

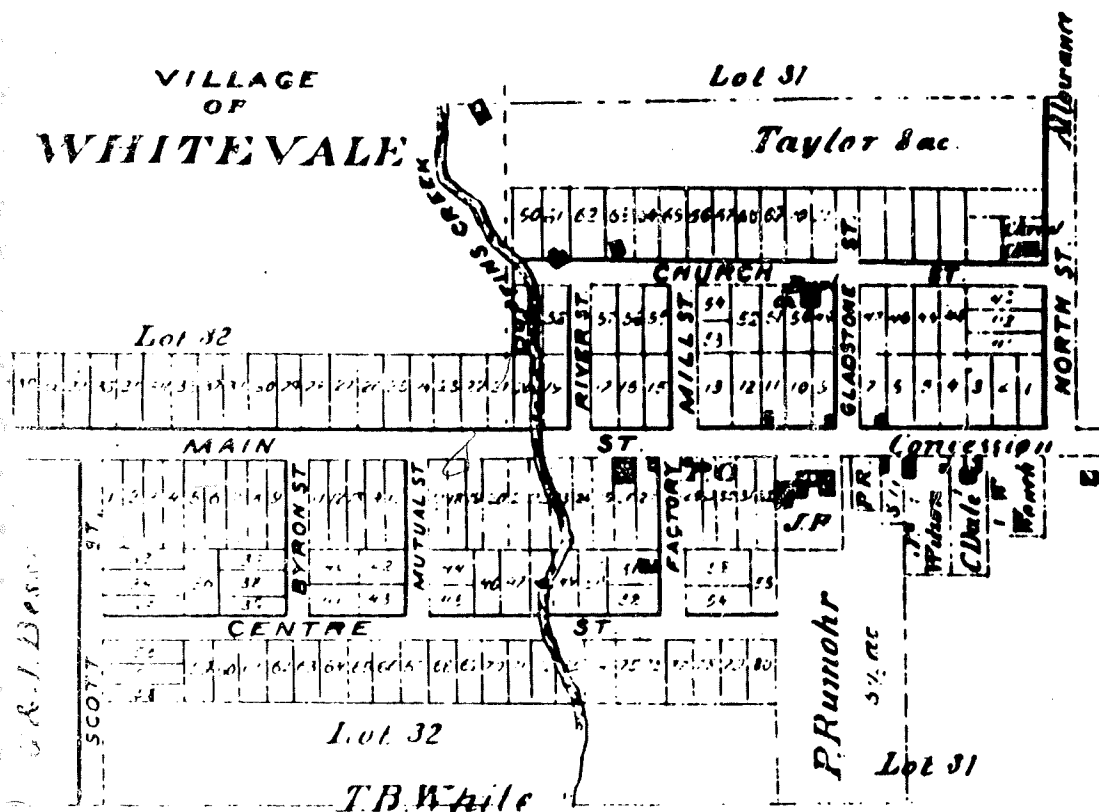
THE HAMLET OF WHITEVALE

HERITAGE CONSERVATION
DISTRICT STUDY

THE DISTRICT PLAN

Prepared for :
The Town of Pickering

June 1990

Unterman McPhail Heritage Resource Consultants
David Cuming and Associates
Wendy Shearer Landscape Architect

RECEIVED

JUL 25 1990

TOWN OF PICKERING
PLANNING DEPARTMENT

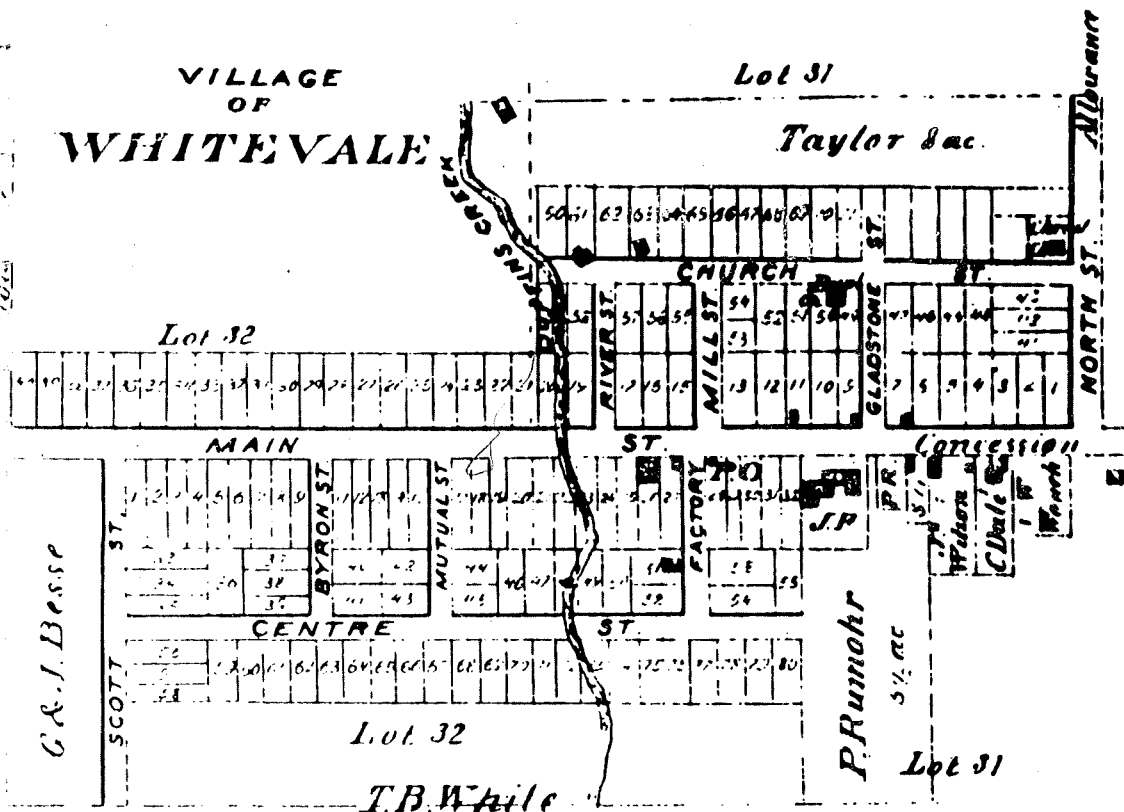
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SUMMARY OF RECOMMENDATIONS

The Whitevale Heritage Conservation District Plan is divided into three major parts. Each part contains recommendations respecting aspects of conservation, planning and implementation. Wherever possible the recommendations contained in the heritage conservation district plan are contained below in their entirety. The only exceptions are those recommendations describing particular text changes to planning documents or those describing administrative processes. The reader is requested to refer to the main text of the heritage conservation district plan for further information.

PART I

Recommendation 1

It is recommended that pursuant to subsection 41 (1) of the Ontario Heritage Act, council of the Town of Pickering designate by by-law that area of the municipality identified as Whitevale and environs as a heritage conservation district more accurately depicted as "Proposed Conservation District" in the accompanying map.

Recommendation 2

It is recommended that the designating by-laws under Part IV of the Ontario Heritage Act be repealed under Section 31 of the Act.

PART II

Recommendation 3

In order to guide sound conservation and prudent management of the designated heritage conservation district of Whitevale it is recommended that Part II of this heritage conservation district plan be adopted by the Council of the Town of Pickering.

PART III

Recommendation 4

It is recommended that specific text additions be made to Section 11 B of the Official Plan

Recommendation 5

It is recommended that Section 6H of the Official Plan be amended to include additional policies respecting the status of heritage conservation district plans

Recommendation 6

It is recommended that Section 9 of the Official Plan be amended to include additional policies on the conservation of hamlet character in the settlement of Whitevale

Recommendation 7

It is recommended that amendments be made to the Town's zoning by-law respecting height and lot coverage within the hamlet of Whitevale.

Recommendation 8

It is recommended that the District Committee, if established, in conjunction with the LACAC and the Town's planning staff review on an annual basis the number and type of domestic business uses established within the Hamlet and advise on any initiatives to address any effects of changes resulting from these uses.

Recommendation 9

In order to accomplish those goals and objectives of preservation of heritage features, compatibility of development, and preservation of land adjacent to Whitevale in agricultural use or open space it is recommended that Whitevale should be separated from urbanizing Seaton by a rural green belt of agricultural open space and woodland screen.

Recommendation 10

It is recommended that the by-law designating the Whitevale heritage conservation district and the provisions of Part II of the heritage conservation district plan be recognized by the Property Standards Committee and Property Standards Officer as a higher standard than the provisions of the Property Standards By-law.

Recommendation 11

It is recommended that in order to complement building conservation initiatives Section 7 of By-law 3111/89 (Tree planting and preservation by-law) be amended to provide for the protection of treelines and groups of trees.

Recommendation 12

It is recommended that the Provincial Government, through the appropriate ministry, be encouraged to submit applications for building alterations and have regard for the policies and guidelines of the conservation district plan.

Recommendation 13

Recommendations are made respecting the differentiation of site plan approvals and conservation district permit applications.

Recommendation 14

It is recommended that a sub-committee of LACAC be established for the management of this conservation district, to be known as the Whitevale Conservation District Committee.

Recommendation 15

It is suggested that the Town of Pickering establish a heritage conservation district fund for the Whitevale district with a municipal contribution to be decided upon by Council in the light of prevailing budget commitments.

Recommendation 16

It is recommended that the municipality establish a procedure for processing district permit applications and revise the procedure for building permit application processing to incorporate approvals under the Ontario Heritage Act.

Recommendation 17

It is recommended that all local boards, commissions, authorities or agencies having jurisdiction in the Whitevale heritage conservation district shall be circulated copies of Part II of the Whitevale Heritage Conservation District Plan and shall be encouraged to ensure that their activities are in keeping with the intent of the heritage conservation district plan by soliciting comments from the district committee or LACAC.

Recommendation 18

It is recommended that where any application or proposal for a variety of undertakings is located within or partially within the designated heritage conservation district the district committee, if established, or LACAC shall be circulated for comments

INTRODUCTION

1.0 THE HERITAGE DISTRICT PLAN: PURPOSE AND FORMAT

1.1 PURPOSE OF THE HERITAGE DISTRICT PLAN

This heritage conservation district plan is intended to sensitively manage the wealth of heritage buildings, streetscapes and public spaces within the Whitevale area. The heritage district conservation plan follows on from the Background Study which detailed the heritage attributes of the Whitevale area and provided the rationale for designating the settlement as a conservation district under Part V of the Ontario Heritage Act.

The district plan is intended to provide the basis for the careful management and protection of the area's heritage resources including: buildings, landscape features, and archaeological sites. Additionally, the plan provides guidance on relevant planning and development issues that may affect the unique character of Whitevale.

The plan should be used and consulted by a variety of people including:

- property owners;
- Town council;
- municipal staff;
- Local Architectural Conservation Advisory Committee;

- the district advisory committee;
- the Metropolitan Toronto Region Conservation Authority; and,
- those provincial ministries and agencies having jurisdiction or interests in and around the Whitevale area.

1.2 FORMAT OF THE HERITAGE DISTRICT PLAN

The plan comprises three parts addressing district conservation.

Part One makes key recommendations regarding heritage conservation district designation and is primarily for municipal action.

Part Two contains general principles and policies respecting district planning and conservation, as well as specific guidelines respecting sound conservation practice, sensitive landscaping and guidelines for new construction within the designated heritage conservation district. These should be consulted by all those identified as being involved in the future management of the district, especially property owners.

Part Three describes planning, development and implementation measures that serve to complement conservation. These include initiatives undertaken pursuant to the Planning Act and Municipal Act; potential funding sources for conservation work within the district; administrative procedures and those measures which may raise public awareness of this special area. These are primarily for municipal action.

