' examination concluded that a Heritage Conservation District, under the authority of Part V of the *Ontario Heritage Act*, is warranted. The District Boundary is shown on the map below.



2.0 Heritage Character and Heritage Statements

2.2 Heritage Character

The heritage character of the proposed Northeast Old Aurora Heritage Conservation District reflects the built and natural heritage of the growth of Aurora in response to the coming of the railway in 1853, and the development of local industry that followed. The residential subdivisions north of Wellington Street closely followed the success of the Fleury Implement Works, and the subsequent population growth and the achievement of village status in 1863.

The topographical character of the District reflects the geological history of the Oak Ridges Moraine formation, little altered by development that was constructed in the pre-bulldozer age. The topography is a heritage asset that lends considerable charm to the streetscapes in the neighbourhood.

The development of Northeast Old Aurora was a lengthy process, running from the 1860s through the 1930s. A few infill projects have been built since, but the vast majority of buildings are those originally constructed on the lots. The chronology of development is spelled out in the architectural styles which reflect the prevailing tastes over those eight decades. As a result, Northeast Old Aurora has an unusually rich variety of architectural styles within a compact area of about 20 hectares. The stylistic contrast is particularly evident on Spruce Street, south of Maple, where 26 years separates the development of the west side (1865) and the east (1891).

A brief history of Northeast Old Aurora is included as an appendix to this Plan.

2.3 Statement of Heritage Value

The Northeast Old Aurora Heritage Conservation District is a distinct community in the Town of Aurora, characterized by a wealth of heritage buildings, historic sites, and landscapes. The District is representative of the development and growth of an Ontario residential district from the mid-19th through the mid-20th centuries, in an industrializing village and town. Northeast Old Aurora is the site of the first expansion of the Village of Aurora north of Wellington Street. It originated in response to the prosperity promised by the arrival of Canada's first rail line, the Ontario Huron and Simcoe Railway. The neighbourhood developed over more than half a century, and it contains a wealth of heritage buildings spanning the period of 1860-1930, and including characteristic styles from Ontario Victorian Vernacular through Craftsman Bungalows. There is a particular wealth of late 19th century Edwardian and Queen Anne Revival houses, including a compact grouping constructed of decorative concrete block.

Particular elements worthy of preservation are:

- A wide range of historic architectural styles within a compact area.
- A high percentage of heritage buildings that remain largely intact.
- A pattern of buildings with compatible scale and site plan characteristics in the various areas of the District.
- Deep rear yards, providing mid-block green space, and generous spacing of buildings in most streetscapes.
- A village-like character created by historical road profiles, mature trees, and undisturbed topography.
- The association of historic figures with many of the houses.
- The historical lot pattern.

2.0 Heritage Character and Heritage Statements

2.4 Statement of Heritage Attributes

The heritage attributes of the Northeast Old Aurora Heritage Conservation District are embodied in its buildings and landscapes, which are shown and described in detail in Sections 4.1 through 4.4 of the Study, and in the built form, architectural detail, and historical associations, which are depicted and described in detail in the Aurora Inventory of Heritage Properties. These attributes are worthy of preservation.

2.5 Statement of Objectives in Designating the District

2.5.1 Overall Objective

The overall objectives in designating the Northeast Old Aurora Heritage Conservation District are:

- To ensure the retention and conservation of the District's cultural heritage resources, heritage landscapes, and heritage character,
- To conserve the District's heritage value and heritage attributes, as depicted and described in the Study and Inventory, and
- To guide change so that it harmonizes as far as possible with the District's architectural, historical, and contextual character.

2.5.2 Heritage Buildings

- To retain and conserve the heritage buildings as identified by inclusion in the *Aurora Inventory of Heritage Buildings*.
- To conserve heritage attributes and distinguishing qualities of heritage buildings, and to avoid the removal or alteration of any historic or distinctive architectural feature.
- To encourage the correction of unsympathetic alterations to heritage buildings.
- To facilitate the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.

2.5.3 Non- Heritage Buildings

- To retain non-heritage buildings that are sympathetic to the District character.
- To encourage improvements to non-heritage buildings which will further enhance the District character.
- To ensure that renovations to non-heritage buildings or replacement buildings are sympathetic to the character of the district and streetscape of which the building is part.

2.0 Heritage Character and Heritage Statements

2.5.4 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 preserve the existing street pattern, village like cross-sections and refrain from widening existing pavement and road allowances.
- To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.

2.5.5 New 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 Demolition

- To promote retention and reuse of heritage buildings and take exceptional measures to prevent their demolition.

2.5.7 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.
- In recognition of the boarder community value of the preservation of historic neighbourhoods to consider the feasibility of implementation of assistance and incentive programs for individual heritage property owners to encourage the use of proper conservation approaches when undertaking improvement projects.

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 below:

- 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 Aurora 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 other than activities described in Section 3.1.2 below.
- All activities of the municipal and regional governments, other than activities described in Section 3.1.2 below.

3.1.2 Activities exempt from review

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 are not subject to review under this Plan:

- Any interior work;
- Repair to roof, eavestroughs, chimneys; re-roofing using appropriate material listed in Section 9.8;

- Repair and restoration of documented original elements using like materials;
- Caulking, window repair, weather-stripping, installation of storm doors and windows;
- Minor installations, including small satellite dishes, lighting, and flagpoles;
- Painting;
- Fencing, patios, garden and tool sheds, gazebos, dog houses and other small outbuildings that are not readily visible from the street;
- Planting and removal of trees, and any other vegetation on private property.
- Extension of residential parking pads other than in front or flankage yards.
- Ramps and railings to facilitate accessibility, gates installed for child safety.
- Temporary installations, such as basketball nets, planters, statues, seasonal decorations.
- Repair of utilities and public works, installation of public works that are in compliance with the Guidelines.

3.2 Contexts for Interpretation

Provisions of the District plan should be considered within the contexts 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 Plan. And, 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 Northeast Old Aurora 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 will be restored, reused, and have additions. Non-heritage buildings will also be added to or altered. New buildings will be constructed. 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:

- historical patterns;
- heritage buildings;
- non-heritage buildings;
- new buildings;
- landscapes.

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

4.2 Historical Pattern – Building Envelope

Most of the district was developed as single family dwellings, which share a basic historical pattern of scale, lot size, and placement of houses on their lots. New work in the residential part of the District shall preserve this historical pattern. Yonge Street properties are dealt with in Section 6—Special Policy Areas.

- a) To preserve traditional spacing of buildings, new garages for new or existing houses shall be separate rear or flankage yard outbuildings and existing sideyard driveways shall be preserved.

- b) New garages for new or existing houses will have gable or hipped roofs, with a maximum height of 4.6 metres (15'-11").

- c) To preserve the backyard amenity in neighbouring buildings, new construction, whether new buildings or additions to existing buildings should be limited so that the basic depth of houses will be limited to 16.8 metres, not including a fully open front porch.

Where the existing lot is more than 20% longer than the average lot depth in the district (42m or 137'-6") or the width of the existing heritage house is less than 50% of the width of the lot, an additional 2.1 metres (6'-11"), of depth should be allowed

An additional 2.1 metres (6'-11"), of depth should be allowed for one-storey extensions, not higher than 4.6 metres (15'- 1")as:

- an enclosed room no wider than half the width of the widest part of the house, not including a garage.

a completely open porch projection is not to be included in the calculation for building depth.

- d) To reduce the visual perception of mass of buildings and additions in the district it is recommended that where feasible and reasonable there be an inset at minimum of 1 foot and that the roof be set down a minimum of one foot beyond the depth of 12 metres (39'-3").

4.3 Heritage Buildings

Northeast Old Aurora has a rich collection of nineteenth and early twentieth century buildings in a variety of styles, in a dramatic topological setting, and enriched by a wealth of mature trees. The District consists of a predominantly residential building stock, but there are also a church and commercial uses. Although some of the buildings are not in their original uses, the distinctiveness of their form and compatibility of their adaptations serve to perpetuate the historical village environment.

4.0 District Policies—Buildings and Sites

Heritage buildings, identified as having historical interest by inclusion in the *Aurora Inventory of Heritage Buildings*, are the most important and visible resources found in the District. The retention of these buildings remains 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.

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 retention or 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).

4.3.1 Preservation of Heritage Buildings

- 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 external 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) Encourage correction of inappropriate interventions to heritage attributes.
- i) Make any intervention needed to preserve heritage attributes physically and visually compatible with the heritage resource, and identifiable upon close inspection.
- j) Respect documentary evidence. Conservation work should be based on a thorough examination of physical and archival evidence. Where there is insufficient evidence, it may be appropriate to make the design, form, material, and detailing of the new feature or element compatible with the character of the heritage resource as commonly found in the District.

4.0 District Policies—Buildings and Sites

4.3.2 Alterations and Additions to Heritage Buildings

- 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) Additions and alterations to the heritage resource shall conform with the guidelines found in Section 9.3.

4.3.3 Relocation of Heritage Buildings

- a) Relocation or dismantling of a heritage building will be employed only as a last resort in exceptional circumstances.
- b) Prior to considering relocation of a building, the building is to be researched, documented and evaluated according to the Town of Aurora Heritage Building Evaluation System to determine its relative importance in the community;
- c) Buildings of cultural heritage value shall be retained in 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 Aurora.
- d) 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.

4.0 District Policies—Buildings and Sites

4.3.4 Demolition of Heritage Buildings.

- a) The demolition of heritage buildings within the District is not supported.
- b) 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.
- c) Applications to demolish heritage buildings listed on the Municipal Register will be subject to the Town of Aurora Heritage Building Evaluation System, as an objective means to evaluate the heritage value of the building.

Note: Changes to the *Ontario Heritage Act* introduced in 2006 Under Section 27(3) regarding structures listed on the Register state that the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

4.3.5 Demolition - Salvage of Historic Building Materials and Features/Interpretation

- a) In the rare case where a heritage building is permitted to be demolished, the building will be documented 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. Prior to advertising, the building will first be offered to the Town, at no cost to the municipality.
- b) 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.

- c) As a condition of approval a permit to demolish a building of historical interest, the Town may require the owner to provide at its cost an interpretive plaque about the site.

4.3.6 Uses 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.

4.4 Non-Heritage Buildings

4.4.1 Additions and Alterations

Non-heritage buildings are in the minority in the Northeast Old Aurora Heritage Conservation District are non-heritage buildings. Most of these properties are good neighbours to the heritage buildings in scale, massing, and design. A prime example is found in the small bungalows and "Victory" houses.

4.4.2 Design Approach

Additions and alterations to these non-heritage buildings can either introduce changes that reflect the historic architectural styles and features of the area so as to better fit into the area's historic character, or they can make changes that are consistent with the existing style of the building.

These approaches are called historical complementary and modern complementary. Both approaches are considered acceptable, and they are described in Section 9.5 of the guidelines.

4.4.3 Demolition of Non-Heritage Buildings

Generally, where non heritage buildings are supportive of the character of the heritage conservation district, the replacement building should also support the district character.

4.0 District Policies—Buildings and Sites

4.5 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 District. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.

4.5.1 Design Approach

- 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.
- New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; having similar setbacks; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical built environment.
- The height of new residential buildings should not be less than lowest heritage building on the same block or higher than the highest heritage building on the same block. Historically appropriate heights for new residential buildings are considered to be 1-½ to 2-½ storeys, subject to an actual height limit of 9 metres to the mid-slope of the roof.
- New residential building construction in the District will conform with the guidelines found in Section 9.5.2.

4.5.2 Submission Considerations

In addition to general requirements for submissions to the municipality for additions, alterations or new construction, proponents of works in the heritage district should consider the following, to ensure that proposals are complete which will assist in expediting approval.

Guidelines

- a) Consider adjoining properties. In order to accurately determine the impact of new construction, proposal for new development that is visible from the street should include accurate illustrations of the location and scale and mass of adjacent;
- b) When considering the hiring of professionals and trades people consider the relevant professional institute e.g.
 - Canadian Association of Professional Heritage Consultants;
 - Ontario Association of Architects
 - Ontario Association of Landscape Architects;
 - Ontario Professional Planners Institute.

These organizations often provide lists of accredited professionals in the local area.

The Canadian Association of Professional Heritage Consultants www.caphc.ca is the recognized Canadian Association for professionals working in the field of heritage conservation. The association includes such professions as Architects, Contractors, Trades people, Planner, Researchers, Landscape Architects, etc. CAPHC requires its members to have demonstrated experience in work on heritage properties and to abide by a code of ethics.

4.6 Landscapes

Landscaping helps to define the character of the District and to provide an appropriate setting for its historic buildings. The *Ontario Heritage Act* extends alteration controls to cover property features, in addition to the exterior of buildings and structures. Property features can include trees, vegetation, pathways, fences, and other landscape elements that are of cultural heritage value or interest.

The Town of Aurora is undertaking a catalogue and management plan for mature trees in the public realm in the district. This tree study is consistent with the objectives of the Heritage District plan. Many of the most significant trees in the district are in the public realm.

4.6.1 Landscape Treatment

Existing historical landscapes should be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Voluntary landscape Guidelines are provided in Section 9.7. Permits are not required for landscaping.

4.6.2 Trees and Shrubs

- a) Mature trees should be preserved to the greatest possible extent, except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by an arborist. Lost trees should be replaced.
- b) In order to facilitate achievement of tree preservation objectives in the plan, the Town may consider the development of options for establishment of an effective and implementable program for tree preservation in the district, taking into account impacts on staffing and funding. A new or modified implementation program for tree preservation may be incorporated into to the plan by municipal by-law.

- c) Planting should not obscure heritage buildings or be placed so close to heritage buildings as to cause damage. Planting should screen less attractive sites and vistas in the District, such as parking lots

4.6.3 Fences

- a) Fences will be regulated by the municipal fence by-law.
- b) Historically, front yard fencing does not appear to have been a common feature in the District apart from the vicinity of Yonge Street where fences protected property from the busy street.

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. In general, the *Guidelines in Section 4 of the Urban Design Review of Streets—Heritage Resource Area* are supported.

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, curb, and servicing improvements will be undertaken in a manner that preserves and enhances the heritage character of the District.
- b) Existing informal road edges such as grassed verges and ditches, and the absence of curbs and gutters, are traditional features and will be retained, if possible.
- c) If a curb treatment must be introduced, a low curb should be considered rather than a full urban curb.
- d) Existing pavement widths and road right-of-ways are a major contributor to the character of the District and should not be increased where practical and consistent with public safety.
- e) Owing to the District's location near the historic core of Aurora, the GO station, and main roads, traffic infiltration has been identified as having an unfavourable impact on the quality of life in the neighbourhood. Efforts to reduce and calm traffic in the District, and improvements for pedestrians and cyclists are supported.

5.0 District Policies—Streetscape and Infrastructure

5.3 Sidewalks and Boulevards

The existing sidewalk and boulevard treatment in the District, outside of the Yonge Street core, is predominantly informal in nature and helps differentiate the area from the surrounding newer development. The existing sidewalk and boulevard treatment is consistent with the maintenance of the village-like atmosphere, and a mature forest of public and private trees is a significant part of the neighbourhood character.

Policies:

- a) Sidewalks, where required, will be constructed of concrete rather than modern materials that often take on an overly tailored appearance.
- b) Sidewalk reconstruction will endeavour to preserve healthy mature trees.
- c) Boulevards will remain grassed.

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) Street furniture and related pedestrian amenities such as benches, trash and recycling receptacles, bicycle racks, telephone booths, and newspaper box enclosures will be provided as required, will be consistent through the District, and will conform to the guidelines in Section 9.6.
- b) The removal of concrete planters along Yonge Street and the introduction of trees are supported.

5.0 District Policies—Streetscape and Infrastructure

5.5 Streetlights and Utility Wires

Street lights and utility wires are necessary in all communities.

Policies:

- a) The existing utility wires are overhead and the street lighting consists of modern “cobra” fixtures mounted on the utility poles. Although these are modern they are not obtrusive. Nevertheless, the recommendations to consider underground utilities and identifying heritage-style lighting fixtures, found in the *Town of Aurora Urban Design Review of Streets—Heritage Resource Area*, are supported.
- b) Any lighting fixtures introduced in private commercial parking lots should be consistent with future fixtures that may be selected for the District.

5.6 Signage

5.6.1 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.

- a) Heritage District street name signs help promote the identification of the heritage conservation district by being a distinct shape, and include a district logo and reference to the District. Consideration should be given to the creation of a design for such a sign for this and future Heritage Conservation Districts in the Town of Aurora.
- b) Heritage District entry signs should be considered for introduction at the road entries to the District.
- c) 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.

5.6.2 Commemorative and Interpretive Markers

The program for commemorative markers on historic buildings should be continued. A Heritage District stamp to be embossed in new sidewalks should be considered.

5.7 Vegetation

The vegetative cover in both the public and private realms of the District significantly contributes to the area's human-scale, village-like character. Trees, shrubs, and gardens 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. No heritage permit is required for planting, but the following practices are supported.

- 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) An appraisal of the health of tree cover in the public realm should be undertaken with the result being a replanting policy or plan to replace unhealthy trees and coordinate new plantings.
- d) The placement of new tree-plantings should avoid screening buildings of cultural heritage value or interest.
- e) Plantings should contribute to screening less attractive sites in the District, including above-ground utilities, where practical from an operation and maintenance perspective.
- f) Voluntary guidelines for appropriate vegetation are located in Section 9.7.

6.0 District Policies—Special Areas and Projects

6.2 Overview

Most of the District consists of single-family dwellings. The exceptions are the institutional uses of Our Lady of Grace Catholic Church, the open spaces of McMahon Park and the Lion's Club parkette, the apartment building at 15335 Yonge Street, and the commercial uses in formerly residential buildings on Yonge Street north of Maple Street. There are also some special projects that could address the further understanding and promotion of the heritage conservation district.

6.3 Our Lady of Grace Church

Our Lady of Grace Church is the largest single property in the district and supports a sizeable congregation. In the event that the congregation expands beyond the current capacity of the current buildings or site, expansion of the existing church or relocation to another site may be considered.

Policies:

- a) In the event that Our Lady of Grace Church relocates to another site, the use of the property for another church will be supported.
- b) In the event that the property is to be redeveloped, Redevelopment of the site will be governed by policies for Yonge Street re-development, described in Section 6.5.
- c) The heritage building at 16 Catherine Avenue will be conserved.

6.1 McMahon Park

McMahon Park is an asset as a recreational and open space. It has historical significance in its origin as a gift from John McMahon, the farmer-turned-developer who created Fleury Street and extended Catherine Avenue and Maple Street, and as the home of the Aurora Lawn Bowling Club, the oldest continuing sporting association in the Town of Aurora..

Policies:

- a) The continuation of the recreational and open space uses of McMahon Park is supported.
- b) Proposals for park fixtures, including benches, trash receptacles, and signs should consider designs which are complementary to the District's heritage character and will be consistent with those used elsewhere in the District.
- c) The development of interpretive features providing visual and textual information on the historical significance of the park will be investigated.

6.4 Lion's Club Parkette

The Lion's Club Parkette is located on the northeast corner of Catherine Avenue and Yonge Street. The site has some historical significance in that the location is part of the land that once housed Aurora's first post office.

Parks staff will be consulting with the Aurora Lions Club concerning the declining condition of the Park and the need to reconstruct the various deteriorated services and potential upgrades.

Policy

a) Any upgrades to the Lions Club Parkette should be in accordance with the goals, objectives, policies and guidelines outlined in this plan.

6.5 Yonge Street Redevelopment

In the 20-year horizon of this Plan, the pressure for redevelopment on Yonge Street must be recognized. As the principal downtown commercial street in a growing community, the desire for future commercial will be evident. In the long term, any of large parcels, in and near the District, that contains decades-old one-storey commercial buildings with large parking lots, will be tempting sites for intensification of use. This is in keeping with the provincial Smart Growth policy.

6.5.1 Existing Heritage Resources

There are a number of heritage buildings within the District on Yonge Street:

- a) The three very high quality houses on the west side—
 - Horton Place, 15342 Yonge Street, designated under Part IV of the *Ontario Heritage Act*.
 - The Readman House, 15356 Yonge Street.
 - Hillary House, 15372 Yonge Street, designated under Part IV of the *Ontario Heritage Act*, and by Parks Canada as a National Historic Site.

- b) The decorative concrete block apartment building at 15297 Yonge Street. Although much deteriorated today due to the effects of spray and vibration from Yonge Street, the concrete block terrace row represents an early and innovative example of workers housing from the early 20th Century using what was then a relatively new type of construction material. If retained, the overall form of the building could be considered for adaptive re-use to commercial uses.

- c) The historic houses, many converted to commercial use, on the east side of Yonge Street north of Maple Street, from 15375 to 15441 Yonge Street. These houses have a variety of ages, condition, and heritage quality.

6.0 District Policies—Special Areas and Projects

6.5.2 Urban Design Approach

- a) The three high-value properties between 15342 and 15372 Yonge Street will be conserved.
- b) The conservation of the concrete block apartment building or its conversion to commercial use is supported.
- c) The selective conservation of the houses from 15375 to 15441 Yonge Street, including integration of historic buildings into large redevelopments is supported. The design of such redevelopment will conform to the guidelines found in Section 9 of this Plan. Where buildings are proposed for removal, buildings of heritage interest should be researched evaluated to determine significance and appropriate actions (e.g. preservation, documentation, salvage, demolition)
- d) The urban design model for new commercial buildings is found in the historic pattern of converted residential buildings or downtown commercial buildings, such as that south of Wellington Street, on Yonge Street.
- e) The architectural design of new development on Yonge Street will conform to the guidelines found in Section 9 of this Plan.
- f) An urban design study should be conducted for Yonge Street north of Wellington Street, including properties not in the District, to ensure that such development respects the heritage character of the historic downtown and of the District.
- g) In the event of Redevelopment of the portion of the Church property facing Maple Street, and currently occupied by the daycare centre, the new development should respect the residential character of the buildings on the north side of Maple Street.

6.5.3 Commercial Signage

- a) Commercial signage will be regulated by the municipal Sign By-law.
- b) Commercial signage in the District will be consistent with the guidelines found in Section 9.
- c) The implementation of a special sign district by-law for the heritage district should be considered.

6.5.4 Commercial Awnings

Awnings on commercial buildings will be consistent with the guidelines found in Section 9.

6.5.5 Commercial Parking Lots

- a) Parking is an important asset for the commercial viability of businesses. Attractive well-designed parking lots that do not compromise the District character are supported. Parking will not be located in front of buildings.
- b) Parking lots will be appropriately screened from residential areas. The use of evergreen hedges as screening is supported. Lighting, signage, and amenities in parking lots will be consistent in design with similar items in the District.
- c) The integration of commercial parking lots is supported due to the collaborative nature and interdependence of the commercial enterprises, and to improve the efficiency and appearance of the parking facilities.
- d) The development of underground parking facilities, appropriately located and sited, is supported.

6.6 Public Awareness

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

6.6.1 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) Details of proposals in the District requiring review by the Heritage Advisory Committee are featured as part of the “Advisory Committees” section of the Town website. Minutes of the Heritage Advisory Committee are also available on the Town website.
- c) The introduction of a regular heritage conservation district newsletter to improve communication and information dissemination to local property owners should be considered.
- d) An information package will be sent on a regular basis to local real estate companies regarding the Heritage District to ensure their familiarity with the implications of selling or buying a property within the District, and to request that this information be communicated to new property owners.
- e) The heritage conservation district by-law will be registered on title to every property in the district, in accordance with the *Ontario Heritage Act*.
- f) The heritage section of the Town’s website will ensure easy access to a Northeast Old Aurora Heritage Conservation District section which will include information such as:
 - a. historical information on the District;
 - b. a map of the District;
 - c. the Northeast Old Aurora Heritage Conservation District Plan, downloadable in sections as PDF files;
 - d. links to other Town heritage policies and to external websites with related material such as studies on heritage property values, maintenance, energy improvement strategies for historic buildings, etc.;
 - e. links to application forms such as the Heritage Permit.
- e) The Town will utilize local groups and associations such as the Olde Aurora Ratepayers Association, and the Aurora Historical Society to remind property owners about the requirements in the District.
- f) Additional opportunities and mechanisms to inform new homeowners and commercial tenants about the Heritage District and associated requirements through existing Town department and operational requirements will be pursued.

6.0 District Policies—Special Areas and Projects

6.6.2 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 the Heritage Advisory Committee. Some recommended steps that might be undertaken include:

- a) The creation and promotion of learning opportunities for property owners in the District will 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 Advisory Committee of Aurora to ensure a comprehensive understanding of the heritage conservation principles and policies as well as the specific policies of the Northeast Old Aurora Heritage Conservation District Plan is supported.
- c) A user-friendly information handout will be prepared to explain the heritage conservation easement concept and the associated agreement.

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 Aurora 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 Town.

Section 3.8 of the Official Plan specifically addresses the Town's heritage conservation policies.

Policy:

- a) The Official Plan will be amended to refer to the Northeast Old Aurora Heritage Conservation District Plan 2006.
- b) There are provisions in this Plan that control aspects covered elsewhere by other controls, such as the Zoning By-law, Sign By-laws, and the Tree By-law. It is recommended that these by-laws be amended to conform to this Plan. When such amendments are made, the respective provisions in this Plan may be deemed lapsed, by resolution of Council, and the administration of those provisions will be undertaken outside of the purview of this Plan.

7.3 Land Use and Built Form 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 the Zoning By-law. Land uses in the District include residential, commercial, institutional, and open space, and a deviation from these uses is not recommended. However, some of the existing development standards associated with zoning by-laws do not reflect the traditional built form and streetscape character found in the District.

If not altered, this will result in applicants having to make application to the Committee of Adjustment for variances in order to implement the design guidelines presented in the District Plan.

Policy:

- a) Existing District land uses, designated in the Official Plan and the amendments and the prevailing zoning classifications are supported.
- b) Notwithstanding 7.3 a., policies and guidelines included in the heritage district plan which further refine standards established in the zoning by-law to ensure compatibility with the heritage district context shall prevail under the authority provided by Section 41.2 (2) of the *Ontario Heritage Act*.
- c) To maintain the existing neighbourhood character on stable residential streets, applications for rezoning or minor variance to permit the conversion of residential buildings to professional offices in residential neighbourhoods should not be supported. This policy does not apply to properties with frontage on Yonge Street or to Home Occupations.
- d) Zoning By-law 2213-78 should be amended to conform to the policies and guidelines in this Plan.

7.0 Municipal Policies

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, consults with appropriate Town departments and agencies and has 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. Infilling in an existing urban area which economizes the use of urban space without disturbing the pattern of existing development, or perpetuating an undesirable pattern of development or prejudicing the pattern of future development is generally considered acceptable.

However, 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.

- 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 District Plan.
- b) The historical lot pattern in the district is a key defining element of the character of the neighbourhood and should be maintained.
- c) Severances on the Our Lady of Grace property at 15347 Yonge Street and 9 Maple Street, which are compatible with the District Plan, are supported.
- d) Land assembly of the lots on Yonge Street, for proposals that are consistent with the guidelines in Section 9.5.3.9 is supported. Selective demolition included in such proposals should have prior review under the Town of Aurora Heritage Building Evaluation System.

7.5 Site Plan Control

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

Normally, single detached and semi-detached dwellings are not subject to site plan control. Because new buildings can have a substantial impact on the character of the District, and because the Site Plan Review process provides an opportunity for public involvement, this Plan requires Site Plan Review for new buildings (not including secondary buildings such as garages or outbuildings) within the Northeast Old Aurora Heritage Conservation District.

It is recommended that the District be designated in the by-law as an area where Site Plan Control applies to single detached and semi-detached dwellings. The Town can require drawings to be submitted for approval showing plan, elevation, and cross-section views for any new single detached or semi-detached dwelling or alteration/addition to these structures.

Policy:

- a) Site plan control will apply to new buildings throughout the District. Secondary buildings such as garages or other outbuildings will not require site plan approval.
- b) Site plan applications for low density residential development (new construction) should be fast-tracked through the approval system and administrative cost should be kept minimal so as not to disadvantage or delay residential applicants within the District.

7.6 Signage By-law

The Town of Aurora regulates signs and advertising devices with a number of by-laws. A “Special Sign District” by-law is currently under consideration.

At present, the Sign By-law does not require a permit to be issued if a replacement sign is generally the same size and placed in the same location. This has prevented the removal of internally illuminated sign boxes on some properties since only the plastic message board is replaced. The District should be designated a Special Sign District.

Policy:

- a) The District should be included as a Special Sign District, and controls should address sign placement (not to obscure heritage features), size (compatible with historic precedent), and sign illumination (external only).
- b) Every new or replacement sign in the District should be subject to a sign permit application.
- c) Readograph signs are not consistent with the character of the area and should be avoided other than when used in association with public assembly (e.g. place of worship services).

7.7 Demolition Control

Recent amendments to the *Ontario Heritage Act* allow Council to prohibit the demolition of a structure designated under the Act. Properties within a heritage conservation district are considered to be designated.

Policy:

- a) Council will prevent the demolition of heritage buildings in the District.
- b) Where demolition is considered, such proposals are to be submitted for review under the *Town of Aurora Heritage Building Evaluation System*.

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 required for major redevelopment projects (i.e. multi-lot residential, commercial, institutional) in the District which involve the incorporation and restoration of a heritage building.

7.9 Tree Preservation

The preservation of mature vegetation is a major objective of the District Plan. Municipal by-laws currently allow the removal of up to 4 trees a year, of any size or species, on any property without any regulation.

The expanded mandate of the *Ontario Heritage Act* which enables municipalities to consider the preservation of aspects of “Cultural Heritage Value” permits municipalities to regulate the cutting of trees on private and public property as part of the district plan.

The introduction of an enhanced tree preservation program to support the objectives of the plan may be considered by the municipality.

Policy:

- a) Mature trees should be preserved to the greatest possible extent, except where removal is necessary due to disease, damage, trees which are dead and to ensure public health and safety, as certified by an arborist

7.0 Municipal Policies

- b) To facilitate achievement of the tree preservation objectives of the plan, the Town should consider development of an enhanced program for preservation of trees, taking into account impacts on staffing and funding. A new or modified program for tree preservation may be incorporated into the plan by municipal by-law.
- c) 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.
- d) To maintain the tree canopy, where trees are removed, a replacement tree should be provided at the same location or elsewhere on the property/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;
- a review body to provide advice on proposed alterations, new construction, demolitions in the District;
- 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 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.

By delegation from Council, the review of proposed work in the District from a heritage perspective is shared by Town staff and the Heritage Advisory Committee of Aurora. The Heritage Advisory Committee of Aurora is the Town's heritage advisory committee, created in accordance with the *Ontario Heritage Act*.

Approval of non-controversial items in conformity with the Plan is delegated to a nominated person on Town Staff. At the commencement of the District, the Town Community Planner, is the nominated person. Council may alter the delegation by resolution.

The permit process can be simplified into three processes: Heritage Permit, Building Permit (Heritage), and Site Plan Approval (Heritage). Essentially, the application and approval process varies with the magnitude of the project. For example, approval to repoint masonry with a lime rich mortar on a building should be received, in most cases, almost immediately from Town staff whereas a request to construct a new house would require a Site Plan Approval Agreement followed by a Building Permit.

8.2.1 The Heritage Permit

This type of application is only used when no other permits are required for the work to be undertaken. The following list identifies some of the types of minor projects which require a Heritage Permit:

- structural changes that affect a building's external appearance (e.g., removal or addition of a porch);
- new or different cladding materials for both walls and roofs (re-roofing in the same material is exempt);
- 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 repointing;
- 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);

Residents are encouraged to contact the Community Planner concerning any questions about heritage permits. In addition, applicants are requested to confirm their projects with the Building Standards Department to ensure that a Building Permit is not required. There is no fee for a Heritage Permit.

A Heritage Permit is not required for a wide variety of minor projects. These are listed in Section 3.1.2.

The permit procedure has been designed to streamline and minimize the time and effort needed by the applicant to gain this approval. Council and the Aurora Heritage Advisory Committee have delegated the approval of non-controversial Heritage Permits to Town staff. Most applications can be dealt with at the desk.

Heritage Permit Procedure

Applicant:

- Reviews project with Town Staff.
- Confirms with Building Standards whether a Building Permit is required.
- Completes one-page Heritage Permit application form.

Town Staff:

- Reviews application and either:
 - approves or refuses permit;
 - circulates application or notice of approval
- Provides a summary of all decisions to Heritage Advisory Committee of Aurora for information.
- Forwards application to Committee/Council if outstanding issues cannot be resolved.

8.0 Implementation

8.2.2 Building Permit (Heritage)

A Building Permit in a Heritage District is considered to be a permit issued pursuant to the *Ontario Heritage Act*. The Building Permit (Heritage) process usually involves proposals that are generally minor, but require structural changes and therefore require compliance with the Building Code. Types of projects requiring a Building Permit include:

- new construction or structural repairs to porches, chimneys, roofs, walls, etc.;
- demolition;
- additions;
- commercial signage;

There is no additional fee beyond what is normally required to obtain a Building Permit outside of the District. Council and the Aurora Heritage Advisory Committee have delegated the approval of non-controversial Building Permits to Town staff.

The approval procedure is essentially the same as for any building permit application with Town Staff or, in some cases, the Aurora Heritage Committee, simply being a review body as part of the ordinary circulation of the application.

Building Permit (Heritage) Procedure

Applicant:

- Applies to the Building Standards Department and completes the standard application.
- Consults with Town Staff, if desired

Building Standards:

- Circulates application to Town Staff.

Heritage Staff:

- Reviews application and either:
 - approves permit or refuses permit with comments;
 - circulates to the Aurora Heritage Advisory Committee for comment.
- Provides a summary of all decisions to Heritage Advisory Committee of Aurora.
- Forwards application and report to Committee/Council if outstanding issues cannot be resolved.

8.2.3 Site Plan Approval (Heritage)

A Site Plan Agreement in the District is considered to be a permit issued pursuant to the *Ontario Heritage Act*.

The Site Plan Approval (Heritage) process requires the submission of detailed building elevations, a site plan, and a tree preservation/landscape plan. A full application review is required for all new buildings in the District (including residential properties) not including secondary buildings such as garages, outbuildings, etc.)

A simplified Site Plan Agreement is used for low density residential development. A standard Site Plan Agreement is used for all commercial, institutional, industrial, or multiple residential developments.

There is no additional fee beyond what is normally required for Site Plan Approval outside of the District.

The approval procedure is essentially the same as for any site plan application with Heritage Aurora simply being a review body as part of the application circulation.

Site Plan Approval (Heritage) Procedure

Applicant:

- Applies to the Planning Department and completes the standard application form.
- Consults with Town Staff, if desired.

Planning Department:

- Forwards application to Town Staff.

Town Staff:

- Circulates application to Town departments and external agencies.
- Assists the Aurora Heritage Advisory Committee in reviewing application submission.
- Forwards comments to applicant and may recommend changes.
- Determines who can approve the application (Commissioner of Development Services, Minor Applications Committee, or Development Services Committee).
- Forwards application and report to Committee/Council if outstanding issues cannot be resolved.
- Forward all requirements to Legal Department for inclusion in Site Plan Agreement for projects over 50m².

Legal Department:

- Drafts Site Plan Agreement and forwards to applicant for signing.
- Forwards Agreement to Mayor/Clerk for execution after owner has signed.

Once approval of a site plan submission is obtained, a Building Permit application can be submitted.

8.0 Implementation

8.3 Appeal Process

Final authority for issuing permits is with Council, under the Ontario Heritage Act. Applications that are not able to be resolved in the delegated approval process can be forwarded to Council for final resolution.

According to the provisions of the Ontario Heritage Act, if a heritage permit application is denied by Council, or approved with terms and conditions the applicant does not support, the applicant can appeal the decision to the Ontario Municipal Board. The Board can approve, approve with conditions, or dismiss the application.

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 Aurora Official Plan, Site Plan Control By-law, Zoning By-law and the Sign By-law.

8.6 Understanding the District Plan

The Community Planner 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 guideline 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 Aurora Inventory of Heritage Buildings 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 Aurora on matters related to the District Plan of significant importance or public interest.

8.7 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.
- Olde Aurora Ratepayers Association and the Aurora 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 Aurora Library should act as a repository for reference copies of the District Plan.
- An award program should be initiated in order to recognize those individuals who have undertaken outstanding restoration works on heritage buildings, and good examples of sympathetic infill construction in the District.

Future Actions

- A district specific web-page should be created under the Heritage Advisory Section of the Town Website providing information updates and links to sites that are relevant to property owners in Northeast Old Aurora.
- The installation of District entry/identity signage should be considered.
- The creation of a bi-annual Heritage District Newsletter directed to owners and tenants located in the District should be pursued.
- The installation of Heritage District street name signs and the introduction of a distinctive District sidewalk stamp should be considered.
- The interpretive plaque program for significant buildings should be continued.
- Northeast Old Aurora residents should be encouraged to serve on the Heritage Advisory Committee of Aurora to provide local representation.

Part D

Design Guidelines

9.0 Guidelines for Buildings and Surroundings

9.0 Guidelines for Buildings and Surroundings

9.1 Overview – Design Guidelines

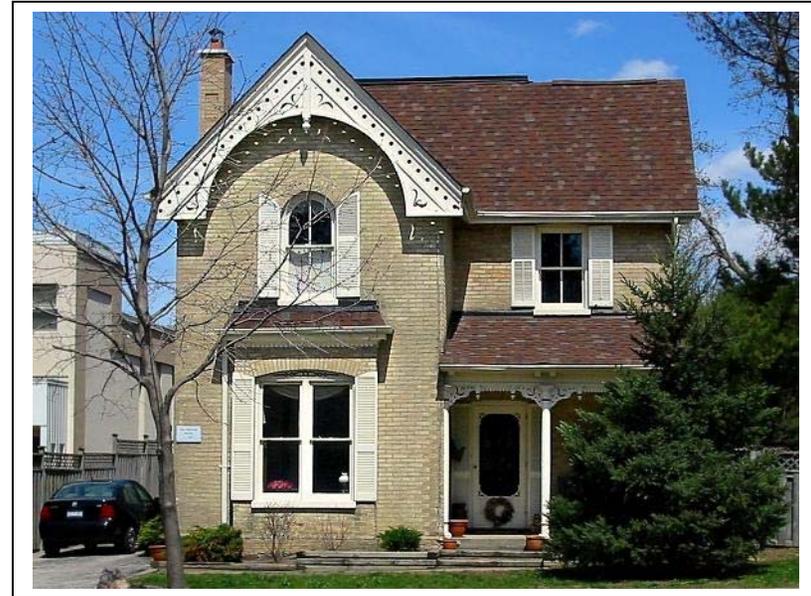
In terms of its architecture, historical development, mature flora, and its setting on undisturbed natural topography, Northeast Old Aurora is a distinct place in the larger municipality of the Town of Aurora.

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 District. 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 Northeast Old Aurora. 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 the existing character of Northeast Old Aurora, which is widely appreciated by the citizens
- It is recommended that design professionals with experience in heritage design and restoration be retained for work on significant heritage buildings in the District



Late 19th Century House, Catherine Avenue.

Design influenced by the Italianate and Gothic Revival Styles of the Victorian Era. Features include decorative bargeboards, louvered wood shutters, double hung windows including segmental arched and round headed varieties. It also includes a wood front porch with decorative trim. The house is built from a local variety of yellow brick which was popular in the 19th Century and is seen throughout the neighbourhood.

9.0 Guidelines for Buildings and Surroundings

The character of Northeast Old Aurora consists of many elements:

- Significant natural features include the topography and the open spaces.
- Significant cultural elements include the village-like road profiles, the varied lot sizes, rich planting, and over 80 years of architectural history. The historic buildings serve to define the heritage character of the neighbourhood.

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.

A key element of the guidelines is a handbook of the architectural styles found in Northeast Old Aurora.

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:

Streetscapes

Scale, Massing and Site Conditions

Architectural Styles

Heritage Design & Details

Existing Heritage Buildings

- Maintenance
- Renovation
- Additions

Existing Non- Heritage Buildings

New Development

- Residential Areas
- Yonge Street Corridor

Streetscapes

- Public Works

Landscapes

Gateways

Building Materials Checklists

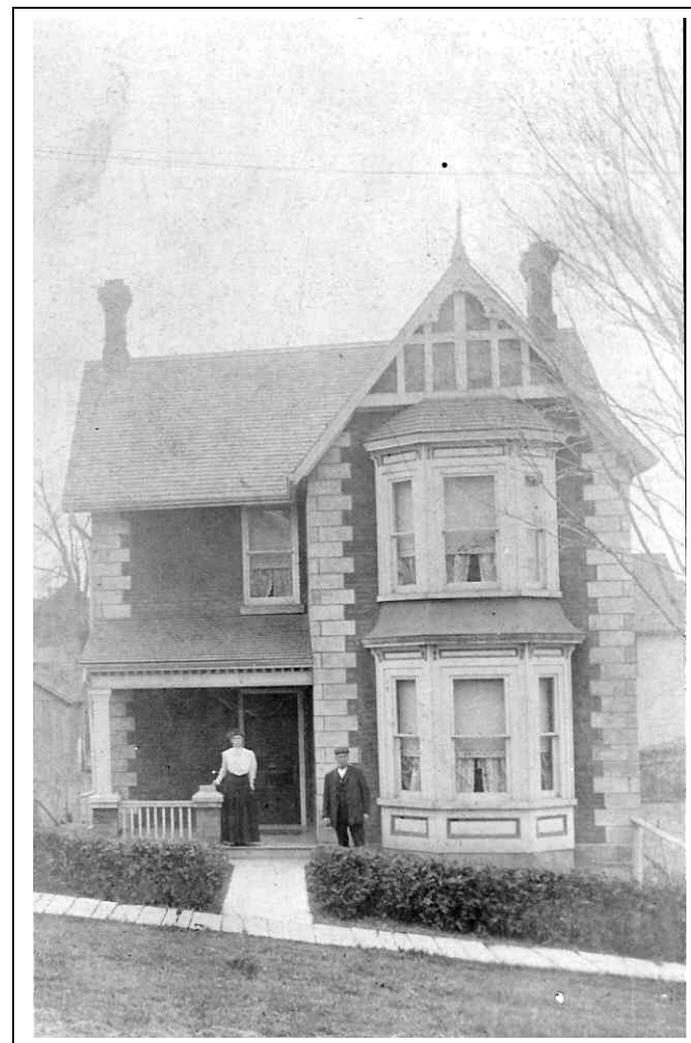
9.1.1 Streetscape

The Northeast Old Aurora Heritage Conservation District contains over one hundred and twenty structures that are of heritage interest and which contribute to the character of the neighbourhood and may be considered for designation under Part IV of the Ontario Heritage Act for their historical, architectural and/or contextual significance. This grouping of heritage structures in a relatively compact area is one of the reason for which Northeast Old Aurora merits designation as a heritage conservation district. While architecture is a key component, the factor which makes Northeast Old Aurora one of York Region's most significant heritage areas, is the way in which these structures relate together with the surrounding streetscapes to form a cohesive heritage environment. The neighbourhood of Northeast Old Aurora grew gradually over time. As a result, while there are many elements which are common throughout the District, each street possesses its own unique characteristics.

In planning for additions, alterations and new construction within the District, it is important to take into account the character of the street. The successful project is not one that stands out, or changes the character of the street, but rather one that is harmonious with and re-enforces the existing heritage character. The streetscapes of the District can be viewed from many different vistas with each conveying a unique understanding and appreciation of the area. The following pages describe the views, features and characteristics associated with each streetscape and provide locally specific guidelines to ensure the preservation of the heritage character of the District as it continues to evolve and develop.

Guidelines

- 1) Streetscape elevations should be provided for each street that will be impacted by a proposed development/new construction
- 2) New construction should not overwhelm the streetscape, but harmonize with and reinforce the existing heritage character.



7 Catherine Avenue, circa 1900
Source: Aurora Historical Society

9.1.1 Streetscape

9.1.1.1 Street Specific Guidelines.

The following are locally specific guidelines for each street in the district to be considered in conjunction with the broader district guidelines and policies outlined in this document.

Guidelines

CENTRE STREET (YONGE TO SPRUCE)

- 1) New development should be respectful of the scale, massing and rear-yard amenity area of adjoining properties.
- 2) New construction should facilitate the establishment of a high quality streetscape in keeping with the architectural character of the district.

CENTRE STREET

- 1) Existing Heritage Buildings should be evaluated and retained in new developments.
- 2) The re-establishment of a mature tree canopy through planting is encouraged;
- 3) Due to the smaller scale of the heritage building stock, larger additions may be supported subject to a sensitive integration with the existing heritage building, maintenance of the historic streetscape character and regard for the quality of rear-yard amenity area of adjoining properties
- 4) New construction should consider the predominant architectural styles on the street (e.g. Victorian/Georgian era);
- 5) Parking areas on lots running through to Wellington should be appropriately screened to maintain the residential character of the street;



Catherine Avenue – Tree Canopy



Yonge Street – Hillary House

CATHERINE AVENUE (YONGE TO SPRUCE)

- 1) New construction should consider the predominant architectural styles on the street (mid-late Victorian era styles)
- 2) Any redevelopment of the Catholic Church property should retain the heritage house at 16 Catherine Avenue;
- 3) Any redevelopment of the Catholic Church property beyond 16 Catherine, should respect the topography and residential scale of development at the streetscape;
- 4) The generous spacing pattern between buildings should be maintained;
- 5) Development proposals should respect the integrity and context of existing heritage resources;

CATHERINE AVENUE (SPRUCE TO WALTON)

- 1) Development proposals should respect the integrity and context of existing heritage resources;
- 2) New construction should consider the predominant architectural styles, materials and scale on the street;
- 3) Additions may be of complementary materials;
- 5) The maintenance of the existing mature tree canopy is supported;

MAPLE STREET

- 1) The generous spacing pattern between buildings should be maintained;
- 2) Development proposals should respect the integrity and context of existing heritage resources;
- 3) New development should consider the diversity of historical styles on the street. Generally, where there is an existing dwelling of one particular style, a new building should reflect one of the other styles on the street;
- 4) Redevelopment of the portion of the Church property facing Maple Street should respect the single detached residential character of the buildings on the north side of Maple Street.

FLEURY STREET

- 1) Development proposals should respect the integrity and context of existing heritage resources;
- 2) New construction should consider the predominant architectural style, materials and scale on the street (2-storey, Brick, Edwardian/Four Square);
- 3) Additions may be of complementary materials;
- 4) The maintenance of the existing mature tree canopy is supported;

MARK STREET

- 1) Development proposals should respect the integrity and context of existing heritage resources;
- 2) New construction should reflect the predominant architectural styles, materials and scale on the street;
- 3) Due to the smaller scale of the heritage building stock, and larger lot sizes on the south side of Mark Street, larger additions may be supported subject to a sensitive integration with the existing heritage building, maintenance of the historic streetscape character and regard for the quality of rear-yard amenity area of adjoining properties
- 3) Additions may be of complementary materials;
- 4) The maintenance and enhancement of a mature tree canopy through planting is encouraged;

YONGE STREET

(see Section 9.5.3 - Yonge Street Corridor Guidelines)

9.1.2 Building Placement and Massing Conditions

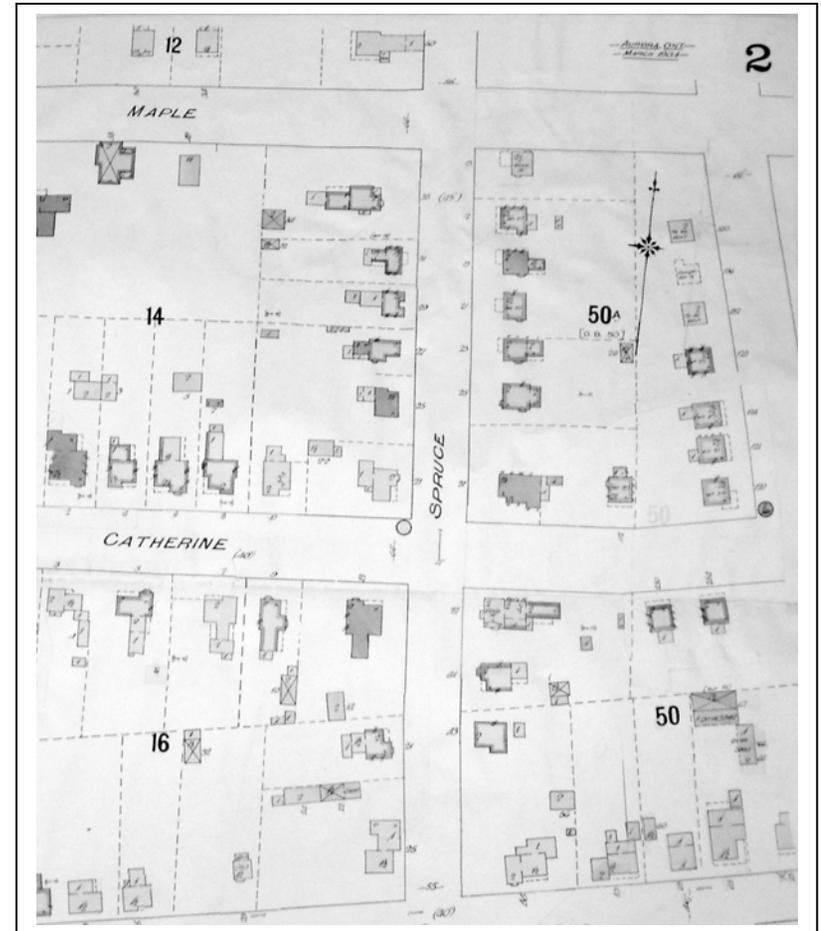
9.1.2 Overall Site and Scale Conditions

Most of the district was developed as single family dwellings, which share a basic historical pattern of scale, lot size, and placement of houses on their lots. An important attribute of a successful Heritage District is the maintenance of the distinctive form, scale, massing and spacing found on the traditional streetscape, with the predominant building form being small to medium sized, single detached dwelling. Established before the introduction of the automobile, the local streets often possess a rhythm that emphasizes the individual house rather than the garage which is a dominant element of modern residential architecture.

Key elements of scale, massing and site which predominate in the northeast old aurora neighbourhood and should be maintained are as follows:

- The predominant Single Detached dwelling form;
- Side yard driveways and rear or flankage yard garages which results in generous side-yard spacing between buildings;
- Generous rear yard amenity space;
- Front yard porches and verandas;
- A compatible range of building heights and styles;
- Consistent alignment of buildings in the streetscape;

The following guidelines expand upon the building policies of Section 4 of this document to provide a framework for maintaining the overall, scale massing and site conditions in the district, while allowing sufficient flexibility to expand and enhance property to meet the requirements of modern lifestyles.



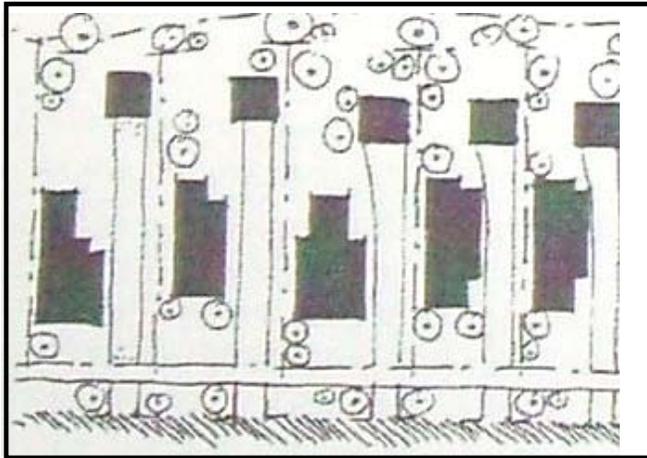
The overall site, scale and placement conditions existing in this 1904 Insurance Plan of Northeast Old Aurora continue to exist today. Side-yard driveways, consistent close proximity of buildings to the street and generous rear-yard amenity area are all evident.

Source: Aurora Historical Society

9.1.2 Building Placement and Massing Conditions

9.1.2.1 Traditional Spacing and Driveway Placement

The generous spacing between buildings in the heritage district formed by side yard driveways and rear yard garages is a key element in the districts character and should be maintained.



Side yard driveways and rear yard garages are predominant in the district.

Guideline

- a) To preserve traditional spacing of buildings, new garages for new or existing houses shall be separate rear or flankage outbuildings.
- b) Existing side driveways shall be maintained.

9.1.2.2 Rear Yard Spacing and Amenity area

The generous rear yard amenity area space provided for on most properties in the district by the historic lotting pattern was identified through community consultation as a key amenity and character defining element of community. With most

homes in the district a century or more in age, there is inevitably pressure to expand the building envelope into this area in order to meet modern living standards. To provide a balance between the need to enhance and expand living space and the desire for quality amenity area, a number of heritage districts in Ontario have established figures to limit the maximum expansion of dwellings. After surveying historic building stock and lot sizes, a maximum building depth of 16.76m (55 feet), not including open porches with an option for further single storey rear expansion to the rear was established as a reasonable limitation.

Guideline

- a) To preserve the backyard amenity in neighbouring buildings, new construction, whether new buildings or additions to existing buildings should be limited so that the basic depth of houses will be limited to 16.8 metres, not including a fully open front porch.

Where the existing lot is more than 20% longer than the average lot depth in the district (42m or 137'6") or the width of the existing heritage house is less than 50% of the width of the lot, an additional 2.1metres (6'11" of depth should be allowed

An additional 2.1 (6'-11") metres of depth should be allowed for one-storey extensions, not higher than 4.6 metres (15'), as:

- An enclosed room no wider than half the width of the widest part of the house, not including a garage.

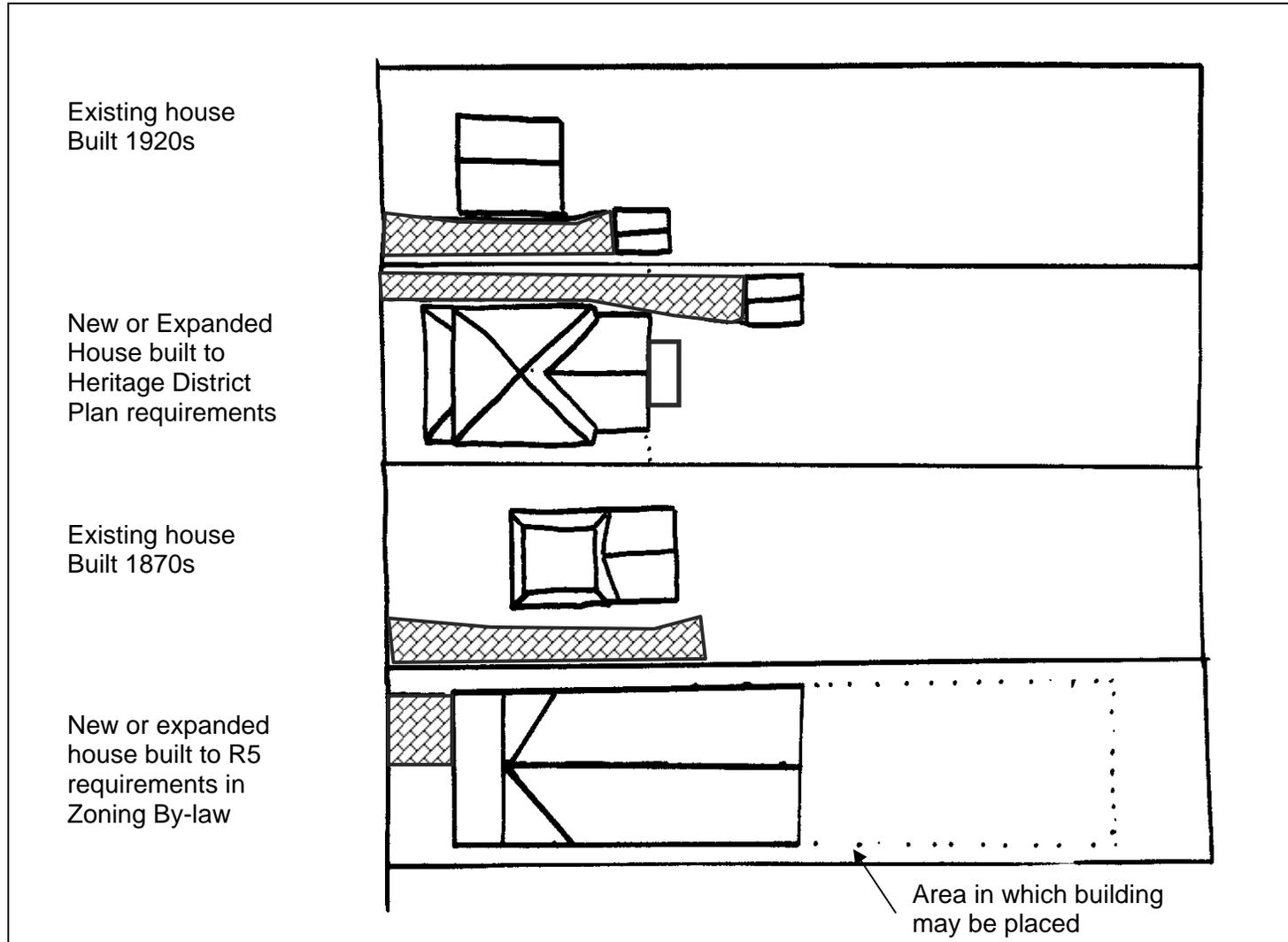
A completely open porch projection is not to be included in the calculation for building depth.

- b) To reduce the visual perception of mass of buildings and additions in the district it is recommended that where feasible and reasonable, applicants use best efforts to include an inset at minimum of 0.3m (1 ft) from the side-yard and that the roof be set down a minimum of 0.3m (1 ft) beyond the depth of 12 metres (39' 3")

9.1.2 Building Placement and Massing Conditions

9.1.2.2 Rear Yard Spacing and Amenity area

A demonstration of the effects of the Heritage Conservation District Plan requirements using actual lot depths with respect to the following requirements: a) side yard driveways and rear yard garages; b) maximum building depth of 16.8 m with 2.1m single storey extension and d) inset of building by 0.3m beyond 12m in depth.



9.1.2 Building Placement and Massing Conditions

9.1.2.3 Building Height

In the residential neighbourhood, building heights are within a relatively consistent range, which is a contributing feature to the heritage character.



Buildings in the District have a compatible range of heights

Guidelines

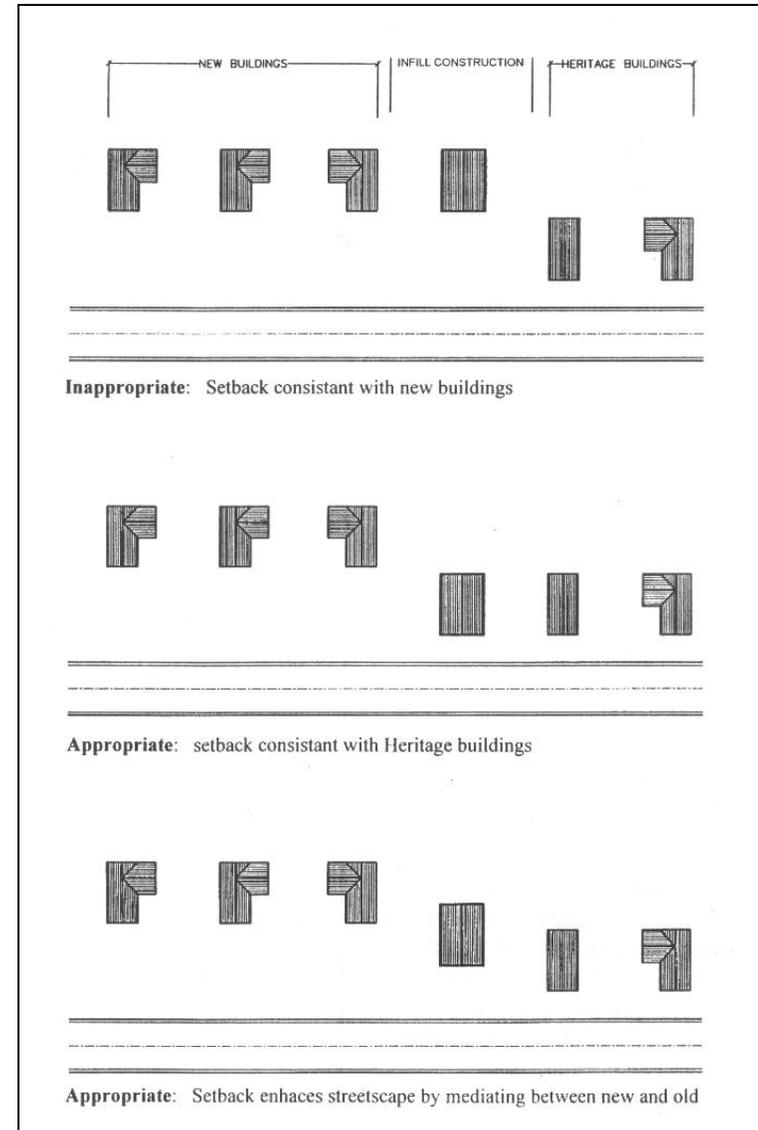
- 1) The height of existing heritage buildings and additions should be maintained;
- 2) New buildings or modified non-heritage buildings should be designed to preserve the scale and pattern of the historic District.
- 3) New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block
- 4) The finished first floor height of any new house should be consistent with the finished first floor height of adjacent buildings.

9.1.2.4 Building Placement

The traditional pattern of residential setbacks in Northeast Old Aurora is an important contributor to the character of the District. Buildings are generally located closer to the street than those in most modern suburban developments.

Guidelines

- 1) New construction should respect the overall setback pattern of the streetscape on which it is situated.
- 2) New construction should be located at an angle which is parallel with the prevailing pattern of the street



Building placement patterns in the district

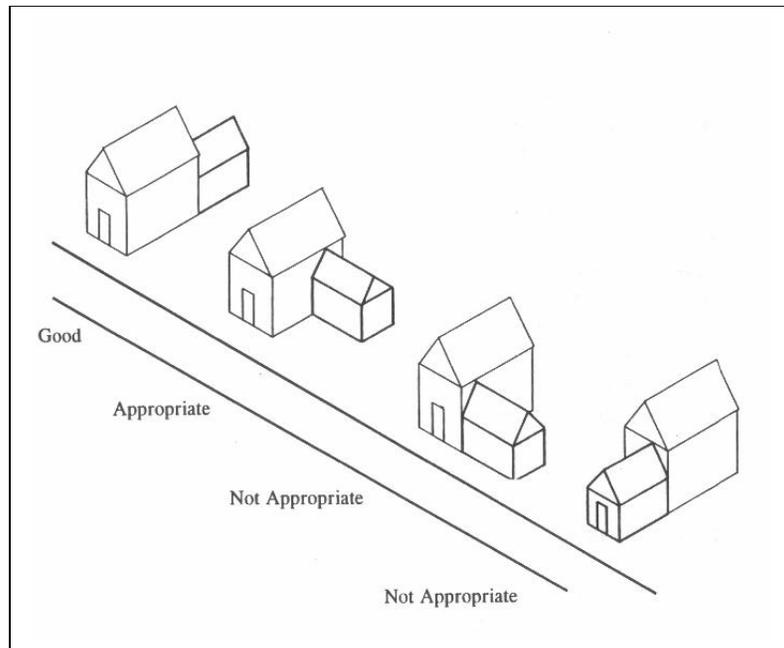
9.1.2 Building Placement and Massing Conditions

9.1.2.5 Placement of Additions

Since much of the building stock of the district dates back at least 100 years, it is inevitable that over time additions and alterations would be necessary. The traditional pattern of additions in the district is to locate them to the rear where they are not visible from the street and do not interfere with the historical form of the main building.

Guidelines

- 1) Attached exterior additions should be located at the rear or an inconspicuous side of an historic building.



The visual impact of the location of an addition and its relationship to the streetscape

9.1.2.6 Scale and Massing For Garages

Since the district was always relatively urban in character, rear-yard garages and outbuildings are generally reflective of this in terms of overall design, and are relatively modest in terms of scale and height.

Guidelines

In order to maintain the character and quality of the generous rear yards, new rear-yard garages and outbuildings should have gable or hipped roofs, with a maximum height of 4.6 metres.

New garages should consider the character of traditional carriage house designs.

- New garage for new or existing houses will have gable or hipped roofs, with a maximum height of 4.6 metres.



New garage in a heritage conservation district

9.1.3 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, even 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.

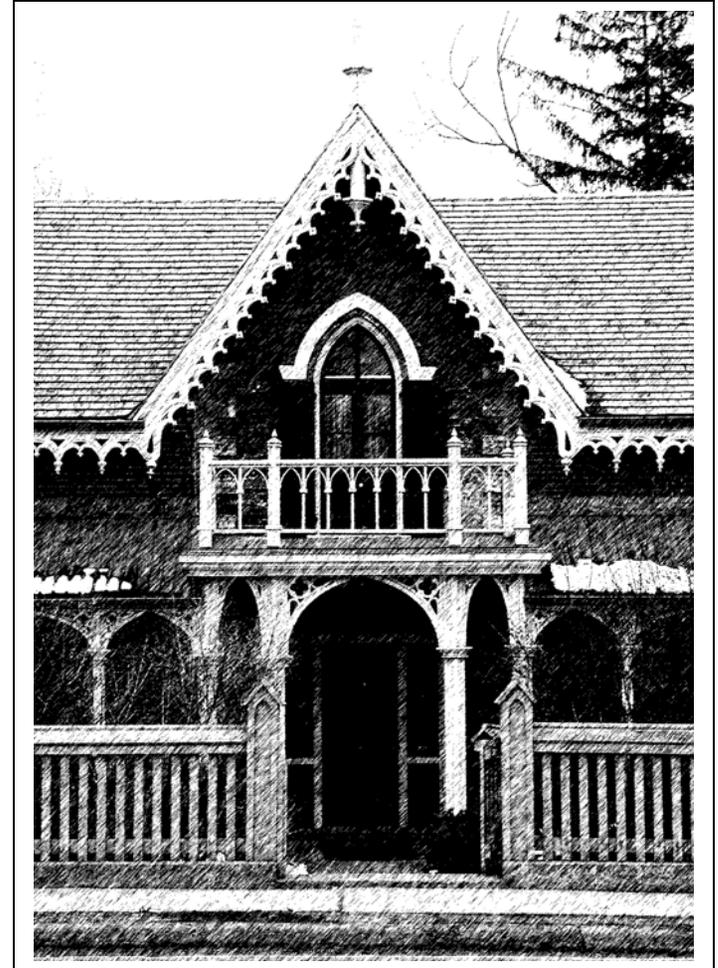
Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal styles that have appeared in Northeast Old Aurora, both heritage styles and more recent ones. This section is necessarily brief and does not replace the real research needed for authentic work, as described in Section 1.3.2 and 1.5.1.

In the Guidelines that follow, reference is made to architectural styles for all types of buildings in the Village: existing heritage buildings, existing non-heritage buildings, and new development. The following pages show the characteristics of the local architectural styles. There is a glossary of terms used at the back of this Plan. Pictures of Ontario Styles and an illustrated glossary are also available on-line at:

www.ontarioarchitecture.com .

Guideline:

- 1) Additions and alterations to an existing heritage building should be consistent with the style of the original building.
- 2) New developments should be designed in a style that is consistent with the vernacular heritage of the community.
- 3) All construction should be of a particular style, rather than a hybrid one. Many recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or *château* style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.



Hillary House National Historic Site at 15372 Yonge Street, Northeast Old Aurora, is regarded as one of the finest examples of Ontario Gothic Revival Style Architecture in Canada.

9.1.3 Architectural Styles



Second Empire



Edwardian/Foursquare



Ontario Gothic Revival



Italianate



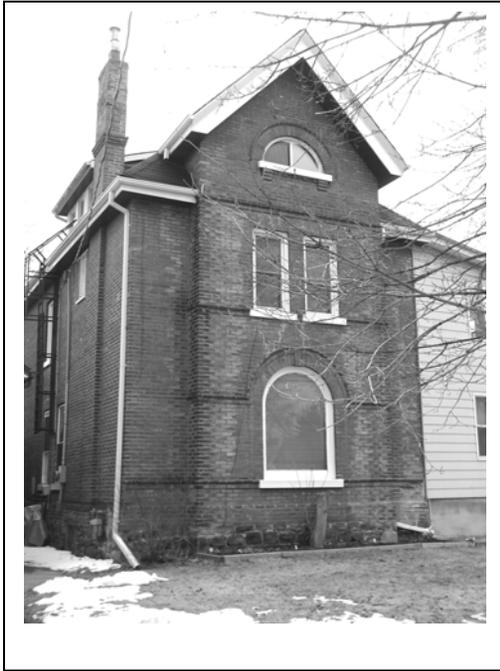
Georgian



Arts and Crafts

Architectural Styles of Northeast Old Aurora

Northeast Old Aurora contains a variety of styles of architecture. The architectural character of the neighbourhood evolves significantly as the area opened for settlement. On Yonge Street, the area north of the Downtown saw many estate scale houses. The first survey east of Yonge features Victorian Gothic Revival Architecture, Fleury Street and eastern Catherine Avenue feature Edwardian, Queen Anne and Arts and Crafts Styles, while Centre Street and Maple Street which evolved more slowly feature a mix of styles from all periods. For more detailed information about Styles refer to **Appendix "A"**.



Romanesque Revival



Victorian Gothic Variations



Queen Anne



Tudor Revival



Homestead - Vernacular

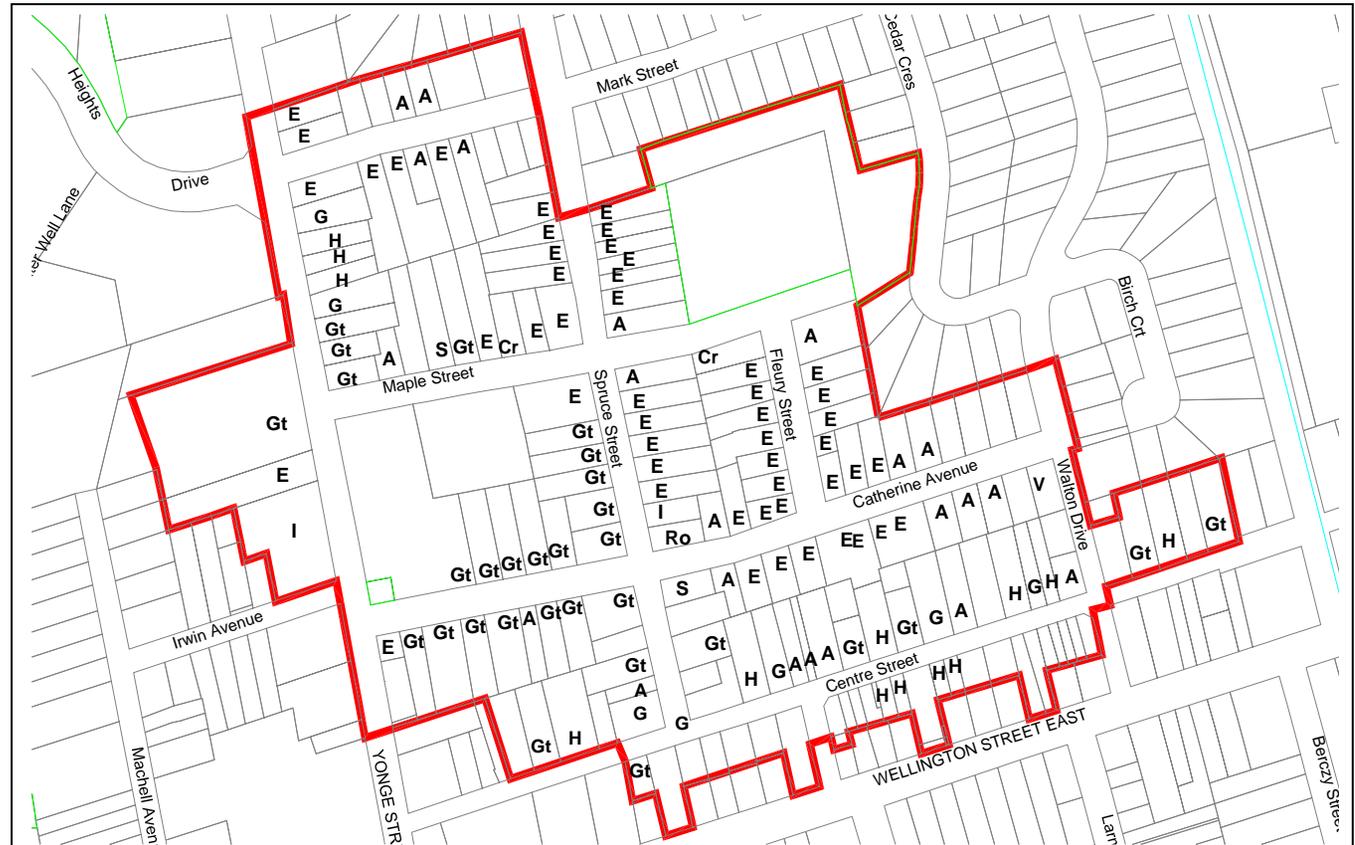
Architectural Styles of Northeast Old Aurora

For more detailed information about Styles refer to **Appendix “A”**.

9.1.3 Architectural Styles

Key:

- G** Georgian
- Gt** Gothic
- I** Italianate
- S** 2nd Empire
- Ro** Romanesque Revival
- E** Edwardian/
Foursquare
- A** Arts & Crafts
- H** Homestead /
Vernacular
- Cr** Colonial
Revival
- V** Victory



DISTRIBUTION OF HISTORICAL STYLES IN THE DISTRICT

The distribution of historic architectural styles within the area reflects the lengthy process of original development in Northeast Old Aurora. This “historic geography” is as much a heritage resource as the individual buildings.

H

9.1.3.1 Pattern Books

Across North America, a major influence on architectural design in the late 19th and early 20th Centuries came from pattern books produced in the United States. Some of the books, such as those by Gustav Stickley, who was a major proponent of the Arts and Crafts Movement, the catalogue was intended to provide examples of plans and design inspiration. For larger firms, such as Sears Roebuck, the catalogue represented actual houses that people could purchase and have shipped in pieces to their lot via the railway. The design of a number of houses in northeast old Aurora was likely inspired either directly by pattern books or by recently constructed pattern book homes and adapted to the local context (e.g application of brick).

Today, many of the early 20th Century building catalogues have been re-printed and are widely available. The largest producer of this material is Dover Publications <http://store.doverpublications.com/>

Guideline

Refer to relevant architectural pattern books when considering restoration of your building.

FIVE OR EIGHT ROOMS AND BATH



THE VALLONIA is a prize bungalow home. It has been built in hundreds of localities. Photographs and many testimonials confirm the splendid features and value. Customers report of saving as much as \$7,500.00 on their Vallonia and often selling at a big profit.

The Vallonia is favored by a sloping, overhanging roof and shingled dormer which has three windows. Roof has a timber cornice effect. Sided with cypress (the wood eternal). Porch extends entirely across front of house, with lattice-work beneath porch floor. Here under the shade of its roof (with option of screening part or entire porch), you may enjoy leisure hours during summer on a swing or easy chair. Children quickly adopt this porch for play or study.

Perfect harmony in all details marks the architecture of the Vallonia. Every inch of material is "Honor Bilt" quality and workmanship.

FIRST FLOOR
The Living Room. A handsome San Jose door opens into the cheerful living room. Size, 13 feet 2 inches wide by 12 feet 1 inch deep. Liberal wall space accommodates piano and furniture. Three windows provide light and air.
The Dining Room. A cased opening divides living and dining rooms. Here the usual dining furniture has enough space for an attractive arrangement. Two windows assure light and ventilation.
The Kitchen. From the dining room a swinging door opens into the pleasant kitchen. The range space is just inside the door. Beneath the double window is plenty of space for a table and chairs. Sink is underneath the rear window. A door opens to a convenient pantry, lighted by a window. Everything about this kitchen has been planned to win the lasting approval of the housewife. Just outside the door is the enclosed rear entry with space for refrigerator. Here, also, are stairs to grade and basement.
The Bedrooms. From dining room a passage opens into hall that gives privacy to front and rear bedrooms and bath. There is a clothes closet in the passage and a linen closet in the hall. Each bedroom has two windows and a clothes closet. A feature of the rear bedroom is a storage closet with shelves. The bathroom has a medicine case and a window.

SECOND FLOOR
An enclosed stairway leads from the dining room to second floor. We will furnish material for three bedrooms and three closets on second floor, with single floor for \$247.00 extra. See plan at lower right.
Basement. Room for furnace, laundry and storage.
Height of Ceilings. Basement, 7 feet from floor to joists. Main floor, 9 feet from floor to ceiling.

Options
Sheet Plaster and Plaster Finish, to take the place of wood lath, \$175.00 extra, for first floor; with attic, \$200.00 extra. See page 109.
Out Doors, Trim and Floors for living room and dining room. Maple Floors in kitchen and bathroom, \$245.00 extra.
Original Slate Saturated Asphalt Shingles, instead of wood shingles, \$160.00 extra.
Screen Door and Windows, \$54.00 extra, without attic, and \$70.00 extra, with attic.
Screen Door and Windows, galvanized wire, \$35.00 extra, without attic, and \$60.00 extra, with attic.
For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

For Our Easy Payment Plan See Page 144

Page 46 **See Introductory Chapters of the Vallonia in the Sears and Roebuck Catalogue** 1926

The Vallonia is Shown in Colors on Page 20

Honor Bilt

The Vallonia

No. P13048A "Already Cut" and Fitted

\$2,076.00

What Our Price Includes

At the price quoted we will furnish all the material to build this bedroom bungalow, consisting of:
Lumber: Lath;
Roofing, Best Grade Clear Red Cedar Shingles;
Siding, Clear Cypress or Clear Red Cedar, Bevel;
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
Floors, Clear Grade Douglas Fir or Pacific Coast Hemlock;
Porch Flooring, Clear Sipe Grade Fir;
Porch Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock;
Finishing Lumber;
High Grade Millwork (see pages 110 and 111);
Interior Doors, Two Inverted Cross Panel Design of Douglas Fir;
Trim, Beautiful Grain Douglas Fir or Yellow Pine;
Medicine Case;
Windows of California Clear White Pine;
40-Lb. Building Paper; Sash Weights;
Eaves Troughs Down Spouts;
Chicago Design Hardware (see page 132);
Paint for Three Coats Outside Trim and Siding;
Stain for Shingles on Dormer Wall for Two Break Coats;
Shingles and Varnish for Interior Trim and Doors;
Complete Plans and Specifications.
Built on concrete foundation and excavated under entire house.
We guarantee enough material to build this five-room bungalow. Price does not include cement, brick and plaster.
"Honor Bilt" Construction explained on pages 12 and 13.

OPTIONS

Sheet Plaster and Plaster Finish, to take the place of wood lath, \$175.00 extra, for first floor; with attic, \$200.00 extra. See page 109.
Out Doors, Trim and Floors for living room and dining room. Maple Floors in kitchen and bathroom, \$245.00 extra.
Original Slate Saturated Asphalt Shingles, instead of wood shingles, \$160.00 extra.
Screen Door and Windows, \$54.00 extra, without attic, and \$70.00 extra, with attic.
Screen Door and Windows, galvanized wire, \$35.00 extra, without attic, and \$60.00 extra, with attic.
For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

For Our Easy Payment Plan See Page 144

Can be built on a lot 36 feet wide



This house can be built with the rooms reversed. See page 4.



Planned Second Floor Plan \$247.00 Extra

Small Houses of the Twenties: The Sears, Roebuck 1926 House Catalogue, Dover Publications Inc and Athenaeum of Philadelphia, Reprint 1991.

9.1.3 Architectural Styles

9.1.3.2 Commercial Architecture

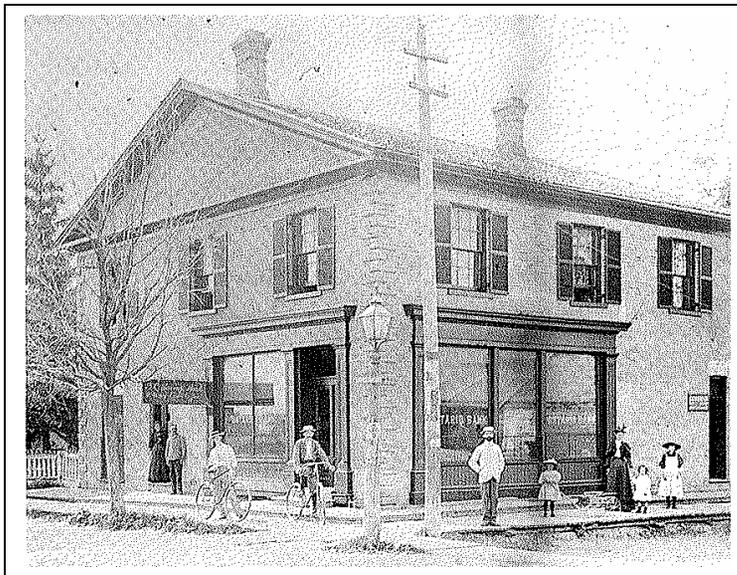
Northeast Old Aurora is principally a residential district, however, there are a number of examples of historic commercial architecture on adjacent or nearby properties which could provide design inspiration for future commercial development on Yonge Street. A variety of styles were seen, some of which were different than the residential styles. These included Traditional Victorian storefronts, Beaux Arts Classicism as seen in the former Bank of Montreal Building and Art Deco, as seen in the former Aurora Dairy building at the northeast corner of Yonge and Centre Streets. The Corner entry was an often seen feature of commercial architecture in north Aurora.

Guideline

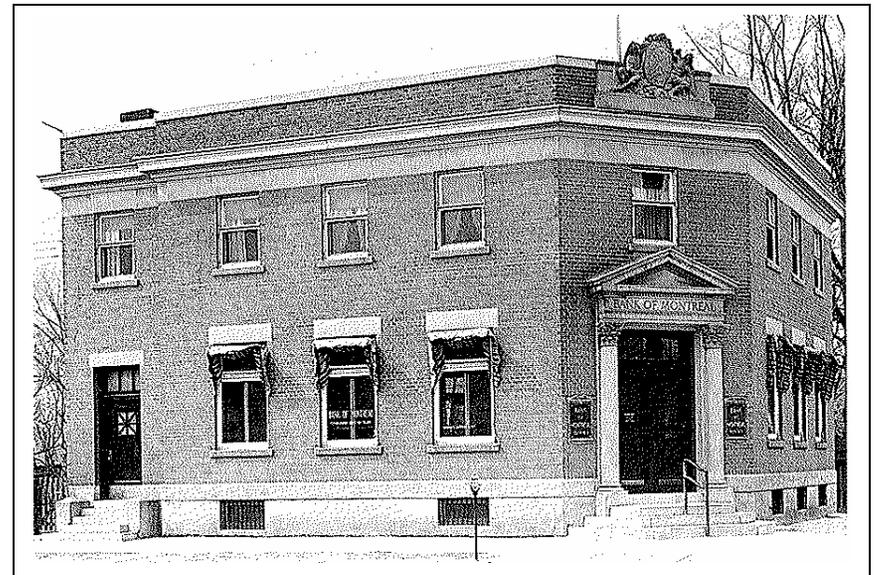
Refer to relevant local commercial architectural precedents for design inspiration for new commercial buildings.



Art Deco Style – Aurora Dairy, Yonge and Centre (Demolished)
Source: Aurora Historical Society



Georgian – Yonge and Wellington (Demolished)
Source: Aurora Historical Society



Beaux Arts Classicism – Yonge and Wellington (Demolished)
Source: Aurora Historical Society

9.1.3 Architectural Styles

9.1.3.3 Place of Worship - Architecture

Prior to the Second World War, there were no places of worship in Northeast Old Aurora until the arrival of the Our Lady of Grace Catholic Church after the Second World War. The original church built circa 1953 was a simple, frame Gothic Revival Church. By 1983, the growing parish forced the demolition of this building and erection on the same site of a much larger brick church with a prominent front colonnade.