PART I

2.0 HERITAGE CONSERVATION DISTRICT DESIGNATION

2.1 DISTRICT CHARACTER: A SUMMARY

The hamlet of Whitevale is located in a scenic river valley along the banks of West Duffin's Creek in the Town of Pickering. Dominated by its rural setting and modest vernacular buildings the hamlet has not changed significantly in character since the late nineteenth century. It had a small but thriving industrial centre until the 1870s when a disastrous fire effectively destroyed most of the mill buildings except for the feed mill. With the depopulation of rural Ontario during the late 1800s and early 1900s Whitevale's role as a small service centre for the local farming community waned resulting in the complete disappearance of its commercial enterprises on Main Street with the exception of the general store and the mill.

Most of the existing nineteenth century buildings have wood frame structures and siding ranging from clapboard, shiplap to vertical board and batten. The majority of structures are one-and-a-half storeys in height with a three bay front facade and centre gable.

The rural character of Whitevale with its narrow tree-lined streets, scenic views over the surrounding agricultural lands, and the West Duffin's Creek and its steep river valley provides a distinctive context and setting for its buildings. The community has a rich and diverse character within a relatively small area. Archaeological remains located in and around Whitevale attest to its enduring attractiveness as a settlement area.

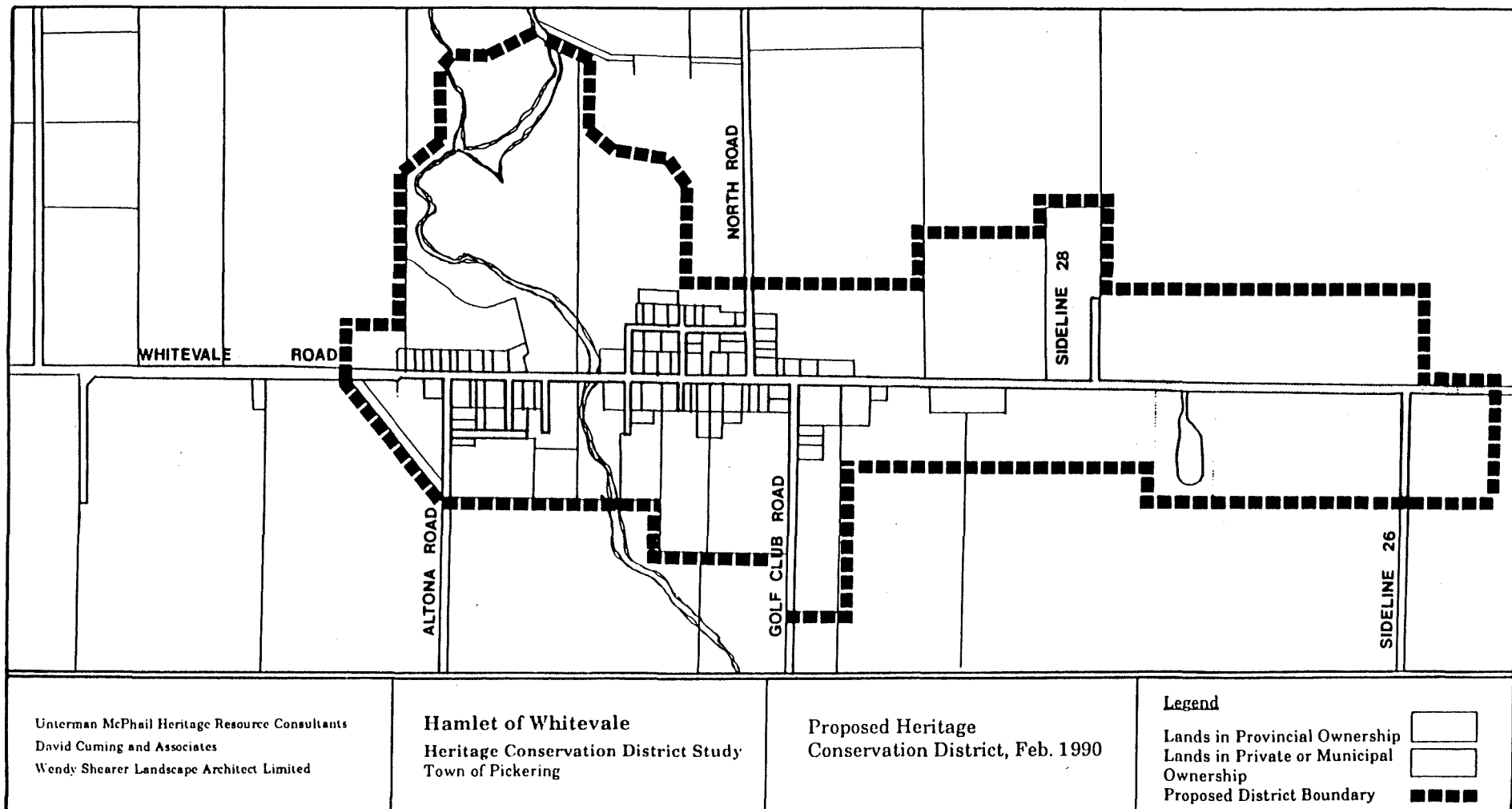
2.2 DISTRICT DESIGNATION, PART V, SECTION 41 (1)

Part V of the Ontario Heritage Act enables municipalities to designate heritage conservation districts provided that there are official plan provisions relating to the establishment of such districts.

The Pickering District Plan is the Official Plan for the Town of Pickering District Planning Area and a recently approved Official Plan Amendment provides the requisite provisions for enabling a conservation district to be designated under the Ontario Heritage Act. The Background Report to this district plan identifies a number of heritage attributes of the proposed official plan amendment that satisfy these provisions.

Recommendation 1

Accordingly, it is recommended that pursuant to subsection 41 (1) of the Ontario Heritage Act, council of the Town of Pickering designate by by-law that area of the municipality identified as Whitevale and environs as a heritage conservation district more accurately depicted as "Proposed Conservation District" in the accompanying map.



2.3 PROPERTY DESIGNATION, PART IV, SECTION 31

Part V of the Ontario Heritage Act does not permit properties designated under part IV of the Ontario Heritage Act to be part of a heritage conservation district.

It is important to ensure the continuing conservation and protection of these properties as well as providing for a cohesive focus to conserving the whole district and its landscape.

Recommendation 2

Accordingly it is recommended that the designating by-laws under Part IV of the Ontario Heritage Act be repealed under Section 31 of the Act.

The affected properties are:

- the Miller and Christian houses (By-Law 1673/83);
- Lots 53 and 54 Plan 21, Part 2, Plan 40R-2250 (By-Law 1936/84); and,
- Lot 3 and part Lot 4, Plan 21, Part 5, Plan 40R-2286 (By-Law 2089/85).

PART II

3.0 CONSERVATION, DESIGN AND LANDSCAPING GUIDELINES

Recommendation 3

In order to guide sound conservation and prudent management of the designated heritage conservation district of Whitevale it is recommended that Part II of this heritage conservation district plan be adopted by the Council of the Town of Pickering.

3.1 GUIDING PRINCIPLES

The Background Report to this District Plan identified a number of heritage attributes related to this special area. As well, a variety of planning policies and initiatives revealed a generally sympathetic approach to the management of change and development within the district.

This heritage conservation district plan seeks to refine the management of change in this unique area of Pickering in a way that will respect: the considerable heritage attributes of the building stock; the use of the building stock; the rural quality of the streetscapes and the public space; and the desires and aspirations of individual property owners.

This part of the heritage conservation district plan contains a clear and concise statement of goals and objectives for the conservation district as well as specific guidelines in order to promote the wise conservation and sensitive management of change. Any property owner considering change or development within the district should consult these guidelines prior to submitting a permit application.

Permit applications submitted to Council of the Town of Pickering under section 43, Part V of the Ontario Heritage Act, shall be considered in the context of these goals, objectives and guidelines.

3.1.1 Goal

- To maintain, protect and conserve the Whitevale heritage conservation district.

3.1.2 Objectives: heritage buildings

- To encourage the maintenance and conservation of individual heritage buildings by property owners.
- To support the conservation and restoration of heritage buildings by providing guidelines on sound conservation practice and encouraging application to funding sources for eligible work.

3.1.3 Objectives: landscape

- To maintain and conserve the rural character in and around Whitevale.
- To enhance public spaces such as roads and sidewalks with sympathetic surface treatment and landscaping.
- To maintain and conserve the tree plantings within the area.
- To minimize any adverse effects of public undertakings within the district on significant landscape features such as trees and grassed areas.

3.1.4 Objectives: archaeology

- To avoid wherever possible the disruption or disturbance of known archaeological sites or areas of archaeological potential.

3.1.5 Objectives: land use

- To encourage the maintenance of a continuing stable residential environment within the district.
- To discourage those land uses which would be out of keeping with or have detrimental effects upon the residential and agricultural character of the district.
- To encourage the Provincial Government of Ontario to maintain and conserve their properties within the heritage conservation district.
- To support existing uses and adaptive re-uses wherever feasible within the existing building stock.

3.1.6 Objectives: new development

- To discourage the demolition or removal of existing heritage buildings and their replacement by new development.

- To encourage new development only where it respects or otherwise complements the prevailing low profile of the existing buildings and structures within the Whitevale heritage conservation district.

3.2 CONSERVATION GUIDELINES

3.2.1 Introduction

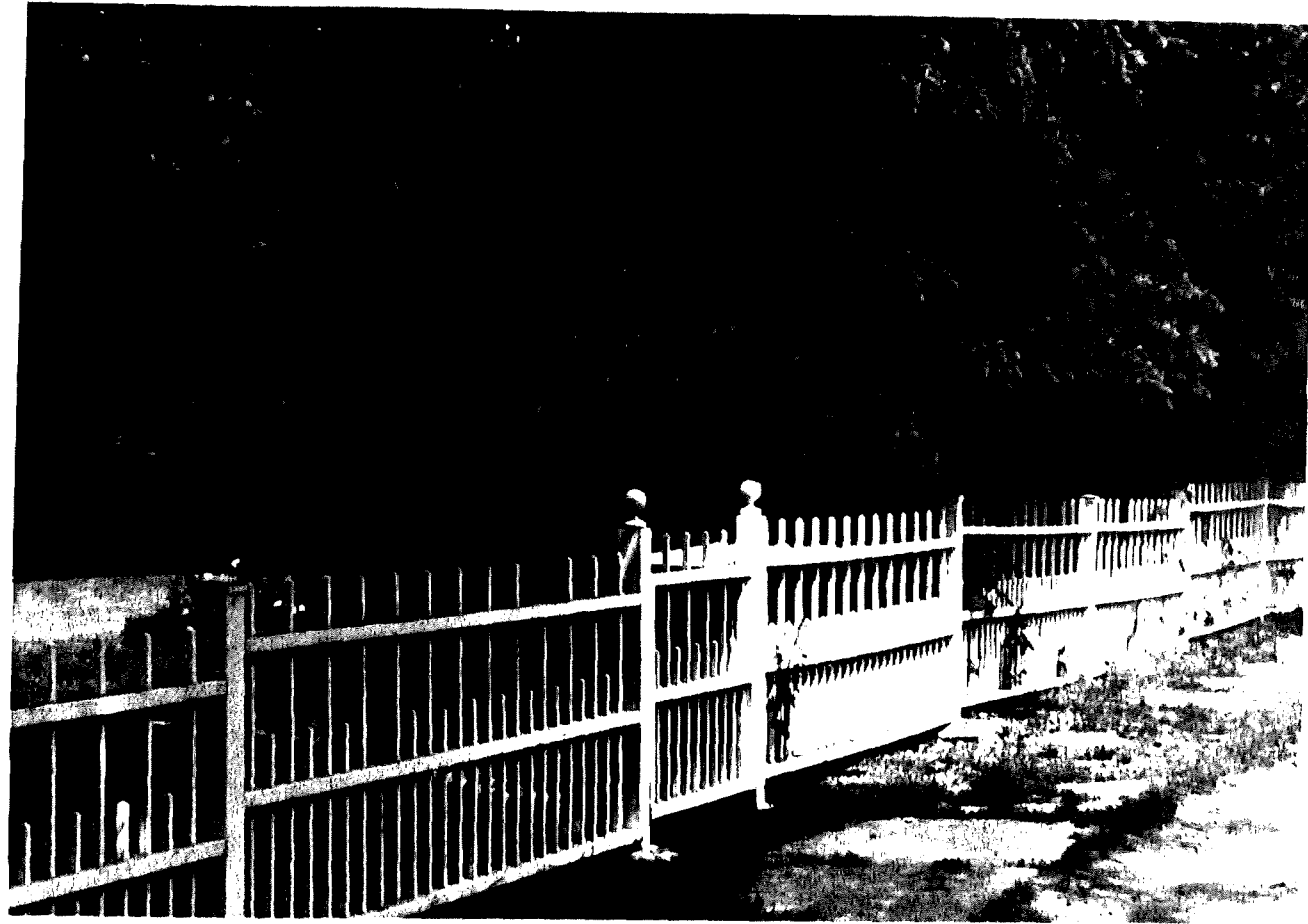
The intention of the following conservation guidelines is to ensure the wise management of physical change and development within the Hamlet of Whitevale.