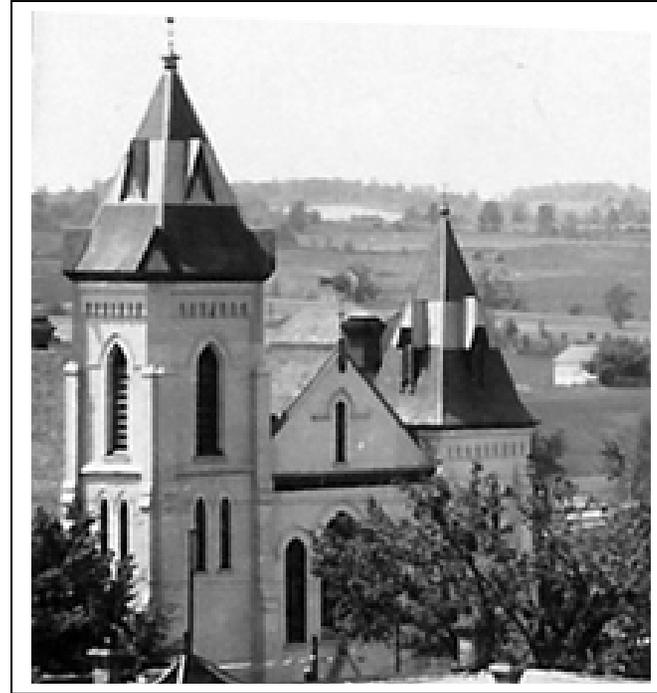
Old Aurora has numerous examples of place of worship architecture, many of which utilized the Gothic Revival Style.

Guideline

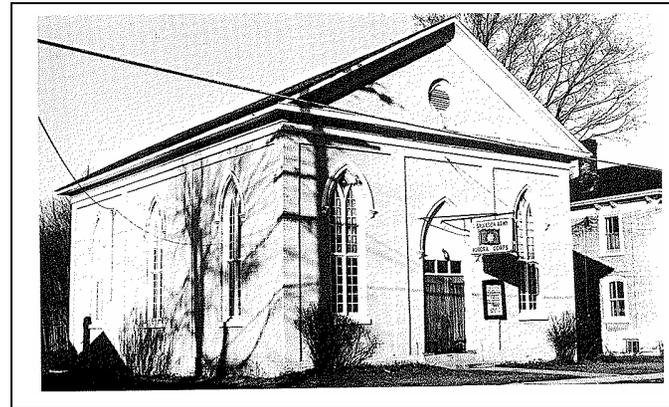
Place of worship architecture tends to follow the trends of each particular faith. The District plan does not require places of worship to follow a particular style, however, in the event of construction of a new church, scale, massing and materials should be compatible with the district character



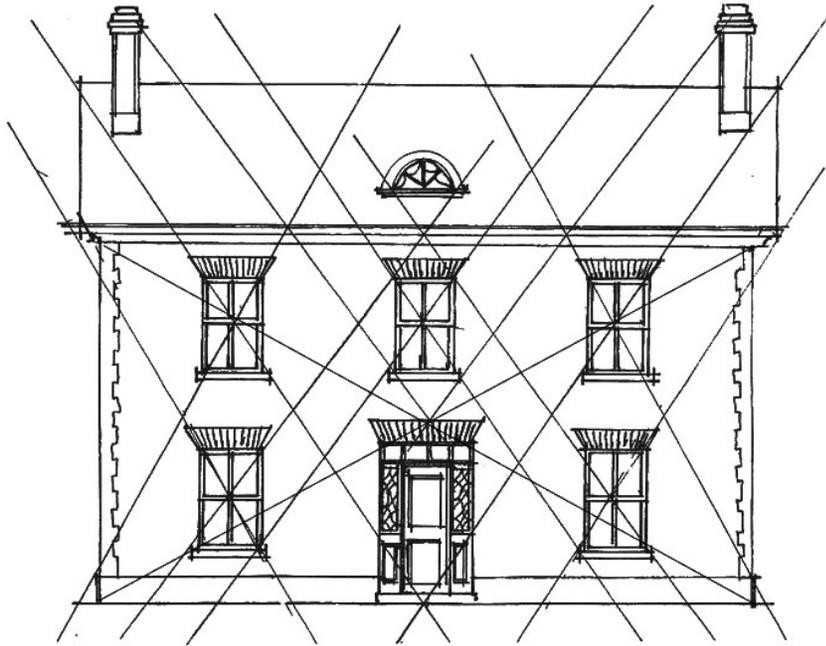
Our Lady of Grace – original church, built 1953, mid-20th Century Gothic Revival influences
Source: Aurora Historical Society



United Church – Gothic Revival Style
Source: Aurora Historical Society



Salvation Army Church – Classical Revival and Gothic Revival elements
Source: Aurora Historical Society



Geometry governed most heritage design. In this example, 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.

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. See Section 10.2 for sources of further information.

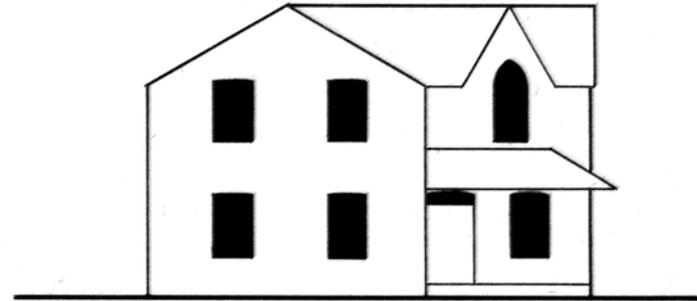
9.2 Heritage Design and Details

9.2.3 Proportion

The proportion of windows to walls and the proportion individual window openings is 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, as shown in the upper sketch.

The windows in the lower sketch are too large, and too wide for their height.



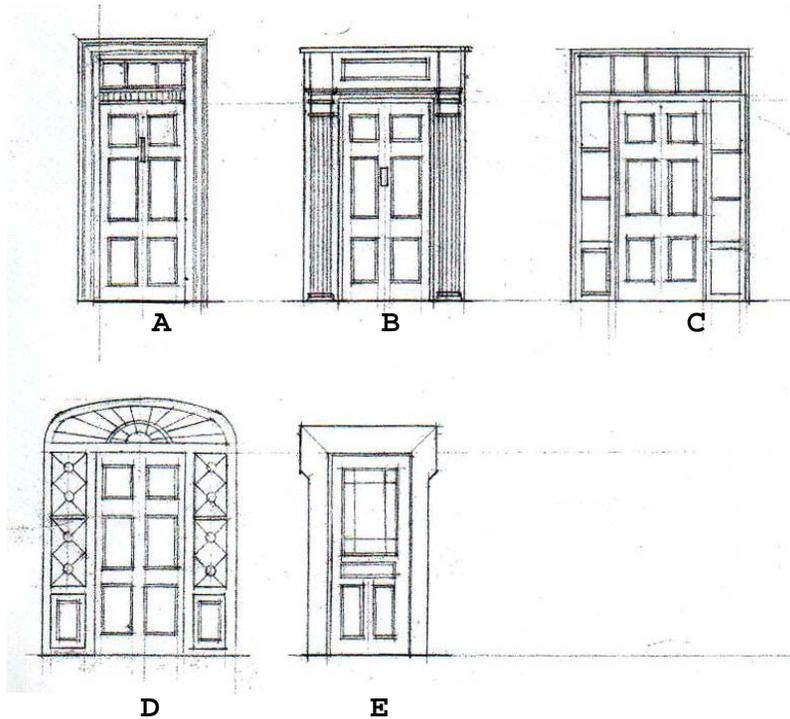
Appropriate – 15 to 20% glazing



Not appropriate – 40% + glazing

9.2 Heritage Design and Details

9.2.4 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.

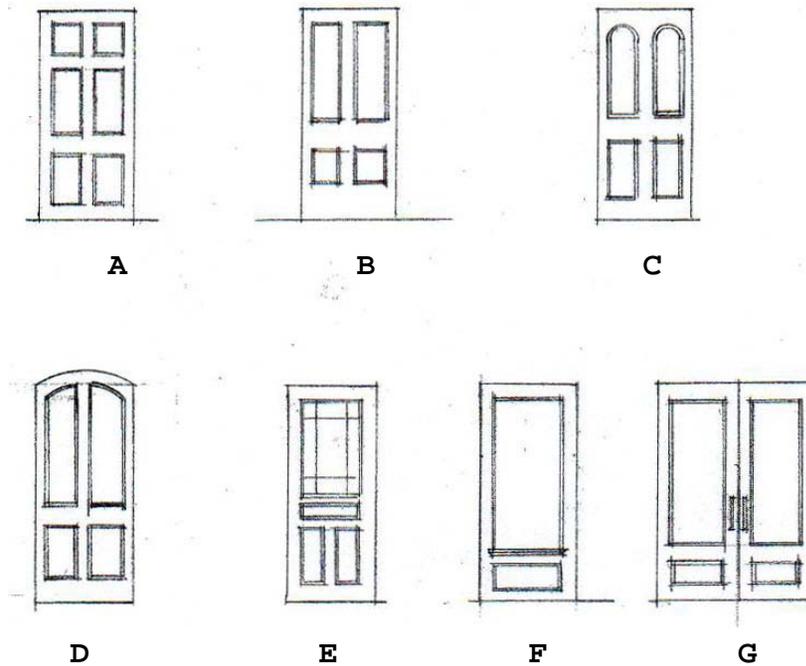
The proportional scheme of the building governed the design, so that even ornate entrances did not overwhelm the building.

Entrance doors were not glazed until the Victorian era.

- A. Solid panel door with transom and wood casing
- B. Solid panel door with classical pilasters and architrave.
- C. Solid panel door with transom and sidelights.
- D. Solid panel door with decorative sidelights and fanlight transom.
- E. Glazed panel door with divided light and eared casing.

9.2 Heritage Design and Details

9.2.4 Entrances and 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.

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.

- A. Cross and Bible Door
- B. Four Panel Door
- C. Arched Panel Four Panel Door
- D. Arched-head Four Panel Door.
- E. Glazed Wood Panel Door.
- F. Fully-Glazed Wood Door.
- G. Paired Fully-Glazed Wood Doors.

9.2.4.1 Entrances and Doors

Doors to be avoided

Modern door designs are not appropriate in heritage buildings, even when tricked up as “heritage” items.

Entrance systems like the one shown in the photograph are readily available and commonly installed. Although the basic proportions of this example resemble a Neo-Classical entry, 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.



Stock modern subdivision type doors should be avoided on visible elevations.

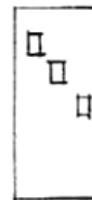
Door A is a post-World War II design.

Door B is a modern metal framed door.

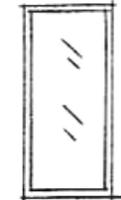
Door C pretends to be “rustic” but is not authentic to any style.

Door D is a modernized version of a classical entry.

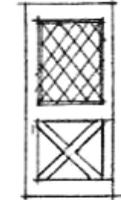
Door E has a glazed door, which is not appropriate to the classical design of the entrance, and has glazing, rather than raised panels in the bottom frames of the sidelights.



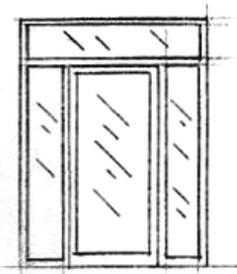
A



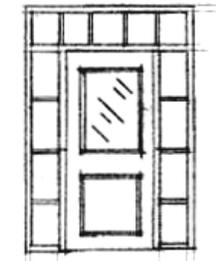
B



C



D



E

9.2 Heritage Design and Details

9.2.5 Windows and Sills

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.

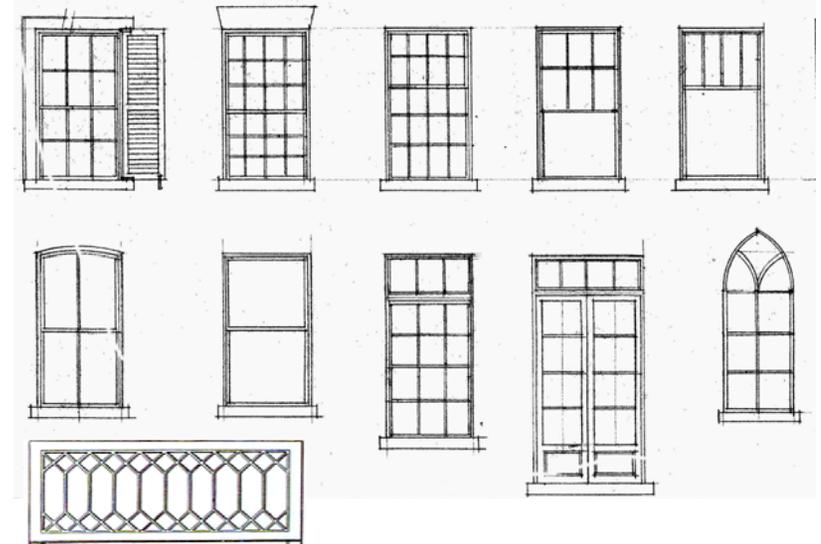
Later styles, such as Edwardian and Arts and Crafts, made use of both large and small lights, and 4/1, 6/1 and 8/1 windows became common.

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, such as the main window in the Edwardian styles.

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 Arts and Crafts style was the first to use what we would call casements today.

Many periods feature detail windows such as leaded or coloured glass transoms, gothic peaked, multi-paned gable windows, etc.. Since these windows are key character defining elements of buildings and are difficult to reproduce, they should be preserved.

All windows in the district feature projecting sills. Sills are typically made of wood, stone or cast stone and in addition to their functional role of repelling water, provide texture to the house. As a general rule, new windows should have projecting sills made of traditional or like materials.



Examples of historic window varieties in Northeast Old Aurora. Standard and detail types.



The historic windows on this house are key character defining elements which are worthy of preservation

9.2.5.1 Shutters

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 louvered.

Not all styles used shutters, and they should only be installed on appropriate style buildings.

1/2 1 1/2

Shutters should each be 1/2 the width of the window

Square shutters fit square headed windows

Appropriate shutter treatment on Italianate double, decorative window

Segmental arched shutters fit segmental arched window

Shutters fixed to wall, do not appear functional

Shutters do not fit the shape of the window

Shutters inappropriate for window

Board, panel or solid shutters were not a common historic feature and should be avoided.

9.2 Heritage Design and Details

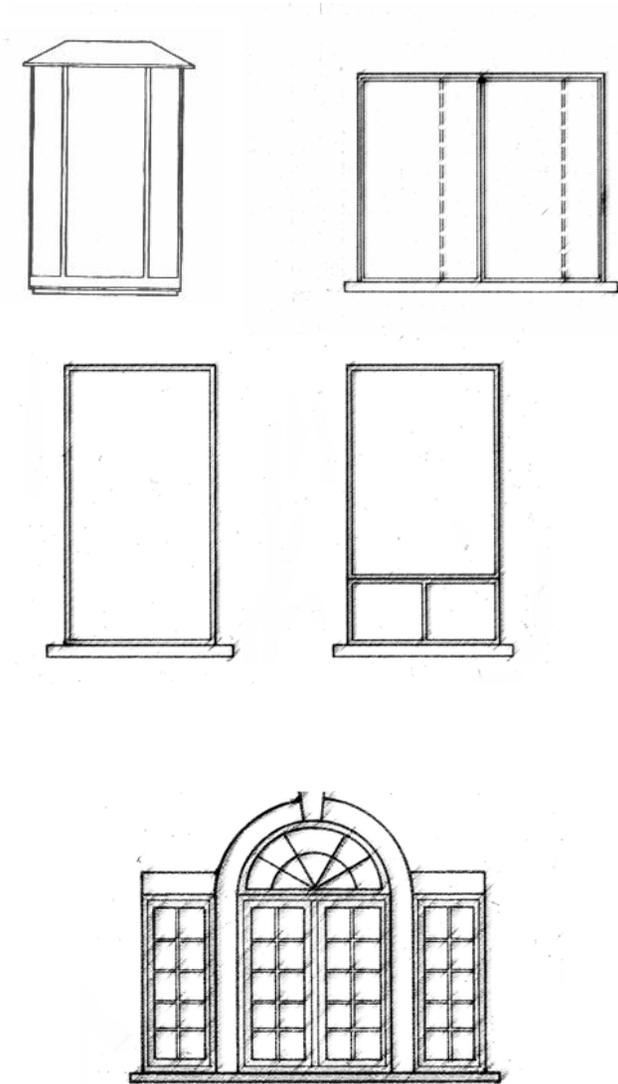
9.2.5.2 Windows to be Avoided

Inappropriate Design

Modern window designs are not appropriate in heritage buildings. The replacement of existing windows on front elevations with suburban style **hanging bay windows** should be avoided. **Sliding windows** belong to post-World War designs. **Large fixed glass windows** are modern. The large fixed glass window with small sliders below is popular as the cheapest opening window available. It is not authentic to any style, and it barely provides any ventilation.

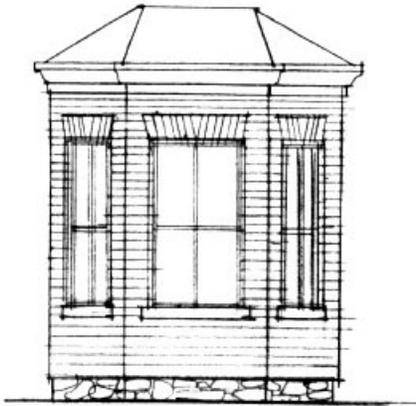
Casement windows appeared in only a few styles. Some Regency windows could be called casements, though they are more like French doors, with sills barely above the floor. The Craftsman style was the first to use what we would call casements today.

The "**Palladian**" window, shown at the bottom, wasn't used in any local heritage styles. In addition, this example uses casement windows, which were not used in historic Palladian windows.

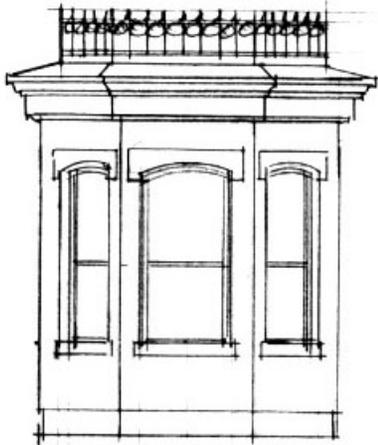


9.2 Heritage Design and Details

9.2.5.3 Bay Windows



Victorian



Victorian, Italianate,
Second Empire

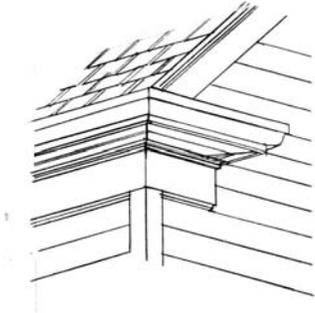
Sometimes a pair of narrow windows would replace the single central window in the Italianate Style.

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.

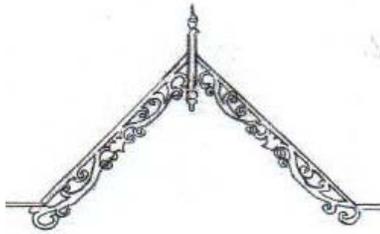
Most bay windows in most styles are angled, usually at 45 degrees, but the Arts and Crafts style used square bays, as shown in the sketch in Section 9.1.

In Northeast Old Aurora, most bay windows are on the ground floor only, and extend to the ground. Some Arts and Crafts houses have square bay windows that don't extend to the ground, as shown below on the house at 65 Fleury Street. A protruding bay high on a wall is called an Oriel window.





Classical Styles



Victorian Gothic



Queen Anne Revival
Gable Peak

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.

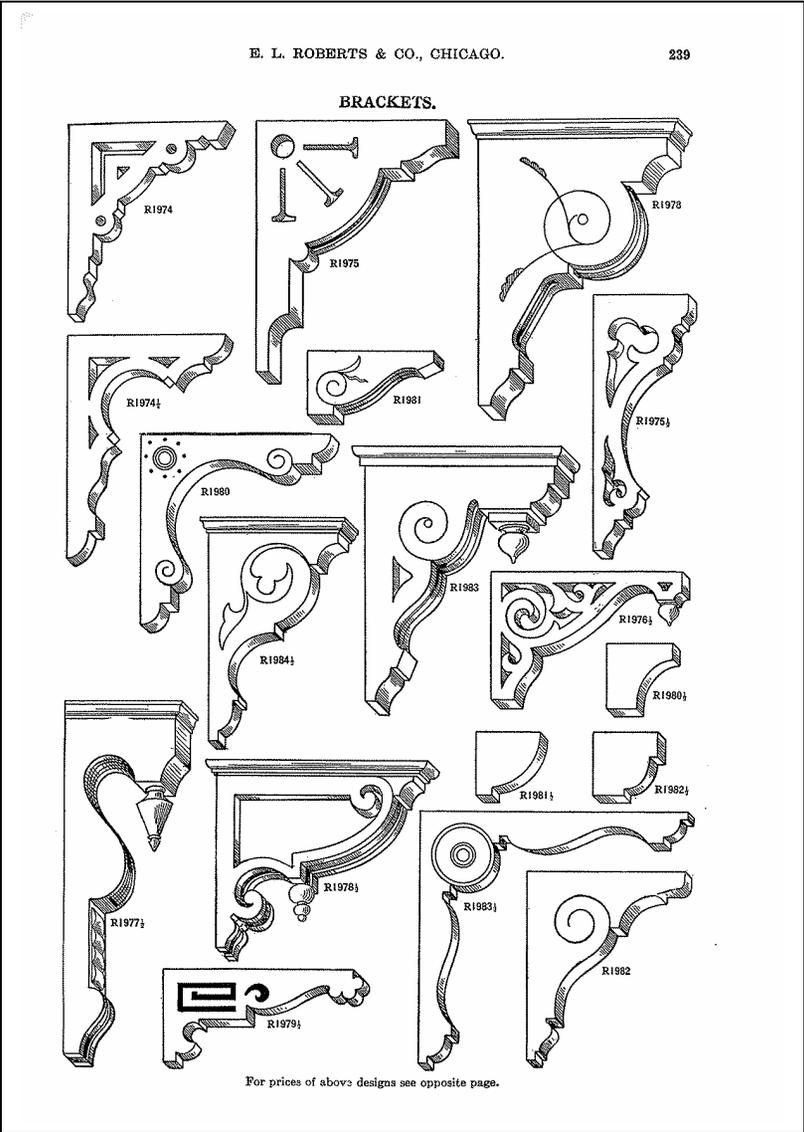
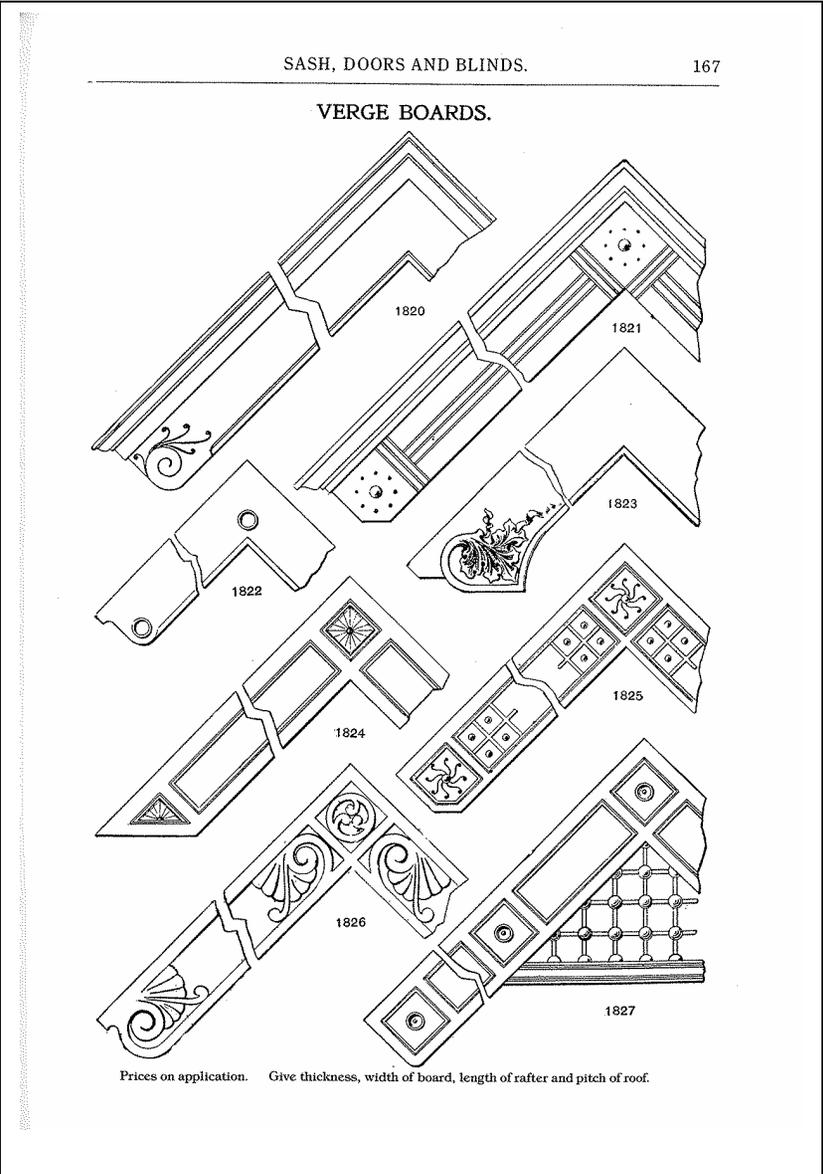
The Victorian Gothic styles used elaborate bargeboards in a wide variety of forms—what has come to be called “gingerbread”. Sometimes these were sinuous shapes cut out on a scroll saw. In other cases pierced patterns were cut into a simpler board. A common feature was a finial at the peak, as shown in the middle sketch. There are often characteristic local styles in Victorian trim, and although Aurora 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.

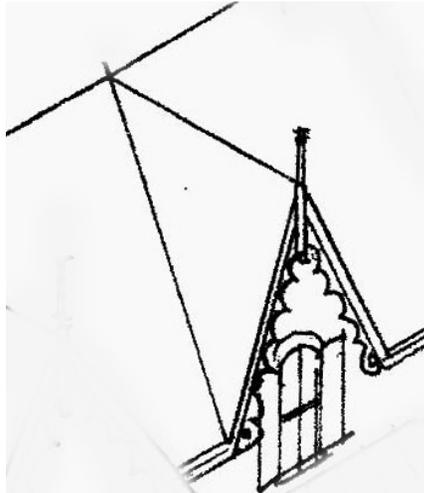
It is good practice to repair or replace historic gingerbread in the original pattern. Historic drawings or photographs, or nearby local examples can be used as sources for an authentic design.

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.

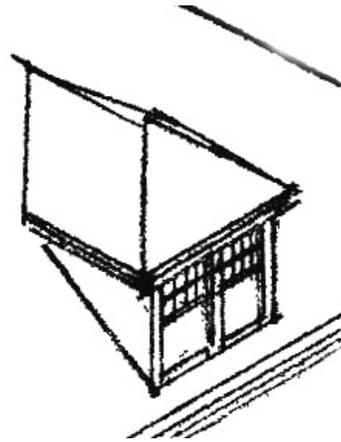
9.2 Heritage Design and Details

Examples of typical external mill work used in gable ends and elsewhere from the Roberts Illustrated Millwork Catalogue, 1903, E.L. Roberts and Co., New York, reproduced by Dover Publications Inc., New York, 1988

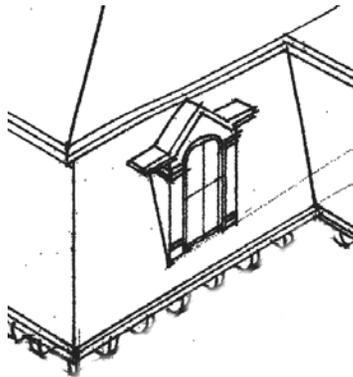




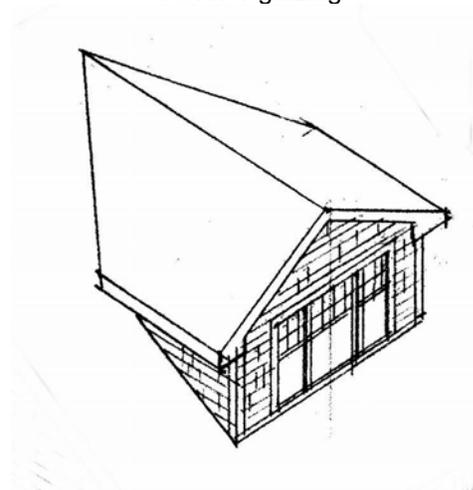
Victorian Gothic



Edwardian
Foursquare is similar, but uses simple
1 over 1 glazing



Second Empire



Arts and Crafts

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.

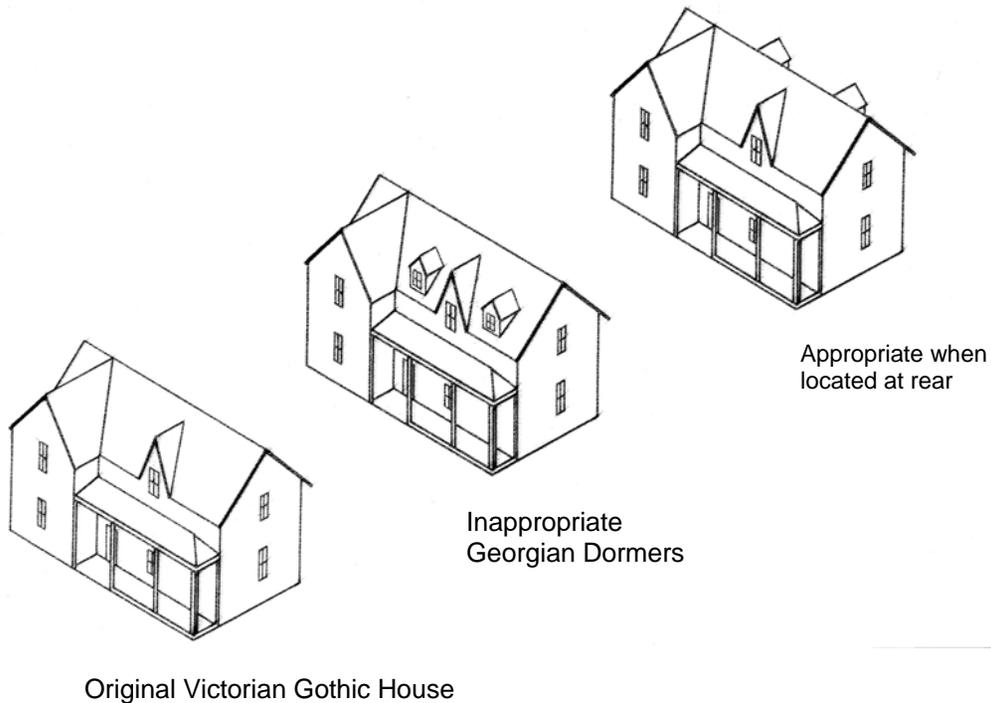
Victorian Gothic Dormers rise from the main wall of the house, and are not set back from the roof. When the bargeboard meets the main eaves they are usually considered gables rather than dormers.

In Northeast Old Aurora, roof dormers appear on the Second Empire, Edwardian, Foursquare, and Arts and Crafts Styles. Care should be taken to use window shapes and glazing appropriate to the architectural style.



The Arts and Crafts house at 19 Mark Street has an unusual and attractive shed dormer.

9.2.7.1 Dormers

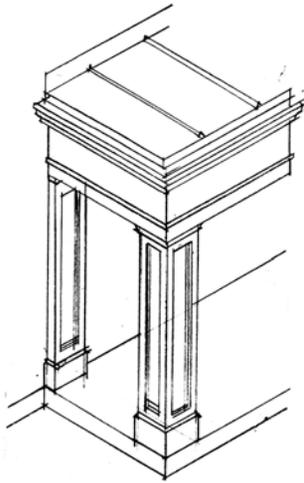


Dormers are an inexpensive way to create more usable space in an attic. But most styles didn't use dormers, and large shed dormers—which create the most usable space—are not typical features of any heritage styles. Only Arts and Crafts and California Bungalow styles used shed dormers, and those were usually quite small and shallow.

Dormers that are not appropriate to a given style should be placed on the rear, rather than the front, as shown in the sketch above.

9.2 Heritage Design and Details

9.2.8 Porch Designs

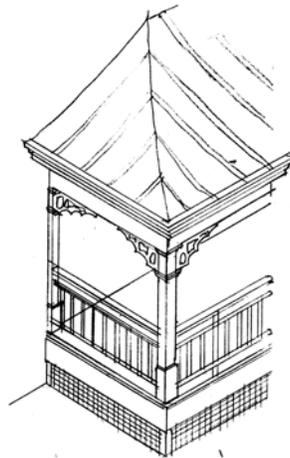


Georgian

Wood columns, round or square classical design.

Columns may be plain or fluted.

Flat metal roof or front-facing pediment.



Victorian Gothic

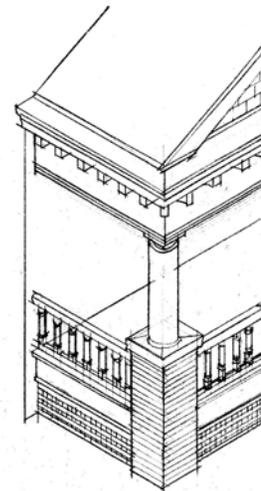
Wood columns, often turned.

Ornate “gingerbread” brackets.

Often with metal roof, often “bell-cast” shape.

Balusters on railing usually square.

Railings on Victorian era dwellings are typically only seen where required for safety due to height.



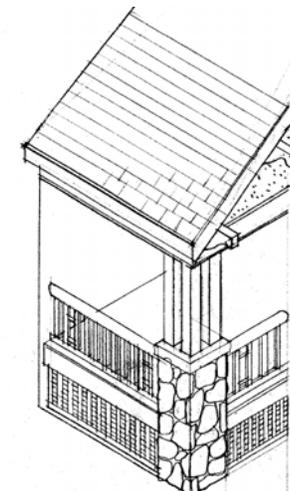
Edwardian Styles

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.



Arts and Crafts

Rustic timber columns, often clustered, often on rubble base.

Sense of exposed carpentry, with exposed joist tails, often cut to form a bracket.

Balusters often installed with thin face outward, often bunched in groups of 2 or 3.

9.2 Heritage Design and Details

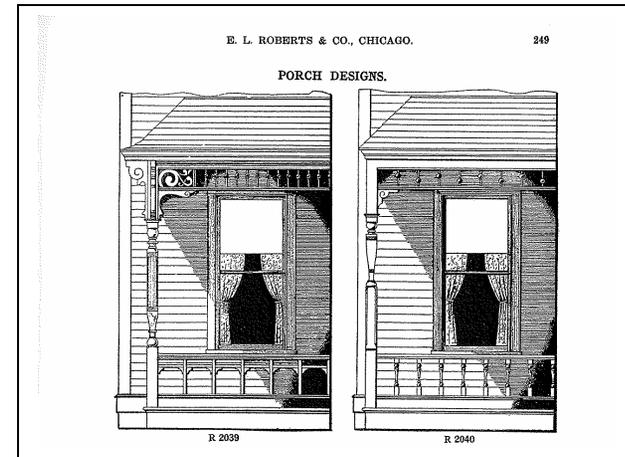
9.2.8.1 Porch Designs

Where a building was designed purposely to have a porch, the maintenance of that feature is important to the character of the building.

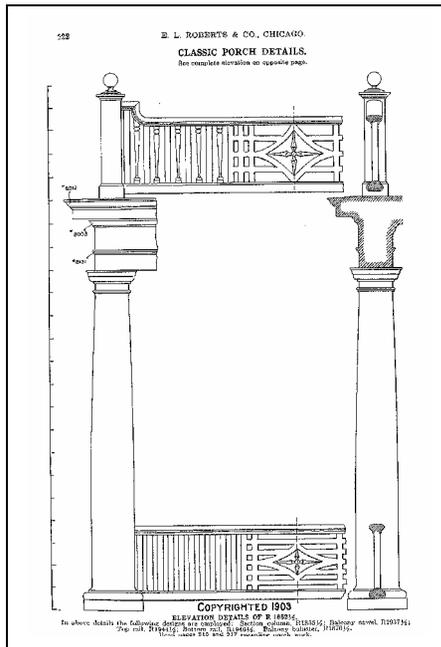
Where a porch is removed consider architectural precedents for the particular style of the house when planning a new porch. This can help provide a balanced façade.

Open porches are a characteristic feature of the streetscape. Avoid completely filling in open porches. Where enclosure around the doorway is required, consider installing a small vestibule rather than a completely enclosed porch.

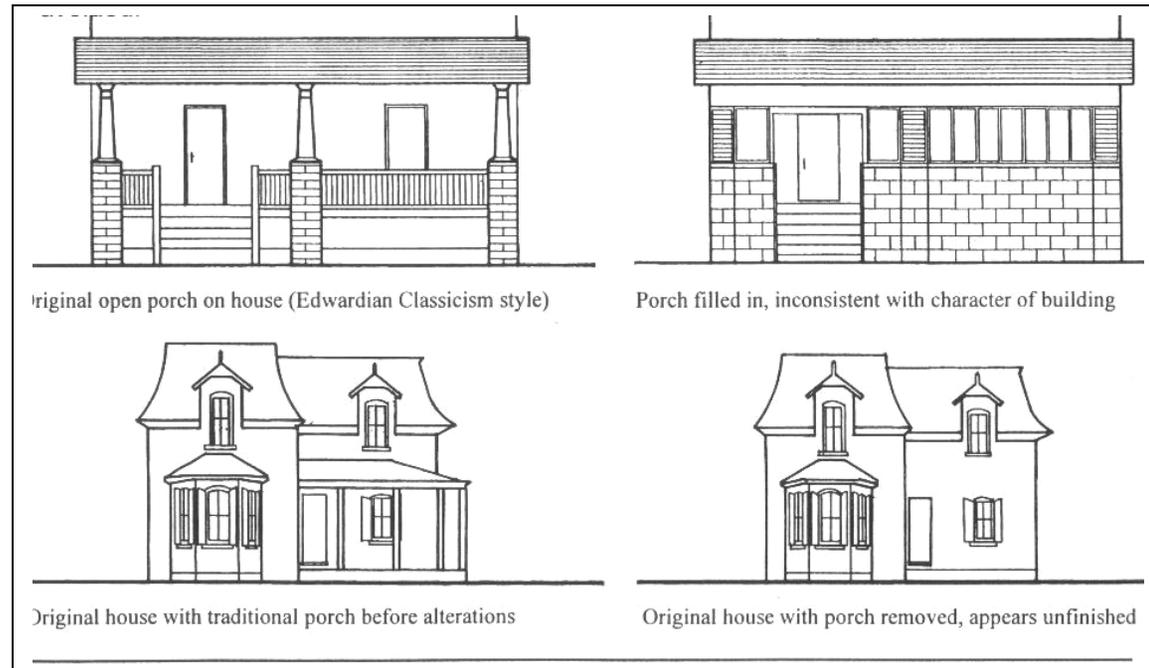
Wood porch elements were typically painted. The use of un-painted pressure treated wood for porches should be avoided.



Typical Victorian Era Porch Detailing, Roberts Illustrated Millwork Catalogue, 1903, Reprinted by Dover Publications 1988

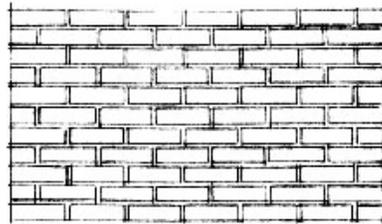


Edwardian Porch Detailing
Roberts Illustrated Millwork Catalogue, 1903,
Reprinted by Dover Publications, 1988

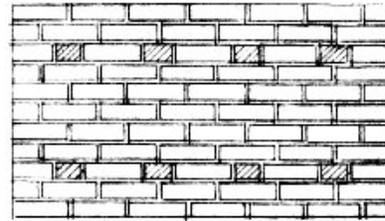


Typical Porch and Veranda Guidelines

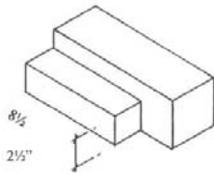
9.2 Heritage Design and Details



Running Bond

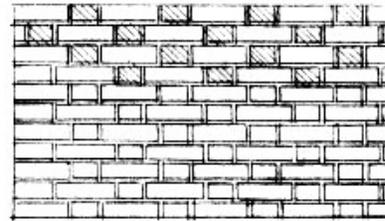


Common Bond

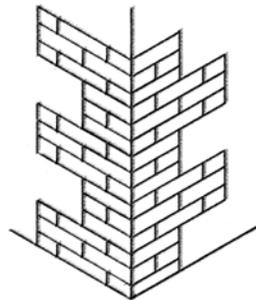


Appropriate: Ontario sized brick
(traditional)
Not Appropriate: Oversized brick

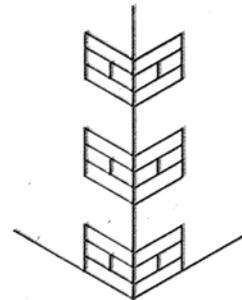
Appropriate Brick Size



Flemish Bond



Correct Quoining



Quoining not typical
of Historic Aurora

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 walls 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.