The building style in Whitevale is a mixture of typical rural Ontario vernacular architecture combined with Victorian influences and materials prevalent at the time of construction. This blend results in a distinctive cohesiveness of scale, mass, decorative detailing and building materials. Although many individual buildings and properties have been altered over the decades the overall nineteenth century village character has been retained and occasionally enhanced. Some of these changes resulted from new uses or the adaptive re-use of property; others simply from evolving tastes and fashions.

In order to ensure that the character of the district and its component buildings and spaces are maintained and enhanced guidelines are provided in this and following sub-sections. It is anticipated that most conservation issues in the district will be addressed through the plan's policies and guidelines. The following principles form the basis for advice to property owners and decision making by the Town of Pickering.

3.2.2 District conservation guidelines

- Heritage buildings are to be retained and re-used wherever possible and the demolition of heritage buildings will be strongly discouraged.
- The distinguishing characteristics of a heritage property should not be destroyed and the alteration or removal of historical fabric or distinguishing architectural features should be avoided.
- Alterations and changes that have occurred in the past may be of significance in the development of a particular heritage building and its environment and should be protected.
- Stylistic and architectural features or examples of craftsmanship that distinguish a particular building or environment should be treated with sensitivity and where deteriorated should be repaired rather than replaced.
- Replacement of architectural features should match the material being replaced in composition, design, texture, colour and size.
- Historical, physical or pictorial and documentary evidence should guide the repair or replacement of missing architectural features of an individual heritage building. Guesswork or using architectural elements borrowed from other buildings should be avoided.
- Surface cleaning of historic structures should only be undertaken when accumulated dirt adversely affects the historical fabric of a heritage building



Maintain wooden and historic metal fences where possible. Restoration of fencing should be based on historical documentation.

and undertaken only by the gentlest means possible. Sandblasting, high pressure water washing, strong chemical cleaning and other methods that damage building materials must be avoided.

- Contemporary design of alterations and additions will be encouraged where they do not destroy significant historical, architectural or cultural features.
- Contemporary design of alterations should be encouraged where they are of a size, location, colour and material that is compatible with the prevailing character of the building, streetscape and district.
- All public works should seek to avoid adverse effects to individual heritage buildings, archaeological sites, walls, fences and distinctive trees and treelines within the district.
- New construction comprising freestanding buildings should respect the prevailing character of adjacent buildings, the streetscape and district and be compatible in location, height, setback, orientation, materials, colour, roofline, fenestration, scale and proportion.

3.2.3 Building conservation

Today's owners of heritage property may be considered as stewards or custodians with responsibilities to transmit to future generations a rich built-heritage. Maintaining buildings in good physical condition and ensuring viable and satisfactory uses are also the cornerstones of conserving older heritage buildings.

The deterioration of building elements or materials is a natural phenomenon. It can be significantly slowed by sound repair and maintenance or considerably accelerated by inadequate attention to such things as water damage, paint failure and so on. The process of "conservation" which is the remedial measure necessary to prevent decay, must be used to promote the longevity of building materials.

Generally the issues within the Whitevale heritage district relate mainly to the continuing maintenance and repair of historic building fabric, appropriate alterations and additions to existing heritage structures and new construction. Repair and maintenance is the minimum conservation action and yet the most effective action required to maintain a building since it often insures against harmful and irreparable damage.

The sub-sections that follow offer general guidance on the maintenance, repair and restoration of existing heritage buildings within the district.

3.2.4 Foundations

Building foundations which are sound and watertight are essential to the good health of the district's structures. The early discovery of problems can normally be corrected inexpensively and efficiently. If problems are allowed to persist untreated, irreversible damage such as excessive settlement may occur.

The importance of the regular inspection of basements and foundation walls cannot be overstressed. Using a flashlight look for signs of moisture, cracks, deflection of

structural members and settlement. Settlement can take years to occur and normally does take place during the first years of the structure's life. Often older buildings which have settled reach an equilibrium. However, changes in ground water levels, earth movements, new tree plantings too close to a structure, new additions and disconnected downspouts can result in further destabilization of the structure and foundation.

Another problem with basements and foundations is a lack of proper ventilation which can cause fungal growth. Undetected growth can also cause stress through weakening sill plates which may affect the soundness of the basement foundation and the above structural framework. Termites are another problem which should be monitored and corrected.

Repairs to foundations should be undertaken only after consultation with a professional engineer or architect who has a knowledge of heritage buildings systems. Make repairs where possible using traditional building practices and using sound building science principles.

Make sure proper exterior drainage is in place and direct water away from the building. Install drainage tile if necessary to control excessive moisture. When excavating, remember that archaeological concerns may arise. Excavate in short sections and backfill.

Generally the guidelines for masonry restoration of walling should be applied to any exposed external foundation walls whether they are brick, stone or concrete block. Areas exposed to extreme environment conditions at the lower foundation walling may require a slightly stronger masonry mortar to prevent accelerated

deterioration. Conditions may vary requiring expert advice. Refrain from parging exterior foundation walls as a method of waterproofing. If additions or alterations are being considered it is worth examining methods of construction which spread the load uniformly onto an existing foundation wall.

3.2.5 Structural systems

Wood is the most common building material and has always been relatively inexpensive and readily available in Ontario from the beginning of European settlement. Many communities such as Whitevale grew up around small sawmills which provided ample building material for local consumption. As a result the majority of the early local buildings were constructed in frame with wooden cladding. Most exterior woodwork is softwood with pine being the most common and widely used.

Structural systems in buildings often vary in size, shape and design. The construction method for frame structures varies greatly as building techniques developed with advancements in technology. As well, techniques employed by a variety of builders and designers also contribute to differences in construction methods. The earliest structures were generally log and then heavy timber construction. This was followed by wooden platform framing and balloon framing which relied on machine sawn lumber.

The proper method of conservation for heritage frame structures begins with the assessment of the type of construction employed in the building. This will allow

for the development of proper strategies for maintenance, repair and restoration. Inspect and record structural stability problems; note cracking, deflection, fungal or insect attack; stabilize weakened structural members and systems with a method which can be reversed if necessary. Replacement of any structural materials should be made in the same species and of the same dimension and structural capacity where possible.

The effects of settlement usually result in leakage or cracks. These should be monitored for activity before work is considered. Inactive cracks and/or leaning wall can be in a static state and no longer cause for concern.

Remember it is of the utmost importance to make any major repairs to the structural soundness of a building first before completion of work to the exterior elements like brick, stone, stucco and even wood siding. This is critical in situations where new additions or alterations are considered. The building owner should also consider supplementing the existing structural system when damaged or inadequate. This solution is preferable in circumstances where braces, splices or flitch plates can be utilized and later removed if necessary.

When restoring, replace specialized joinery work and unusual or rare engineering or technical innovations only when necessary. Specialized work will require a skilled craftsman or a professional engineer with heritage training or experience. Proper plans and specifications may be required to execute the project. Structural repairs to masonry or stucco should be completed with non-ferrous metal hardware to prevent rusting. The grouting of masonry walls when required should be completed by experienced professional tradespeople.

3.2.6 Exterior wall cladding

Generally, the historic buildings of the Whitevale district were either sided in wood over a frame or heavy timber structure. At least two frame buildings with wooden siding were later covered with an exterior brick veneer wall. Today a number of the buildings in Whitevale originally clad in wooden siding are now covered with modern synthetic or metal siding.

Walls should be examined for cracks, spalling, stains, leaks, mortar erosion, local distress, leaning or bowing, efflorescence, blisters and loose or falling building fabric. Prioritize the work which must be considered for repair and future maintenance, and then take appropriate action.

Wooden siding

Wooden cladding is more typically used horizontally such as clapboard, drop, bevel or shiplap siding. Vertical board and batten siding was used with some regularity on rural houses and farm buildings and is well represented in Whitevale. This type of exterior cladding deteriorates principally because of trapped moisture which results in rot, fungal attack and insect infestation. Most wooden cladding was meant to have a protective coating of paint or stain.

Certain points are more vulnerable to deterioration such as corners, eaves and at ground level and should be checked regularly. Wood siding should be repaired rather than replaced whenever possible and its surface should be well maintained by regular painting (if originally painted). Moisture problems should be remedied and structural repairs made prior to any repair work to the cladding. New replacement

Whitevale Heritage Conservation District Plan



Try to keep perimeter plantings away from building fabric, particularly foundations, in order to prevent moisture related decay.

wooden siding should match the original in form, style, dimension, profile and method of installation. Selection of a skilled craftsman to complete the installation is recommended.

Modern Synthetic or Metal Siding

The exterior historic character of a heritage building is largely established by its style and decorative detailing which are in turn

influenced by the detail, colour and surface characteristics of the walling material. Wooden siding as well as brick structures are often re-clad in modern synthetic siding rather than renewing the original building material. In the case of an historic building this can lead to significant changes to the exterior appearance of the building.

Metal or synthetic siding coarsens the visual texture of the building and destroys the architectural scale of a house by altering size and spacing of the original wooden siding. Its application generally means the removal of decorative and other trim such as cornerboards, and window and door trim. Wooden siding and brick units are often damaged by nailing the synthetic siding directly to the original building fabric or by adding furring strips to the original walling material. The inability of synthetic sidings to bend often leads to vertical placement in problem areas thus spoiling the original lines of a historic building.

The application of synthetic siding also affects the general maintenance and repair of the historic building by contributing to moisture problems if applied over a building which needs repair. It also prevents the inspection of the underlying building

fabric. Synthetic siding tends to be prone to denting. It is not maintenance free and its insulation value is not significant.

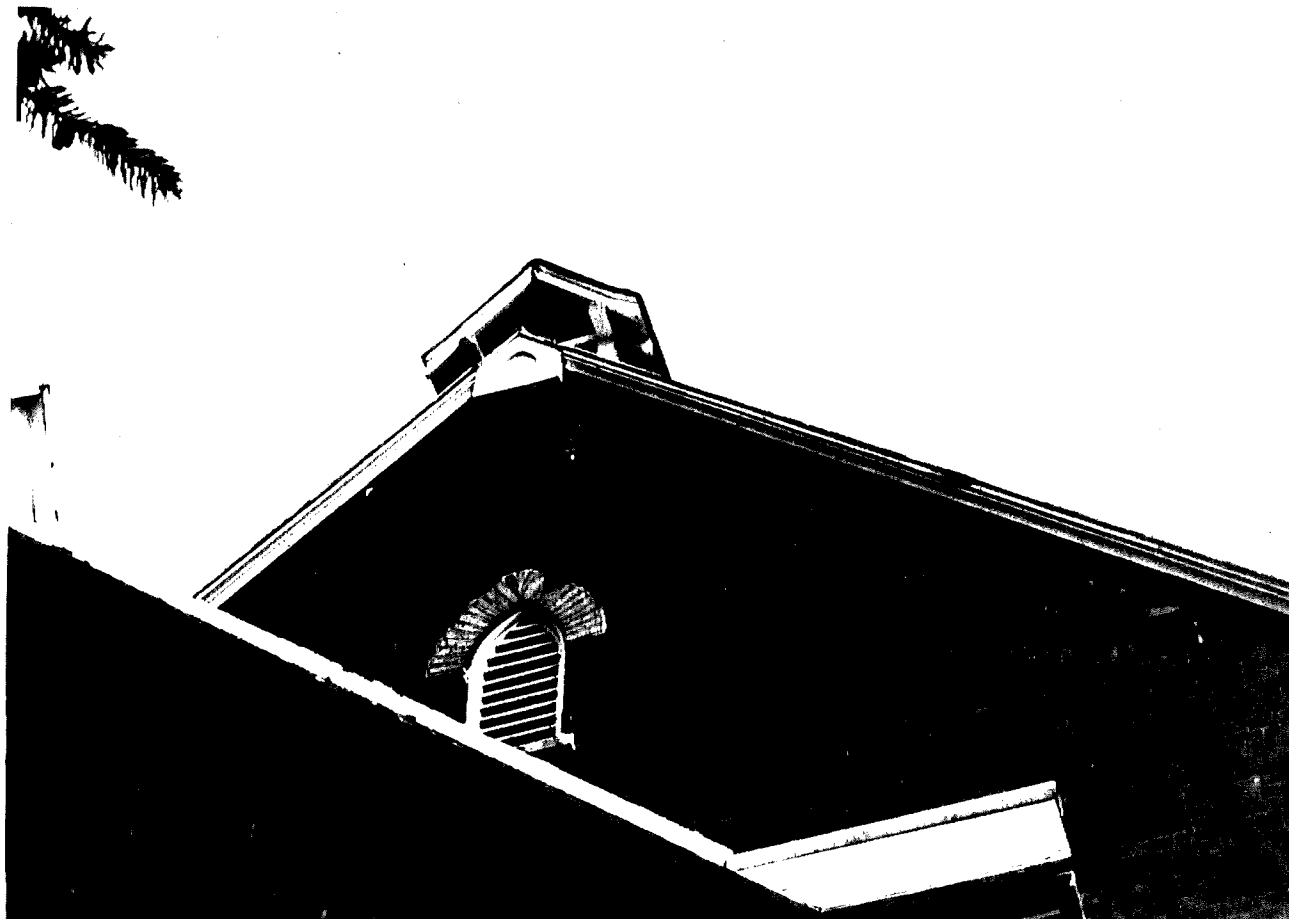
Brick

Repairs to localized areas should match the original as closely as possible in size, colour, texture, surface treatment and strength for reasons of appearance and durability. With brick, it is critical that mortar which bonds the original walling units is examined for texture, colour, type of jointing and composition. A good match of the above noted qualities will contribute to a better completed job. The choice of replacement brick should follow similar criteria in terms of type, unit size, colour, texture and composition. Maintain wherever possible decorative brick elements. The maintenance of brick walling will help preserve the building fabric.

Major restoration should follow guidelines developed in the Annotated Master Specification for the Cleaning and Repair of Historic Masonry, available from the Ontario Ministry of Culture and Communications, Heritage Branch, Toronto.

When replacement brick is to be used, it should be chosen carefully. Salvage brick can be used in areas where exposure to excessive weathering is not likely to occur. Remember to examine the strength and durability of "old" bricks when considering them for re-use. Do not employ the use of softer interior bricks for exterior masonry repairs.

The retention of original finishes or coatings on masonry including paint, whitewash and parging should be maintained when possible. The cleaning of masonry can be considered useful in the prevention of deterioration and the



Repoint and repair historic masonry which may have deteriorated over the years.
Try to ensure a good match of mortar and joint profile.

restoration of original appearance. However, it is critical to the success of a cleaning operation that the "patina" be maintained. The patina of age is part of the building's history. This will involve specialized care by a competent contractor. The "good as new" appearance usually means too aggressive an approach to cleaning is being recommended. Make sure that all cleaning operations are carried out during a frost-free period by skilled operators. Test patches should be completed in inconspicuous areas before any work is undertaken. Be wary of sandblasting in any circumstances and remember caustic chemicals used improperly can be just as harmful to the building and the environment.

Many historic masonry structures were built using more elastic mortars with a high lime and low cement content. Modern mortar is generally harder and its use can be harmful for older buildings when employed with soft or friable masonry materials. A general rule with masonry repointing is to make sure the mortar is weaker than the surrounding masonry. It is easier and cheaper to repoint masonry walling rather than replace historic masonry units.

Repointing is required when it is badly deteriorated or when water penetration is a problem. Do not repoint old mortar sections in good condition. Clean out deteriorated mortar with a hand chisel back to sound surfaces rather than using power chisels. The composition of the new mortar should match the qualities of the old in strength, colour and texture. Avoid the use of plasticizers or colourants.

Stone

Generally, the conservation of stone buildings should follow the guidelines suggested above for brick masonry. Structural defects should be diagnosed and

repaired using methods sympathetic to the building. Cementitious grouting can be used effectively to consolidate voids and stabilize weaknesses in the insides of stone walls. Expert advice should be sought for work of this nature.

The repointing of stone buildings should follow the practices used with brick masonry. Be careful not to "over butter" masonry joints. This is a far too common mistake with fieldstone buildings. Replacement stone should be made with the same kind of material, where possible. Major restoration should follow guidelines developed in the Annotated Master Specifications for the Cleaning and Repair of Historic Masonry.

Stucco

Stucco has been a much used exterior cladding in Ontario architecture. It is a type of external plastering or rendering of lime or lime and cement mortar which is placed on lath. It produces a uniform finish which is rain resistant and which adds architectural effect to the building surface with its texture, detailing and colour. Traditionally stucco was seldom painted but took its colour from the aggregate and any permanent pigment mixed in the finish coat.

Common failures of stucco include bulging, cracking, deterioration at the ground line and at the roofline. Moisture penetration and structural settlement are prime causes of stucco failure. Stucco can be repaired in several ways:

- Ensure that textured or decorated stucco surfaces are accurately recorded before repairs begin. Note the thickness of the stucco relative to the wood

trim and maintain this dimension in order not to hide or destroy the function of detailing i.e. sill drips.

- New stucco should never be applied over an existing surface since this can hide damaged surfaces and destroy architectural detailing. Remove unsound stucco to lath or a sound base and duplicate original formulation in strength, composition and texture.
- Patching and new stucco surfaces should match the historic finish, colour and texture and any special markings found on original stucco surface.
- Do not paint stucco surface if not already painted.
- To date no effective method of cleaning stucco has been developed.

3.2.7 Roofing material

The principal historical roofing material in the Whitevale district was wooden shingles. Today most buildings have asphalt shingle roofs.

Repairs should be made before considering entire roof replacement. Even small patch repairs should be carried out in a conscientious manner and match the original material. Respect the original roof .pa configuration and roofing materials and any architectural details such as dormers, cupolas, vents and cresting.



Wood shingles are an acceptable roofing material within the heritage conservation district.

Assess the condition of the roof yearly and examine the following:

- Broken, loose or missing shingles and corroded, broken or loose fasteners;
- Condition of the valleys, flashing and ridge and level and plumb roof planes;
- Signs of moisture in the attic space;
- Condition of the tar and gravel covering on flat roofs as well as the drainage since this type of roof often has a short lifespan;
- Clean rainwater gutters to prevent backup and ice dams.

The choice of roofing material replacement should be carried out after a proper cost analysis taking into account grant monies. Selection of a modern or alternative roofing material should respect the colour, dimensions and texture as well as visual impact of the original roof and the effect on the streetscape. Place new vents or other elements like skylights in discrete locations making sure they are properly flashed and sealed.

If planning to restore a roof to its original condition, investigate the roof area and/or examine historic photographs and other documentary sources to identify the original roofing material. Make sure colour, textures and dimensional qualities respect the original material. Hire an experienced contractor familiar with proper installation techniques. Property owners can assist by directing the contractor to certain

information sources if there are any questions regarding details for flashing, ridges and junctions.

Chimneys are masonry roof features which should be examined for stability and soundness annually. This includes making sure the flue liner is operating effectively and that the chimney cap is secure. Flashings often fail in this area and regularly cause roofing material decay. Masonry chimneys should be repaired with the same method and approach discussed in Section 3.2.6. Decorative chimneys or chimney pots should be restored through repair or replacement in style, profile and dimension where possible.

3.2.8 Decorative wood detailing

Wooden detail and/or ornamentation is found on even the most modest historic buildings from the nineteenth and twentieth centuries due to the considerable craft tradition in woodworking as well as mass produced millwork. They include such features as vergeboard, finials and pendants, brackets, spindle and spoolwork, balusters and posts on verandahs, window and door surrounds and so forth.

Signs of rot, insect infestation, fungi, mechanical damage and structural fatigue are common problems. Understanding the nature of decay will allow for a better choice of repair and maintenance options. Look for blistering paint or a total absence of a surface covering as a signal of a potential problem.

In undertaking repairs use the gentlest means to strip or clean wood or finishes, being mindful not to remove or harm sound wood. Small cosmetic repairs can



Maintain decorative wood detailing where possible.

often be accomplished with compatible wood fillers which are then painted. More serious problems may require wood insertions or splices. When total decay has occurred, new wood should be used to duplicate the original structural or decorative element. Make sure a competent carpenter is hired to undertake the work. Maintenance of wooden elements will require regular inspections to ensure there is no damage from excessive moisture - wood's number one enemy.

When considering restoration work it is important to use a skilled craftsperson who has knowledge of practice, tools and wood. All structural and decorative elements should be examined for failure.

Assessment of the type of repair should be considered in conjunction with historical documentation. The reconstruction of elements based on historic photographs should be drawn first before the replication of the element is commissioned. Working or shop drawings are useful when prepared. Conjectural restorations should be avoided.

All decorative work will require moulding profiles to be taken to ensure that elements such as cornices, gingerbread, balusters, brackets, finials, etc., are properly duplicated for restoration. The restored elements should be protected by a non-toxic water repellent to prevent future decay. Regular painting is one of the best methods to ensure the protection of exterior woodwork. Do not rely on caulking to prevent water absorption. Properly detailed elements should be self-draining, if possible.

With repairs to smaller areas by patching, it is recommended that a filler which contains maximum strength and durability be selected. Any splicing should be

completed in the same type of wood. Make sure the cut section is similar so the graining matches.

3.2.9 Windows and doors

These important building features are an integral part of the architecture of the district's heritage buildings. They also reflect changes in the original design and often exhibit fine quality craftsmanship.

The inspection and assessment of these features for structural soundness and deterioration is of critical importance. Retention and repair of original window frames, sash, glass and door panelling is recommended. Badly decayed areas in an otherwise sound window or door should be repaired using compatible filler materials or appropriate joinery detailing. Retain existing glazing where possible and save door and window hardware during repairs. Never enlarge window or door openings or make them smaller since this has a deleterious effect on the heritage character of the building. The one exception occurs when an original door or window opening is being restored.

Replacement wooden windows or doors should be completed in kind. Aluminum, coated metal or vinyl units are not recommended. A replacement window or door should match the original in style, shape and placement. Replacement using historic photographs when available will be required to meet the above criteria.

When restoring a building to its original appearance new replacement sash should maintain the muntin profile and dimensions of the original window. This may



Maintain original wooden sash and storm windows. Repair rather than replace with double glazed metal windows. Install weather stripping and seal with strippable caulking.

require new shaping blades or knives to be cut to reproduce the moulding profile. Try to make double hung windows work properly. Don't forget, storm windows and doors are also heritage features. When new glazing is required it should resemble some of the qualities of older, single pane glass where possible.

Entrances which include transoms and sidelights often exhibit a high degree of craftsmanship. The retention of this skilled work is desirable and worthy of restoration through proper conservation techniques. The employment of experienced master carpenters may be necessary to complete this level of workmanship.