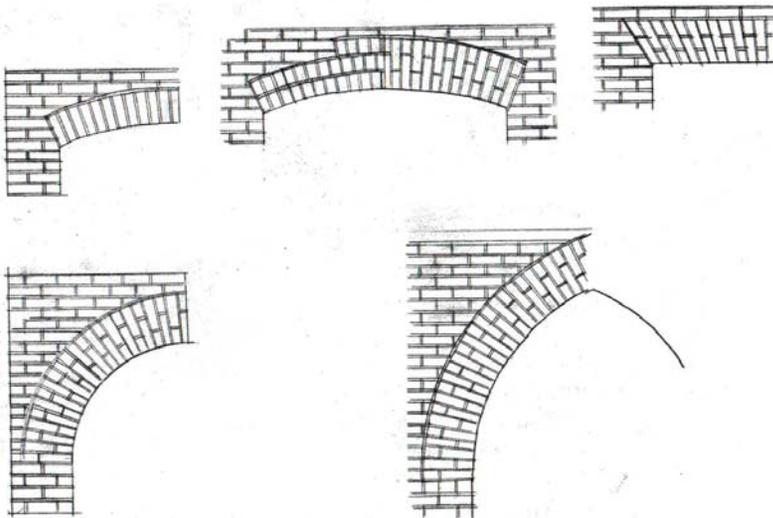
Historic bonds, which use headers, provide a subtle but lively texture to a wall. The cost of laying one of the historic bonds by using half-bricks to replicate the headers is extremely small, and it is a simple way to maintain heritage character in new construction.

Typical brick size used in the district is of a smaller variety consistent with Ontario Size Brick (8 ½” long x 2 ½” high). New brick used in the district should be consistent with the historic precedents. CSR sized brick or equivalent is the largest size of appropriate new brick. Oversized or MAX brick is not appropriate and should be avoided.

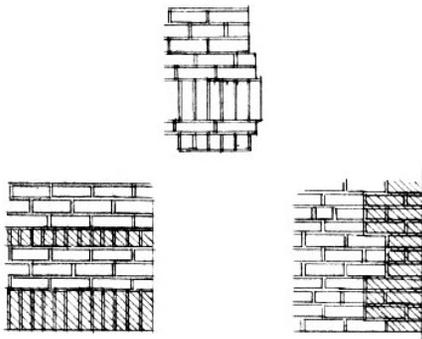
Brick quoins imitate larger stone quoins, which interlock to strengthen the corner of a building. A quoin block has a short side and a long side, and brick quoins should be laid in the same form, as shown in the sketch on the left. The sketch on the right shows what not to do.

9.2 Heritage Design and Details

9.2.9.1 Arches / Voussoirs



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.



Most brickwork on houses in Northeast Old Aurora is fairly simple. Some 19th-century houses make use of contrasting coloured bricks for quoins and other details, or string courses, or insert panels of shaped bricks. The commercial buildings on Yonge Street south of Wellington are more adventurous in masonry details. If new Yonge Street buildings in the District make use of the downtown model, as described in Section 9.5.3.8, use should be made of the full variety of colour, pattern, projecting and recessed courses, and special brick shapes. It's not unusual to find designers limiting themselves to quoins and soldier courses, but it makes a more authentic building to make use of the full variety of historic brickwork.

9.2 Heritage Design and Details

9.2.10 Wood Siding

The most typical historic wood siding in Northeast Old Aurora was clapboard. Clapboard was commonly installed with about 4 inches to the weather.

16 Maple Street had wood siding similar to the Carpenter's House at 69 Wellington Street East. The siding consists of wide horizontal boards, rebated and chamfered to resemble courses of smooth, or ashlar, stonework. Projecting boards at the corners mimic stone quoins. This kind of siding is called wood ashlar.

Board and batten siding is common on Victorian houses in Ontario. It's not clear if it was historically used in Northeast Old Aurora, but it has been used in renovations. Traditional board and batten used boards about 10 inches wide with 2 inch battens. On residential buildings, battens are generally chamfered.



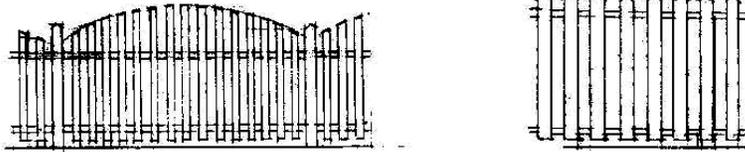
A house on Centre Street with historic narrow clapboard. Note the plain corner boards and skirt board.
Source: Aurora Historical Society



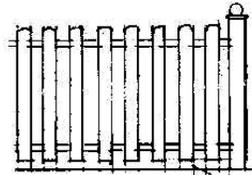
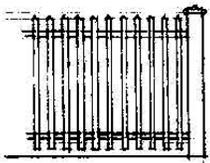
Wood Ashlar siding on 16 Maple Street
Source: Aurora Historical Society

9.2 Heritage Design and Details

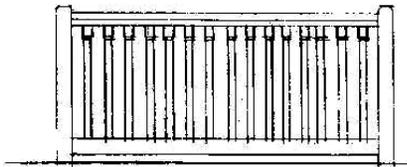
9.2.11 Fencing



Historical fences of Aurora show very few front-yard fences. Front yards were usually left open, and when they are enclosed is usually with hedging rather than fencing. A few properties show simple wood picket fences. Hillary House shows the ornate picket fence that remains today. Horton Place shows a decorative cast iron fence, remnants of which remain atop the concrete retaining wall.



In general, front yard fences other than in the vicinity of Yonge Street were rarely seen in Northeast Old Aurora. Some precedent for low front-yard hedging exists as defined by historic photographs.



Fencing on Yonge Street at Hillary House

9.3 Existing Heritage Buildings

9.3.1 Overview

Northeast Old Aurora 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:

- The existing heritage structures are the most significant elements of the heritage character of the District and should be preserved.
- 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 consider restoration of heritage features that have been lost or concealed by previous renovations.



30 Catherine Avenue, *circa* 1905
Source: Aurora Historical Society



30 Catherine Avenue, *circa* 2005

9.3 Existing Heritage Buildings

9.3.2 Historical and Technical Research



Building an early 20th Century House



Late 19th and early 20th Century catalogues are useful sources of information about the original form of buildings. The above illustrations are from Small Houses of the Twenties, Sears, Roebuck 1926 House Catalog, Dover Publications, 1991

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. There are historic photographs at the Aurora Museum. Surviving details on neighbouring buildings of a similar style can provide clues to missing construction.

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-sqchpc/index_E.asp

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

1.3.3 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 the Town of Aurora and the Aurora Museum. Building such an archive of information is an important community effort.

9.3 Existing Heritage Buildings

9.3.3 Building Maintenance

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 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 Existing Heritage Buildings

9.3.3.1 Masonry Cleaning



Non-breathing paint on brick. The vapour pressure of moisture in the brick blisters the paint, when it is able. If the paint adheres strongly, the pressure causes the brick surface to spall off, along with the paint, as seen in the centre of the picture. This lets in even more moisture, and the problem grows.

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 prohibited.

Historical photographs show that most original masonry in the District was unpainted. Unless paint can be historically documented it should not be applied, and existing paint should be removed. 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 appropriate breathing-type paint.

9.3 Existing Heritage Buildings

9.3.3.2 Masonry Repointing

Historic lime mortars weather back from the wall face over time, particularly when they are subject to moisture. This is normal, and repointing is only necessary when the mortar is deeply eroded. Repointing 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 repointing 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 repointing. 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 repointing of historic brick. Match the original in formulation, with 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.



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 Existing Heritage Buildings

9.3.3.3 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 9.3.5, 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.
- It's preferable to use suitable heritage paint colours. Original paint colours can usually be found by sanding or scraping through over painted layers. Otherwise, most paint manufacturers have good heritage palettes.
- Both *Preservation Briefs* and *Architectural Conservation Notes* have information on painting. See Section 9.3.2. For websites.



9.3 Existing Heritage Buildings

9.3.4 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.

9.3.4.1 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 recycled bricks are used, be careful to use only historic face brick (i.e. with weathering) as interior wall or clinker bricks may lose their stability if exposed to the elements. 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 9.3.4.3, under masonry repointing.

Guidelines:

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

9.3.4.2 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 Existing Heritage Buildings



With occasional maintenance, the wood “gingerbread” trim and windows have lasted about 130 years. So far.

9.3.4.3 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 Aurora 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.

9.3.4.4 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 aluminium, stucco 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.

9.3.4.5 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 Northeast Old Aurora has lasted more than a century. In certain situations, with extreme exposure to weathering, modern materials are acceptable.

9.3 Existing Heritage Buildings

9.3.4.6 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.

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.

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 weather-stripping 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.¹

A full discussion of energy considerations in historic buildings is available in Preservation Briefs No. 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.

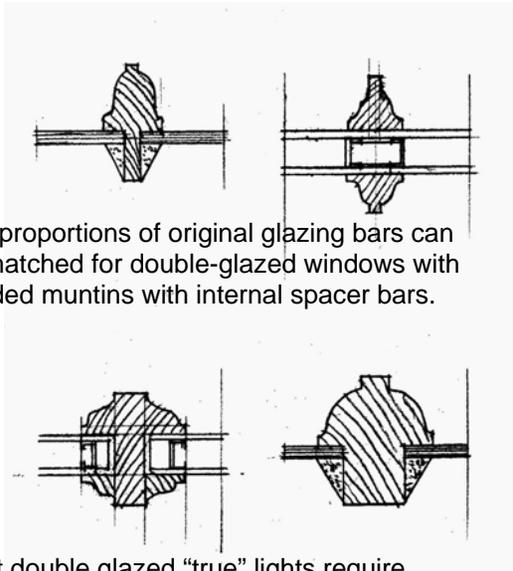
“No maintenance” materials can’t be maintained, and need replacement when they fade, chip and dent.

¹ Speech to the Annual Conference of the National Trust for Historic Preservation. Portland, Oregon, October 1, 2005.

9.3 Existing Heritage Buildings

9.3.4.7 Windows

Replacement Windows



The proportions of original glazing bars can be matched for double-glazed windows with bonded muntins with internal spacer bars.

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 9.1 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.

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 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 Existing Heritage Buildings

9.3.4.8 Paint Colours

Period and variety

No heritage permits are required for painting. This section is included for educational purposes only.

The colour a building is painted can affect the overall character of the street. Colours are recommended to be used to tie the individual details of a building together such as fretwork, doors and windows.

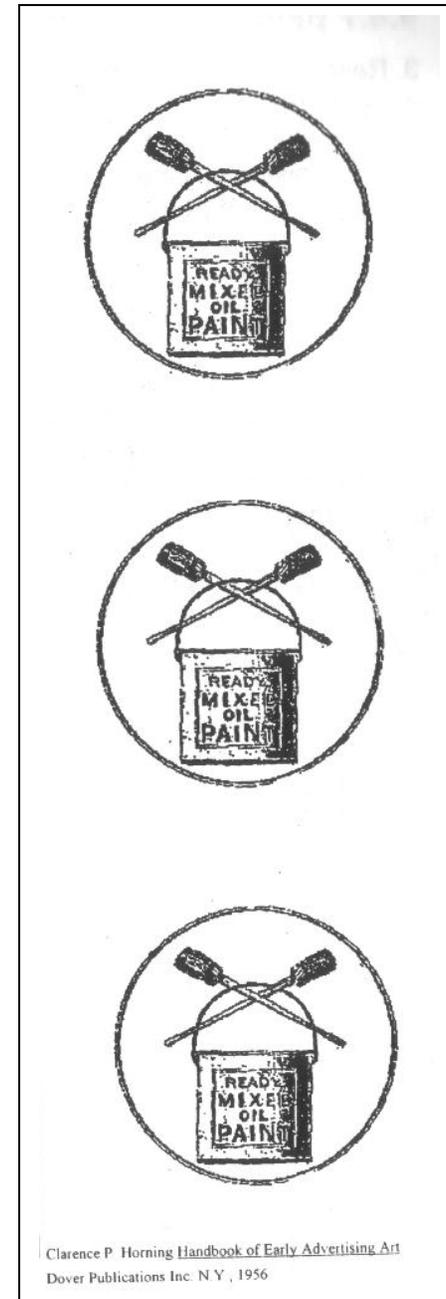
The colours used for the exterior finish and trim of a historical building should be sympathetic to the original where possible. The original type of paint and colour can also assist in dating a building. One method to determine the original colours involves the scraping of a small area, removing several layers of paint and examining the first layer of paint.

The range of colours to choose from is extensive and recognizes style changes covered by the district's significant buildings; a reluctance to change in country areas; the improbability of the use of the deepest and richest Victorian "Rockwood" Colours in Aurora; and the preference for lighter shades in the country.

The District's earliest buildings built before 1860 would have had their body and trim painted the same, in pale classical colours.

A wider range of colours would have been used for Victorian buildings constructed between 1860 and 1900. For the buildings in the district, the following colour groups are appropriate:

- Classical colours (lingering on after 1860);
- Neutral tints popularized by the American Architect A.J. Downing
- The richer colours favoured by the American Artist James Renwick.



9.3 Existing Heritage Buildings

When using Downing's neutral tints or Renwick's richer colours, the body and trim of Victorian buildings were almost always painted in different colours. The sash and shutters of a Downing and Renwick coloured building were usually the darkest parts of the buildings. Shutters on Downing and Renwick coloured buildings were often painted the same as the trim or in a shade darker than the body trim combination.

Early 20th Century (Post Victorian) buildings would typically have employed the lighter classical colours (white having been common) or Downing or Renwick colours. Body and trim continued to be painted in different colours.

Common Practice (Voluntary)

- 1) Original paint colours can be determined by a paint analysis of the structure;
- 2) Researching the period or style of building can also assist in determining the range of historical colours used during that period.
- 3) All surfaces that were historically painted should remain painted. Stripping of wood to its base is not historically authentic.
- 4) Painting brick surfaces on historic buildings is not recommended as it may damage the brick and require constant and expensive re-painting;
- 5) Consider selecting paint colours suitable and appropriate to the period and style of the building, and compatible with surrounding heritage buildings.
- 6) To match historical and contemporary colours both samples should be dry, since wet colours, especially in a container, look different.
- 7) To match historical colours, look at the colour under a variety of lighting conditions (daylight, artificial light)
- 8) Most major paint companies supply palettes based on historical precedents. Some consider precedents from Ontario.

Sample Period Colours

The following list of colours is considered appropriate for each particular period of home, but it is by no means a definitive list. Hundreds of other colours may also work with the architecture of your home.

Classical Colours (Pre-1860)

- | | |
|-------------|---------------------|
| -white | -“historical” white |
| -cream | -buff |
| -pearl grey | -light lemon yellow |
| -pale green | -pale greyish blue |

Renwick's Colours (1860-1900)

- | | |
|--------------|--------------------------|
| -olive green | -golden brown |
| -gold | -rosey beige |
| -geige | -orangey brownish yellow |

Downing's Colours

- | | |
|------------------------|-----------------------|
| -straw | -drab greenish yellow |
| -sand | -medium grey (stone) |
| -greyish brown (earth) | |

9.3 Existing Heritage Buildings

9.3.5 Renovations

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

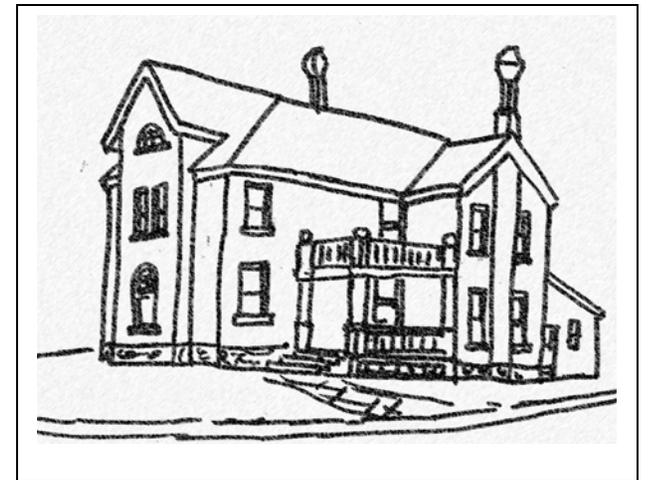
Guidelines:

Incorporate restoration of original work in exterior renovation projects.

- 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.



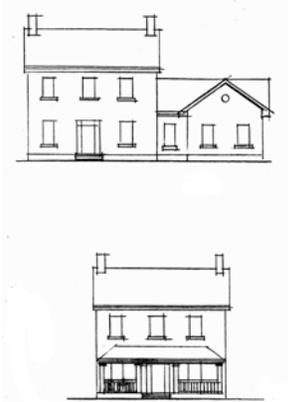
House at the northwest corner of Spruce Street and Catherine Avenue. Renovations undertaken circa 1960s/70s removed historical features.



House as it would appear if renovated and restored according to heritage district guidelines.

9.3 Existing Heritage Buildings

9.3.6 New Additions to Heritage Buildings Architectural Style



These additions follow the Georgian precedent of the original building.

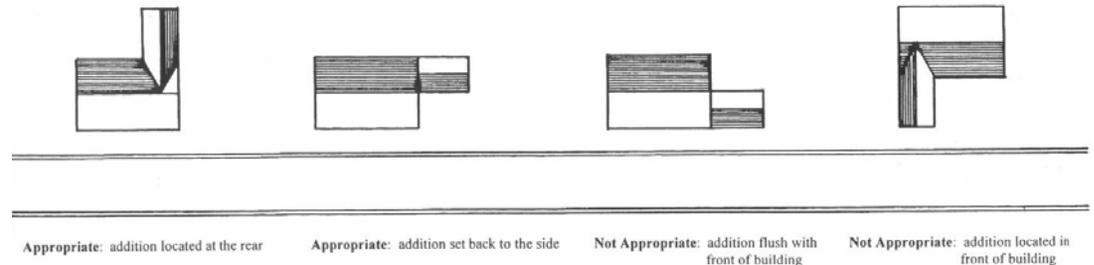


These additions use styles that don't match the original.

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.
- Rear additions, not visible from the street are preferred.
- 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.



Rear additions, not visible from the street are the preferred approach to expanding onto a heritage building.

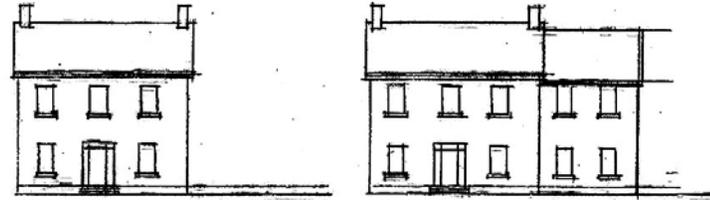
9.3 Existing Heritage Buildings

9.3.6.1 New Additions to Heritage Buildings Scale and Pattern

New additions to heritage buildings should respect the scale of the original building, and the historical pattern of the District.

Guidelines:

- In siting garages and additions, follow the policies in Section 4.2 of this Plan.
- 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 9.3.8.
- Use appropriate materials. See Section 9.8.
- Avoid destruction of existing mature trees. See Section 9.7



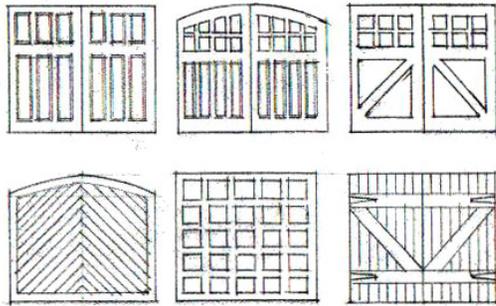
In keeping with good heritage practice, these additions are of lesser scale than the original house and are set back from the main front wall.



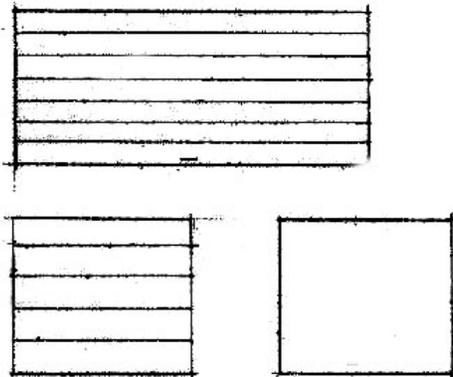
Rear additions are preferred. The addition should not rise above the ridge of the roof of the existing house

9.3 Existing Heritage Buildings

9.3.7 Outbuildings for Heritage Buildings.



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.



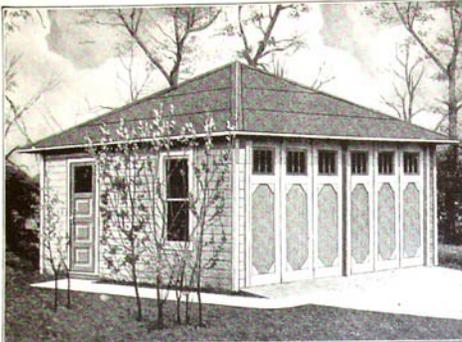
Double-bay garage doors and flat slab-type garage doors are not appropriate in the District

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

Guidelines:

- Work on existing heritage outbuildings should retain or restore original design features.
- In siting and designing garages, follow the policies in Section 4.2 of this Plan.
- 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.

Simplex Sectional GARAGES



The AVENUE
55P32 Frame Garage

\$173⁰⁰

The Avenue is a strong, well built hip roof garage, which will harmonize well with any style of architecture. It is furnished in six sizes for one or two cars, and can be furnished for more than two cars for a small additional price for each additional 9-foot section. This garage is sold for cash or easy payment terms. See our order blank on page 129. The single car garage is furnished

Catalog No.	Foundation Dimensions Pl. Ft. x Ft. x Ft.	Price	Shipping Weight, Pounds	Add for Foundation Foot
55P32	12 3/4 x 15 1/2	\$173.00	3,600	\$2.00
55P33	12 3/4 x 18 1/2	190.00	4,000	2.25
55P34	12 3/4 x 21 1/2	204.00	4,000	2.25
55P37	16 3/4 x 18 1/2	256.00	5,300	2.25
55P38	21 3/4 x 18 1/2	279.00	6,400	2.50
55P39	21 3/4 x 21 1/2	299.00	7,300	2.50

with three windows, one service door, and Sears triple sliding glazed auto doors. The two-car garages have two sets of sliding doors.

Plan of Double Garage
Dotted Lines Show Position of Triple Sliding Doors With Grid

These garages are equipped with Sears Triple Sliding Doors. For complete description of these doors see page 124

Small Houses of the Twenties, Sears, Roebuck 1926 House Catalog, Dover Publications, 1991

Traditional Carriage House Design may provide design inspiration

9.4 Existing Non-Heritage Buildings

9.4 Existing Non-Heritage Buildings

Many buildings in the District 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. Building deserves 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 District.

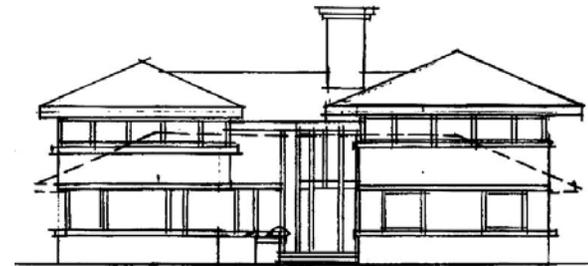
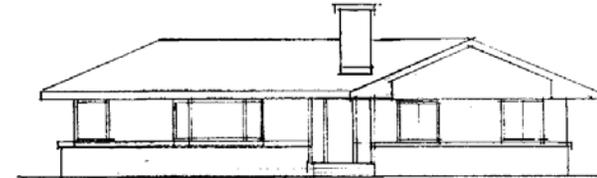
9.4.1.1 Contemporary Alteration Approach

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.
- In siting garages and additions, follow the policies in Section 4.2 of this Plan.
- Many modern buildings are old enough to have already undergone renovations, which may not be in character with either the original design, or historic precedent. In such cases, the design of further new work should restore the architectural consistency of the whole.
- 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.

A typical 1970s ranch bungalow.



The contemporary alteration approach used to put on a second storey addition.

9.4 Existing Non-Heritage Buildings

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 1.2. Use of a style should be consistent in materials, scale, detail, and ornament. Refer to new construction guidelines in Section 1.5 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 1.9.



The historical conversion approach used to put a second storey addition on the same house.

9.5 New Development

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.

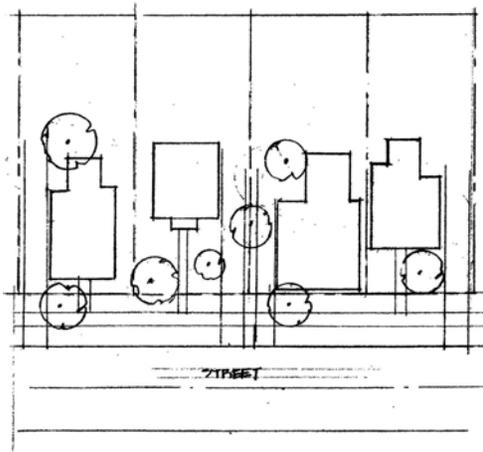
Guidelines:

- 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 recommended that owners engage design professionals skilled in heritage work for new buildings in the District.



New Houses in Heritage Districts

Overview



Buildings and trees share in forming the streetscape.

The residential area has a variety of lot sizes, frontages, and setbacks. Houses are generally consistent in scale, and in most cases there are side yards sufficient to allow some planting. Front yards tend to be shallow compared to the rear yards. Building height, lot coverage, and density are generally low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:

- Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development;
- A variety of front-yard setbacks;
- The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.

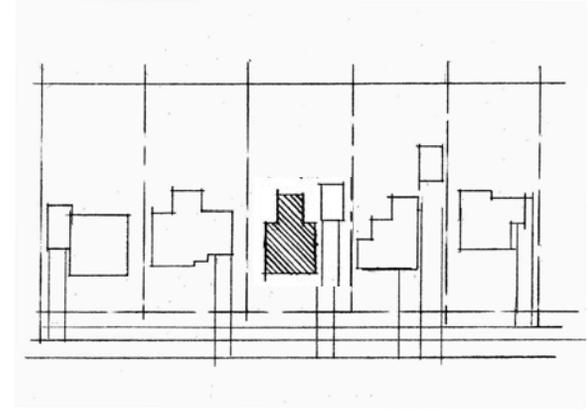
9.5 New Development

9.5.2 Residential Area

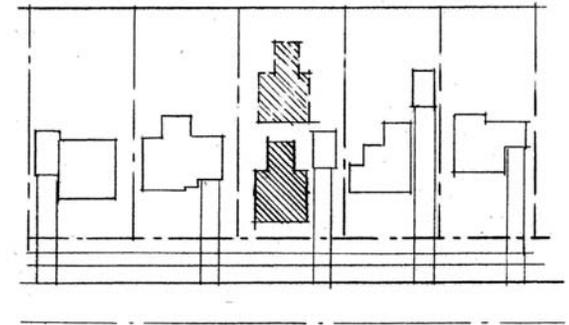
9.5.2.1 Site Planning

Guidelines:

- Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.
- In siting garages and new houses, follow the policies in Section 4.
- Site new houses to preserve existing mature trees. See Section 9.9.



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 New Development

9.5.2 Residential Area

9.5.2.2 Architectural Style



It's possible to build new houses that are highly compatible with heritage buildings. These recent houses were built in the Unionville and Markham Village Heritage Conservation Districts.



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

Guidelines:

- Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2.
- Respect the history of the development of the District by using a style suitable to the immediate neighbours. The Fleury Street subdivision uses Edwardian and Arts and Crafts styles, for example. West Catherine Avenue and the west side of south Spruce Street are predominantly Victorian.
- 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. See Section 9.8.

9.5 New Development

9.5.2 Residential Area

9.5.2.3 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.



Design new houses to be consistent with the scale of neighbouring ones.



Don't design new houses that are inconsistent with the existing neighbourhood scale.

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.
- Follow the policies in Section 4.2 of this Plan concerning height and depth of buildings and garages.

9.5.3 Yonge Street Corridor

9.5.3.1 Character

The Study identified Yonge Street, in and near the District, as an area of special conditions.

- The widening and re-grading of the street has disrupted the relationship between buildings and the street, as evidenced by reduced front yards and retaining walls.
- The District encompasses three heritage properties of very high value in Horton Place, Readman House, and Hillary House, all on the west side of Yonge. This was once the prestige residential area of Aurora, with Doan Castle and the Fleury Mansion on the church site on the east side of the street.
- Much of the commercial frontage consists of post-World War II suburban-type development, with one storey buildings and large parking lots. In a growing municipality and adjacent to the downtown, these sites must be considered development sites in the 20 year planning horizon of this Study. Some sites may be redeveloped in the near future.
- There are also heritage resources of mixed value south of Catherine Avenue and north of Maple Street. In these areas it may be possible to retain some of the heritage resources as parts of redevelopment projects.
- These conditions are shown in the map on the right. Each condition needs to be addressed in the Guidelines.



9.5 New Development

9.5.3 Yonge Street Corridor

9.5.3.2 Objectives for guidelines for new development

- Ensure that new development respects and enhances existing heritage character and resources.
- Respect the historic residential areas.
- Reinforce unity with historic downtown Aurora.
- Develop pedestrian-friendly environment.
- Preserve existing heritage buildings.

9.5.3.3 Building/Street Relationship

In order to improve the pedestrian environment, it should be the aim of redevelopment to restore the relationship between buildings and the street.

Guidelines:

- Redevelopment should include re-grading to eliminate retaining walls.
- Redevelopment should provide sufficient setbacks from the roadway to create a sense of security for pedestrians.
- Major redevelopment sites immediately adjacent to the heritage district should be considerate of the character and environment of the Heritage District.
- Redevelopment of the site at the southwest corner of Yonge and Irwin Streets should explore options to address the terminating vista at the end of Catherine Avenue;
- Redevelopment of the northeast corner of Centre and Yonge Streets should consider the adjacent district character and quality of amenity space of adjoining residential properties and should explore options to minimize shadowing impacts on the neighbourhood and trees.
- Landscaping and street furniture should be compatible with the character of the heritage district.

9.5.3 Yonge Street Corridor

9.5.3.4 Urban Planning

It is recommended in Section 6.5.1 of this Study that an urban design study should be conducted for Yonge Street north of Wellington Street, including properties outside of the District, to ensure that such development respects the heritage character of the historic downtown and the District.

It is further recommended that urban design should be based on the models of the historic downtown on Yonge Street south of Wellington, and the historic residential estates such as Horton Place, Hillary House, and the former Doan Castle and Fleury House.

9.5.3.5 High Value Heritage Properties

The integrity of the high value heritage properties at 15342, 15356, and 15372 Yonge Street shall be preserved.

Guidelines:

- The existing buildings will be conserved.
- Any new construction on the properties will be at the rear (east) of the lots.
- Any new construction will be architecturally sympathetic to the principal building.
- This plan does not preclude the future consideration by the Town of alternate types of development for the property at 15356 Yonge Street which incorporates the heritage building.



Design elements of the vanished Estate Homes of Inglehurst and Doan Castle which once stood on the east side of Yonge Street (Our Lady of Grace Property) could be used for inspiration for styling and details in any redevelopment of the east side of Yonge Street.

9.5.3 Yonge Street Commercial Core

9.5.3.7 Mixed Value Heritage Sites



The early 20th Century frame buildings facing Yonge Street from 15403 to 15417 form part of an intact block of heritage buildings. In considering the following however:

- Relative heritage significance;
- Condition,
- Suitability for adaptive re-use

Long-term preservation options may be limited.

Replacement of these buildings with a structure or structure of a scale, design, massing, and placement that is respectful of the neighbourhood character, in the event that preservation options are exhausted, may ultimately be a reasonable and supportable option in this particular case.

In accordance with the District Policies in Section 6.5.2:

- The conservation of the concrete block terrace building at 15236 Yonge Street or its conversion to commercial use is supported.
- In considering the concrete block terrace, in the event that preservation of the concrete block terrace is not feasible, the use of the site to provide an active streetscape along Yonge Street is supported. The consolidation of the subject parcel with the lands to the south should be explored as a means of providing sufficient parking for redevelopment and/or adaptive reuse options.
- The selective conservation of the houses from 15375 to 15441 Yonge Street, including integration of historic buildings into large redevelopments is supported.
- The 19th Century buildings from 15375 to 15393 have particular heritage value and should be considered for preservation within any redevelopment of the property.

In the event of new construction, the building/street relationship should be restored, in accordance with Section 9.5.3.3.

Guidelines:

In the event of redevelopment of 15263 Yonge Street, the Town Commercial Guidelines in Section 9.5.3.8 will apply.

In the event of redevelopment of properties between 15375 and 15441 Yonge Street:

- For proposals using selective conservation, the Infill Commercial Guidelines in Section 9.5.3.9 will apply.
- For proposals including wholesale demolition, the Town Commercial Guidelines in Section 9.5.3.8 will apply.

9.5 New Development

9.5.3 Yonge Street Commercial Core

9.5.3.8 Town Commercial

A) Town Commercial Model

Site Planning and Design

New construction could reflect the character of Aurora's historic downtown.

Guidelines:

- Designs could have a continuous street frontage, in keeping with traditional commercial districts.
- Where possible, setbacks from the street should be increased to provide increased pedestrian amenity.
- Parking should be to rear, not in front. Parking should be shared by neighbouring developments.
- Designs should reflect the traditional rhythm of historic commercial districts, with distinct bays of about 6-7m in width.
- Maximum height 3 storeys.
- Height and massing should respect the adjacent 1- to 2- storey residential properties.
- Landscaped buffer should be provided between new development and adjacent residential properties.
- It is highly recommended that owners engage design professionals skilled in heritage work for new buildings in the District.

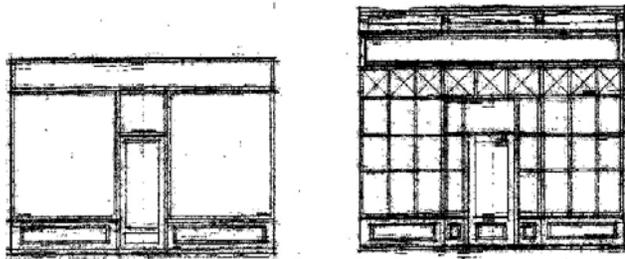


The proposal above, for Maple, and the built project below, in Port Credit, are modelled on historic commercial/residential buildings like those in downtown Aurora.





All the elements of a traditional Ontario downtown can be seen in this 1910 photograph of Yonge Street in Aurora.



The classic late-19th Century shopfront featured tall glazing, a panelled wood base, and a narrow moulded sign fascia above.

9.5.3 Yonge Street Commercial Core

9.5.3.8 Town Commercial

A) Town Commercial Model

Shop fronts and Signage

Guidelines:

- Storefront design should reflect local historic precedents. Design elements within any chosen precedent should be consistently applied.
- Retractable awnings are appropriate. Rigid awnings are inappropriate.
- Use of traditional wood and glass construction for storefronts is encouraged.
- If modern materials are used, they should be detailed to replicate traditional designs in scale, proportion and architectural effect. For example, the use of wood trim at jambs, posts, and panels can enhance the heritage effect of standard storefront and glazing systems.
- Both *Preservation Briefs* and *Architectural Conservation Notes* have information on heritage storefronts. See Section 9.3.2.
- Integrate signage with the design of the storefront, based on historical precedent.
- Back-lit or internally illuminated signs, including awning signs, are not appropriate.
- Neon and readograph signs are not appropriate.
- Third-party signs are not appropriate.
- Awning signs, other than lettering, no more than 6" high, on awning skirts, are not appropriate.

9.5 New Development

9.5.3 Yonge Street Commercial Core

9.5.3.8 Town Commercial

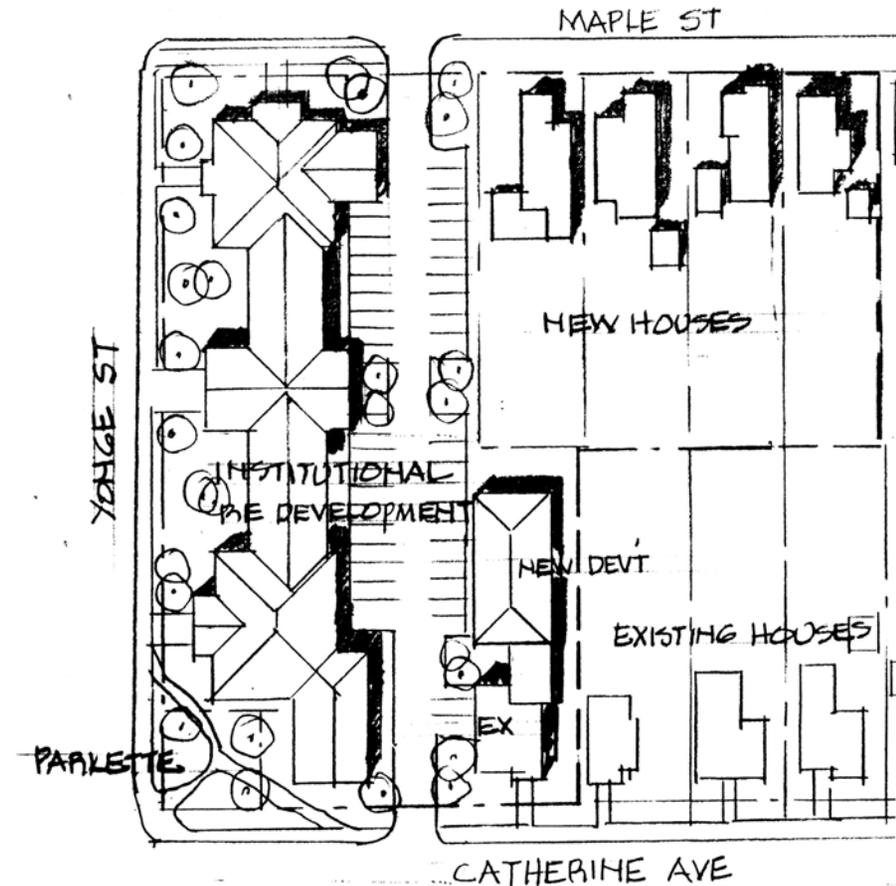
B) Estate Residential Model

Site Planning and Design

New construction should reflect the character of the historic large estate houses on the opposite side of Yonge Street.

Guidelines:

- Designs reflect the historic design precedent of Aurora's large residential estates.
- A larger development could be created by using recessed links between dominant house-form elements.
- Site planning and site-work should restore the relationship between the buildings and the street and sufficient set-back should be provided to make the sidewalk pedestrian-friendly.
- The portion of the Church site facing Maple Street, now occupied by the day-care centre should be developed to reflect the single-family housing on the opposite side of the street.



A possible outcome for redevelopment of the Church site at 15347 Yonge Street, using the model of the previous large residential estates, with dominant house-like buildings and recessed links. The heritage house in front of Lynette Hall is preserved, and new houses face the existing houses on the north side of Maple Street.

9.5.3 Yonge Street Commercial Core

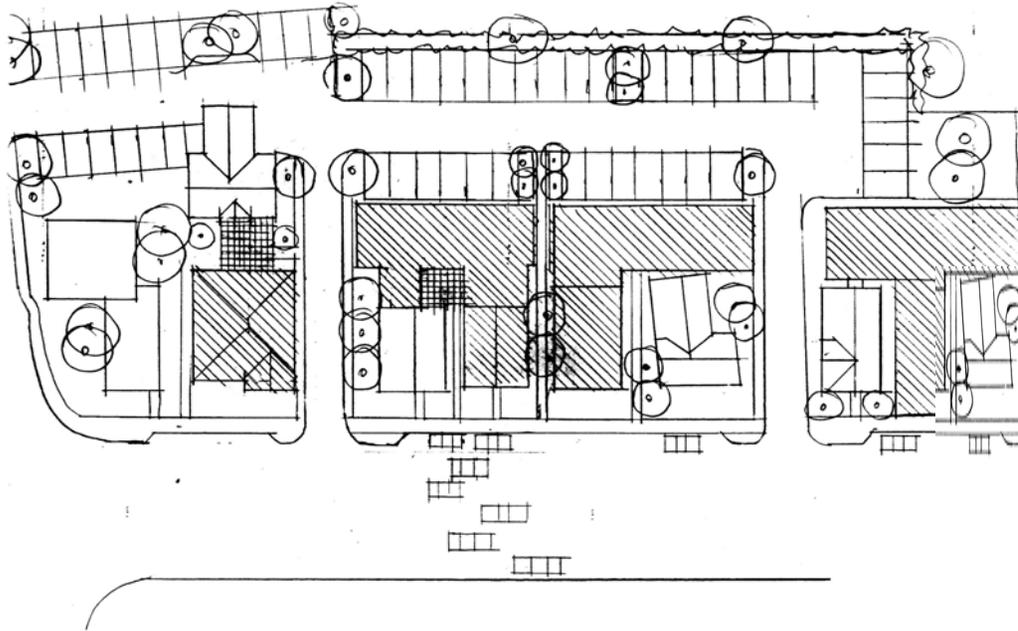
9.5.3.9 Infill Commercial

Site Planning

Selective Conservation of Heritage Buildings with infill of new construction.

Guidelines

- Respect and give prominence to existing heritage buildings.
- Provide a variety of front- and side-yard spaces to promote a sense of refuge from the busy street.
- Off-peak on-street parking is supported.
- Provide parking at rear, not in front.
- Develop shared parking scheme for neighbouring developments.
- The development of a connecting rear lane system should be encouraged.
- Provide a landscaped buffer between new development and adjacent residential properties.
- Provide landscaping on the street façade to soften appearance of development and be more compatible with overall area character.



A conceptual outcome for infill commercial development for Yonge Street between Maple and Mark Streets, using the Guidelines for Selective Conservation. Shaded buildings are new construction, (Note: This is in concept form only and is not intended to identify specific buildings that can be removed)



Integration of a heritage building into a residential development

9.5 New Development

9.5.3 Yonge Street Commercial Core

9.5.3.9 Infill Commercial

Architectural Design

New construction should respect the design precedent of existing heritage buildings.

Guidelines

- Scale, form, and massing should be similar to existing heritage buildings.
- Height should be no more than 3 storeys.
- It is highly recommended that owners engage design professionals skilled in heritage work for new buildings in the District.



EAST ELEVATION

New development can respect and include historic buildings, as in this current proposal in the City of Vaughan.



NORTH ELEVATION



Heritage buildings sensitively restored and expanded for business uses

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. This work is either undertaken by public authorities, as in the case of roadside planting and the construction of roads, curbs, sidewalks, lighting, and road signage or it is subject to approval by public authorities, as in the case of BIA installations, newspaper boxes, and tourism information or identity signage.

District Identity

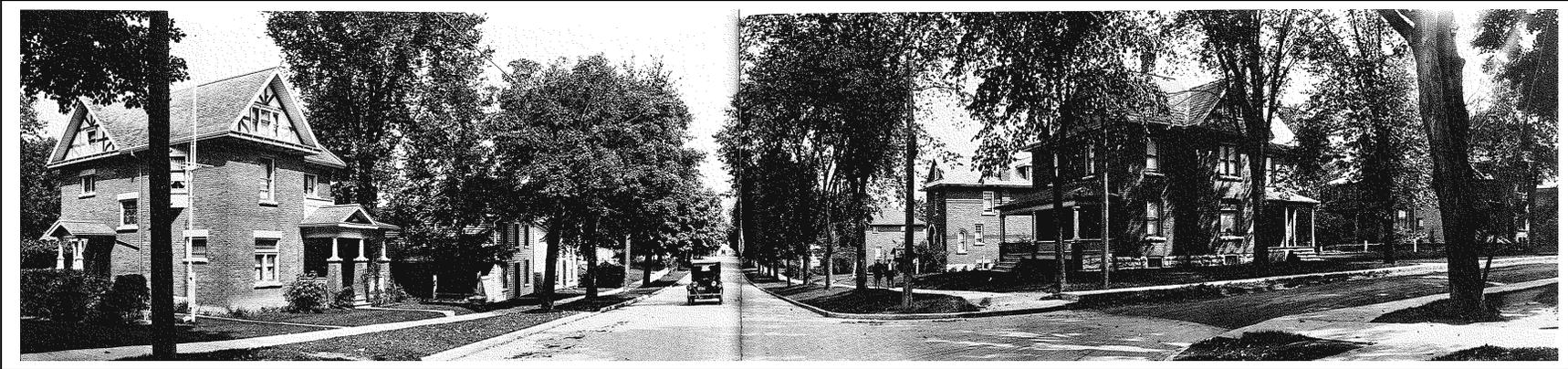
Installations within the road allowances have a significant effect on the experience of the heritage character of the District and the establishment of a sense of identity. The use of a consistent design vocabulary at the various scales and in the various kinds of road allowance work reinforces the

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 sidewalks, curbs, paving, street and pedestrian lighting, benches, tree grates, tree guards, trash receptacles, recycling bins, and parking equipment not already identified for approval.

CONTEXTS

Northeast Old Aurora possesses two distinct contexts: the Yonge Street corridor and the residential area. The goals of the Guidelines for Streetscaping are:

- Preservation of the historical character of the road allowances in the residential area.
- Restoration of the historical character, to the extent possible, in the Yonge Street corridor.
- Establishing identity through gateways, signage, and markers.



Wellington Street, 1920, Source: Aurora Historical Society

9.6 Streetscape Work

9.6.2 The Residential Streets

Roadways

The historic village like road profile is an important aspect of the informal village-like character of the District. The guidelines developed in Section 4.4 of *The Urban Design Review of Streets—Heritage Resource Area*, which was used in designing the Maple Street improvements, should be applied to the entire district. The main points of this document are summarized in the guidelines below:

Guidelines

- Public works should be compatible with the historic character of the neighbourhood.
- Narrower streets and minimal sidewalk treatments were once characteristic of the area, and should be retained wherever possible.
- Wherever possible, roads should remain their existing nominal width.
- Pavement width for road reconstruction should be determined by the minimum standard required. Neighbourhood parking needs should be reviewed in consultation with local residents to determine if street parking is required.
- Grassed boulevards, with or without curbs and sidewalks reflect the original village atmosphere and should be retained.
- Sidewalks, where required, should be concrete and should be located within their historic alignments. Use of porous asphalt should be considered in areas where surface tree roots prevent the use of concrete.
- To maintain the original low street profile, new curbs using a lower curb design rather than a full height urban curb and gutter should be considered.



Catherine Avenue – Street Appearance



Maple Street – Street Appearance

9.6.2 The Residential Streets

Lighting and Utilities

The guidelines for lighting developed in Section 4.4 of *The Urban Design Review of Streets—Heritage Resource Area* should be applied to the entire district. The main points are summarized in the guidelines below:

Guidelines

- The introduction of decorative lighting fixtures should be considered. Such fixtures should harmonize with other heritage-themed fixture in the Town.



Street Lighting – Centre Street

Street Trees

The guidelines for street trees and planting developed in Section 4.1 of *The Urban Design Review of Streets—Heritage Resource Area* should be applied to the entire district. The main points are summarized in the guidelines below:

Guidelines

- Mature and healthy trees should be preserved and protected, with removal only permitted in case of disease, structural instability, or in the interest of public safety.
- Protection of trees on private property by by-law should be considered.
- The policy of requiring a tree preservation plan, with arborist's report for site plan approvals should be continued.
- An inventory of street trees and a planting program should be developed. New planting should respect historic views and buildings, but screen undesirable sites or elements.
- Private planting should be encouraged, particularly where sidewalk location prevents Town planting of street trees.

9.6 Streetscape Work

9.6.3 Yonge Street Corridor

Roadways and Sidewalks

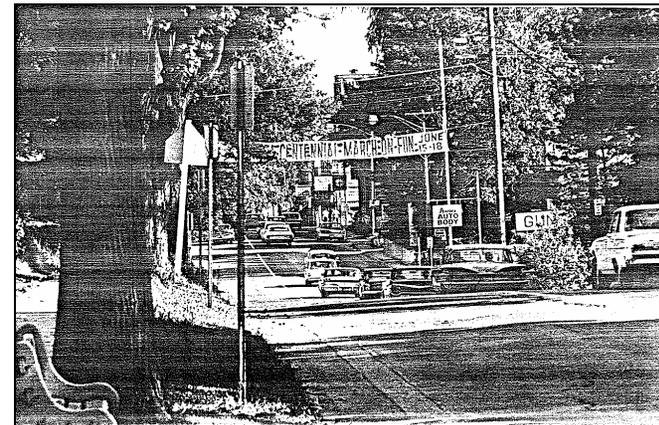
The historic pattern of downtown Yonge Street south of Wellington is a commercial shopping area, with street-related buildings, and generous sidewalks buffered by off-peak street parking. The pedestrian shopping environment dominates the design of the street. This pattern is reflected in the guidelines in Section 4.2 of *The Urban Design Review of Streets—Heritage Resource Area*. This pattern ends north of Wellington Street, where the roadway dominates the other elements of the streetscape, creating an environment that is quite hostile to pedestrians. Widening and re-grading of Yonge Street has left narrow sidewalks, unbuffered by on-street parking, and concrete retaining walls that further diminishes the sense of pedestrian safety, and damages the relation of the street to the buildings on it. Over time, the streetscape should be restored.

Guidelines

- To the extent made possible by the location of buildings and structures, the Town should explore the acquisition of land to allow for the widening of the sidewalks and the removal of retaining walls.
- Redevelopment proposals should include re-grading so that the relationship of buildings to the sidewalks is restored.
- The extension of off-peak on-street parking should be considered north from the historic downtown as far as Mark Street/Aurora Heights Drive.



The Yonge Street Wall, 2006, looking north
not a pleasant place to walk.



Yonge Street north, 1967, looking south
Pedestrian friendly

9.6.3 Yonge Street Corridor

Street Furniture

Select items that might have appeared in a historic town environment 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, and is an historic colour for painted metal items like light posts and bench ends.

Benches should be the traditional flat-slat type with cast metal ends, in a simple design. Bench castings are available with cast-in or bolted-on lettering, which could serve as a District identity marker.

Waste and Recycling Bins should have a simple design, and should be constructed so that plastic garbage-bag liners are not visible. Box-type recycling bins bearing advertising are not appropriate. It is noted that in the selection of waste and recycling bins, practicality and ergonomics are to be considered.

Tree Guards should have a simple design, compatible with the design of waste and recycling bins.

Planters were not part of the historic streetscape but they have become established as “softeners” in business areas everywhere. In that sense, they resemble the non-functional “heritage” dormers, cupolas, and gazebos that flourish on modern shopping plazas. To the extent that planters are part of the modern commercial landscape, they should take a form that reflects the traditional garden pattern of rectangular beds. It is generally preferable to use in-ground planting, rather than planters. Hanging flower baskets should be minimized, since they were not part of the historic streetscape, and have become a symbol of large urban shopping districts.



Public Street furniture should be compatible with the heritage area, however, use caution in applying artificial heritage elements to modern items as it may call attention the in authenticity of the exercise. Simple unobtrusive designs may work better. In the example below the bus shelter doesn't work, but the waste container does

9.7 Landscaping

9.7.1 Planting

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

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.

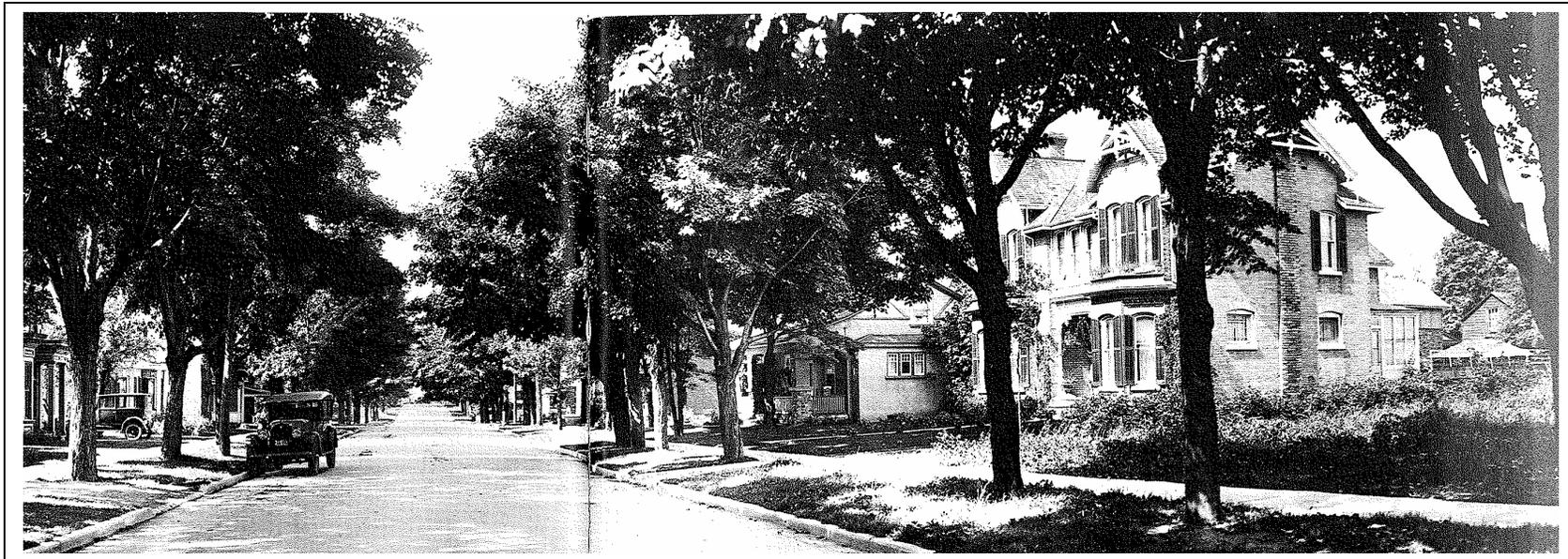
- Site buildings and additions to preserve suitable mature trees.

Suitable indigenous species:

- Sugar Maple, Red Oak, Basswood, Silver Maple, Bitternut, Butternut, White Pine, Hemlock, Black Walnut, Catalpa, Ginko, Red Maple, Bur Oak, White Spruce.

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

- Ash, Little Leaf Linden, Serviceberry.



Wellington Street, 1920, Source: Aurora Historical Society

9.7.2 Landscape

The landscape treatment on private property, visible from the street can do a great deal to help express the character of a heritage area. For example, large expanses of neatly mowed lawns are more expressive of a modern subdivision than an older village area. The landscape of the property should be in harmony with the historical period of the building. A historical landscape treatment can also be used in conjunction with newer buildings to complement the heritage environment.

Typical landscape treatment for pre-confederation homes (pre-1860s)

General Form

- Generally in rural areas, highly stylized gardening efforts were not widespread. Most planting was very utilitarian with little effort towards elaborate gardens or displays
- Hedgerows often lined the carriage lane and often a grove of deciduous or coniferous trees would be planted around the homestead as a windbreak
- Large expanses of open grass were not common during this period. There were no lawnmowers and small lawns in front of the home were cut with scythes
- Design focus of the front yard was placed on simple geometrical placement of trees and shrubs
- Alignment of fencing and walkways were laid out in a straight rectilinear manner.
- Plantings were typically arranged in straight lines. There was little bedding out or ornamental displays.

- Before the 1850s, there was an absence of any foundation planting, but after the 1850s owners began to cover their foundations usually with shrubs.
- Andrew Jackson Downing's theoretical approach to rural landscape during this period influenced homeowners in both Canada and the USA. Downing was a proponent of the picturesque in both building form and the associated landscaping. He advocated a "house with feeling" through the incorporation of trellis, climbing plants and small floral bedding out.

Fences

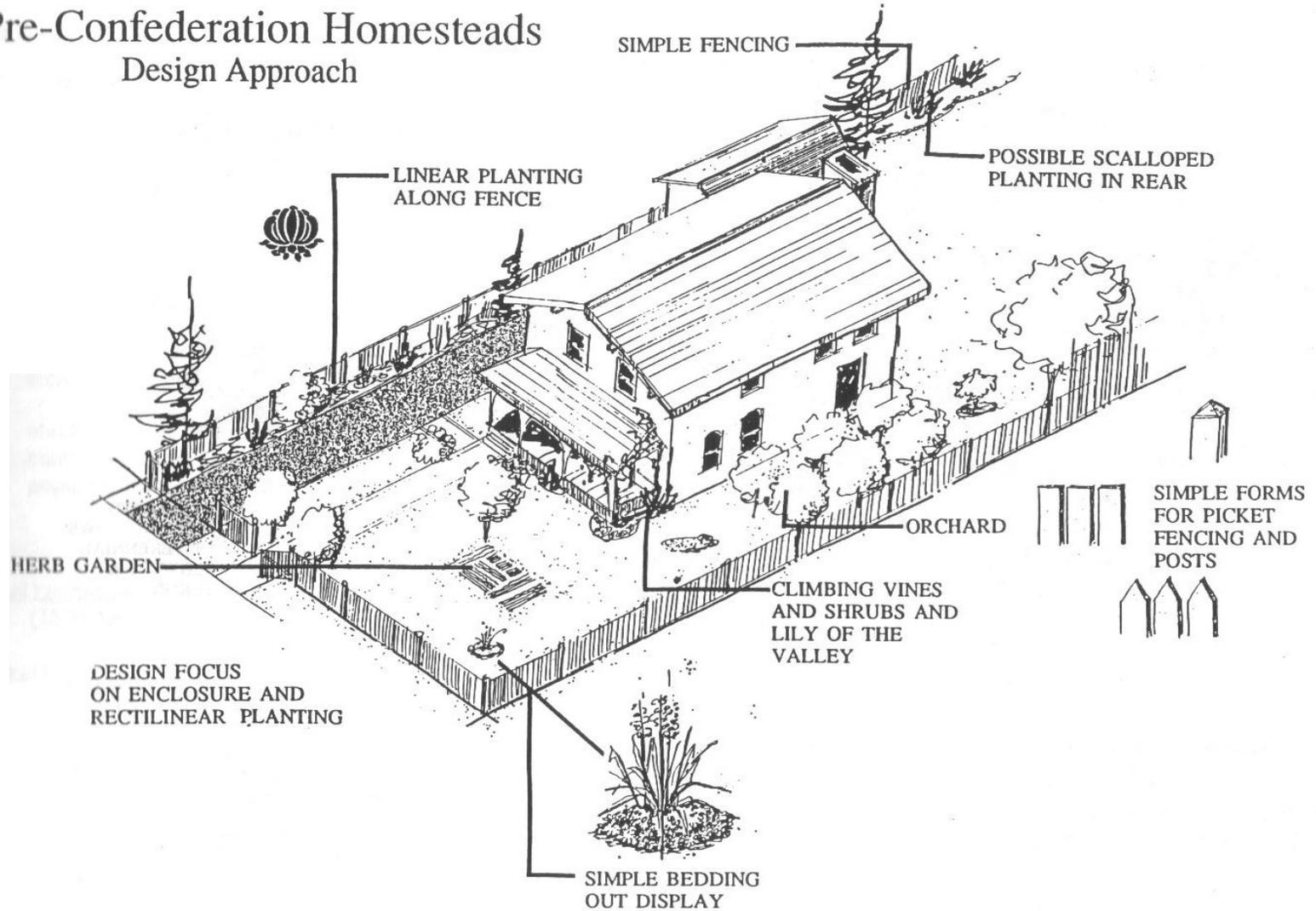
- Fencing was largely used for utilitarian and not aesthetic purposes
- Often front yards or frontage would be enclosed
- Wooden picket fencing was common on major roads such as Yonge Street.

Ground Plantings

- Plants commonly used in gardens were rhubarb, asparagus, strawberries and most common vegetables.
- Ground covers would have included ferns, lily of the valley, day lilies
- Flower bed would have contained hollyhocks, peonies, sweet william and irises
- Climbing shrubs and vines included clematis, roses and wisteria

9.7 Landscaping

Pre-Confederation Homesteads Design Approach



Pre-Confederation approach to landscaping

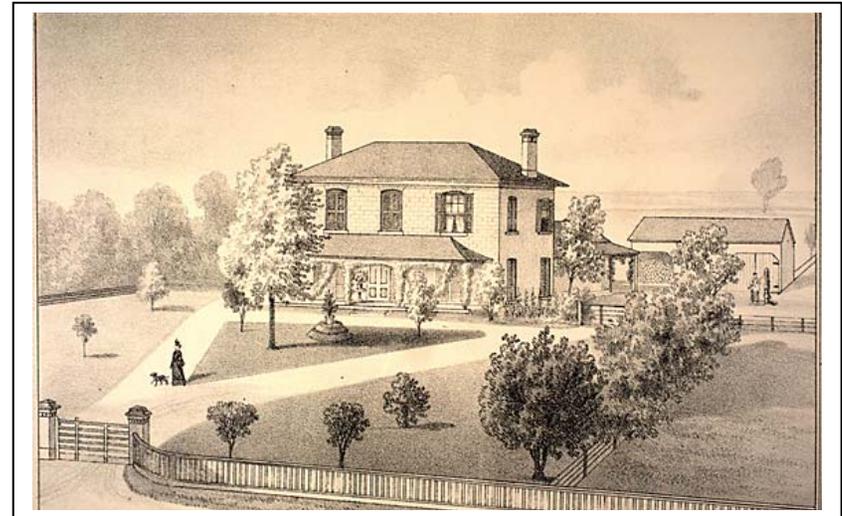
Source: *Town of Markham, Markham Heritage Estates Subdivision Landscaping Guidelines*

Trees and shrubs

- Native trees were common as they were readily available to transplant
- Conifers would typically include spruce, cedar and pine but one single species would be used and not a mixture (same holds true for deciduous)
- Deciduous trees included native maples, basswoods, oak, elm, beech, ash and cherry
- Fruit trees and small orchards were common and included individual or small groves of apple, pear or cherry



The Gardens at Hillary House,
Source: Aurora Historical Society



York County Pre-Confederation House and Garden
Source: Aurora Historical Society

9.7 Landscaping

Typical landscape treatment for post-confederation homes (1860-1900)

General Form

- Landscape treatment in this period was concerned with the creation of open space lawn areas with broad sweeping vistas, flowing naturalistic curves and planting in drifts of colour versus straight lines.
- Larger lawns also became fashionable with the invention of the lawn mower
- The North American leading theorist with respect to landscaping the Victorian and 'suburban' home was Frank J. Scott. In his book, the "art of Beautifying the Home Grounds" he suggests that plants, walls or hills should not obscure the view of the house. Rather, decorative planting was the art of picture making and picture framing. Therefore, landscaping became part of the visual composition associated with the house.
- Utility gardens and orchards moved to the rear yards
- Expanded trade from places like China introduced many oriental plants, trees and shrubs
- Weeping plants; plants with large course leaves; and plants with exaggerated forms were also popular. These plants were often located along the edge of the fenced lot with some feature planting on the front lawn of the approach road.
- Foundation planting of flowering shrubs helped to hid higher foundations made necessary by the introduction of central heating and basement furnaces.

- Gardens of individuals of lesser means did not feature fountains or ornate carpet bedding, but would have had simple round beds on either side of the front walk or in the centre of a side lawn.

Fences

- If a fence was used, it was usually more elaborate in design;
- Wooden picket fencing was still common on major roads like Yonge Street.

Ground Plantings

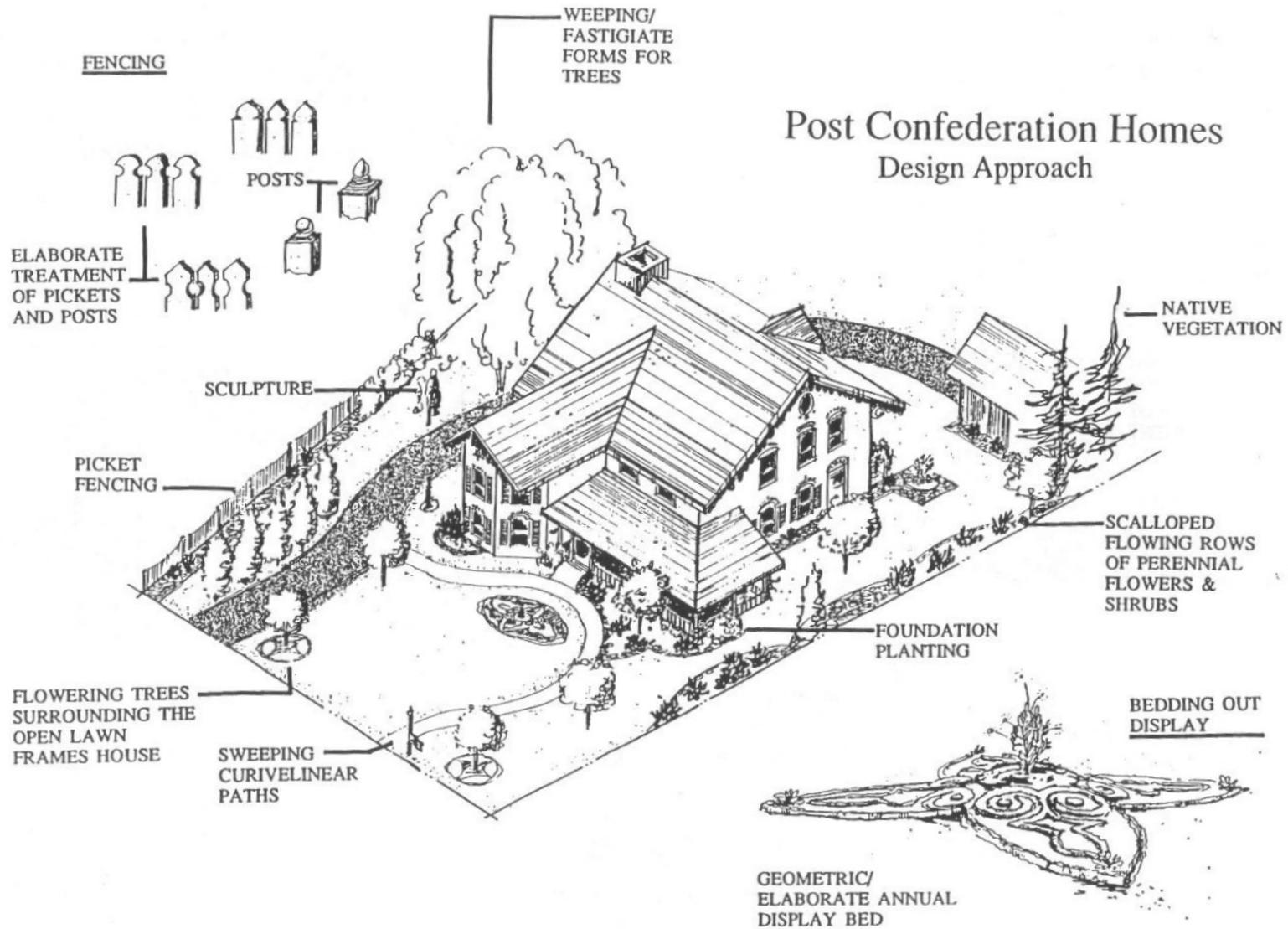
- Showy plants with bold leaves were popular such as cannas, castor bean, phlox, chicks and hens, zinnias and other showy plants

Trees/shrubs

- Trees with new and interesting leaf patterns were popular including weeping forms such as Lombardy poplars, weeping beech, mulberry, willow and birch
- Other trees included horse chestnut, Japanese angelica trees, hornbeam
- Shrubs included Japanese maples, barberries, smoke tree and Russian olive.

Caution

- Many plants introduced in the Victorian era as ornamentals are now considered invasive species. Use caution when using non-native species.



Post Confederation approach to landscaping

Source: Town of Markham, Markham Heritage Estates Subdivision Landscaping Guidelines

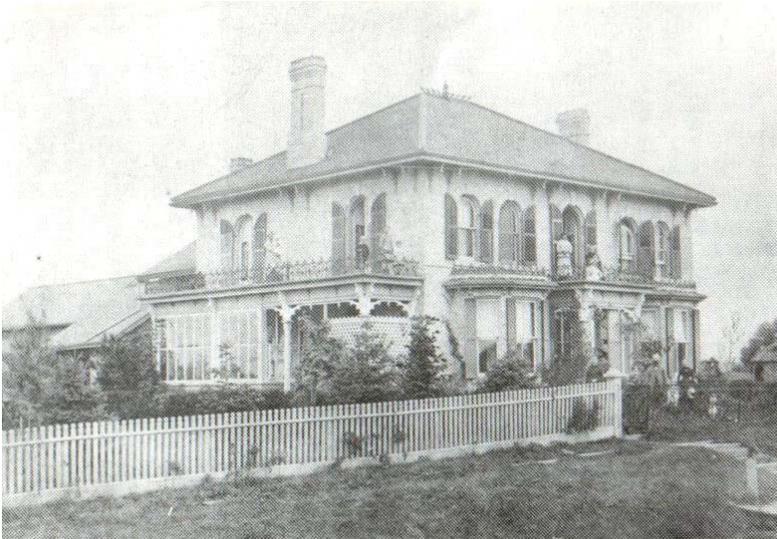
9.7 Landscaping



Maple Street Gardens, *circa* 1900
Source: Aurora Historical Society



Catherine Avenue – Streetscape, *circa* 1910
Source: Aurora Historical Society



Yonge Street Garden, *circa* 1900
Source: Aurora Historical Society



Wellington Street gardens, *circa* 1915
Source: Aurora Historical Society

9.8 Building Materials Checklist

All construction visible from the exterior requires a Heritage Permit. Visible materials should conform to the following standards:

9.8.1 Heritage Buildings

Appropriate Materials:

- Exterior Finish: Smooth red clay face brick, or smooth buff clay face brick.
Wood clapboard, 4" to the weather. Wide, chamfered horizontal boards (see period design)
Smooth, painted, wood board and batten siding for additions only.
- Exterior Detail: Cut stone or reconstituted stone for trim and window sills in brick buildings.
Wood shingles, stucco, or terra-cotta wall tiles in gable ends.
Painted wood porches, railings, decorative trim, shutters, fascias and soffits.
Painted wood gingerbread bargeboards and trim, where appropriate to the design.
- Shopfronts: Wood frames, glazing bars, and panels with glazed wood doors are preferred.
Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.
- Roofs: Hipped or gable roof as appropriate to the architectural style.
Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour.
Standing seam metal roofing, if appropriate to the style.
Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.
- Doors: Wood doors and frames, panel construction, may be glazed.
Transom windows and paired sidelights.
Wood French doors for porch entrances.
Other doors may be considered for entrances not visible from the street.
Single-bay wood panelled garage doors.
- Windows: Wood frames; double hung; lights as appropriate to the architectural style.
Real glazing bars, or high-quality simulated external glazing bars.
Other like varieties may be considered for elevations not visible from the street;
Vertical proportion, ranging from 3:5 to 3:7.
- Flashings: Visible step flashings should be painted the colour of the wall.

9.8.1 Heritage Buildings

Inappropriate Materials

Exterior Finish:	Concrete block; calcite or concrete brick. Textured, clinker, or wire cut brick. Precast concrete panels or cast-in-place concrete. Prefabricated metal or plastic siding. Stone or ceramic tile facing. “Rustic” clapboard or “rustic” board and batten siding; wood shake siding. Stucco application to existing or new buildings, other than historical stucco buildings.
Exterior Detail:	Prefinished metal fascias and soffits. “Stock” suburban pre-manufactured shutters, railings, and trims. Unfinished pressure-treated wood decks, porches, railings, and trim.
Shopfronts:	Standard metal shopfronts and pre-finished metal spandrel material. Frameless tempered glass shopfronts.
Roofs:	Slopes or layouts not suitable to the architectural style. Non-traditional metal roofing such as pre-finished or corrugated metal. Curved clay tile, barn shakes Modern skylights, when facing the street.
Doors:	“Stock” suburban door assemblies. Flush doors. Sidelights on one side only. Aluminium storm and screen doors. Sliding patio doors. Double-bay, slab, or metal garage doors.

9.8 Building Materials Checklist

9.8.1 Heritage Buildings

Inappropriate Materials

- Windows: Large “picture” windows.
 Curtain wall systems.
 Metal, plastic, or fibreglass frames.
 Metal or plastic cladding.
 Awning, hopper, or sliding openers.
 “Snap-in” or tape simulated glazing bars.
- Flashings: Pre-finished metal in inappropriate colours.

9.10.2 Non-Heritage Buildings

Note: If using the Historical Conversion approach, described in Section 9.4.1.1, follow the Heritage Building Checklist, above.

Appropriate Materials

- Exterior Finish: Use materials compatible with the original design.
- Roofs: Slopes and layouts compatible with the original design.
- Doors: Use materials and designs compatible with the original design.
- Windows: Use windows compatible with the original design.

10.1 Documents Available for Guidance

The Town of Aurora Planning Department has some books available that can provide useful information to people contemplating work in the District. Books listed in Section 10.2 under the headings of Historic Architecture and Heritage Conservation are all useful.

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/hps/tps/briefs/presbhom.htm
- Parks Canada has similar guidelines at: Standards: www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Another useful website has pictures of Ontario styles and an illustrated glossary of building terms:

- The Ontario Architecture Page at: www.ontarioarchitecture.com

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- Ontario Architecture. www.ontarioarchitecture.com. This site has very fine illustrated glossaries of building terms and building styles.
- The Ontario Railway History Page. www.globalserv.net/~robkath/railnor Historical information about the Ontario Huron and Simcoe Railway.
- The Project for Public Spaces. www.pps.org A resource for creating livable urban spaces.
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Part E

Appendices

Appendix A: Streetscapes

9.1.1.1 Centre Street-Yonge to Spruce



10



18



26

The north side of Centre Street begins with a heritage-themed 1980s commercial building at 15277 Yonge Street with a large parking lot behind it. Nos 10-14 are vacant land, with a deep swale at the rear of the properties. No. 18 appears to have a Victorian Gothic house embedded in a series of additions in various styles. No. 24 is an early 20th - century homestead-style house, with a later bay window and verandah. It sits behind a dense and deep evergreen hedge. No.24 is mid-20th century hipped roof bungalow, with a massive central chimney. The flank of 10 Spruce Street, with a dense boundary hedge, takes the streetscape to the corner of Spruce Street. The street begins to slope uphill near the western edge of this lot.

The 1878 map on page 10 shows that the south side of Centre Street began life serving as a rear access for the deep lots on Wellington Street. This is still true for more than than half of the frontage west of the railway.

15263 Yonge Street, on the corner, closely mimics the earlier building to the north. The rears of 14 and 20 Wellington are modern, bare, and not sympathetic to heritage. The rear of 32 Wellington is screened by a dense row of trees, and is not unattractive. No 33, built around 1865, is the only 19th century building on the south side of the street. It's worthy of restoration someday. The rear of 38 Wellington makes some gestures towards heritage detailing, but like the rears of 14 and 20 Wellington, planted screening would improve the streetscape considerably.



Rear of 20 Wellington St E.



Rear of 32 Wellington St. E



33

Appendix A: Streetscapes

9.1.1.2 Centre Street—Spruce to No.71



54



66



77

On the north side, No. 52 on the east corner at Spruce is a 20th century Neo-Georgian multi-family dwelling. An unbroken stretch of inventoried buildings follows, stretching from No. 54 through No. 72. Of these, Nos. 60 and 62 are mirror image hipped roof bungalows. Arts and crafts details suggest an earlier date than the 1945 shown in the Inventory. No. 54 is an L-plan homestead-style house. Behind an enclosed upper porch, No. 64 is also in the homestead style. No. 58 is Loyalist Cottage; dated to 1865 it is one of the oldest houses in the area. The remaining properties are Ontario Vernacular Gothic. Nos. 70 and 72 are attached, and may have originally been one house. No. 72 is distinguished by an unusual pointed-arch door on the second floor, leading onto the roof of the verandah. This entire row is structurally intact, though much detail has been lost on many of the houses. No. 74 is a renovated Cape Cod Cottage, perhaps a DVA house. Between Spruce Street and Walton Drive the front-yard set backs are very small, which gives a distinctive character to the streetscape.

The south side of the street consists of infill housing, dating from around 1910 (No. 71), to the very recent townhouses at Nos. 61-67. It's hard to determine whether these are mimicking Georgian or Gothic historical precedent. Nos 41-51 appear to be early post WWII housing. According to the Inventory, the very charming moraine stone facing on No. 69 was added to the original house. Rear yards of 58 and 74 Wellington street are fenced or planted, and are not detrimental to the streetscape.



45



61-67



71

Appendix A: Streetscapes

9.1.1.2 Centre Street—74 to Walton Drive



78-82



90-92



96-98

On the north side of the street, Nos. 78 through 98, on the west corner at Walton, are inventoried, with the sole exception of the hipped-roof bungalow at No. 86. Two of the oldest houses have received renovations: No. 78 is an 1863 2-storey Georgian house, with a 1990 centre gable addition that mimics the Ontario Gothic style; No 92 is a Georgian Cottage from around 1870 with a two-storey rear addition. There are two Arts and Crafts bungalows from the 1920s at Nos 82 and 98. Both of these retain the original divided over single-pane glazing, characteristic of the original style.

On the south side, we again have infill housing from a variety of dates. Nos. 75 and 77 are mirror-image homestead style houses from 1923, and both are inventoried. Nos. 79 and 81 are modest post-WWII ranch bungalows. The recent townhouse development between No.91 and the corner of Walton Drive is consistent in its use of Victorian detail. The dominating aspect of garage doors is not kind to the streetscape.



75-79



81



91-97

Appendix A: Streetscapes

9.1.1.2 Centre Street-Walton Drive to Railway



108



112



120

On the north side of the street, the flank of the post-WWII attached house at 23-25 Walton Drive sits on the corner, followed by the 1873 vernacular homestead house at No. 108. The dramatic decorative brickwork was covered with vinyl siding and the original glazing was lost in a 1992 renovation. No. 112 is an early 20th century cottage with a frame garage set back to the east. No. 116 is a fairly recent raised ranch house with a fully projecting garage. No. 120 is set well back from the road, in contrast to all the other houses on Centre Street east of Spruce, suggesting that it may have once been a farm house. The lot is very large and well-treed, with a small frame garage sitting forward and to the west. The Inventory dates the house to about 1870, and the brickwork is now covered in siding, and a later enclosed verandah covers the original ground floor front.

On the south side of the street a 1960s hipped-roof ranch bungalow is the only building fronting the street. The rest of the frontage consists of rears of Wellington Street properties, mostly parking areas, without fencing or screening.



Rear of 104 Wellington St. E, at the corner of Walton Drive.



113, the only address fronting this block.



Rear of 124 Wellington St. E.

Appendix A: Streetscapes

9.1.1.3 Catherine Avenue—Yonge to Spruce



14



20



28

On the north side of the street, the Lions Club parkette and the flank of the Church are described under Yonge Street. The rest of the block consists entirely of Victorian heritage properties. No. 16, in front of Lynett Hall, is part of the Church Property. The front of the building is an Ontario Gothic house from 1886, much renovated with the brickwork stuccoed over. No. 20 is an 1885 Vernacular with rich and intact pierced gable trim. No. 24 is an 1891 vernacular house, much worked over. No. 28 is a very intact 1888 Ontario Gothic. The gambrel roof of the 1885 house at No. 34 is very unusual. The flank of 40 Spruce Street completes the block.

On the south side of the street, No. 3 is a Foursquare house with an excellent stained-glass transom in the main window. The remainder of the block consists of Victorian houses, with the sole exception of No. 23, a small house that may be an early 20th century craftsman bungalow, under the stucco. The Victorian houses are varied in detail, and the Inventory photographs show interesting evolution of several of the properties. Noteworthy are the paint that has obscured the false quoining on No.7, the multiple gables on No. 11, the renovation of No 15 from its previous insulbrick incarnation, and the fine tracery bargeboard on No. 39, at the corner of Spruce Street. On both sides of the street, the sidewalk is set well back from the street, leaving a wide grass boulevard with many trees. The steep grade uphill from Yonge Street is a strong characteristic of the block. This block has a very high heritage value.



7



19



31

Appendix A: Streetscapes

9.1.1.3 Catherine Avenue-Spruce to No. 72



58



64



72

East of Spruce Street we are entering the later subdivisions shown in the maps on page 11.

On the north side, the flank of 41 Spruce begins the block. No. 58 is an early 20th century brick Arts and Crafts bungalow, substantially intact. From No. 60 through No.72 the houses are all early-20th Century houses in varieties of the Edwardian style. The style is classically inspired, formal, and substantial. Roofs are gabled, hipped, or a combination of the two. Verandahs are supported on classical columns. Windows often have a tall single light lower sash, with a shorter upper sash, often with multiple lights. The upper sash in the living room may be of leaded and coloured glass. No. 72 is unusual in having a ground floor of stone, with upper walls in brick.

On the south side, the flank of 37 Spruce Street begins the block. No 55 is an unusual building, with original detail obscured by stucco. Glazing and the shallow porch pediment suggest an Arts and Crafts house. From No. 59 to No. 71, the houses are all Edwardian. Most of these are substantially intact, in many cases with original or good quality replica glazing. A box dormer addition on No. 65 impacts an otherwise intact heritage building.

In contrast with the first block of the street, the boulevard is non-existent here, but many front yards contain substantial trees. The uphill slope here is very gradual, and from here on eastward it begins a slight downward slope. This stretch of Catherine is very rich in heritage character, primarily consisting of Edwardian houses.



59



65



71

Appendix A: Streetscapes

9.1.1.3 Catherine Avenue-73 to Walton Drive



80



82



92

On the north side, No. 76 is the last of the Edwardians. No. 80 is a very intact Arts and Crafts bungalow with original glazing and roof brackets. No. 82 is a more modest house in a similar style, with replacement windows downstairs, but originals in the upstairs dormer. The remainder of the block consists of 1- and 1 ½-storey post-WWII houses.

On the south side, Nos. 73 and 77 are the last of the Edwardians. No. 77 is unusual in having a side-gable roof and centre hall. The massing is like a Georgian house, but the detailing, including the hipped-roof dormer is Edwardian. There may be an Arts and Crafts bungalow under all the additions and siding at Nos. 81 and 83. No. 85 is almost certainly originally of that style. No. 87 is a modest hipped-roof bungalow, probably post-WWII. No. 93, on the corner of Walton Drive, appears to be of the WWII era, perhaps a DVA house.

As in the previous block, the boulevards are non-existent—there’s not even a sidewalk from No. 88 eastward. Front yards contain a wealth of substantial trees. Although the houses at the eastern end of the block are relatively recent, they are of a modest scale, and as a result they don’t overwhelm the character of the streetscape.



73



77



93

Appendix A: Streetscapes

9.1.1.4 Maple Street—Yonge to Spruce



14-16



32-36



40

This first block of Maple Street was part of the original subdivision. The road slopes steadily uphill to the intersection of Spruce.

The north side of the street begins with the flank of 15435 Yonge Street. No. 12 was a very modest Arts and Crafts bungalow, but is currently being reconfigured with raised front-gable roof and board-and-batten siding. No. 14 is a post WWII ranch bungalow. No. 16 is one of two Second Empire houses in the Study Area, and maintains much original 1875 detail, though it is clad in metal siding. The double-gabled house at No. 24 is dated circa 1900 in the Inventory, but it is in the earlier Ontario Gothic vernacular style. No. 28 is a solid brick Foursquare house from around 1915. No. 32 is brick bungalow from around 1940, with a complex floor plan and front elevation. No. 36 is a substantial Edwardian with a Classical verandah. No. 40, at the corner of Spruce, is a very substantial modified Foursquare house.

The south side begins with the flank of the church property. No. 9 is a large one-storey flat-roofed school building. No. 33, a new Neo-Georgian brick house is the only dwelling facing the street. The flank of 68 Spruce Street, and its original frame garage take us to the corner.

The grass boulevard is very wide, setting the houses well back from the street.



9



33



Maple Street flank of 68 Spruce.

Appendix A: Streetscapes

9.1.1.4 Maple Street-Spruce to the end



44



10020



10036

The street slopes down quite steeply in this last block to the Fleury Street and the park.

On the north side the only house is No 44, at the corner of Spruce. It's a rambling and charming 1 ½ storey Arts and Crafts house, with moraine stone piers at the enclosed verandah. The house is set close to the road, and the boulevard is non-existent. Beyond, to the north and east, lies the park.

On the south side of the street, the block begins with the flank of No. 69 Spruce, the most substantial Arts and Crafts house in the Study Area. No. 63 is a modest hipped roof Arts and Crafts bungalow. This is set behind substantial planting and hedging, which screens the building to a great extent.

Maple Street curves into Fleury Street, rather than intersects with it. The curving and curbless roadway, the downhill slope, and the substantial trees in the yards and the park combine to create a character of great village like charm.