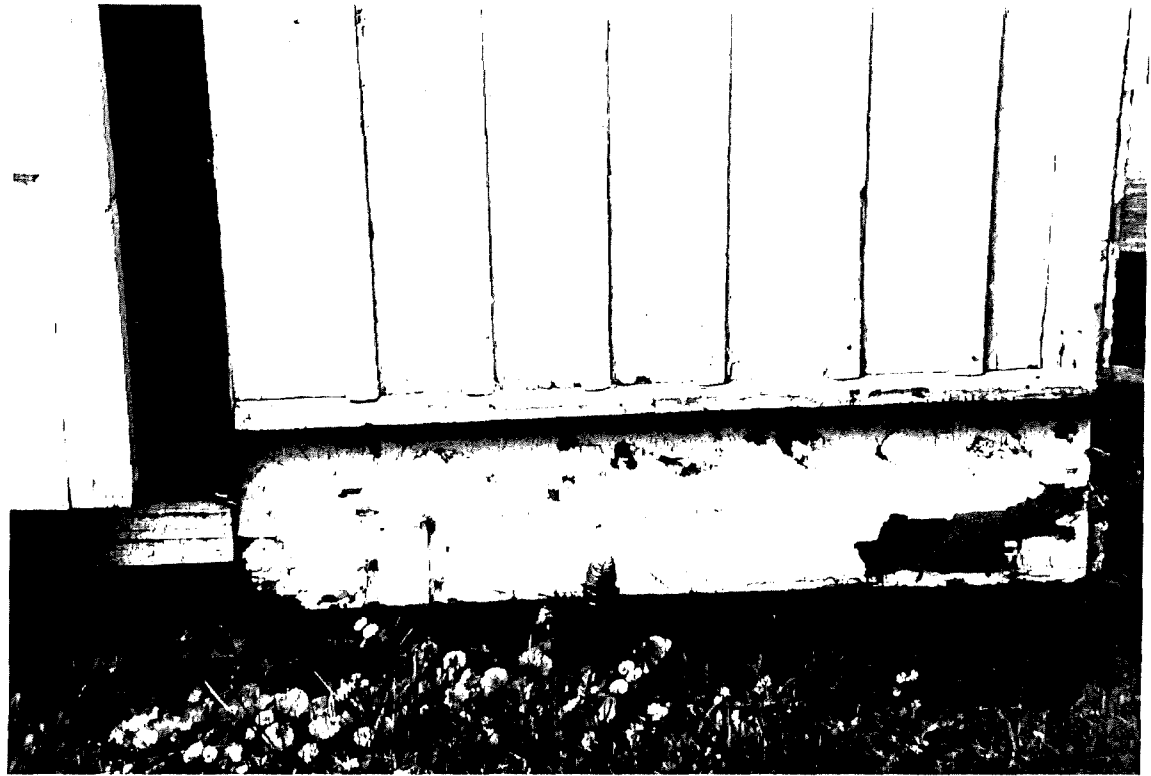
Prepare for the restoration of these elements by using moulding profiles and photographs to develop shop drawings.

3.2.10 Exterior paint

Painting is probably the common maintenance work encountered by property owners. The renewal of painted exterior surfaces on an eight to fifteen year period is generally accepted, contingent upon environmental conditions.

Paint removal should be considered only after a thorough inspection of the surface. Look for signs of mechanical wear, cracking, scaling, peeling, blistering, loss of gloss, soiling chalking or mildew. With these conditions in mind prepare the surfaces properly. Realize that new paints can bond poorly to old paints if the surfaces are not prepared by sanding, scraping and the use of a good primer coat. Since paint adheres poorly to burnt wood, it is not advisable to use a blow torch for

Whitevale Heritage Conservation District Plan



Paint wooden surfaces that have failed in order to prevent more costly replacement and repairs.

removal. Always take precautions when removing lead based paints. Lead fumes are toxic.

Choose a colour scheme which is sympathetic to the structure and its design elements as well as the neighbourhood. There are many good sources of historic paint colour schemes for homes. Original paint colours may be exposed when removing old paint from historic buildings making it possible to match these earlier colours.

Original paint colours can be determined by paint analysis when carried out by a professional. If no traces of the original paint exist, representative colours for the period can be determined from contemporary trade magazines and catalogues.

Match paint chip from historic building with a dry modern sample. Remember not to confuse a prime coat with finish colours. Also, older paints have a tendency to yellow and/or darken from the original colours.

3.2.11 Energy conservation

The major problem owners of older homes will encounter with the accepted approaches to the issue of energy conservation in buildings is that they have been developed with new buildings in mind.

Older heritage structures can often be adversely affected by some of the measures or products used in the search for a better, more energy efficient structure. A very helpful book published by the Ontario Ministry of Culture and Communications

titled, Heritage Energy Conservation Guidelines shows how to be respectful to the older building's architectural merits while upgrading the energy efficiency and comfort of the structure.

Good energy conservation principles can be practiced successfully in older buildings when an appropriate approach is taken. Firstly, the owner of a heritage building must accept the fact that the building will never be as energy efficient as a new structure. Secondly, it is important to understand the inherent energy conservation measures built into our older buildings and make use of them where extant. Thirdly, consider energy conservation measures which have less impact on the heritage features yet raise the comfort level, i.e., air sealing, weatherstripping and caulking, attic insulation and proper heating plant operation.

The above mentioned booklet presents an approach to energy conservation which includes:

- the completion of an architectural evaluation;
- a technical survey to gain an understanding of how your building works and the problems which exist; and
- how to undertake an energy audit to discover the efficiency of the structure before completing measures.

One building element often considered for improved energy conservation efficiency is the window. Original wood windows should never be replaced with double glazed metal or metal clad wood windows. The payback period is often lengthy and cheap metal windows seldom contain the proper thermal breaks. Making older

windows work properly combined with proper caulking and sealing is an option which should be explored before replacement. When replacing windows choose good quality wood windows where and if possible.

3.2.12 Cemetery conservation

Legal requirements of the provincial Cemetery Act must be met before undertaking any major work in a cemetery.

It is important to carefully record and inventory all grave markers, graves and monuments in a cemetery before carrying out any repair work. Age, inscription, type and condition of the stone, degree of tilt, old repairs and an overall assessment of the artwork should be noted for each marker. A site plan or map, which may be available from the local cemetery authority, should be used to illustrate the relative placement of each marker. Photographs should be taken prior to any repair work.

Conservation efforts should emphasize maintenance, stabilization and the arrest of deterioration. Repairs should only be undertaken in the gentlest manner and with the least intervention possible when dealing with the stones. Basic principles for the conservation of a cemetery include the following:

- retaining and conserving markers in their original position if at all possible;
- only consider removal of markers to a protective shelter or a commemorative wall if there is no other means of protecting them from further damage;

- previous repairs should be left alone if they are not causing a problem;
- landscaping and drainage problems should be corrected to protect monuments from moisture and vegetation;
- the use of power lawn mowers in cemeteries is a major cause of damage to the stones. Hand clippers should be used around markers or protective barriers erected around the markers to prevent chipping and damage to the stones;
- stones which do not tilt more than 10 degrees should not be straightened;
- righting stones tilting between 10 and 20 degrees should be accomplished by using plastic coated or wooden tools, excavating the base of the stone, tilting upright by hand and backfilling the hole with a soil/sand mixture. Do not set stones in concrete since concrete is subject to frost heave and contributes to the migration of damaging salts to the historic marker;
- seek professional advise from a trained stone conservator for any major repair work such as resetting a marker in a stone base, repairs to obelisk style markers, replacing missing portions of the stone, repairs to snapped markers and the consolidation of the stone;
- missing portions of stones should be replaced with matching stone. Never use concrete or strong cement mortar.
- do not set markers in concrete cairns as this will hasten their deterioration;

- cleaning of stone markers is not generally recommended since it often does more harm than leaving the soil or organic growth in place. However, light soiling may be removed by gentle washing with clean water and non-ferrous tools and brushes. Paint and graffiti can be removed by poulticing in conjunction with the professional advice of a trained stone conservator; and,
- treatment of stones in the form of protective coatings designed to prevent weathering or the loss of inscriptions is not recommended since it may accelerate deterioration.

3.2.13 Fencing and outbuildings

Keep fences and other boundary features in their historic locations and configurations and use historical photographs of the property to replicate original fence detail. Whitevale has a large number of sheds and outbuildings attached to the houses or located to the rear of the property line. Most are one storey frame structures with wooden siding. Maintenance and repair methods should be followed as outlined under wood structural systems and cladding in Sections 3.2.5 and 3.2.6.

The agricultural buildings found outside the central core of the district along the Fifth Concession are considered to be important and integral features of the landscape. They should also be retained wherever possible.

Whitevale Heritage Conservation District Plan



Preserve rural agricultural buildings. Consider new uses as a possible means of retention.

3.2.14 Archaeological Sites

The district contains one known pre-historic archaeological site. Therefore the potential for discovery of other sites of both pre-historic and historic activities is relatively high. Since these heritage resources are fragile and non-renewable their location, protection and conservation require that only trained and licensed archaeologists may survey and carry out appropriate testing or excavation of such sites.

Due to the nature of these features it is always advisable to seek professional advice or assistance from a licensed archaeologist prior to major soil disturbance, especially on previously undisturbed lands. Local contact may be made through the Heritage Branch of the Ontario Ministry of Culture and Communications.

3.3 GUIDELINES FOR ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION

3.3.1 Introduction

Since the settlement of Whitevale in the early 1800s a variety of buildings have been constructed reflecting prevailing building techniques and construction materials. Many of these earlier buildings have survived as they were originally constructed. Repairs, changing domestic needs and new services all make their mark upon the fabric and form of buildings. Alterations to windows and doors, the recladding of frame structures, reroofing in different materials or the construction of new additions all contribute to the evolution of a building and its form.

Physical change within the Whitevale district, as in most communities, has occurred in four principal ways:

- alterations and additions to existing buildings;
- adaptive reuse of existing buildings;
- infilling between existing buildings; and,
- a variety of public works such as road building, sidewalks, etc.

Although these changes have occurred without a set of specific design guidelines, a prevailing character to the building form of heritage structures is quite evident. The predominant character has been respected in more recent buildings.

Generally this character is:

- one to one-and-a-half storeys;
- three bay width;
- side gable roof plans with a low to medium pitch; and,
- relatively consistent setbacks.

An important objective in the following guidelines is to encourage change that is in keeping with and respects existing building form. The guidelines should be read:

i) in conjunction with the advice on building conservation in Section 5;

ii) as a prerequisite for the consideration of applications under Part V, Section 42 of the Ontario Heritage Act.

The guidelines for alterations and additions in Section 3.3.2 are intended for owners of more recently constructed buildings that usually would not be considered as heritage buildings. The key principle in this section is to ensure that change is sympathetic and that it takes into consideration its effects on adjacent properties and the streetscape.

In Sections 3.3.3 and 3.3.4 the intent is to provide more specific guidance on changes to heritage buildings with a view to retaining the distinguishing features and fabric.

Sections 3.3.5 and 3.3.6 address the integration of new construction and public works into the district.

A final cautionary note is advised in the purpose, use and application of these design guidelines. The guidelines provide a general framework for considering the minimum standard of appropriateness for change within the district. They must be considered an aid to consistent decision making rather than a specific formula for designing a new building, addition or architectural feature.

3.3.2 Alterations and additions to existing buildings

Those buildings not considered to be of heritage significance are mainly of a post-1940 construction date and are generally located on the periphery of the Hamlet and along the Fifth Concession. These non-heritage buildings were surveyed and included in the Background Report. It is important to recognize that alterations and additions to the non-heritage structures in the district may affect nearby heritage buildings or their setting.

Accordingly, the following should be considered in the design and placement of alterations and additions to existing buildings:

- 1) Avoid alterations to walls, windows and doors that attempt to recall historical design motifs and materials such as board and batten, "snap-in muntins", decorative surrounds and shutters.



Low profile dormers at the side or to the rear of a building are a satisfactory way of achieving required headroom and liveable spaces.

2)Wherever possible locate new roof vents, solar panels, skylights, dormers and satellite dishes away from public view in inconspicuous locations.

3)Attempt to design and locate needed parking spaces in unobtrusive areas of a residential property, trying to ensure the continuity of the existing front lawns and any tree planting and/or hedges.