All of the frontage should be considered to possess heritage value.



Maple Street flank of 69 Spruce.



63

Appendix A: Streetscapes

9.1.1.5 Mark Street—Yonge to Spruce



16



24



32

Mark Street rises about 2.5 metres to mid-block, and falls to about the same elevation. On the north side of the street, the frontage begins with the flank of 15435 Yonge Street. No. 2 is a raised ranch house from the 1960s. No. 16 is a nicely proportioned hipped roof bungalow. No. 20 is a front-gable Arts and Crafts bungalow that retains original glazing in the enclosed front veranda. No. 24 is a hipped roof Arts and Crafts Bungalow, with original glazing intact, and dated at circa 1935 in the inventory. The round-headed entry door is striking. The roofline is similar to No. 16, and they are possible contemporaries. No. 32 is a 2 storey Georgian revival house that appears to date from around 1950. No. 36, at the corner of Spruce is a California Ranch house dating from around 1960. Yards on this side of the street are quite deep. There are curbs, but no sidewalk. Trees and planting are generally substantial.

On the south side of the street, the block begins with the flank of 15423 Yonge Street. Nos. 11 and 15 are similar brick Edwardian houses, with characteristic grouped windows under shallow arches, and wood veranda columns on stone-capped brick piers. Both houses retain original detail and glazing. No. 19 is an asymmetrical Arts and Crafts house. The entry, pergola, and sunroom are striking design elements. No. 27 is a very intact Arts and Crafts bungalow. Nos. 29 and 31 are post-WWII bungalows with basement garages buried in the hillside. The front yards are shallower on this side of the street, and trees and planting are proportionately thinner. There are curbs with the sidewalk at the curb line. The natural stone retaining walls on the south side is significant.



11



19



27-29

Appendix A: Streetscapes

9.1.1.6 Yonge Street—Special Conditions



15342, Horton Place



15356, Readman House



15372, Hillary House
Consecutive heritage treasures on the west side of Yonge Street.

Yonge Street presents several unique conditions: in the character of the road itself, in use and zoning, and in heritage value. It is a heavily-travelled road, essentially part of the Regional road network, and the widening and re-grading it has undergone over the years has disturbed the relationships between buildings and the street. Unlike most of the Study Area, the uses and zoning are primarily non-residential. It has a large number of heritage properties, most of which are on the east side. But west side holds three of Aurora's most valuable buildings, including two of the three in the Study Area that are designated under Part IV of the Ontario Heritage Act. Many properties will be under pressure for redevelopment.

The west side of the street consists mostly of modern commercial buildings, sitting behind parking lots. But the three properties from 15342 to 15372 are of the highest heritage value. These are, in order: Horton Place, dating from 1875, the only Italianate building in the Study Area; Readman House, a very substantial Edwardian Classic house, currently boarded up; and Hillary House, an 1862 Ontario Gothic house with lavish tracery decoration, that currently serves as the Museum. Horton Place and Hillary House are designated under Part IV. Just north of Hillary House, at 15390, there is a 1978 condominium apartment building whose exaggerated mansard roof gives a slight nod to Second Empire design.

The reworking of Yonge Street over the years has not been kind to the streetscape or the pedestrian amenity between Wellington and Mark.



15347



15423



15342

Retaining walls trace the disturbance of grades due to the reworking of Yonge Street.

Appendix A: Streetscapes

9.1.1.6 Yonge Street—Special Conditions



15381-15411



15417-15423

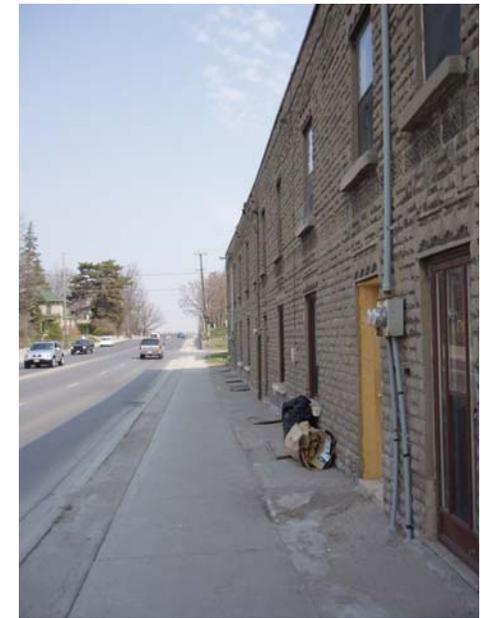


15435-15441

The east side of Yonge has many heritage properties.

The road crosses what was once an undulating topography, dominated by a general fall towards the river to the west. Not only has Yonge Street been widened, drastically reducing front yard setbacks, it has also had the grades smoothed out along its length, leaving many buildings perched behind retaining walls. This effect is most extreme at the Church property at No. 15347, where a retaining wall that is as high as the sidewalk is wide creates an environment that is actively hostile to pedestrians. The restoration of street/building relationships and development of pedestrian amenity should be addressed in any redevelopment proposals.

Heritage properties on the east side of Yonge Street include the apartment building at No. 15423. This has particular value in its construction of decorative concrete block, similar to those used in a group of Edwardian houses on Spruce Street. The block between Maple and Mark contains an unbroken string of inventoried buildings, with dates between 1855 and 1926. Most are modest, and they are in various states of repair. The oldest at No. 15423, set uncharacteristically back from the road, may have been originally been a Georgian farmhouse. The unfriendly retaining walls that had disappeared north of Maple Street, reappear in front of 15423 and 15417. Beyond Mark Street at 15435 and 15441, are two substantial brick Edwardian houses, set back on deep lawns. Most of these buildings are zoned R5: Special Mixed Density Residential, which allows business use on a case-by-case basis.



15423



15393-15411

Even without retaining walls, the narrow sidewalks and heavy traffic can be quite forbidding.

Appendix A: Streetscapes

9.1.1.6 Yonge Street—Special Conditions



15347
Our Lady of Grace Church.



15408
In the time horizon of this study, single storey developments near the Town's centre should be considered redevelopment sites. This property was recently renovated.

In a 20-year planning horizon, the central location of and zoning provisions indicate the potential for redevelopment along the part of Yonge Street within the Study Area. Very valuable heritage resources should be protected from both demolition and unsympathetic adjacent development. The incorporation of other heritage resources in development proposals can preserve the heritage character of the streetscape. Heritage Guidelines in the District Plan should address this issue, and it is recommended that Urban Design Guidelines be developed for properties not included in a Heritage Conservation District.



Old downtown Aurora, south of Wellington Street, has a traditional Ontario townscape, with continuous commercial buildings, of 2 and 3 storeys, built to the street line. There is street parking in front of the shops.

Appendix A: Streetscapes

9.1.1.7 Spruce Street—Centre to Catherine



16



20



24, with the flank of 39 Catherine Avenue beyond.

Spruce Street has the most dramatic topography of any street in the Study Area. It rises gently from Centre to Catherine, falls gently to Maple, and slopes down a steep 6 metres to Mark Street.

The west side of the street was part of the original plan of subdivision, and holds some of the older houses in the Study Area. No. 10, which has the appearance of a post-WWII cottage, actually dates from 1885. No. 16 is a hipped roof bungalow, with a later angled bay window, from the 1940s. No 20 is a buff brick Ontario vernacular house with an ell plan and a shallow square bay window on the ground floor. No. 24 actually is a post-WWII Cape Cod Cottage. The flank of 39 Catherine Avenue occupies the corner lot.

On the east side, the block begins with the flank of the recent Neo-Georgian building at 52 Centre Street. No. 15 is a sensitive introduction to the district No. 19 is a buff brick Ontario vernacular Victorian with an unusual conjoined verandah and bay window under a hipped roof. A recent shed-roof addition that fills the ell on the ground floor is not very sympathetic. No. 37, at the corner of Catherine, is one of two Second Empire houses in the Study Area, with characteristic mansard roof, iron cresting, prominent brackets, and elaborate pilasters at the corners of the dormers. It was built around 1885, but according to the Inventory, the brickwork dates from the early 1900's.

The street is curbsless, with the sidewalk at the street edge. Trees are plentiful and mature.



15



19



37

Appendix A: Streetscapes

9.1.1.7 Spruce Street—Catherine to Maple



40



52



60

On the west side, the entire block consists of inventoried houses, all but the last in varieties of Victorian vernacular styles. No. 40, on the corner, is an 1880 2-storey ell-plan house, with a later wrap-around Classical verandah. No. 48 was altered in 1998 from its original hipped roof configuration. No. 52 retains original pierced bargeboards but has much other detail. No. 56, from 1882 is unusual in having two front gables with a recessed centre bay. No. 60 is a modest 1 ½ storey Ontario Gothic house, with a round-head window in the centre gable, and a bell-cast portico. No. 68 is a substantial 2 ½ storey Queen Anne Revival house, on a large corner lot.

On the east side, the corner lot at No. 41 is occupied by the only Romanesque Revival house in the Study Area. There is a modern addition in the ell along Catherine Avenue. It is hoped that a future owner will restore this unique building. No. 45 is a modest bungalow from around 1945. The rest of the block consists of inventoried properties. No. 49, from 1903, is the only Italianate house in the Study Area, and is thoroughly intact. Nos. 53 through 65 are all substantial Edwardian-era houses. 53 is in the simple Foursquare style; the others have more elaboration, culminating in the round corner tower at No. 61. The last house on the block, at No. 69, is a fine and substantial Arts and Crafts villa from 1909, with dramatic vertical half-timbering above the second floor window sill line.

The curbless street profile and the abundant mature trees continue the character of the previous block.



49



57



69, with 44 Maple Street beyond.

Appendix A: Streetscapes

9.1.1.7 Spruce Street—Maple to Mark



76



80-84



92

Most of the last block of Spruce Street consists of an unbroken group or Edwardian-era houses on both sides of the street. Most of these are of the simple Foursquare style.

On the west side, the block begins with the flank of 40 Maple Street. No. 76 has the wide pedimented gable and full width veranda of the Edwardian Classic style. Nos. 80 and 84, with their simple massing, tall hipped roofs, and small hipped dormers archetypal Foursquare houses. No. 88 is very similar, but details suggest it may be of a later date. The last two houses on the block are post-WWII houses.

On the east side of the street, the block begins with the flank of the Arts and Crafts house, at 44 Maple Street. Six consecutive Foursquare houses follow at Nos. 77 through 87. The first of these is brick, like those across the street. The remaining five are of particular interest because they are constructed of a locally-produced decorative concrete block. These were all built by Michael Shulman in 1911. No. 87 has been clad in metal siding, and most of the buildings have altered the original front porch. They are otherwise substantially intact. The last two houses are modern.

The road profile and wealth of trees continues in this block, and the steep slope adds interest to the streetscape.

Taken as a whole, Spruce Street has a very high heritage value, with about 90% of its frontage occupied by heritage houses.



77



81-85



87

Appendix A: Streetscapes

9.1.1.8 Fleury Street



44-48



56



64

Fleury Street is composed entirely of inventoried heritage properties, almost all built within a few years of 1915. On the west side, the street begins with the flank of 64 Catherine Avenue, and the remaining houses are all substantial 2 and 2 ½ storey brick Edwardians. They all have the characteristic wide hipped roof verandah, supported on classical columns on stone-capped wood piers. The houses are substantially intact, and in many cases original detail and glazing are retained. The full variety of Edwardian-era roofscapes are present: Nos. 44.-52 have simple hipped roofs and small hipped dormers. Nos. 56 and 64 have offset front-gable dormers. And No. 60 has the full width front gable of Edwardian Classicism. The street ends with the flank of 63 Maple Street.

On the east side, the street begins with the flank of 70 Catherine Avenue. No. 49 should be considered a Queen Anne Revival house, with its angled wrap-around verandah supported on twinned columns, ell plan, and shingled pedimented gable. Nos. 53-61 are Edwardian, although 57 has Queen Anne Elements. No. 65 is a substantial and intact Arts and Crafts house, with the characteristic square bay window, and the ganged multi-paned casement windows. The roofscape is designed to mimic a thatched-roof cottage.

The very deep front-yards with their wealth of mature trees, the curbless road profile, and the gentle slope down to the curve at Maple Street are significant characteristics of the streetscape. All of the frontage has high heritage value.



49-53



57



65

Appendix A: Streetscapes

9.1.1.9 Walton Drive



98 Centre Street, at the corner of Walton Drive.



22



93 Catherine, at the corner of Walton Dr.

Walton Street is a neighbourhood street with a relatively short section in the Northeast Old Aurora Heritage Conservation District. North of Centre, the street is flanked by buildings built from the 1920s through the 1960s, reflecting the relatively late establishment of this section of the street. Walton Street terminates at Wellington Street



23-25



27



33-47

Appendix A: Streetscapes

9.1.1.10 Landscaping and Streetscaping



Landscaping and streetscaping make a significant contribution to the character of the Northeast Old Aurora neighbourhood. Large trees provide elegant frames for the heritage houses, and most homeowners have put in decorative planting of deciduous and coniferous shrubbery that further enriches the landscape.

The form of the streetscaping, with a modest road profile and narrow sidewalks, creates an informal village-like quality. It is recognized that the old asphalt-topped sidewalks are very difficult for pedestrians and snow-removal crews, and reconstruction along the lines of the Maple Street project, shown at the bottom right, is currently being studied.



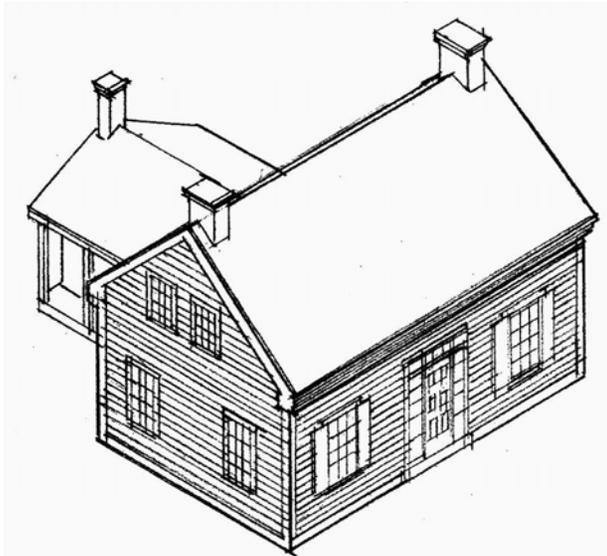
Appendix B: Architectural Styles

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

4" wood clapboard siding with wood corner boards; Brick or stone in some areas.

Wood fascia and eaves.

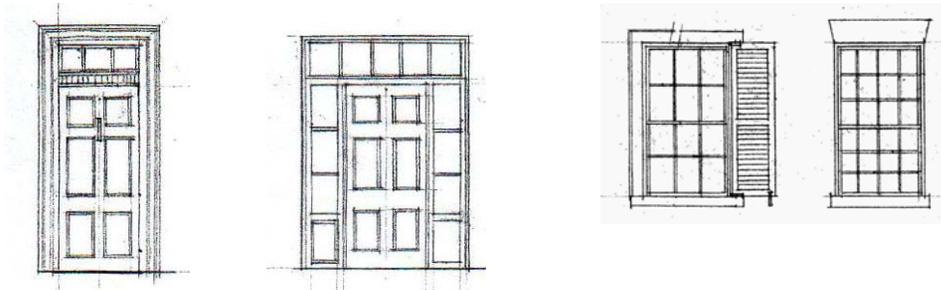
Symmetrical façade; central door with transom and/or sidelights.

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 9.3



58 Centre Street

Appendix B: Architectural Styles

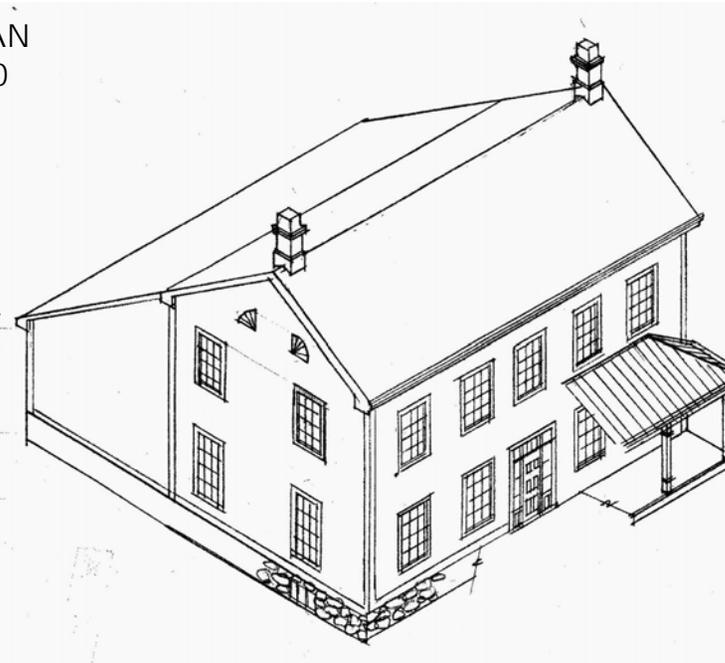
GEORGIAN 1800-1830

Rear addition may be a tail, or "saltbox" as shown here..

Optional half-lunette windows in attic gable ends

Fieldstone foundations

Brick chimney corbelled



Brick chimneys, corbelled brick.

Low slope roof, approx. 6:12.

Simple wood fascia and eaves.

Wood clapboard, brick or stone construction. Stucco less often.

Central door with transom and/or sidelights.

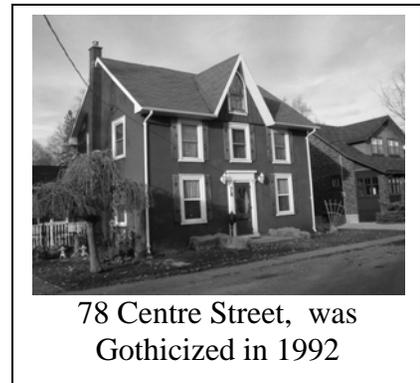
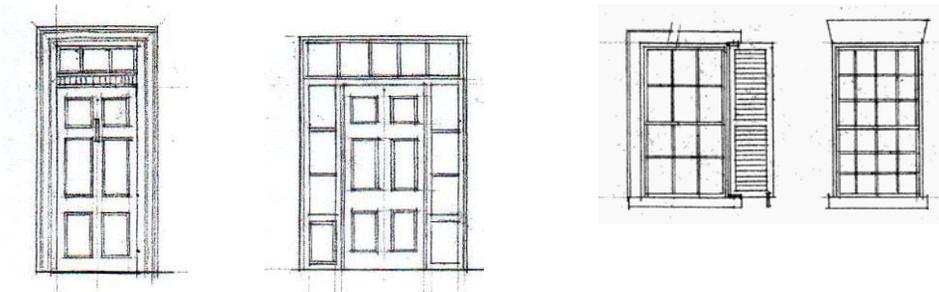
Symmetrical façade, usually 3 or 5 bays.

Optional half-lunette windows in attic gable ends

Optional porch.

9.1.1 Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.3



78 Centre Street, was Gothicized in 1992

Appendix B: Architectural Styles

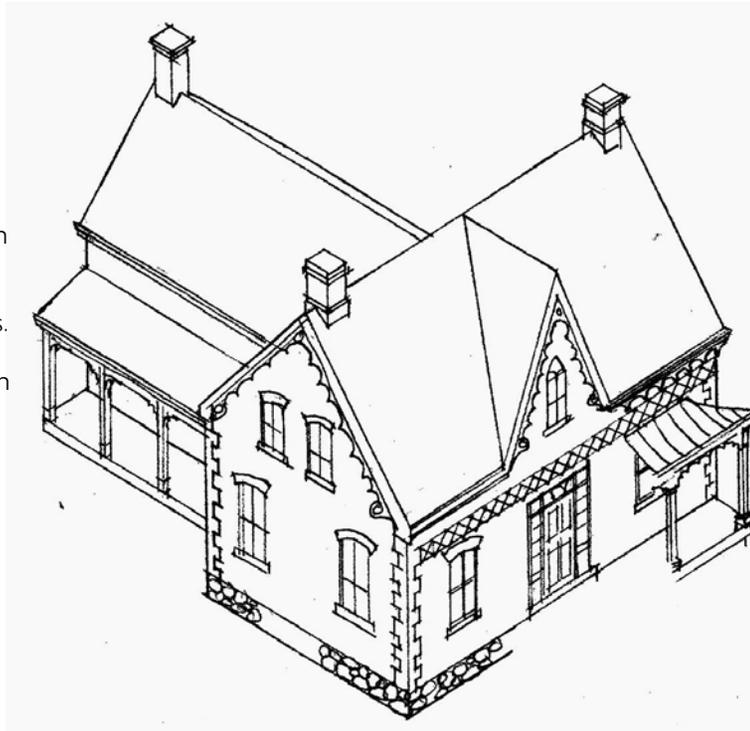
ONTARIO GOTHIC VERNACULAR 1830-1890

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—sometimes the reverse (polychromy).



Brick chimney, corbelled polychrome.

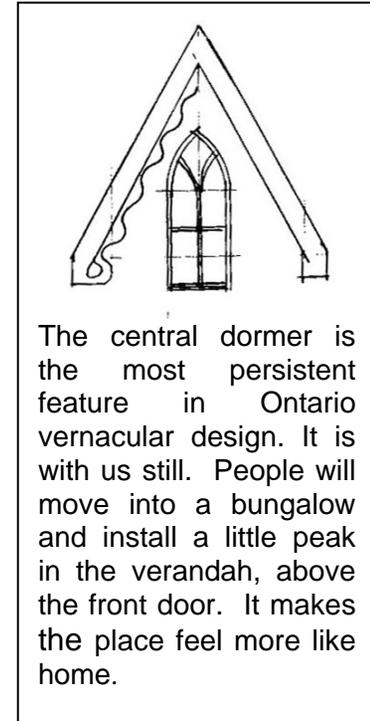
Steep roof with "gingerbread" trim at gables; wood shingles or sheet metal roofing; Pointed 'gothic' window in central dormer gable.

Archetypal Ontario house, 1 1/2 storeys, Polychrome masonry construction. Also built of stone, stucco, and board and batten wood siding.

Symmetrical façade; central door with transom and/or sidelights.

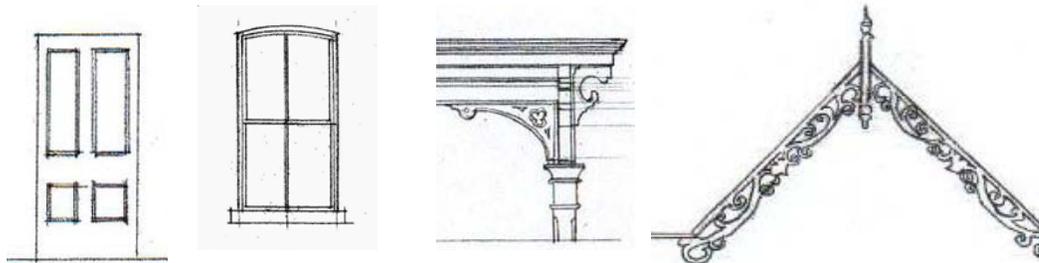
Segmental arch wood windows, double-hung, 2 over 2.

9.1.1 Heritage Styles Residential Buildings



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.

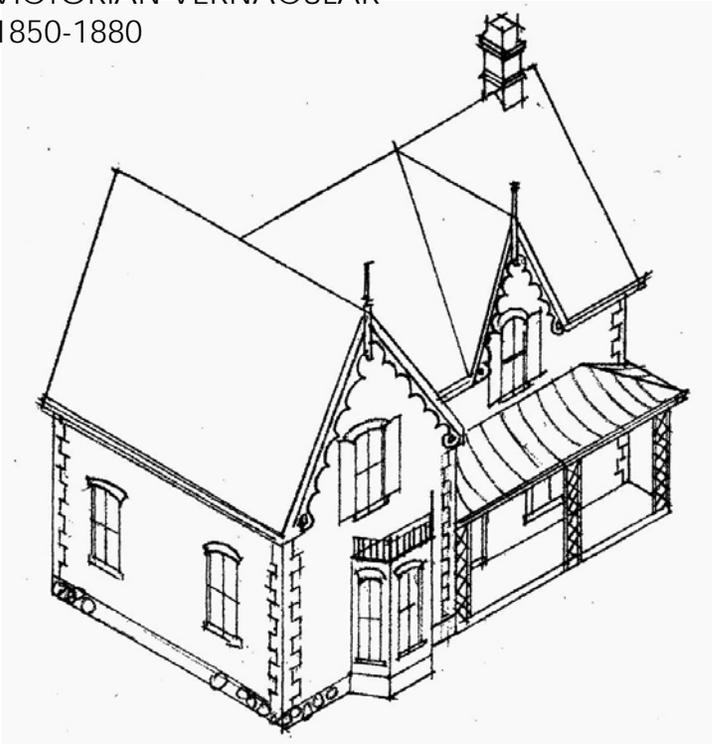
Typical Design Elements: for more information see Section 9.3



66 Centre Street

Appendix B: Architectural Styles

VICTORIAN VERNACULAR 1850-1880



Brick chimney, corbelled polychrome.

Steep roof with "gingerbread" trim at gables; wood shingles or sheet metal roofing; Pointed 'gothic' window in central dormer gable.

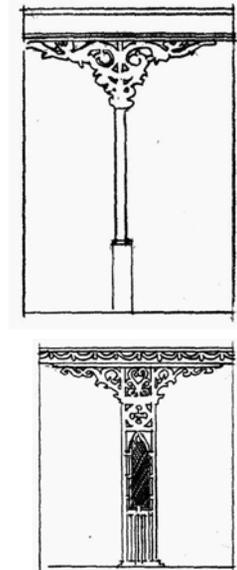
Polychrome brick construction or board and batten siding (Carpenter Gothic).

Asymmetrical façade, main gabled bay often has a bay window.

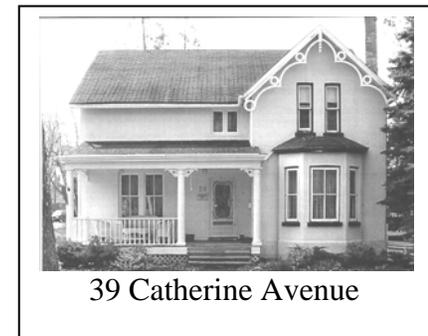
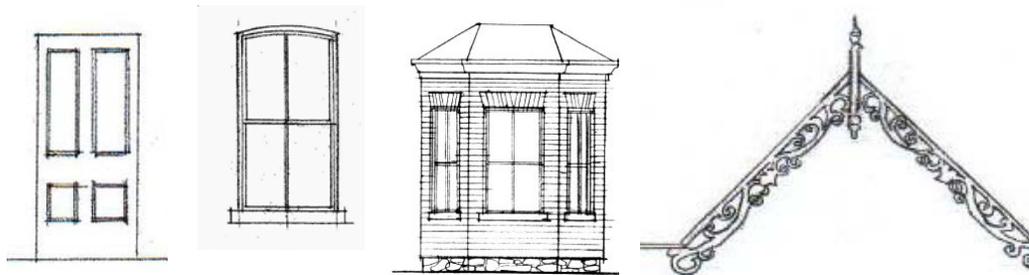
Segmental arch windows, 2 over 2; optional shutters.

Verandah with wood posts and decorative brackets, or trelliage.

9.1.1 Heritage Styles Residential Buildings



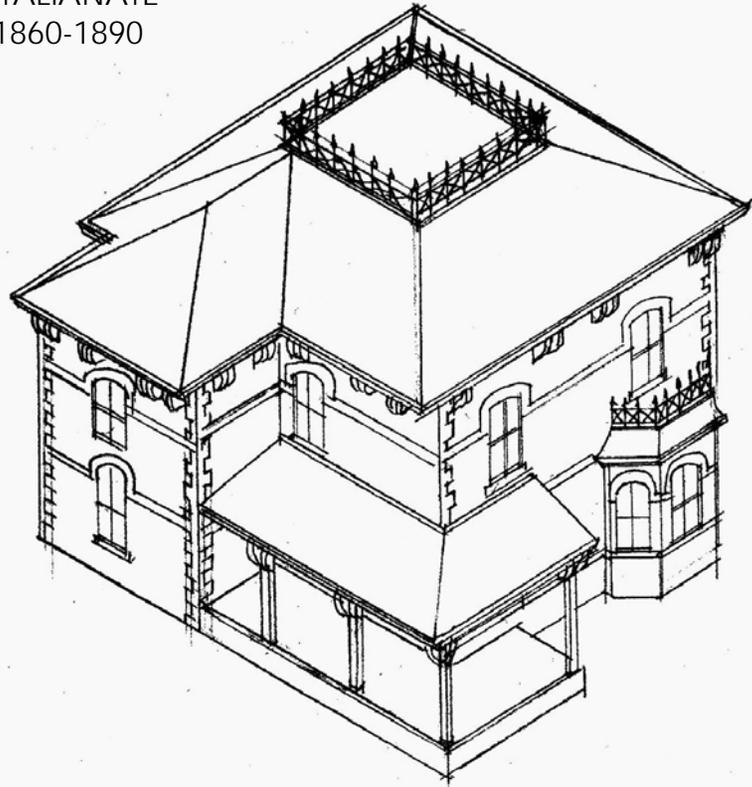
Typical Design Elements: for more information see Section 9.3



39 Catherine Avenue

Appendix B: Architectural Styles

ITALIANATE 1860-1890



Flat-topped roof, often with "widow's walk" or lantern.

Wrought Iron cresting at roof edge. Low-sloped hipped roof, slate or sheet metal.

Large eaves overhang with decorative brackets.

Polychrome brick with contrasting banding and quoins.

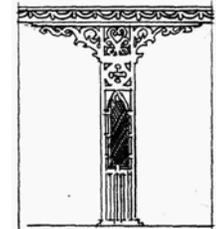
Segmental or full arched windows with strong vertical proportion; 2 Over 2 double hung windows.

Bay windows or towers.

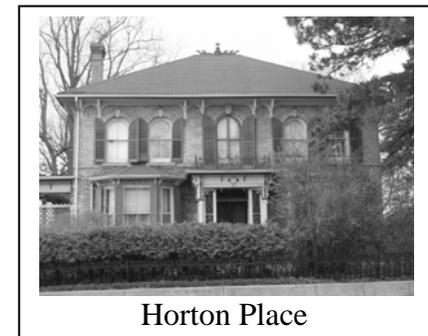
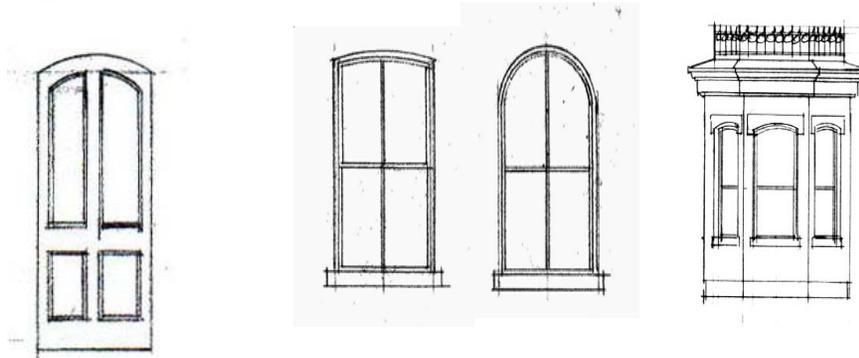
Wood verandah with decorative brackets.

Non-symmetrical plan, often with side entrance.

1.2.1 Heritage Styles Residential Buildings



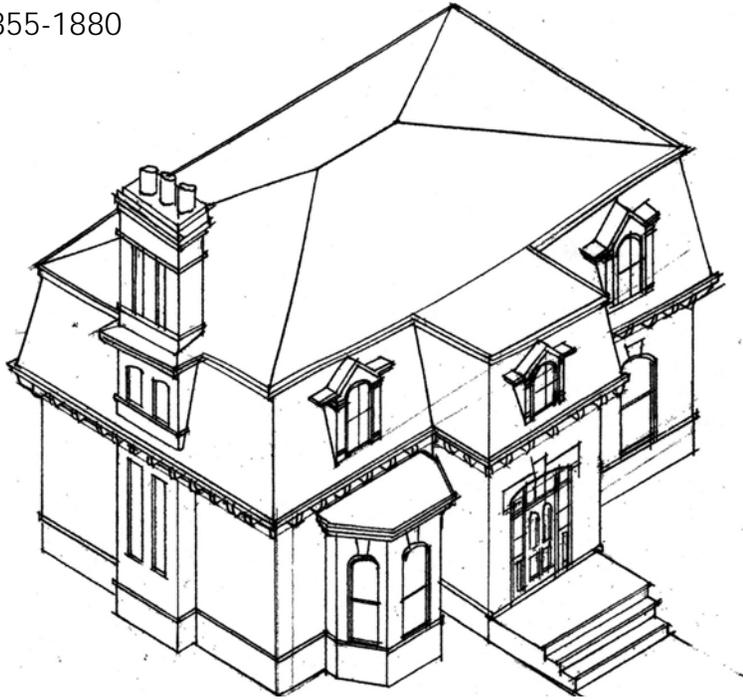
Typical Design Elements: for more information see Section 9.3



Horton Place

Appendix B: Architectural Styles

SECOND EMPIRE
1855-1880



Mansard roof in shingle or slate.

Elaborately detailed dormers.

Decorative masonry work.

Large brackets at eaves.

Round-head double-hung wood windows. 1 over 1 or 2 over 2.

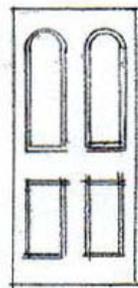
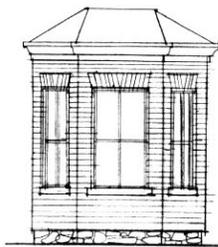
Bay windows.

1.2.1 Heritage Styles Residential Buildings



Historic Photo
16 Maple Street

Typical Design Elements: for more information see Section 9.3



16 Maple Street

Appendix B: Architectural Styles

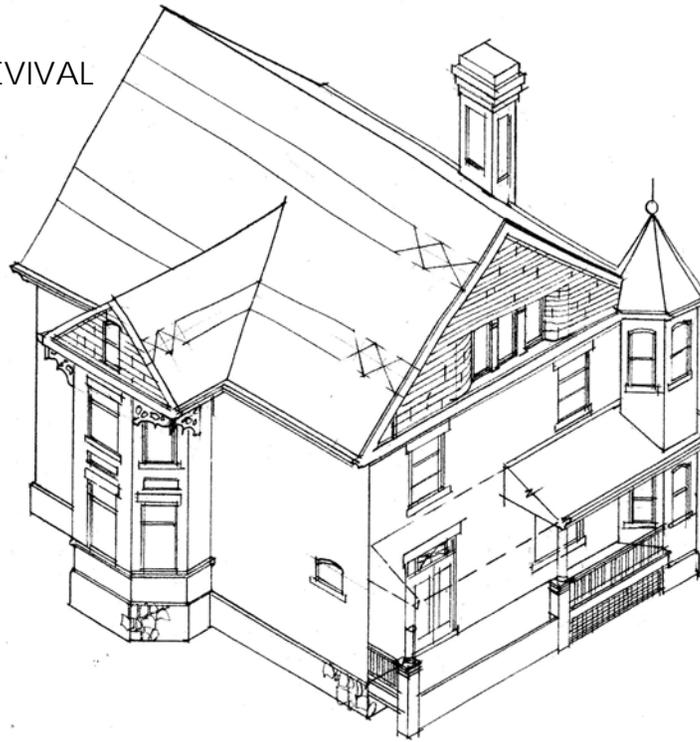
9.1.1 Heritage Styles Residential Buildings

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.

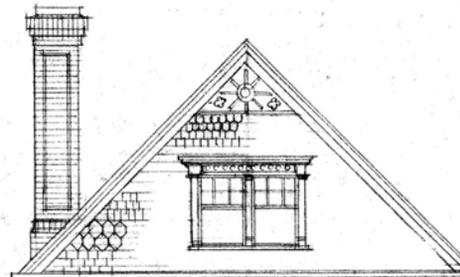
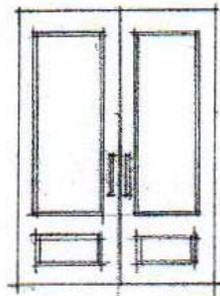
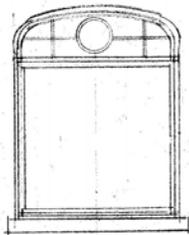
Asymmetrical plan, with
turrets and bay windows.

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 9.3



49 Fleury Street

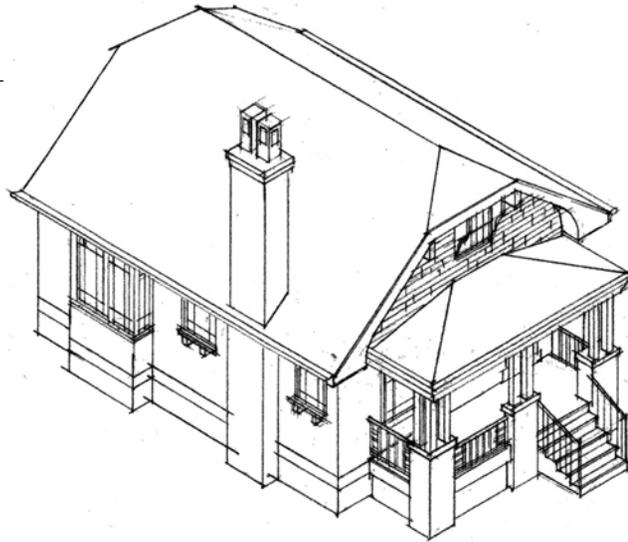
Appendix B: Architectural Styles

ARTS AND CRAFTS 1900-1930

Gable or "Jerkins-head" (partially hipped) roof.

Bay windows tend to be square.

Concrete Block Foundations



1 or 1-1/2 storey house.

Brick ground floor construction is common, with gable ends of cedar shingles

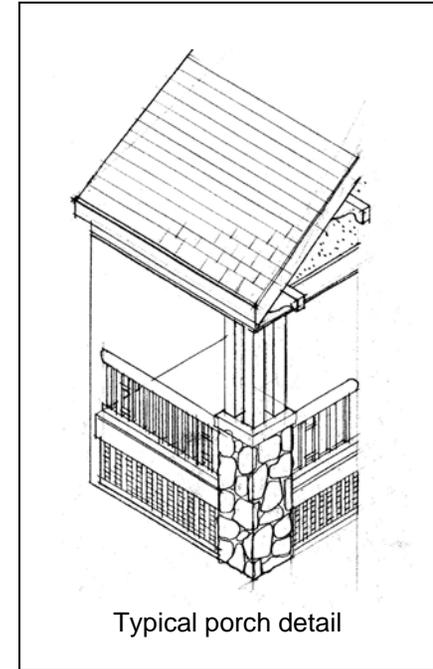
Asymmetrical plan, with entrance to one side.

Wood double-hung windows. Elaborate glazing patterns, sometimes leaded.

Verandah is a dominant design feature.

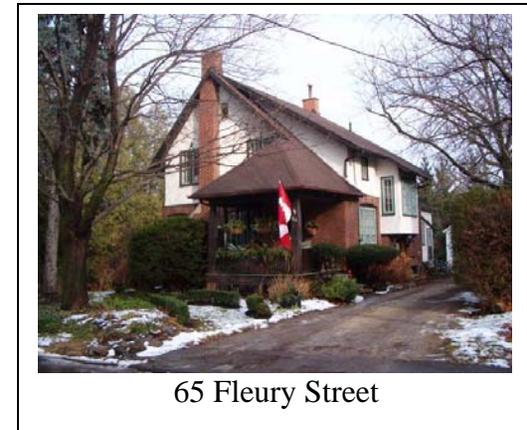
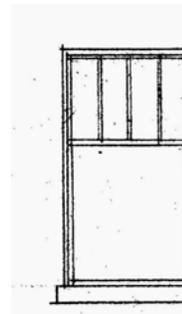
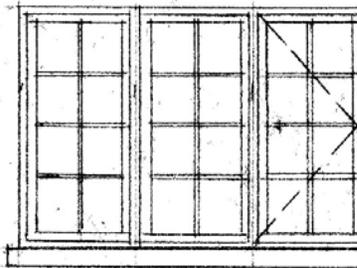
Rafter tails often exposed, and cut into decorative shapes.

9.1.1 Heritage Styles Residential Buildings



Typical porch detail

Typical Design Elements: for more information see Section 9.3



65 Fleury Street

Appendix B: Architectural Styles

9.1.1 Heritage Styles Residential Buildings

CALIFORNIA BUNGALOW 1900-1930

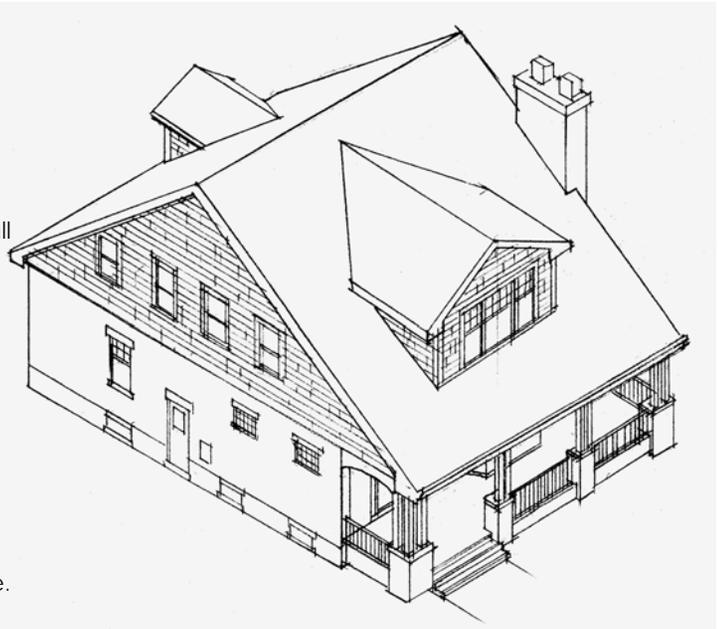
Side gable roof, with long front slope covering full width verandah.