4)Where extensive soil disturbance or excavation is anticipated for the construction of new building foundations or swimming pools in areas previously undisturbed the Ontario Ministry of Culture and Communications should be contacted regarding the possibility of disturbing sub-surface archaeological remains.

5)Where possible try to locate new additions either to the rear or stepped back from the front facade towards the rear of the building in order not to widen the existing front facade.

6)Upper storey additions should attempt to maintain the height of existing roof lines and predominant roof profile and configuration of adjacent buildings especially in close proximity to heritage structures.

7)Materials should match the existing wherever possible.

3.3.3 Alterations to heritage buildings and sites

The process of renewal has long involved the modernization or the adaptive reuse of existing residential and commercial structures. Historically, renewal was often

completed in natural building materials such as wood, stone, stucco or in materials of a low technological basis such as iron or brick. Today, the nature of renewal in the form of alterations has greatly changed. Modern building components consist of synthetic or "high-tech" materials like vinyl, aluminum, plastic or pre-cast concrete. Although these mass produced components offer good products generally at competitive prices, they are not always considered to be compatible when preservation of a heritage property is the emphasis for the type of project being considered.

Generally, alterations to heritage buildings should ensure that:

- historical building materials and architectural features are protected;
- character defining elevations, especially those which face the street or public space, are not radically altered; and,
- that replacement of building components or features be unobtrusive and fit the extant features of the building both visually and functionally.

The following offer practical guidelines to minimize the impact of alterations to specific building components of a heritage building or site.

3.3.3.1 Roofs

- Roof shape and configuration; decorative features and original roofing material should be retained and conserved.



The addition to the rear of the main building generally works well. New additions should respect existing roof lines and slopes.

- Non-functioning chimneys should be capped and repointed rather than demolished.
- New roof vents, solar panels, skylights, satellite dishes and dormers when required are best located inconspicuously, away from public view and in a manner that does not damage important features.

3.3.3.2 Exterior walls

- Original walling should be protected from cleaning methods that may permanently alter or damage the appearance of surfaces e.g. sandblasting, strong liquid chemical solutions, and high pressure water cleaning.
- New surfaces or new coatings that alter the appearance of the original building material should be avoided particularly when they are substitutes for masonry repairs and repointing e.g. waterproof/water repellent coatings, paint, modern synthetic or vinyl siding, board and batten and stucco.

3.3.3.3 Windows

- Original window openings as well as their distinguishing features such as materials, frame, sash, muntins, surrounds, glazing, stained glass and shutters should be protected and maintained.

- Avoid removing or blocking up windows that are important to the architectural character of the building.
- New windows should be installed on the rear or other inconspicuous elevations wherever possible.
- New window design that is compatible with the overall character of the building is to be encouraged but it should not duplicate the historical fenestration pattern.

3.3.3.4 Entrances

- Entrances and porches particularly on the main elevation should be protected and maintained as key components in defining the character of the building.
- Avoid the removal of porches and architectural features such as doors, historic lighting fixtures, balustrades sidelights and glazing which help to create the architectural character of each building.
- New entrance and/or porch design are encouraged if they are compatible with the character of the building. The restoration of a missing porch should be based upon historical, pictorial and physical documentation.
- Encourage required new entrances to be installed on secondary elevations rather than the main elevation. Where external staircases are proposed they

should be located at the rear of a building or behind existing features such as verandahs, sun rooms and other additions.

3.3.3.5 Features and spaces around buildings

- Attempt to maintain and preserve driveways, walkways, fences and walls that contribute to the special character of the space around a heritage building.
- Design and locate new parking spaces so that they are as unobtrusive as possible and so they interfere as little as possible with tree plantings and lawn spaces.
- In order to protect and limit any potential damage to unknown archaeological remains, soil disturbance such as lowering or raising grade levels and excavation should be minimized around buildings.
- Maintain proper site drainage and ensure that water does not damage foundation walls and collect around or drain towards the building.

3.3.4 Additions to heritage buildings and sites

Most buildings have at some time required an addition in order to accommodate a particular need. That need may include: updating mechanical services; expanding

living space; or reducing acquisition costs of a new property by adding or rebuilding in the present location.

Additions, more than alterations, can profoundly influence the aesthetic architectural qualities of an heritage building. Therefore, a key objective in the design of an addition is to ensure that the completed structure adds to and enhances the history of the building rather than devaluing it. A relationship of harmony or a balance must be sought between the new and old. However, a good design will only be as good as the trades people who build it. Good quality craftsmanship is important to the successful completion of a project.

There are two important points to be considered when constructing an addition to a heritage building. Firstly, try to visualize the impact of the structure from the street or at a pedestrian level; and secondly, design new additions from the outside in. Finally, new additions should be built in such a way that:

- clearly differentiates them from the original historical fabric; and,
- ensures the continued protection of distinguishing architectural features and does not radically alter, damage, obscure, destroy or detract from such features.

Practical guidance in this matter is provided in the following guidelines.

3.3.4.1 Location

Exterior additions, including garages, balconies and greenhouses are encouraged to be located at the rear of the property or on an inconspicuous side of the building and should be limited in size and scale to complement the existing building and neighbouring property. Multi-storey exterior additions are best set back from the existing front wall plane in order to minimize its impact on the streetscape and to make it as unobtrusive as possible. Additions to structures with symmetrical facades should avoid creating imbalance and asymmetrical arrangements in building form.

3.3.4.2 Design

New additions are best designed in such a way that distinguishes between old and new and which avoids duplicating the exact style of the existing heritage building or imitating a particular historical style or period of architecture. Contemporary design of additions or those additions that reference or recall design motifs of the existing building are to be encouraged. Successful and compatible additions will complement the existing building in terms of scale, materials, ratio of solids to voids (wall to windows), texture and colour.

3.3.5 Construction of new buildings

The introduction of new buildings into Whitevale must be seen as part of the continuing change that all communities experience. New construction within the district may be anticipated as occurring through the process of infilling in accord with Official Plan policies or through the demolition of an existing building and subsequent reconstruction on the newly created vacant building site.

The Ontario Heritage Act does not prohibit demolition but it should be actively discouraged within the designated district. New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of the adjoining properties and the streetscape. Property owners are encouraged to work with the existing buildings, altering and adding to them in a sympathetic way rather than demolishing and building new structures.

The following guidelines for new construction are intended for use as a framework for providing a minimum standard of appropriateness. They are not intended to be a detailed prescription for each new building. This will enable property owners within the district and/or their architects to design creatively within a general context for future built form. Contemporary design is encouraged but with a view to utilizing traditional building forms.



Generally new residential buildings should be no higher than one-and-a-half to two storeys. Neighbouring properties should be respected in terms of dominant roof shape and pitch.

3.3.5.1 Building height

The Hamlet of Whitevale is characterized by low profile development with a predominance of one to one-and-a-half storey buildings. It is important that this low profile form of development is encouraged in new development. In particular:

- Building height of new structures, aside from agricultural buildings, should maintain the building height of adjacent properties and the immediate streetscape and should be neither excessively higher nor lower.

3.3.5.2 Building location

Within the district are a variety of building types in various configurations and arrangements. There is no one predominant building line or setback that distinguishes the district. The varied topography, road alignments and landscape units argue for the consideration of each individual development proposal on its own merits but with particular attention being given to the following:

- New residential infill should maintain the existing setbacks of adjacent properties. Appropriate variances to the zoning by-law should be sought where the minimum requirement for front yards does not permit this. Where there are areas of significant variation in setback new residential infill should generally be located towards the front of the lot.

- New buildings should generally be located with the front facade parallel to the roadway except where a building line has been established to the contrary e.g. the western limits of Whitevale Road on the south side.
- Residential buildings which are located with the bulk of the building being accommodated within the width of the lot rather than in depth, and which are in keeping with a side gable structure are to be encouraged. (See section 3.3.5.3, Roof). Where, however, floor space requirements are such that this cannot be achieved comfortably rear additions in the form of a traditional tail or rear "T" section should also be encouraged.
- Ancillary buildings should be located towards the rear of the lot. Garages in particular should not form part of the front facade of a new building and are best located towards the rear of the building.

3.3.5.3 Roofs

The predominant roof form in the district is the gable. In earlier buildings the roof is at a low or shallow pitch and in later building forms, such as those from the 1930s or 1940s, the roof is at a medium pitch. Hipped roofs of medium pitch are also found especially in those larger residences of the 1890s to the early 1900s as the four square. The Ranch style of the 1950s and 1960s also utilized a low pitch hipped roof.

Every effort should be made to respect the predominant gable roof within the district as well as have regard to the following particular guidelines:

- Use of the side or end gable roof at a low or medium pitch should be encouraged in all new development;
- Cross-gabled, flat or mono-pitched roofs and polygonal towers should generally be avoided on all new building;
- Steeply pitched roofs of all types should be discouraged;
- Asphalt and cedar shingles are appropriate roofing materials for use within the district but concrete or clay tile should be discouraged;
- Roof vents, solar panels, satellite dishes, skylights and dormers are best located at the rear of new building.

3.3.5.4 Windows and entrances

The three bay front elevation with a central door and a flanking window on each side is the most common arrangement found in the district. Most buildings feature simple vertical rectangular windows, many with six over six window panes.

An unusual entrance feature found in Whitevale is a single vertical multi-paned sidelight such as the one found on the Miller House. Examples of the distinctive



Try to preserve original and historical entrances and detailing whenever possible.

classical entranceway with its rectangular multi-paned sidelights e.g. Truman White house are also found in the district.

Accordingly every attempt should be made to reflect traditional proportions and symmetrical facades. In particular:

- Window designs should generally reflect the vertical and rectangular dimensions found in the district and avoid the use of decorative muntins i.e. plastic snap-ins;
- Windows and doors on main elevations and clearly visible from the street should maintain existing predominant proportions found in the district and should not be excessive in relationship to the facade. Large, full-length, multi-storey or picture windows and entrances are best avoided;
- If decorative shutters are used on building, they should be the correct proportions to cover their respective windows in width and length;
- Decorative window and door features which are not typically found in the district such as bull's-eye windows, keystones, quoins and stone lintels should be avoided. Decorative features which are traditional to the district but not characteristic to a particular building in the district such as the classical entranceway should be avoided as well.

3.3.5.5 Exterior walls

The majority of the buildings in the district are frame with wooden siding. The replacement of the wooden siding with synthetic and metal sidings in modern times has created special problems in conservation efforts (See Section 5), but also has ramifications for contemporary building. Modern synthetic and metal siding can severely compromise the distinctive characteristics of a conservation district.

Walling material for new residential building should reflect the district's traditional building material of wood, either clapboard or vertical board and batten. Although there are two examples of nineteenth century brick veneer buildings within the central core of the district, brick is not considered to be a typical building material. Therefore, its use in new construction within the central core of the district should be carefully reviewed. Brick and stone buildings are considered to be more typical of buildings located outside the central core along the Fifth Concession.

3.3.5.6 Outbuildings

Outbuildings whether developed as part of an existing complex of structures or as part of new construction and development should attempt to be lower in profile than the principal structure; located to the rear of or at the side towards the rear; and generally be of like material or colour to that of the principal structure.



Try to keep new outbuildings discreet in size and location. Use natural building materials whenever possible.

3.3.5.7 Public Works

Public works within the district e.g. road widening, new road construction, sewers and drainage ditches and so on; undertaken by a variety of authorities e.g. the Town, Region, Conservation Authority, Ontario Hydro, and the Ministry of Transportation have the potential to cause considerable disruption to the character of the district as well as the rich variety of heritage resources with the district both above and below ground.

Therefore, every effort should be made in both day-to-day operations and longer term planning especially in those activities subject to the Environmental Assessment Act to minimize adverse effects to the heritage conservation district and its components.

3.4 LANDSCAPE CONSERVATION AND ENHANCEMENT

3.4.1 Introduction

The landscape analysis of the Whitevale settlement area and its environs reveals a varied landscape containing both undisturbed native plant associations along the river and well maintained landscapes in private yards and the surrounding rural areas. This diversity, as well as the topography of the wide river valley which offers long views from one side of the village to the other, creates a scenic landscape setting within the surrounding agricultural lands.

The protection and preservation of this setting is the responsibility of the municipality and other public agencies such as the Metropolitan Toronto Conservation Region Authority and Pickering Hydro as well as the individual property owner.

One of the distinctive features of the settlement area is the street layout, the narrow pavement and shoulder widths, the variety in pavement materials and the absence of suburban street or highway standards. Any improvements to the streets should be carefully reviewed to ensure that the special rural quality of Whitevale is retained while still ensuring public safety. Similarly, improvements by the M.T.R.C.A. should also respect the scenic and historic features of the district.

The individual property owner has an important role to play in maintaining the rural character of the area. Property line fencing and hedgerows, specimen tree plantings and outbuildings are all visible to the public and create an impression of a picturesque setting. Any loss of tree lines or woods detracts from this impression.

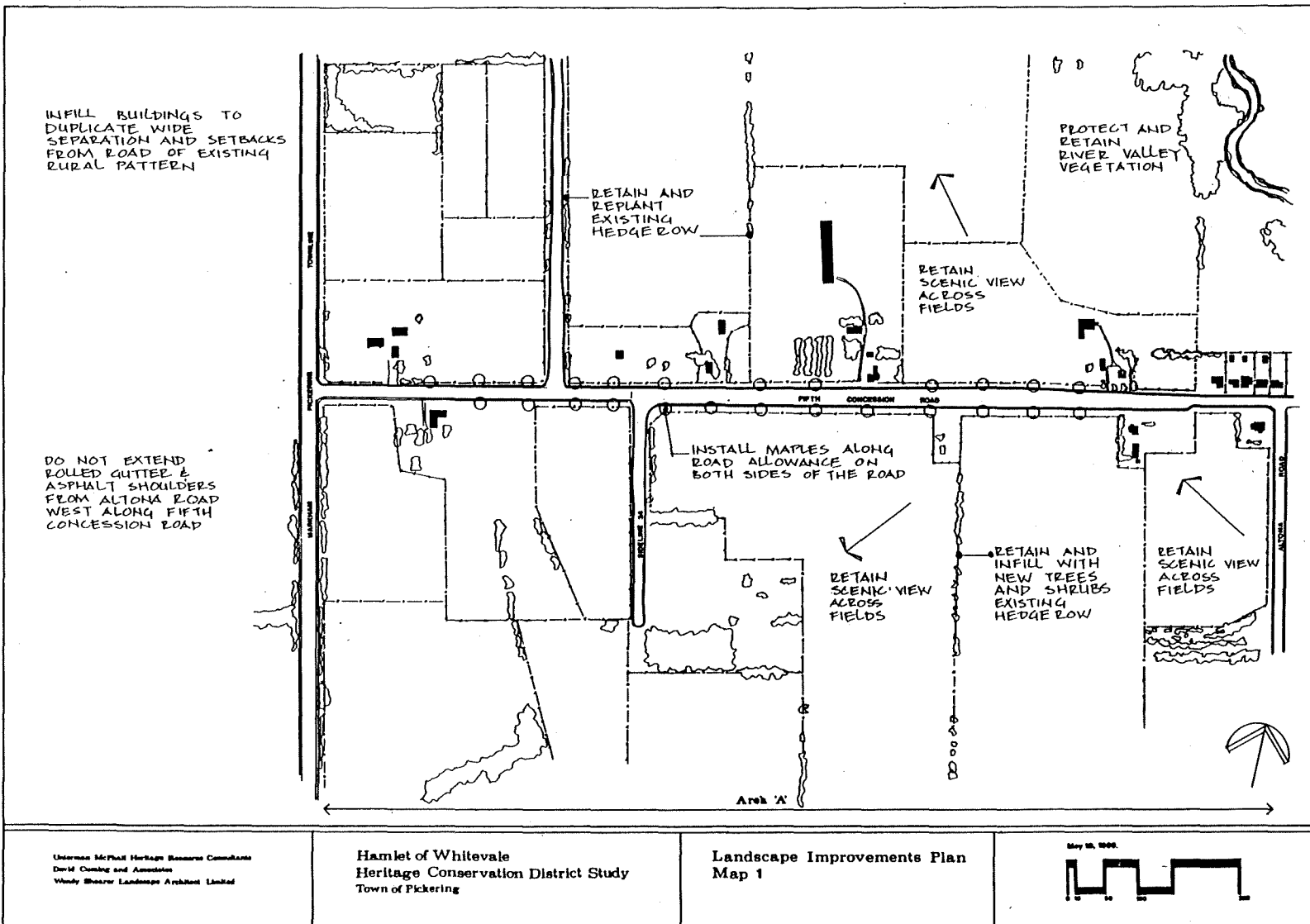
3.4.2 General landscape enhancement: vegetation, streets and open space

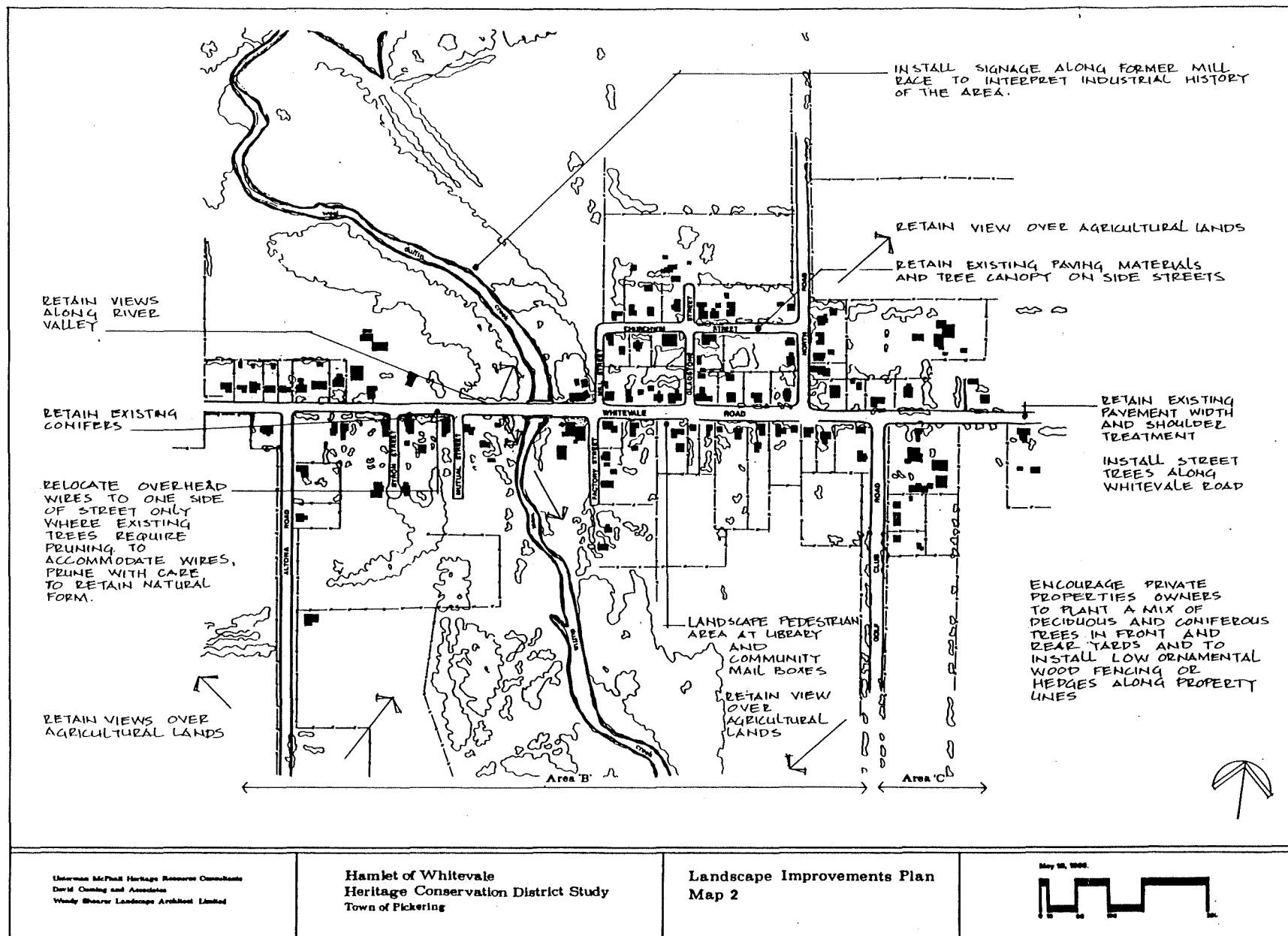
Recommendations for landscape preservation and conservation must acknowledge that the landscape changes dramatically seasonally and over the years as it matures. For example, the 1876 Illustrated Atlas sketch of the hamlet reveals a setting dominated by buildings. Photographs circa the early 1900s show a great deal of young tree coverage around the buildings but very little in the flood plain. Today the same views are filled with maturing conifers and deciduous trees.

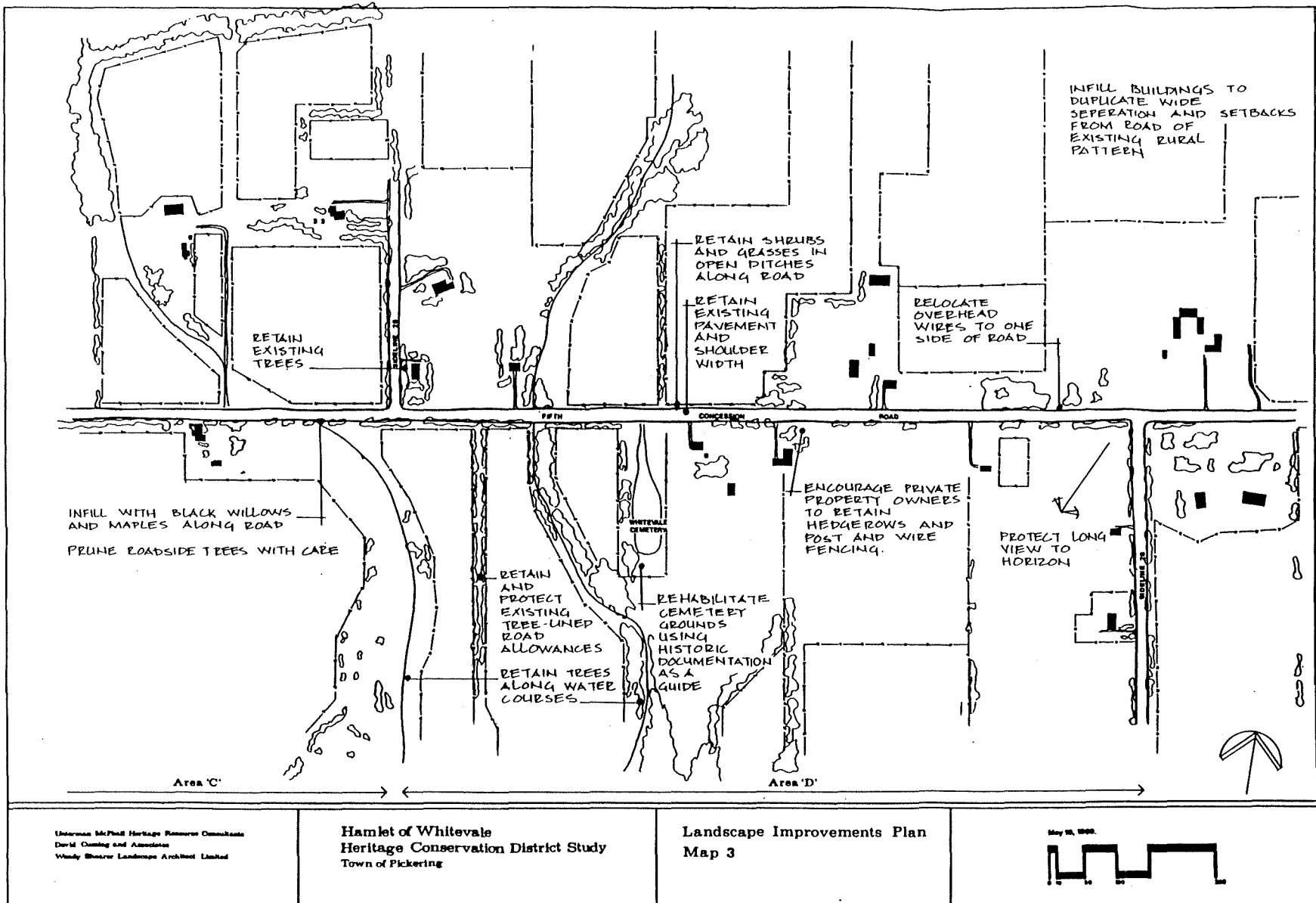
Accordingly recommendations for landscape preservation are not meant to control the natural evolution of the landscape but to ensure that the diversity of species, and mix of landscape types is retained.