Wide front-gable dormer.

Concrete block foundation.

Non-symmetrical Plan and Façade.

Concrete Block Foundations



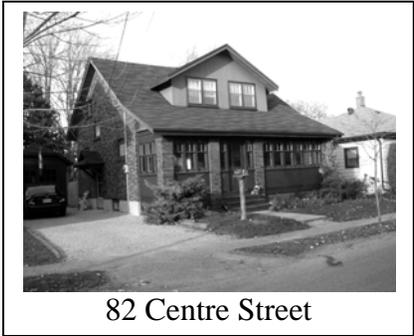
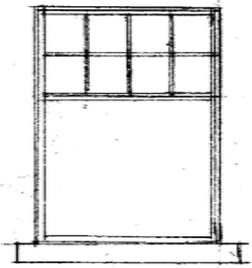
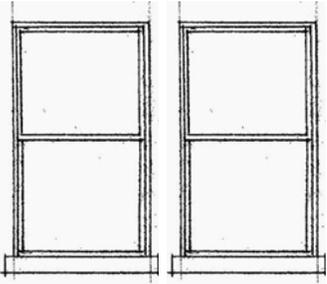
Usually brick ground floor, with cedar shingle gable ends and dormers.

Verandah usually supported by wood columns on masonry piers.

Wood double-hung windows, often 6 over 1 or 4 vertical over 1, "cottage style".

Typical

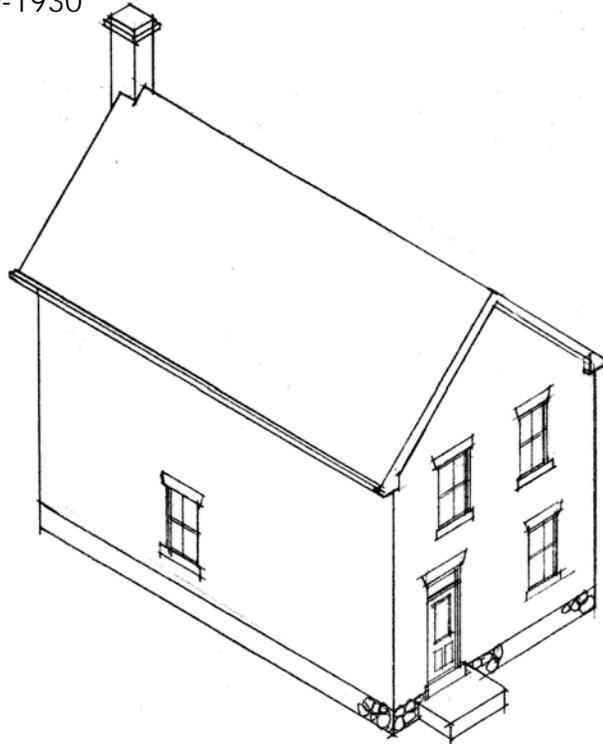
Design Elements: for more information see Section 9.3



82 Centre Street

Appendix B: Architectural Styles

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.

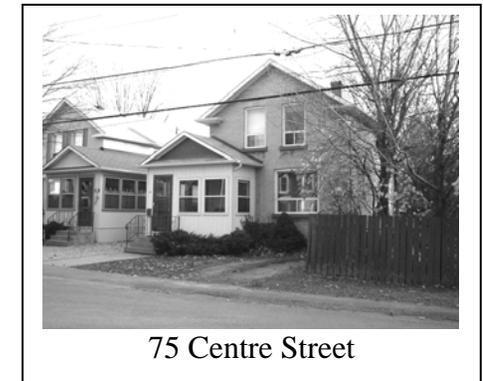
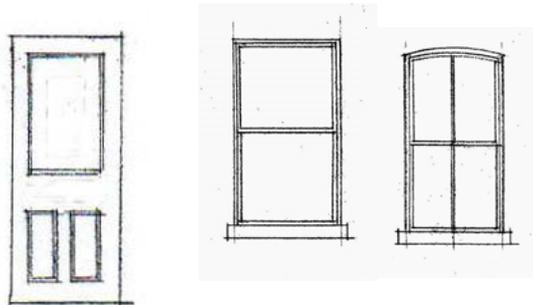
Full-width verandah is common

Square headed openings. Double-hung windows, 1/1 or 2/2.

May be clapboard, brick or stucco.

9.1.1 Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.3



75 Centre Street

Appendix B: Architectural Styles

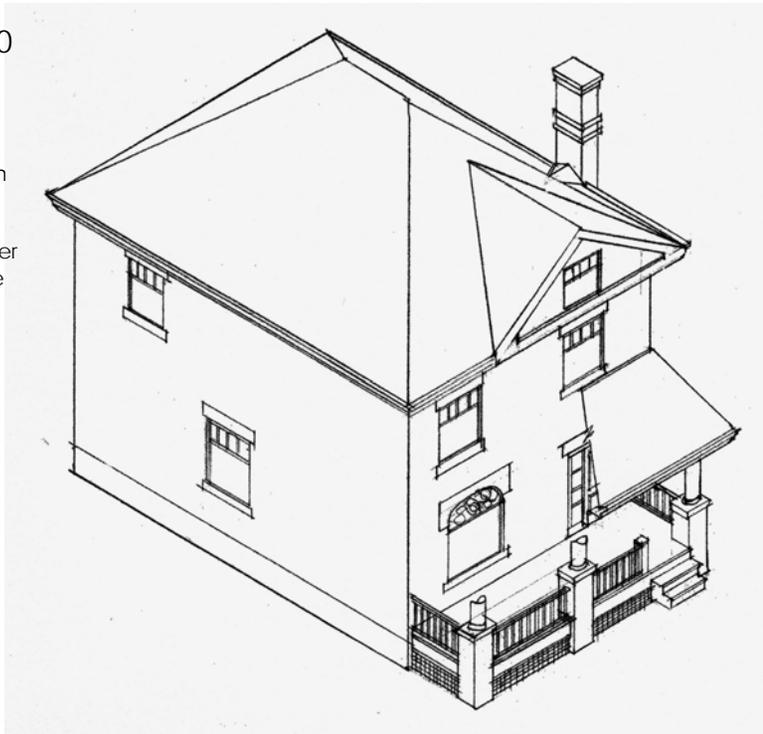
Edwardian Classic 1900-1920

Low-slope hipped 'cottage' roof with asphalt shingles

Hipped-roof dormer or low-slope gable in attic.

Non-symmetrical Plan and Façade.

Concrete Block Foundations



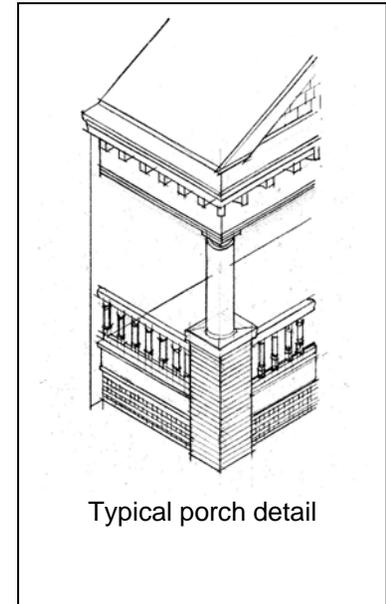
Brick construction.
Elaborate brickwork.

Wide wood double-hung windows, often 6 over 1 or 4 vertical over 1. "cottage style".

Wood verandah with classical columns on brick piers

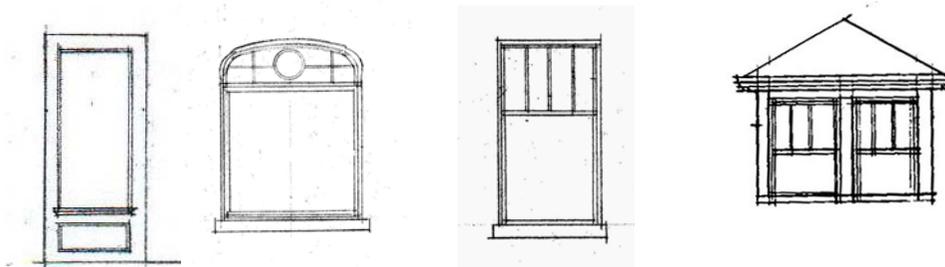
Main front room window with decorative transom often with leaded and/or stained glass.

9.1.1 Heritage Styles Residential Buildings



Typical porch detail

Typical Design Elements: for more information see Section 9.3



67 Catherine Avenue

Appendix B: Architectural Styles

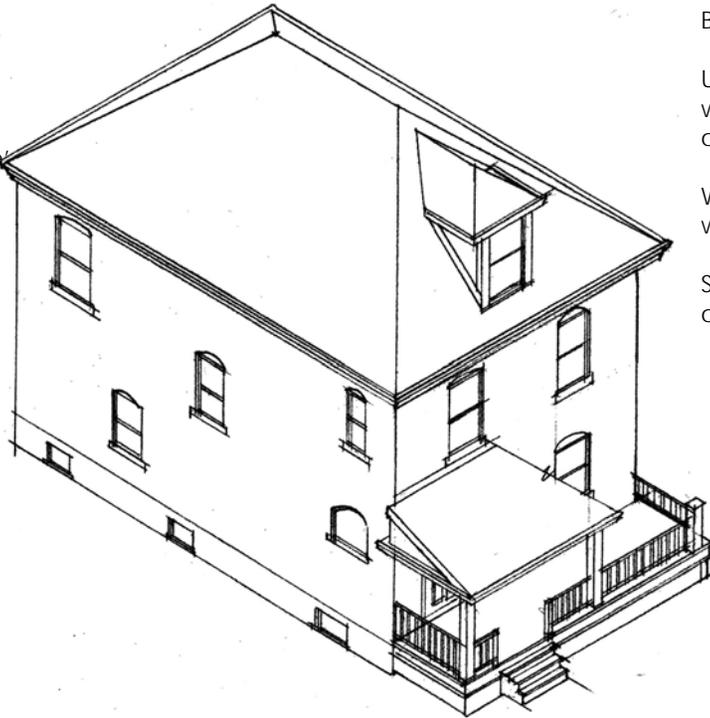
9.1.1 Heritage Styles Residential Buildings

Four-square
1900-1920

Hipped 'cottage'
roof with asphalt
shingles

Hipped-roof
dormer

Concrete Block
Foundations



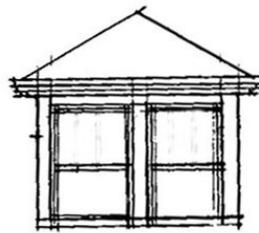
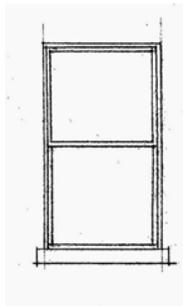
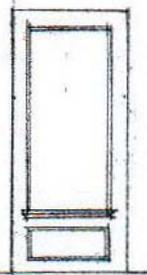
Brick construction.

Usually 2 bays wide
with entrance to
one side.

Wood double-hung
windows, 1 over 1.

Simple wood porch
or verandah.

Typical Design Elements: for more information see Section 9.3



28 Maple Street

Appendix B: Architectural Styles

“VICTORY” HOUSE 1939-1955

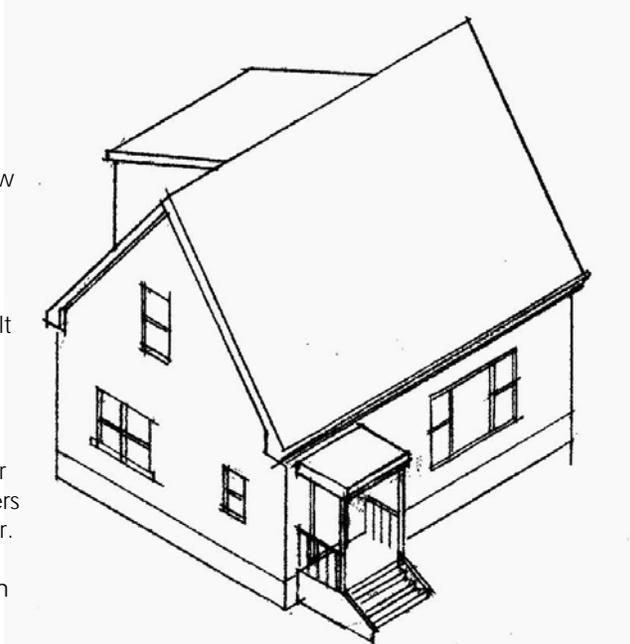
9.1.2 Non-Heritage Styles Residential Buildings

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



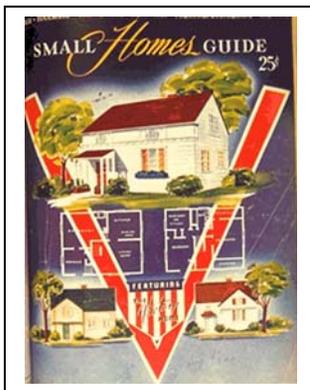
Variety of materials used:
Brick, stucco, clapboard, or asbestos siding.

Often large fixed 'picture' window flanked by narrow double-hung windows 1 over 1.

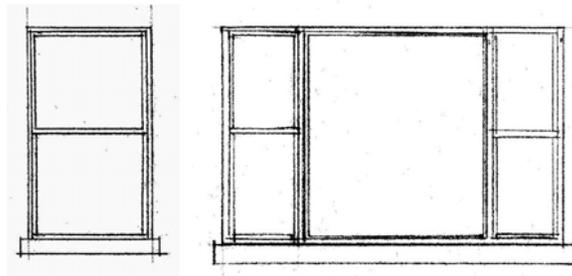
Compact plan 600 to 900 square feet. Non-symmetrical plan with entrance door to the side is usual in small cottages.

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 9.3



American Victory Home Advertising,



93 Catherine Avenue

Appendix B: Architectural Styles

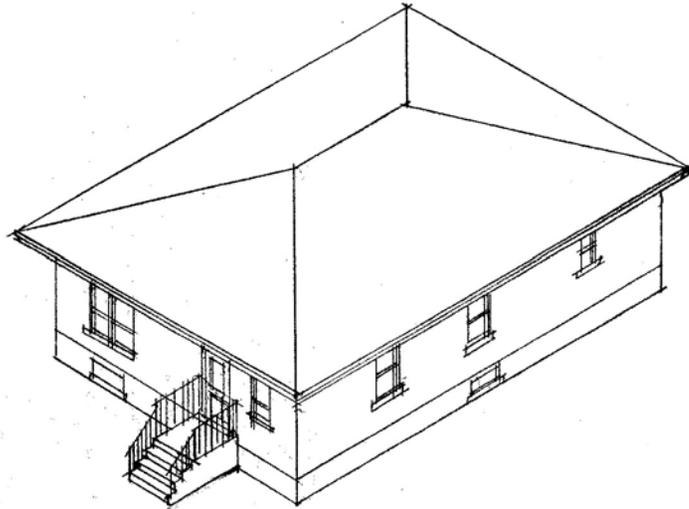
VERNACULAR
BUNGALOW
1900-1930

Hipped 'cottage'
roof with asphalt
shingles

Hipped-roof dormer
with double
windows

Non-symmetrical
Plan and Façade.

Concrete Block
Foundations



Brick construction.

Wood double-hung
windows, often 6 over
1
or 4 vertical over 1.
"cottage style".

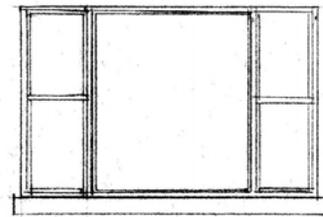
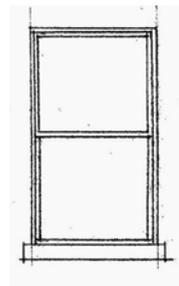
Wood verandah with
classical columns on
brick piers

Main front room
window with
decorative transom
often with leaded
and/or stained glass.

Simple decorative
wood porch railings
and trim.

9.1.2 Non-Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.3



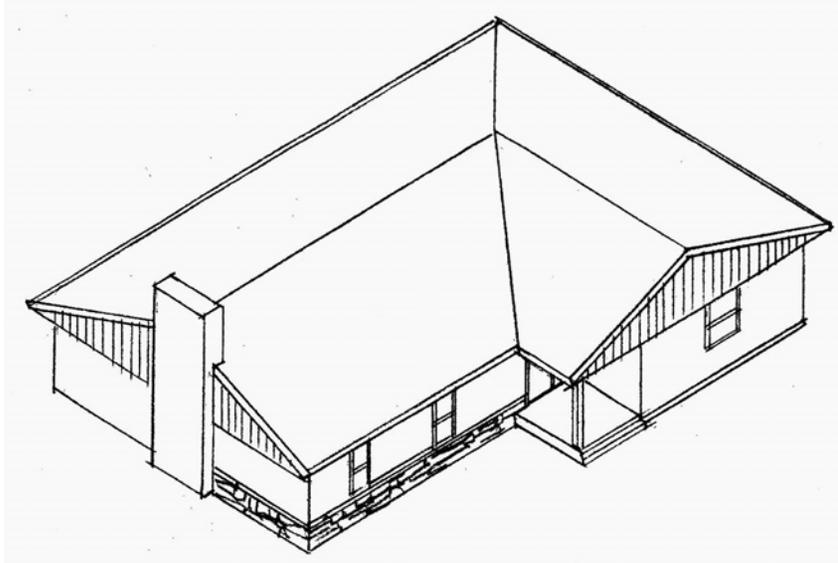
26 Centre Street

Appendix B: Architectural Styles

RANCH HOUSE 1950-1975

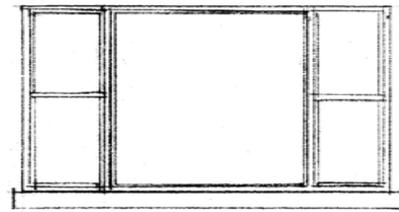
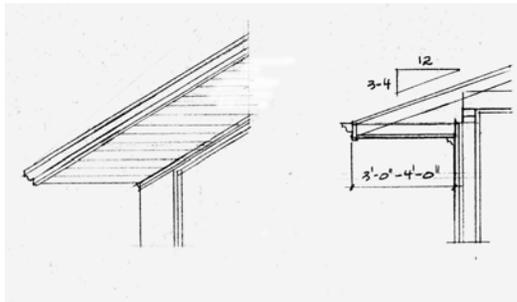
9.1.2 Non-Heritage Styles Residential Buildings

- Low slope roof, 4/12 hipped or gable
- Asphalt Shingles.
- Wide eaves, with 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.

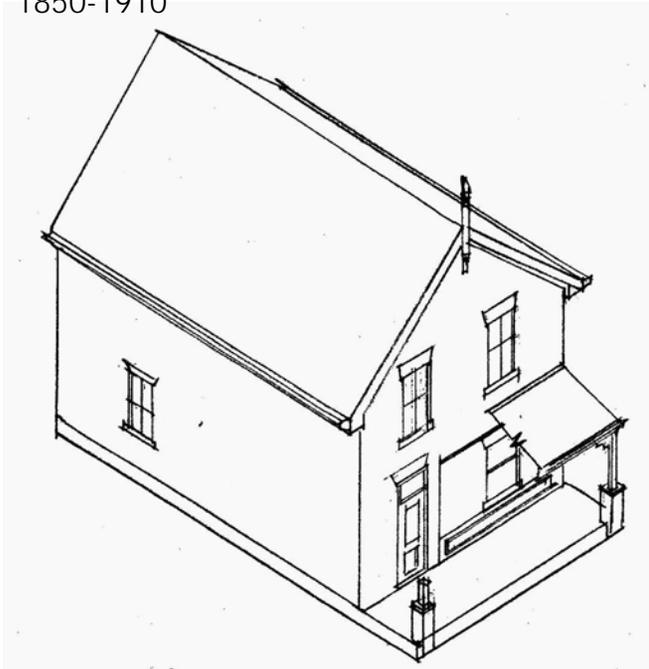
Typical Design Elements: for more information see Section 9.3



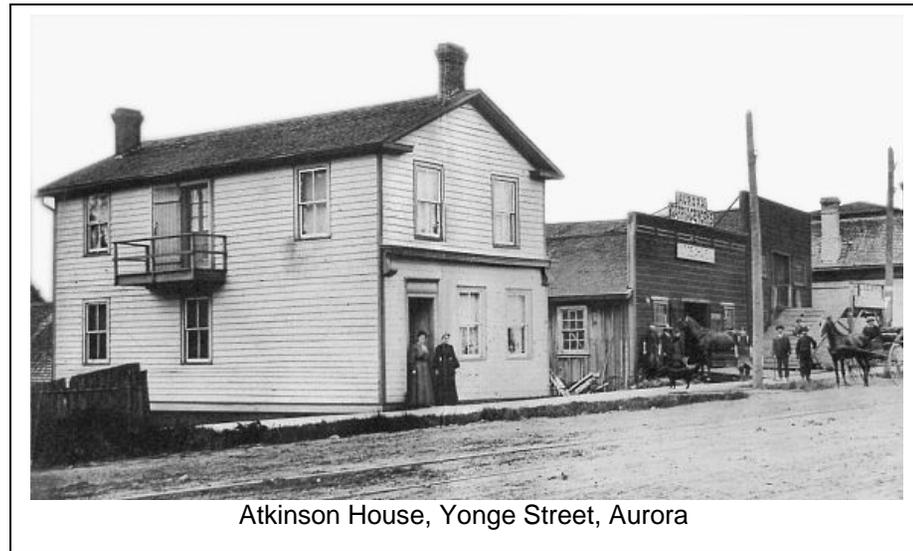
25 Spruce Street

Appendix B: Architectural Styles

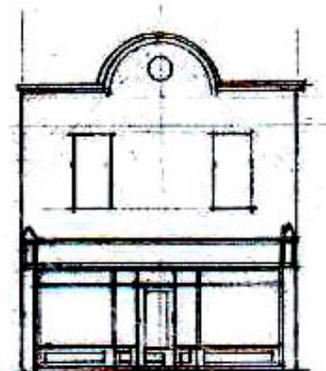
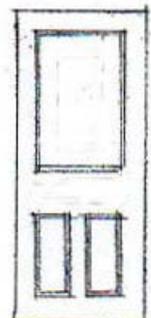
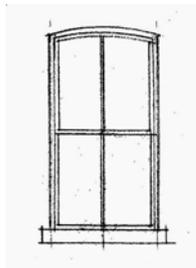
VERNACULAR VILLAGE SHOP
1850-1910



9.1.3 Heritage Styles
Commercial Buildings

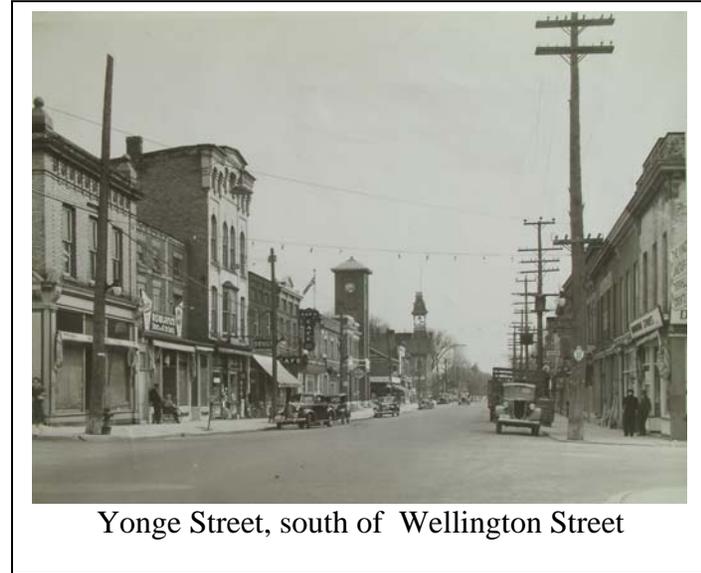
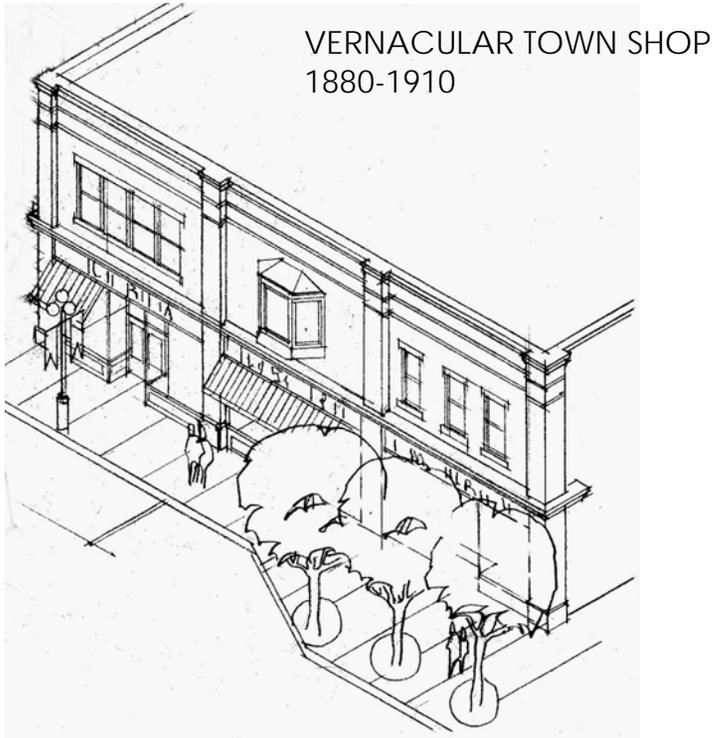


Typical Design Elements: for more information see Section 9.3



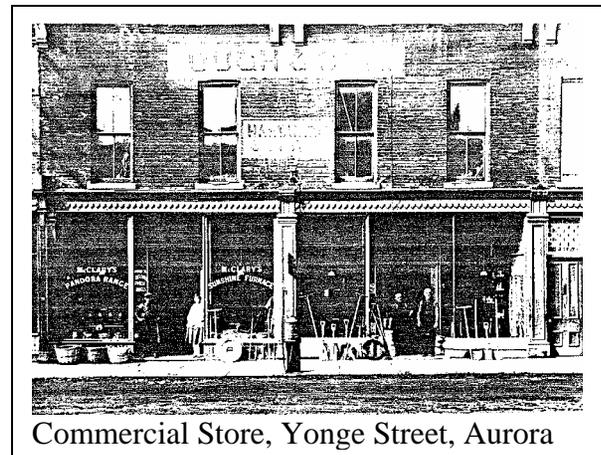
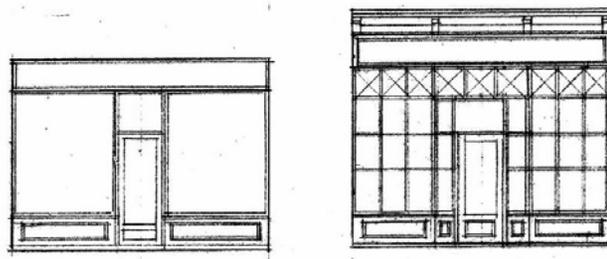
Appendix B: Architectural Styles

9.1.3 Heritage Styles Commercial Buildings



Yonge Street, south of Wellington Street

Typical Design Elements: for more information see Section 9.3



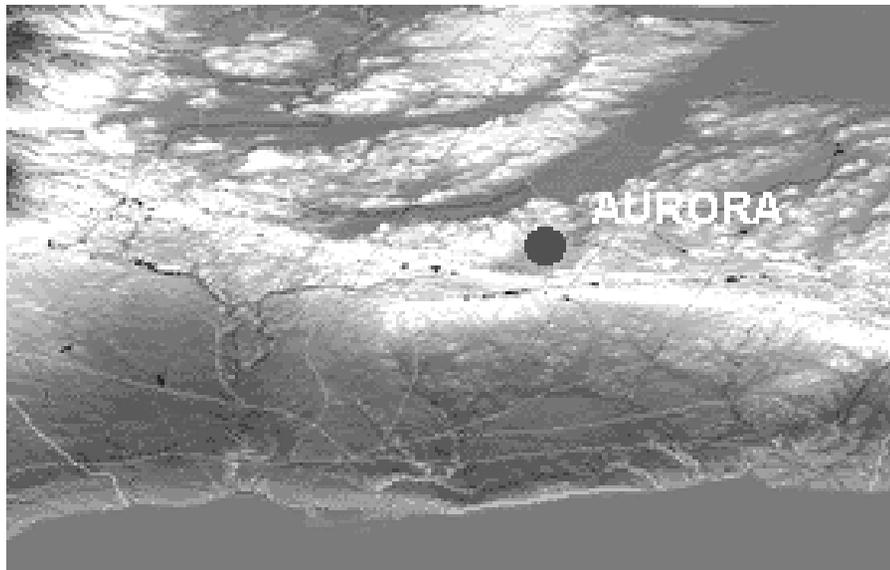
Commercial Store, Yonge Street, Aurora

Appendix C: A Short History of Northeast Old Aurora

Prehistory

When the ice sheets retreated about 12,000 years ago, they left behind the soils (glacial till, sand, and gravel) that Aurora rests upon. The meltwaters found watercourses that evolved into the Holland River watershed. Small human populations began to inhabit the region: a succession of aboriginal cultures, which evolved from big game hunting, through hunting and gathering, to the slash-and-burn and trading economy of the Late Woodland culture, which had occupied eastern North America for about 600 years by the time of European contact. The trading networks were remarkably extensive, stretching from the Canadian prairies to Central America.

The principal tribal groupings around Lake Ontario were Iroquoians: the tribes to the north of the lake constituted a group called the Huron Confederacy; those to the south were the Five Nations (later six) of the Iroquois League. Both were loosely organized groups of smaller tribes or nations, and the two groups vied for trade and territory. The trading system had established what is now called the Toronto Passage, or Carrying Place Trail. This was a 45-kilometre portage between the Humber and Holland Rivers, which linked Lake Ontario to Georgian Bay, and thence to the northwest beyond. Sometime between 1550 and 1600 these settlements, along with all of South Central Ontario were abandoned by the Hurons, who moved to the lands to the south of Georgian Bay, and Iroquois moved into some of the old Huron territory.¹



The glacial history of Aurora is written in its geology. The light stripe across the image, between Lakes Ontario and Simcoe, is the Oak Ridges Moraine—debris left behind by the retreating glaciers.

¹ Information on Carrying Place trail from City of Vaughan, *History Briefs, Bulletin No 2, Archaeology*.

Appendix C: A Short History of Northeast Old Aurora

European Contact: France and England



When this map was produced, in 1688, New France extended over the whole Great Lakes basin, and the English colonies were penned against the Atlantic by the Appalachian mountain chain.

The arrival in North America of the rival European nations of France and England, shortly after 1600, changed everything for the aboriginal inhabitants. The French built a fur trade, based on control of the St. Lawrence, extending through the Great Lakes and beyond. In 1616 Étienne Brûlé became the first European to travel the Carrying Place Trail.

Trade with the newcomers introduced European goods into the tribal economies and intensified trade, increasing trade rivalries. Eventually, European diseases and intertribal warfare ended the old tribal dominion. By 1700, an Ojibwa tribe from the north, the Mississaugas, became the aboriginal occupiers of the old Iroquoian lands.

The European rivalry between France and England naturally spilled over into their colonial empires. The French had about 45,000 colonists, ranging over thousands of miles in pursuit of furs. The English colonists were penned in by the Appalachian Mountains, but numbered a million. The population disparity, and British naval power, proved telling. In 1760, New France was defeated on the Plains of Abraham outside the walls of the Quebec fortress. The Treaty of Paris in 1763 ceded the land to Britain, and it became the English colony of Canada.²

There was little immediate effect of this change of ownership in the Great Lakes region. A few forts were manned, and the fur trade was revived, under English licenses. Britain's 1783 defeat in the American Revolutionary War changed the situation, leaving Canada as England's only remaining North American colony. In the war's aftermath, American colonists who retained loyalty to the Crown, desiring to remain British subjects and fearing rebel persecution, began to migrate to Canada. These were the United Empire Loyalists, and they began settling in such places as Kingston and Newark (now Niagara-on-the-Lake). Soon, unhappy with the limited rights and French-based land tenure laws under the Quebec Act, they agitated for a separate colony. As a result, Lord Dorchester divided the colony into Upper and Lower Canada in 1791, and Col. John Graves Simcoe was made Lieutenant-Governor of Upper Canada. He set about to build a successful English colony.

² See Francis Parkman's *France and England in North America* for an extensive history of European exploration and conflict. A more recent, and much more concise, account is found in Chapter 2 of John Keegan's *Warpaths*.

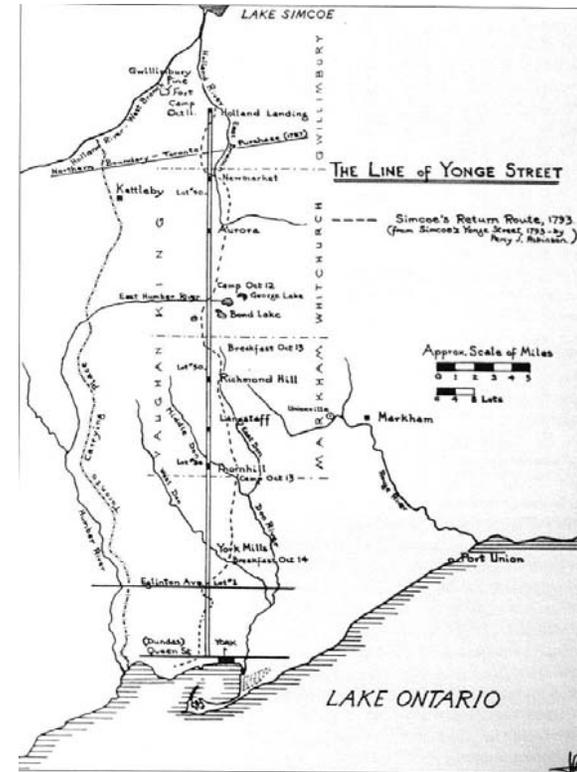
Appendix C: A Short History of Northeast Old Aurora

Simcoe's Plan

When France and England went to war again in 1793, Simcoe feared that the Americans would support their former French allies. With navigation between the upper and lower Great Lakes blocked by Niagara falls, his capital in Newark and his communications to Lake Erie and Lake Huron to the west and northwest were open to attack. He took decisive action, moving his capital to York (now Toronto), and projecting two military roads from the new capital, one westward to the fort at Detroit and the other northward to Georgian Bay. Believing that the Carrying Place Trail would serve for the northern road, he set out with a small survey party on 25 September 1793 from the mouth of the Humber. He travelled by horse to the end of the Carrying Place on the West Holland River near present-day Kettleby and thence through Lakes Simcoe and Couchiching and the Severn River, to Georgian Bay. On the return trip, an Ojibway named Old Sail suggested a more eastern route, avoiding the marshes on the upper West Holland River. Simcoe found this eastern route much more favourable. Arriving back at York on 14 October, he had the Deputy Provincial Surveyor laying out his route the next day. The new military road was laid out straight from York to Holland Landing, roughly following his return march. Simcoe named the road after Sir George Yonge, Britain's Secretary of State, and an old family friend.³

Soon the surveyors were laying out the familiar grid of sideroads and concessions to create the infrastructure for agricultural settlement. Drawn in the comfort of an office in the capital, these roads were lines on a map, laid out over forested wilderness without regard for topography. There are still many valley areas with "unopened road allowances" where those lines were drawn over terrain that proved impracticable for road building.

The creation of the road grid initiated the pattern of open-ended land-based development for Ontario. This contrasted with Quebec's river-based transportation network, and the effect of the difference is seen on maps to this day.

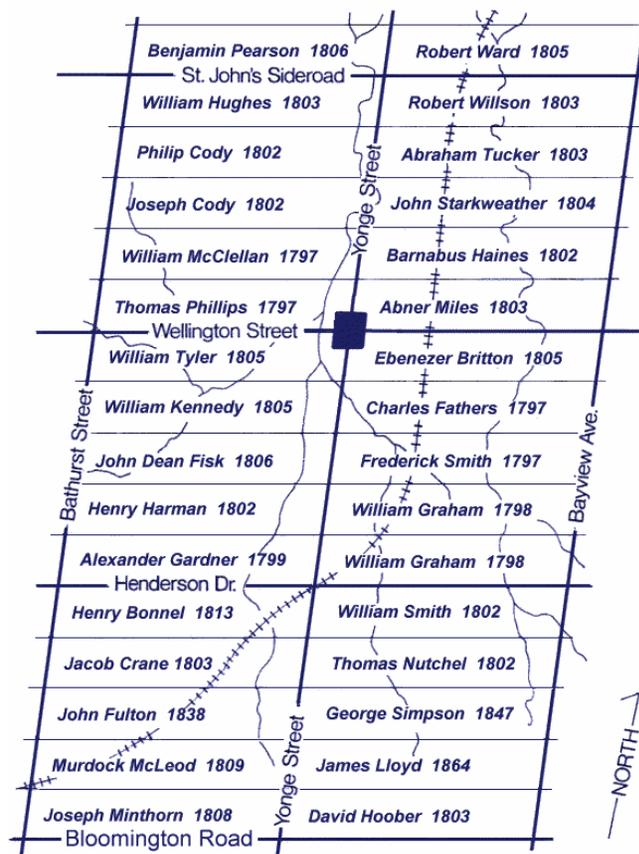


Simcoe set out on the Carrying Place trail in hopes that it would prove suitable for his military road to Georgian Bay. On his return he found a better route, and laid out Yonge Street to the east. Map from F.R. Berchem, *The Yonge Street Story*, Toronto: McGraw Hill Ryerson, 1977.

³ *Early Days of Richmond Hill* describes Simcoe's survey trip in detail, and includes diary entries of Alexander Aitken, the Deputy Provincial Surveyor.

Appendix C: A Short History of Northeast Old Aurora

The First Landowners . . .



The original settlement of the future Aurora was in the form of farms.

Settling in

Simcoe made a determined effort to encourage settlement, offering generous land grants in the new colony and going so far as to advertise in newspapers in Philadelphia.

Early settlement was made difficult by a lack of reliable transportation. The Statute of Labour required, as a condition of the land grants, that settlers clear and maintain all roadways adjacent to their assigned property. The statute proved difficult to enforce, as the settlers were busy building their homes and clearing the forest from their lands, and as a result the road network was poor. It was hard for farmers to get crops to market, and hard for suppliers to get goods to the farmers. Yonge Street, built as a military road, was at an advantage, and by 1806 all the land within present-day Aurora, on both sides of the road, had been claimed.

Once settlement arrived, the transportation difficulties required local production of many essential goods. The conjunction of a road with a stream made it possible to establish mills to cut timber for construction and grind grains for food. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Aurora.

“About 1804” is given as the beginning of a hamlet at the Yonge-Wellington corner. The first gristmill was probably west of Yonge, near Wellington Street on William Tyler’s property. In 1849 this became Irwin’s Mill, which gave it’s name to the present Irwin Avenue. The village remained small through the 1820s and 1830s. The Methodists formed their church in 1818, and the first hotel was McLeod’s, which became the scene of an incident in the 1837 Mackenzie Rebellion when it was taken over one night by Loyalist troops.

Richard Machell purchased an acre of land at the southeast corner of Yonge and Wellington in 1832, and established himself as a general merchant. Over the next decade, he bought land on two of the other three corners, and the settlement became known as Machell’s Corners.⁴

⁴ History of the early settlement is taken from: Johnston, J. *Aurora: Its early beginnings*, 1963 and McIntyre, John. *Aurora: A History in Pictures*, 1988. Additional research and information was provided by Jacqueline Stuart of the Aurora Museum.

Appendix C: A Short History of Northeast Old Aurora

Rebellion

Both Upper Canada and Lower Canada were in a state of ferment in the 1830s. Governments consisted of executive councils appointed by the Governors, without reference to the elected assemblies. These executive councils tended to be dominated by small elites. In Upper Canada, this elite group was known as the Family Compact.

In 1837 armed rebellions broke out in both provinces. William Lyon Mackenzie led, and gave his name to, the rebellion in Upper Canada. Mackenzie's Rebellion was quickly put down by loyalist troops, and Mackenzie fled to the United States. He lost his battle, but in the long term the rebels won the war. The British government was alarmed by the twin revolts, and sent Lord Durham to investigate. His 1839 *Report on the Affairs of British North America* marked the beginning of Canada as we know it. It recommended the union of Upper and Lower Canada, and it recommended "responsible government" which meant that governments would be responsible to the elected assemblies. It took another decade before responsible government became a reality, and you might say that the Union of the Canadas remains an ongoing project to this day, but Durham's ideas set the agenda for the creation of a democratically governed nation.

William Lyon Mackenzie was granted an amnesty in 1849, returned from his American exile, and re-entered politics as a member of the Legislative Assembly of the Province of Canada from 1851 to 1858. As in any civil conflict, neighbours took opposite sides, but there had been considerable sympathy for the rebels in King and Whitchurch. After Mackenzie returned from his American exile he was richly feted by the citizens of Aurora, probably in the old Temperance Hall.



REBELS MARCHING DOWN YONGE STREET TO ATTACK TORONTO, DECEMBER, 1837.

Illustration from *The Picture Gallery of Canadian History*, by C.W. Jefferys, Ryerson Press, 3 vols. 1942-1950.

Appendix C: A Short History of Northeast Old Aurora



The Toronto, the first locomotive built in Canada, was probably pulling the first train to arrive in Aurora.

One of the rebels was Charles Doan. He had lived in Hope (now Sharon), and like many of the Children of Peace, he had joined the rebellion, marching on Toronto with Mackenzie, for which he was arrested and imprisoned. One striking fact about the rebellion was how quickly it was forgiven and forgotten. By 1846, Charles Doan was able to secure appointment as the postmaster for a new post office on Yonge Street, north of Wellington Street. It opened on July 6, as the “Whitchurch Post Office”.

Doan later built an imposing store on the main corner, and moved the post office there. Doan prospered, earning both wealth and respect, and played an important role in the development of the Town, as we will see further on. There seems to have been a rivalry between Charles Doan and Richard Machell. Where Doan was a rebel turned Reform, Machell was Tory, and they were competing merchants and landowners. Both men helped develop the lands in the Northeast Old Aurora Study Area.

The Railway

Simcoe’s road grid had allowed the opening of great areas of Upper Canada to settlement, but they proved impractical as commercial arteries, being alternately buggy, boggy or frozen, and difficult to maintain under the Statute of Labour. They were simply not up to the job of regional transportation, which had to await the new technologies of first, canals, and then, railways.⁵

The recognition that railways were the superior technology came quickly. Even the Second Welland Canal (1845-1886) had 27 locks and was too small for larger shipping on the Lakes.⁶ The Upper Canada Legislature passed bills in 1836 and 1845 for a northern railroad, but no construction resulted.

⁵ Watts, P. *Watts & Sons Boat Builders*, 1997

⁶ Great Lakes-St. Lawrence Seaway System. Internet.

Appendix C: A Short History of Northeast Old Aurora

A third bill in 1849, guaranteeing 6% interest on half the cost of construction of any railway more than 75 miles in length, encouraged the incorporation of the Ontario, Simcoe & Lake Huron Railway, under the leadership of Sir Casimir Gzowski and Frederick Chase Capreol in July of that year. During 1853 the railroad opened service in stages, with a station near Yonge and Wellington Streets, to Allendale Junction, just south of Barrie. The first train arrived in Aurora on May 16, 1853. Construction was completed to Georgian Bay at Collingwood, with the first through train arriving on New Years Day, 1855. The event transformed the economy of Canada, efficiently connecting global shipping through the upper Great Lakes and into the Prairies.

It's worthy of note that the future Sir Sandford Fleming was employed as an engineer for the railroad, becoming Chief Engineer⁷ when the company was absorbed by the Northern Railway in 1858.

Locally, the arrival of the railway inspired the laying out of subdivisions of farmland into building lots. It was obvious that the railway would attract factories and businesses, whose employees would need places to live. Richard Machell was the first off the mark, filing Plan 107, for "Matchville" in May of 1853. Centre Street was to be the central road for his planned town, and it was the original piece of the Northeast Old Aurora neighbourhood. In the following month, John Mosley filed plan 68, subdividing his farm in the southeast quadrant of the Yonge-Wellington corner. This was a substantial plan, extending from Yonge Street to the railway, and it became the heart of the growing town.

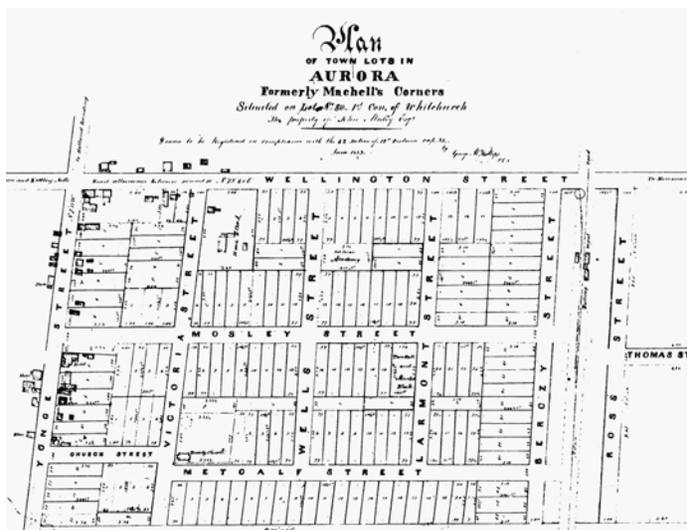


Title block for Richard Machell's plan of subdivision. The name "Matchville" may have been simply a mis-spelling.

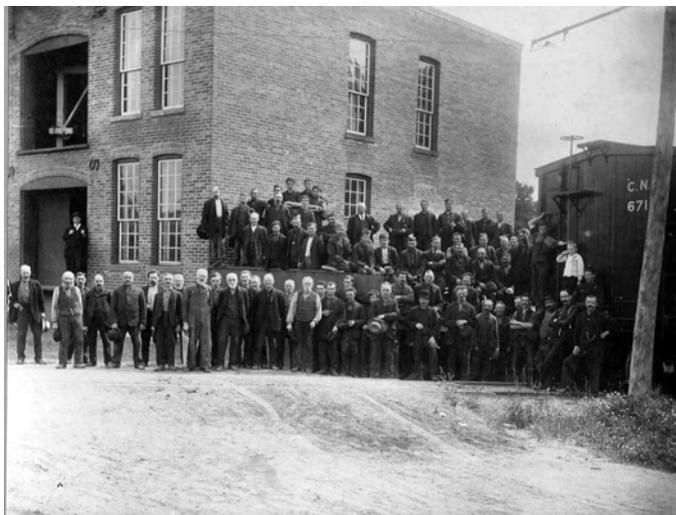
The original owners in Matchville had varied occupations, but they were often tradesman—workers at the shoe factory, machinist at the Fleury works, blacksmith, etc. Some were carpenters, who may have built their own houses.

⁷ The founding and construction of the railway is outlined in Watts, op. cit; Arp, *Reflections*, Collingwood, 1983; and The Ontario Railway History Page on the internet.

Appendix C: A Short History of Northeast Old Aurora



John Mosley's subdivision of 1853.



Fleury workers at the Foundry, 1919.
Source: Aurora Historical Society

Growth of the Village

Charles Doan felt that a new era was dawning, and he proposed that the post office be renamed Aurora, after the Greek goddess of dawn. His advice was taken, and on January 1, 1854, Aurora was born as a local place name, and the name stuck. Macchell's Corners, Matchville, and Whitchurch post office became memories.

The effect of the railway was all that had been hoped for. Aurora station became an important shipping point for timber and grain. Hotels were built on Wellington Street near the tracks, and industry began to arrive. In 1859 Joseph Fleury came to Aurora as a partner to Thomas Pearson in a blacksmithing business, and developed a cast-beam plow. After the partnership broke up, Fleury perfected his plow, to great success. The foundry became the economic engine of early Aurora. Joseph Fleury and his company were honoured by John McMahon, when he laid out Fleury Street in 1912, and by the Town of Aurora, when they put a Fleury plow on the town seal in the 1920s.

Until this time, the east side of Yonge was part of Whitchurch township, and the west side was part of King. By 1863 the population had reached 700, and an application for incorporation as a village was granted by the Province. The boundaries include three farm lots north of Wellington and three south, on both sides of Yonge. The first village council meeting was held on January 19, 1863, and Charles Doan, the postmaster who named the village, became its first reeve.

Appendix C: A Short History of Northeast Old Aurora

In the 1850s, Charles Doan purchased almost 65 acres of land north of Machell's property on the east side of Yonge Street, including the first post office site. On August 1, 1865, Charles Doan filed a plan of subdivision for 40 residential lots on his property, north of the Matchville subdivision. He named the first street, running east beside his house, Catherine Avenue, after his wife. The others were named Maple and Spruce Streets. The plan is shown at the right.

There seem to be three buildings encroaching on the Catherine Avenue right-of-way, which were presumably moved or demolished to make way for the road.

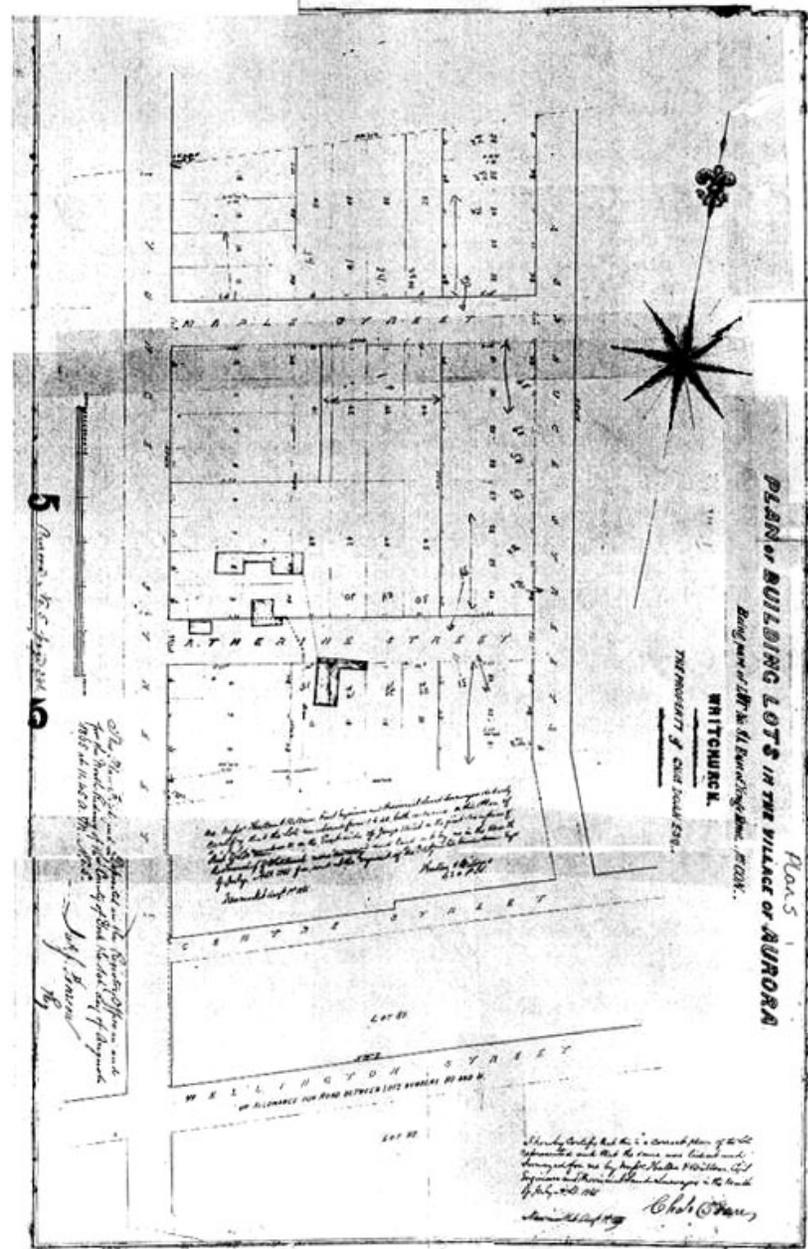
Development was a lengthy process, with much of the construction not occurring until the 1880s. Developers and builders include:

George H. Phillips and his brother William J. Phillips—34 Catherine, 40 Spruce, 39 Catherine, and possibly 52 Spruce;

George T. Browning—16 Catherine and 48 Spruce;

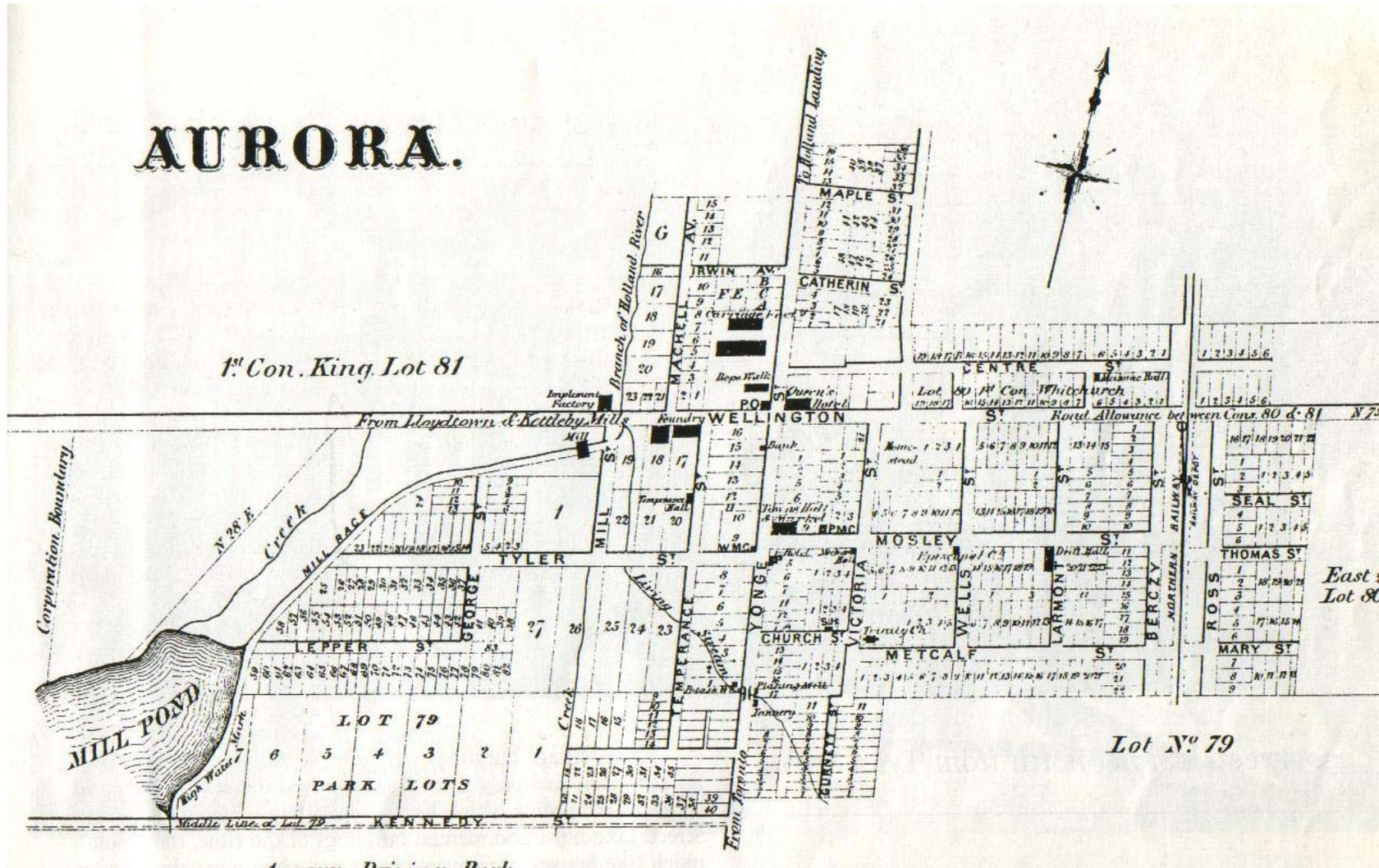
Possibly William Atkinson, whose Carpenter's House at 69 Wellington Street East is similar stylistically to 16 Maple Street.

First owners of these buildings were mostly substantial citizens: retired farmers, merchants, the photographer Robert Newberry (at 15 Catherine Avenue), a grain dealer, a mill owner, and foundry owner Joseph Fleury. The Fleury house, the grandest in old Aurora, was demolished to make way for Our Lady of Grace Church.



Plan of Subdivision, Signed August 1, 1865

Appendix C: A Short History of Northeast Old Aurora



By 1878, as shown in the map above, Aurora was a substantial town. It had a solid industrial base, with the Baldwin flour mill, a planning mill, a potash works, a carriage works, a rope walk, Wilkinson’s implement factory, and the Fleury foundry. There were two hotels and a bank, and civic institutions like the post office, school, Temperance Hall, Masonic Hall, Mechanics Hall, the Drill Hall, the Town Hall and Market, and four churches. The lots from Charles Doan’s subdivision are shown—which established the geometry of the heart of the Northeast Old Aurora neighbourhood.

Appendix C: A Short History of Northeast Old Aurora

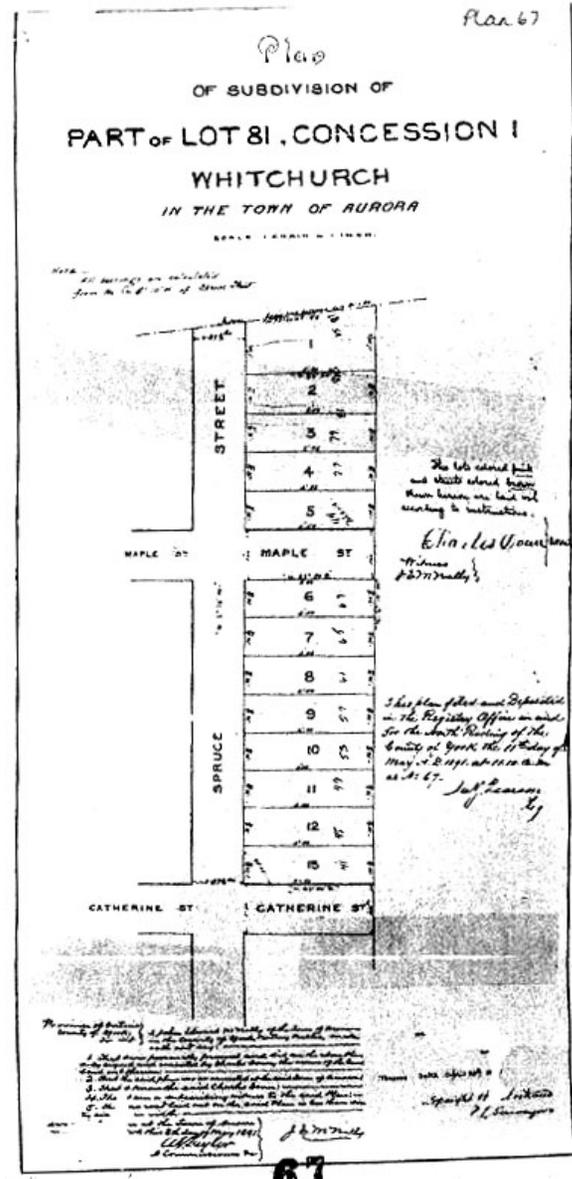
In 1887, the Council applied to be made a town. A proclamation was issued on September 30 of that year creating the Town of Aurora as of January 1, 1888. The town boundary included the same 1200 acres that the village had occupied, but within that area the population had grown to 2,107.

But there was a bump in the road to prosperity. Technology gives, and technology takes away. Like many smaller Ontario towns, Aurora found that the growing scale of industry and transportation favoured bigger enterprises in bigger cities. The competitive advantage of early electrification in the south only intensified the trend. Development slowed, and Aurora lost population between 1891 and 1901, and it didn't return to the 1891 level for thirty years.

It wasn't until 1891 that Charles Doan's grid began to be extended, with the subdivision of the east side of Spruce Street.

Development mostly occurred after the turn of the century. John McMahon, a farmer turned developer, and Michael Shulman, a builder, were responsible for most of the development. Shulman built the rusticated concrete block houses at 77-87 Spruce Street, as well as the apartment building of the same material on Yonge Street.

First owners were merchants, retired farmers, a high school principal and a high school teacher. The concrete block houses were often rental properties.



Plan of Subdivision for the east side of Spruce Street, Registered May 11, 1891.

Appendix C: A Short History of Northeast Old Aurora

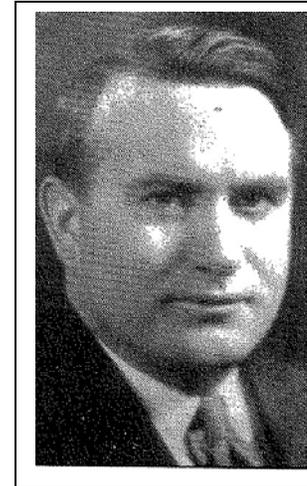
Northeast Old Aurora – Famous People



Source – National Archives of Canada



Prime Minister and Nobel Peace Prize Winner, Lester B. Pearson (1897-1972) lived at 39 Catherine Avenue as a boy, while his father was a minister at Aurora.



Source – Toronto Sun Newspapers



John Bowser (1892-1956), Builder, was project construction Superintendent of the Empire State building. He lived in the lived much of his life in the neighbourhood and built the house at 63 Maple Street. His grave in the Aurora Cemetery is marked by a miniature Empire State building.



Source – Aurora Historical Society

Joseph Fleury (1832-1880), founder of Aurora's largest employer, the Fleury Works, resided at Inglehurst, a large estate house that once stood where Our Lady of Grace Church is today. The Fleury Works was famous for its ploughs and other agricultural implements which supported the growing agricultural industry in Ontario and western Canada. Fleury's importance was emphasized by his listing in *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men*, Ontario Volume, 1880



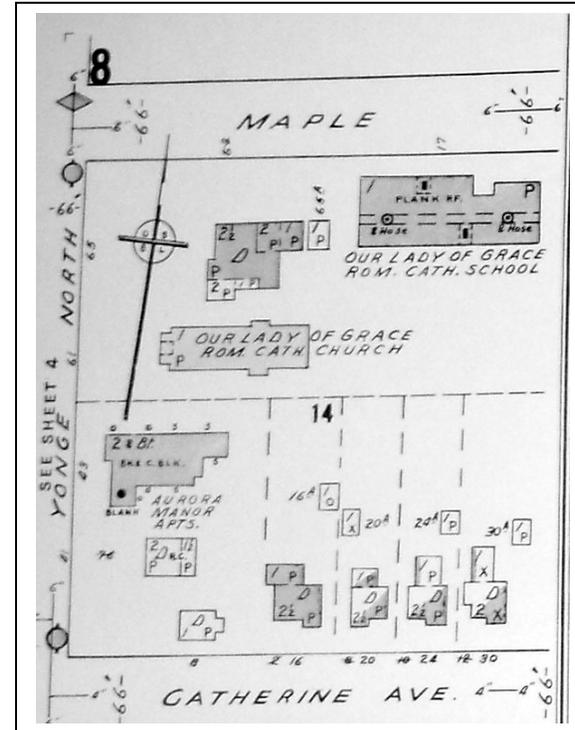
Appendix C: A Short History of Northeast Old Aurora

Our Lady of Grace Church Block - History



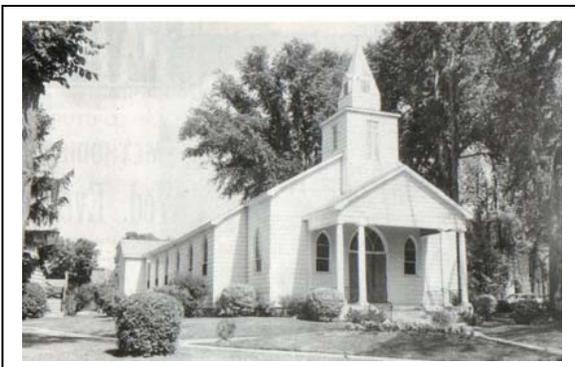
Source – Aurora Historical Society

Inglehurst, built 1876 for foundry owner Joseph Fleury. The large estate house was a landmark on Yonge Street until its demolition in 1980



Insurance Plan of Aurora, 1960 showing Castle Doan, Inglehurst, the original Our Lady of Grace and an apartment building

All historic images Source – Aurora Historical Society.



The original Our Lady of Grace Church, built 1953



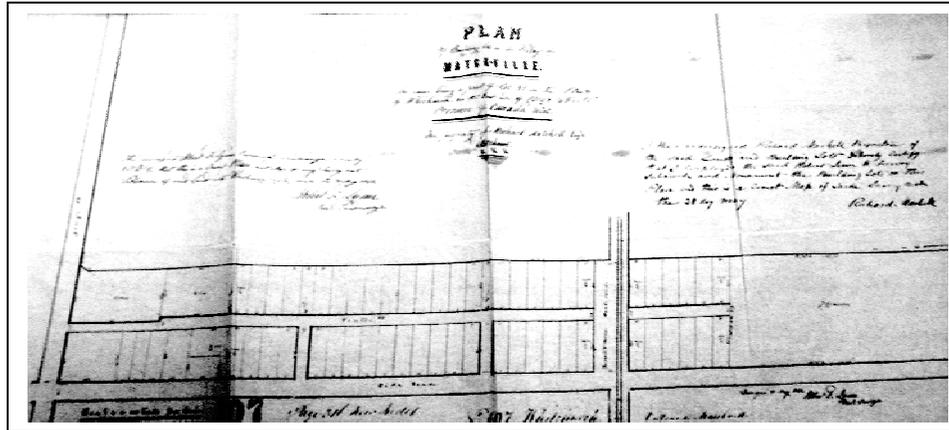
Apartment building, located north of Castle Doan. Demolished 1982



Castle Doan, built early 1800s, once occupied the n/e corner of Yonge and Catherine. It was demolished in 1982

Appendix C: A Short History of Northeast Old Aurora

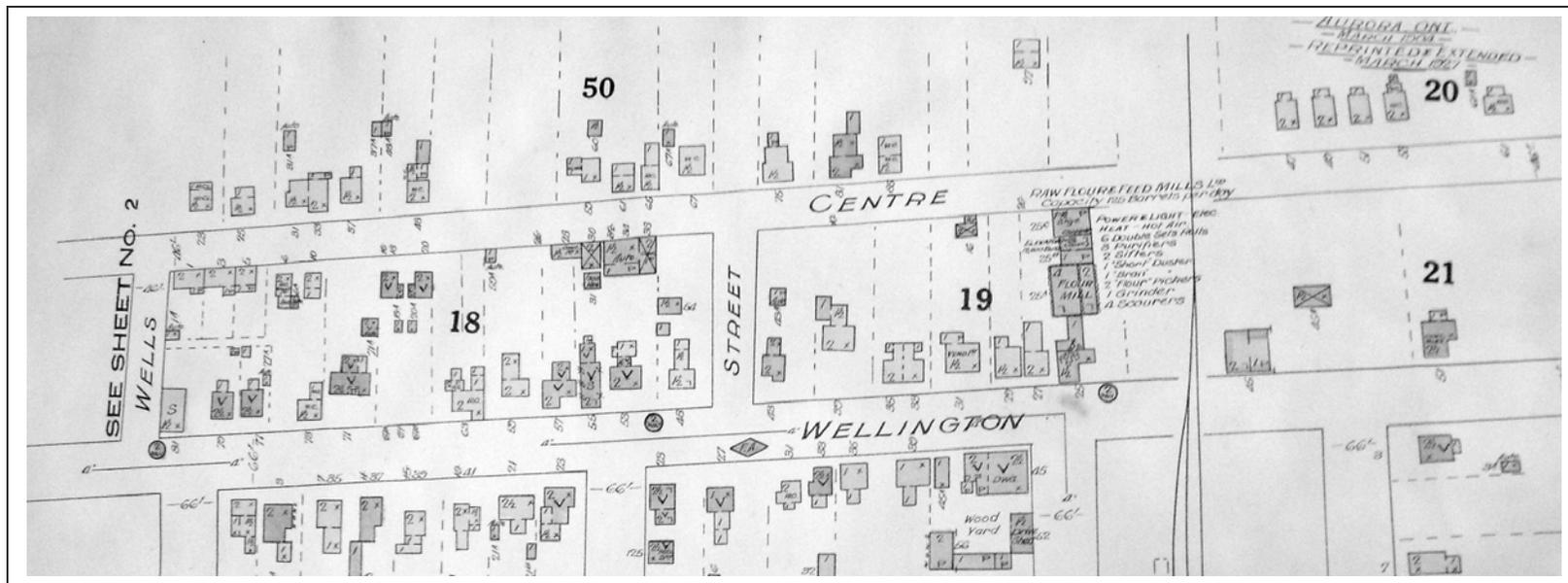
Centre Street – History in Images



Survey for Matchville, (Centre Street and Wellington Street, 1855)

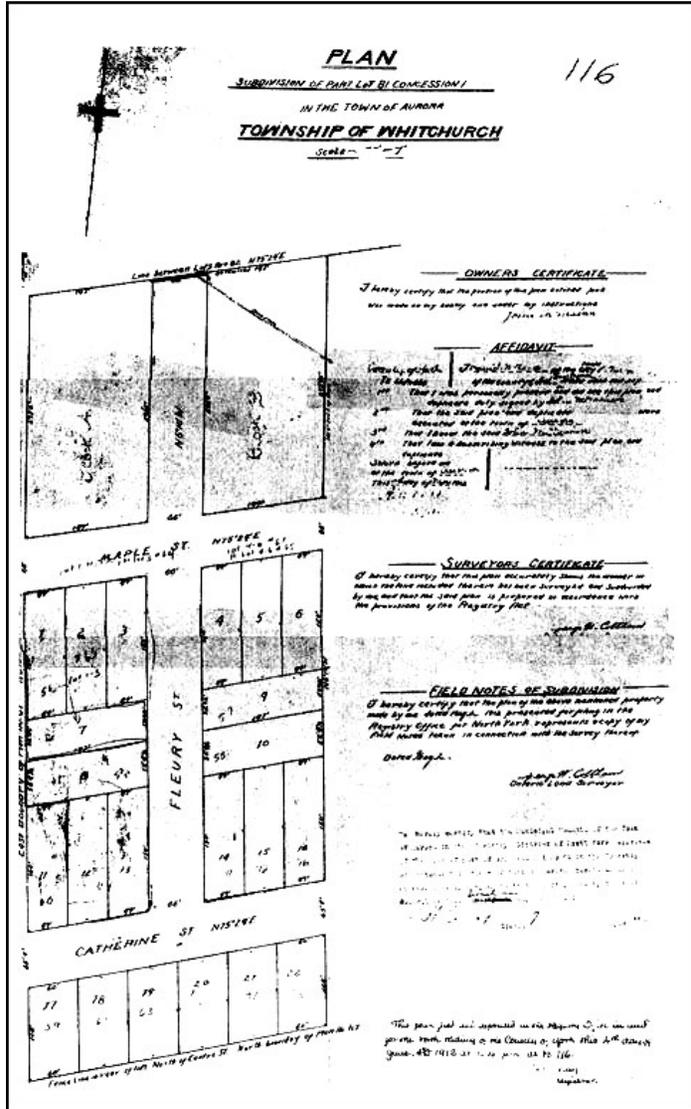


House on Centre Street near Yonge Street built circa 1860s (demolished)



Goad's Insurance Map of Aurora, 1927 showing Centre Street

Appendix C: A Short History of Northeast Old Aurora



Plan of Subdivision for Fleury Street,
Registered June 4, 1912.

In 1912, John McMahon subdivided his lands, laying out Fleury Street and extending Catherine Avenue and Maple Street. In 1915 and 1916 he donated land to the Town to create McMahon Park.

Most of the houses were built within a few years of the subdivision, the principal developers being McMahon himself, and James Brothers, another farmer-turned-developer. One later building is at 63 Maple, and it was built by John Bowser as owner of the Aurora Building Company. Bowser is noted as the construction engineer of the Empire State Building, which is memorialized by his tombstone in the Aurora Cemetery.

First owners in the Fleury Subdivision included a mix of merchants, professional men, and skilled blue-collar workers.

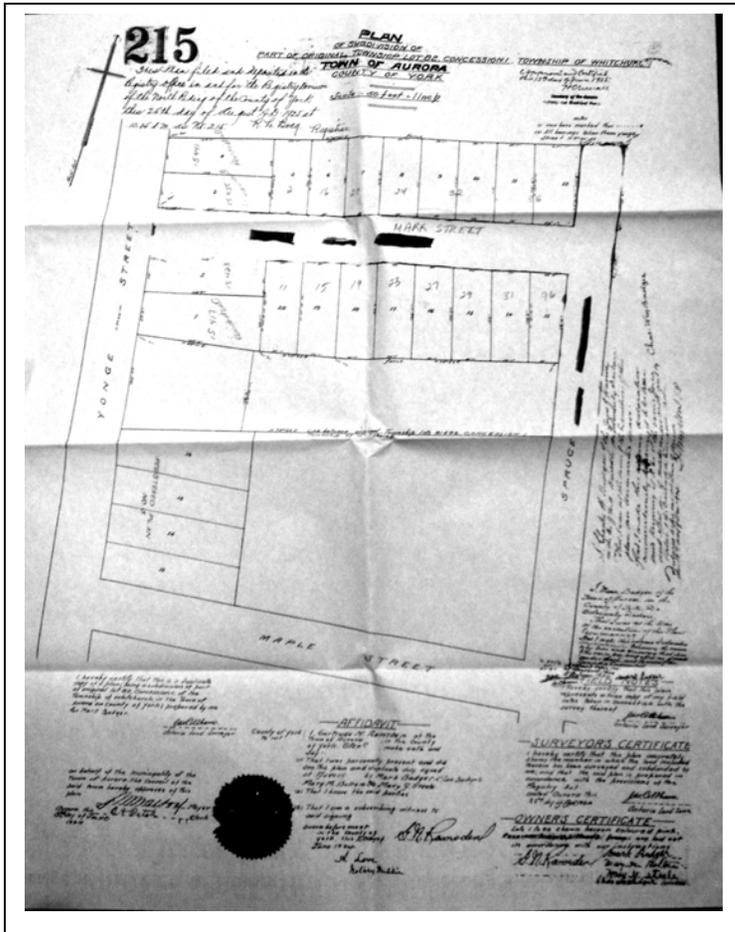
The first block of Mark Street was subdivided in 1924 from lands owned by Mark Badger, Charles W. Badger, Mary Bolton, and Mary Steele. The Badgers were the driving force, and Mark Badger is considered the developer. Fred Browning is identified as the builder of the California Bungalow at 27 Mark Street, and John Bowser is identified as building 20 Mark Street. Both men may have constructed other houses in this subdivision

The creation of Northeast Old Aurora was a lengthy process, spanning more than 70 years, and the houses built there reflected the prevailing styles over that time. As will be seen in the area examination below, the chronology of development can be traced in the architecture on the ground. It's interesting to note that in the time between the original plan of subdivision and the construction of houses, the lots often changed orientation at the corners.

Appendix C: A Short History of Northeast Old Aurora

Significant growth awaited the post-WWII era, when improved roads and common automobile ownership began to change the way people lived and worked and shopped. New industry and business, and new residential subdivisions began to arrive, beginning a population torrent that has never slowed.

At 4961 hectares, the Aurora of today encompasses more than ten times the area of the original town, and its population is now 43,500—about 20 times the population it had when Fleury and Mark Streets were developed. Post-WWII development has the character of the car-oriented suburban model, with curved layouts, cul-de-sacs, and limited access to the arterial road grid. The contrasting character of the old town centre gives it a special quality within the larger municipality that is worth preserving.



Plan of Subdivision for Mark Street, Registered June 18, 1925



Fleury Street people and porches, circa 1940s

Appendix C: A Short History of Northeast Old Aurora

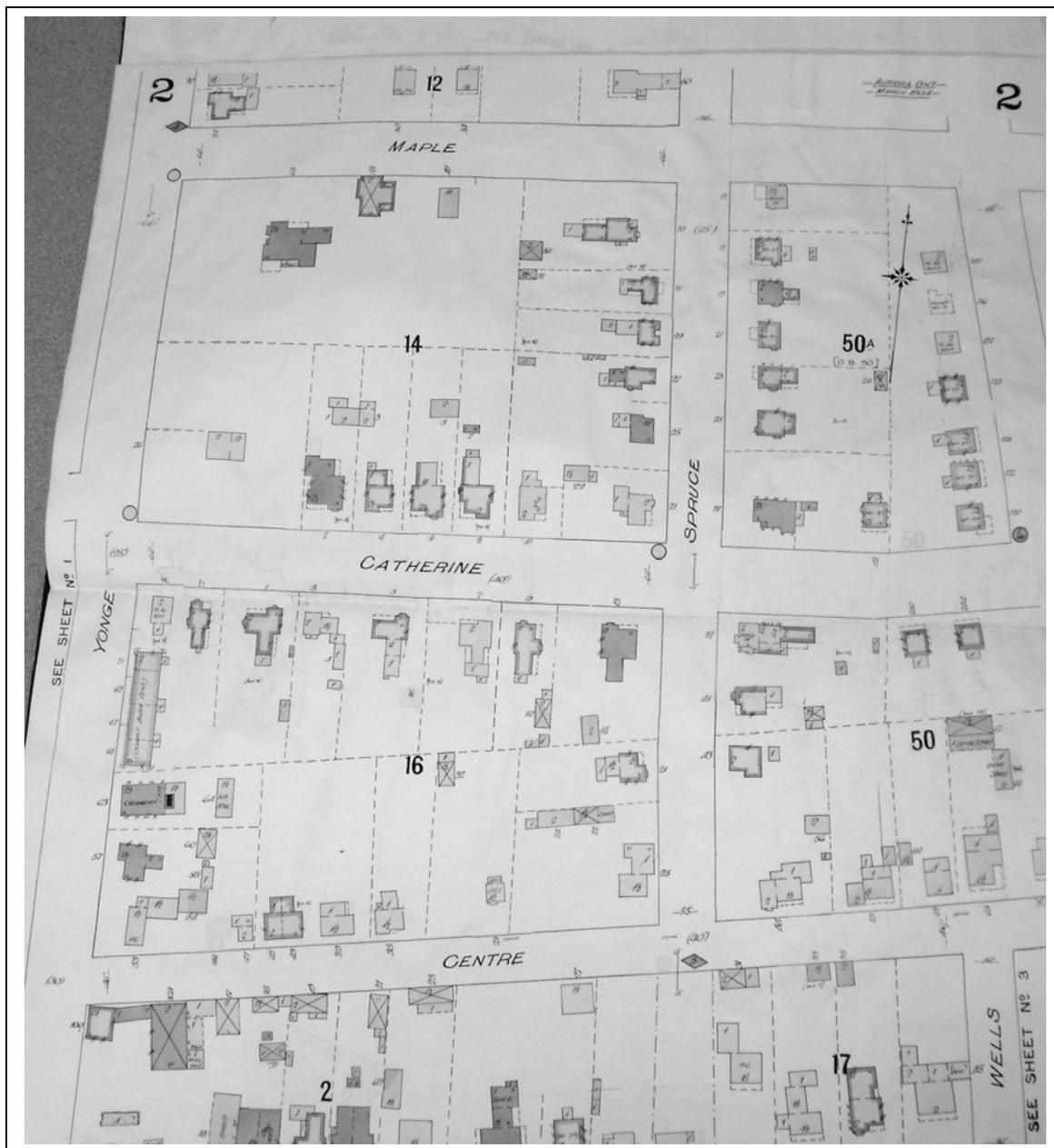
Aerial Photograph, 1919, looking west, showing Northeast Old Aurora (right side of photo)



AURORA, ONT., TAKEN FROM AN AEROPLANE.
PUBLISHED BY BISHOP BARKER CO., LIMITED, TORONTO.

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Appendix C: A Short History of Northeast Old Aurora



Fire Insurance Plan of Northeast Old Aurora from 1904.

Note – Houses on Fleury Street are shown as being under construction.

Appendix D: A Glossary or Architectural Terms

Italicised words are defined in other entries.

ABA rhythm: a pattern of alternating *bays*. Other rhythms might be ABBA, or AABBAA, 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 stabilise 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*.

Appendix D: A Glossary or Architectural Terms

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 skilful, 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*.

Appendix D: A Glossary or Architectural Terms

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 emphasised 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.

Lunette: 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.

Appendix D: A Glossary or Architectural Terms

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 *lunette* 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 bed 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 emphasise 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.

Appendix D: A Glossary or Architectural Terms

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*. A 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 or 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 *headers*.

Owners requiring building permits and site plan approval for proposed works on properties in a heritage conservation district or properties individually designated under Part IV of the *Ontario Heritage Act* require a heritage permit prior to the issuance of the building permit or planning approval.

This application form is also for minor work that doesn't require a building permit, but may nevertheless require a heritage permit.

Typical small projects that require a heritage permit without other approvals include:

- Replacement siding,
- Cleaning or re-pointing masonry (A lime rich mortar is recommended for older homes),
- Replacement windows or doors on elevations visible from the street,
- Removal of architectural building elements (e.g. shutters, doors, trim, etc.)

NO HERITAGE PERMIT IS REQUIRED FOR VERY MINOR ALTERATIONS

In accordance with Section 41.1 (5)(e) of the Ontario Heritage Act, Council has designated the following classes of alterations to be minor in nature, and has determined that a heritage permit is not required:

- any interior work except that which effects external appearance;
- repair to roof, eavestroughs, chimneys; re-roofing using appropriate material listed in Section 9.8 of the heritage conservation district plan;
- repair and restoration of original elements using like materials;
- caulking, window repair, weatherstripping, installation of storm doors and windows;
- minor utility installations, including small satellite dishes;
- painting;
- fencing, patios, garden and tool sheds, gazebos, dog houses and other small outbuildings that are not readily visible from the street;
- lighting, flagpoles;
- planting;
- removal of trees smaller than 200mm caliper, and any other vegetation on private property;
- Extension of residential parking pads other than in front or flankage yards;
- Ramps and railings to facilitate accessibility, gates installed for child safety;
- Repair of utilities and public works, installation of public works that are in compliance with the Guidelines in the heritage conservation district plan.

These are just examples of changes. In a heritage conservation district, please refer to the *Heritage Conservation District Plan* for more information. Please contact the Community Planner to find out whether you need a heritage permit before any work is undertaken on a building within the District.

IT'S A GOOD IDEA TO CHECK IN WITH THE COMMUNITY PLANNER AND THE BUILDING DEPARTMENT TO FIND OUT WHAT KIND OF PERMITS YOUR PROJECT REQUIRES, OR IF IT REQUIRES ANY AT ALL.

PROCESSING

Once a complete application is submitted to the Aurora Planning Department in the Town Hall, 1 Municipal Drive, Box 1000, Aurora, ON L4G 6J1 notice of receipt of the application is forwarded to the applicant.

The application is then reviewed by the Community Planner who will determine the method of approval required.

- Applications in conformity with the District Plan may be considered for approval by the Community Planner.
- Other, more complex, items are directed for reviewed by the Heritage Advisory Committee of Aurora which meets monthly.
- The Heritage Advisory Committee recommendation is considered by Council.

In advance of its consideration of the application, the Community Planner would typically prepare a report to the heritage committee explaining the application. The applicant would also be invited to attend the meeting. After this review is complete a recommendation is forwarded to Council for consideration.

Applications for other municipal approvals (e.g. Building Permit) will be circulated to the Community Planner to determine if a heritage permit application is required. Notice of approval of a heritage permit will be circulated by the Community Planner to the Building Department.

INQUIRIES

Should you have any questions with respect to the Heritage Permit application please contact:

Community Planner
Planning Department,
Town of Aurora,
1 Municipal Drive
Box 1000
Aurora, ON
L4G 6J1
(905) 727-3123, ext. 4351