Where significant tree lines or groupings of trees exist, and are to be retained, several measures may be used to ensure the continuation of the feature depending on the condition and maturity of the trees. Sound horticultural practises such as fertilizing, pruning and watering may be used to protect trees as they mature. Planting new trees of an identical species in a row parallel to the tree line, or infill planting within the row may also be used. If growing conditions such as drainage or exposure have changed since the original planting, an alternate species with similar form and height should be used for infilling or replanting.

The range of tree species available for planting and which are suitable to the settlement area is large. In general, native species such as red cedar, white spruce,







white pine, black willow, mountain ash, walnut, oak, and beech are appropriate for planting within the river corridor.

Many non-native species have been introduced into the residential and rural landscape since the nineteenth century and are appropriate for replanting in this setting. They include such trees as Norway spruce, linden and scots pine.

Improvements to streets are generally undertaken to better accommodate increased traffic loads to ensure public safety. Changes to the road alignment and widths in Whitevale and along the Fifth Concession should be carefully assessed to ensure that the "scenic road" quality is not lost while still maintaining public safety.

3.4.3 Landscape Unit A: from Altona Road to the Markham Pickering Town Line

In order to preserve the rural landscape character of this approach to Whitevale the following is suggested.

1) Due to the wide road allowance in this area there is an opportunity to plant deciduous trees along both the north and south edges of the road. This will better define the edge of the road and re-establish its rural character.

2) Property owners are encouraged to retain existing hedgerows marking property lines and to infill as necessary with additional deciduous trees and shrubs.



VIEW WEST ON WHITEVALE ROAD

RELOCATE OVERHEAD WIRES TO NORTH SIDE OF WHITEVALE ROAD

INSTALL NEW STREET TREES

RETAIN EXISTING PAVEMENT AND SHOULDER WIDTHS

ENCOURAGE PROPERTY OWNERS TO RETAIN MIX OF CONIFERS

AND DECIDUOUS SPECIMEN TREES AND PROPERTY LINE

HEDGING OR FENCING.

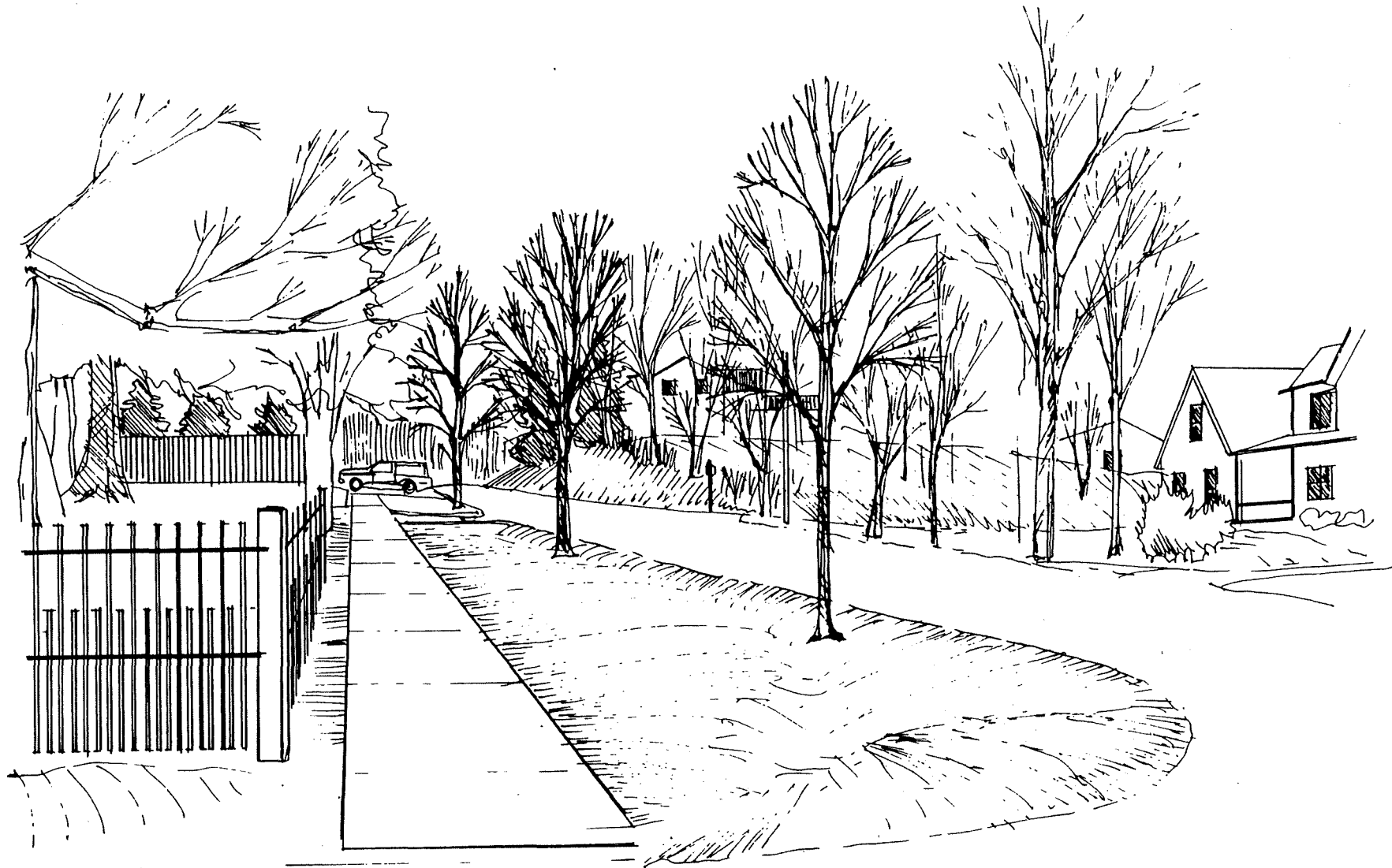
3) If development is considered it should be located on former building sites using the same entrances from the Fifth Concession. This will ensure that the rural settlement pattern will be retained and that the entrance to the hamlet retains its distinct character. Lining the approach roads with small lots of new development will tend to reduce the contrast between the uninterrupted openness of the rural agricultural area west of Altona Road and the more densely developed area east of Altona Road.

3.4.4 Landscape Area B: from Golf Club Road to Altona Road including North Road, Churchwin Street, Gladstone Street, Mill Street, Factory Street, Mutual Street and Byron Street.

The landscape features of this unit greatly contribute to the special "rural village" atmosphere of the settlement. In order to preserve this positive quality the following is suggested:

1) The existing street alignments, pavement and shoulder widths and paving materials should be retained. The installation of concrete curbs, gutters and sidewalks to suburban standards would seriously detract from the rural quality of the hamlet. Where sidewalks are necessary because of the amount of pedestrian traffic, (for example at the library and community mail boxes area), a narrow concrete walk and grass boulevard should be considered.

2) Property owners are encouraged to install low ornamental wood fencing (such as the fence on the northwest corner of Gladstone Street and Whitevale Road) or



VIEW LOOKING EAST ALONG WHITEVALE ROAD AT NORTH
ROAD INTERSECTION

ENCOURAGE PROPERTY OWNERS TO INSTALL NEW
PAINTED ORNAMENTAL FENCING ALONG STREET LINE
INSTALL STREET TREES AND NARROW SIDEWALK ON
NORTH SIDE

RETAIN EXISTING GRASS BOULEVARD TO EDGE OF ASPHALT



VIEW NORTH ON GLADSTONE STREET FROM WHITEVALE ROAD
INSTALL NEW NARROW SIDEWALKS ON WEST SIDE OF STREET.
RETAIN EXISTING PAVEMENT AND SHOULDER WIDTH AND
SURFACE MATERIAL



VIEW WEST ON CHURCHWIN STREET

RETAIN EXISTING TREES AND SHRUBS ALONG RIGHT OF WAY
RETAIN EXISTING PAVEMENT WIDTH AND
SURFACE MATERIAL



VIEW OF LIBRARY AND CRAFT SHOP AREA
RELOCATE COMMUNITY MAILBOXES AND IMPROVE
LANDSCAPE SETTING.
INSTALL SIDEWALK AND NEW PULL OFF AREA
TO PROVIDE SAFE PEDESTRIAN CIRCULATION
AT MAIL BOXES AND LIBRARY.



Keep signs simple and avoid the use of plastic or vinyl backlit signs.

deciduous hedging along the front property line to define the edge of the street. As well, the planting of specimen trees, such as Norway spruce, scots white and Austrian pine, red and sugar maple, ash, beech and oak is encouraged within the front and rear residential yards.

Conifer trees along the hill west of Mutual Street should be retained. As well, the native tree and shrub cover of the river corridor should be retained since it contributes a sharp contrast to the manicured parkland and residential yards.

3) New infill buildings should maintain the uniform setback of the existing buildings.

4) Overhead wires should be relocated to only one side of the street in order to reduce visual clutter within the settlement area. Pruning of existing trees should be undertaken with care in order to ensure that the trees retain as natural a shape as possible.

3.4.5 Landscape Area C: Whitevale Road from Golf Club Road to Sideline 28

This landscape unit is defined by the tree lines of the former school property, the stream which cuts across the Fifth Concession and the crest of the hill before entering Whitevale.

1) Property owners are encouraged to retain the native trees and shrubs which line the stream course as well the perimeter tree-lines on the former school property and the crest of the hill east of Golf Club Road.

2) Infill planting along the road allowance is also recommended to re-establish the tree lines north and south of the Fifth Concession.

3) The existing pavement and shoulder should be retained as well as the shrubs and wetland grasses which grow in the ditches along each side of the road. These features contribute to the rural character of the road.

3.4.6 Landscape Unit D: Eastern approach along Whitevale Road, Sideline 28 to Sideline 26

This landscape unit consists of open views across undulating agricultural land, important tree lines, a few new houses interspersed among older farmsteads, a former schoolhouse and an historic cemetery.

1) There are several significant tree lines in this area which should be retained and protected. One tree line consists of mature trees and shrubs along the stream course east of Sideline 28 and a second tree line consists of the regimented rows of sugar maples along the unopened road allowance running south from the Fifth Concession.

2) Property owners are encouraged to retain and infill with trees and shrubs along the existing fencerows and property lines. Additional trees to replace the dying maples should be planted in the road allowance.

- 3) Post and wire fencing should be used to define the edge of the rural properties abutting the Fifth Concession.
- ✱ 4) A master plan for the cemetery should be prepared to guide its future conservation. Historic photos and plans if available should be used in its preparation and a complete inventory of the grave markers should be carried out.
- 5) Excessive pruning of roadside trees and the removal of shrubs and grasses from the ditching should be restricted.
- 6) The present alignment, pavement and shoulder width should be retained.
- 7) If new buildings are being considered, they should be clustered on existing building sites to retain the spacing of development along the road and to ensure the long uninterrupted views across the countryside are maintained.

3.4.7 Former mill site

Within the settlement area there is an opportunity to create a landscape feature which would greatly enhance the community while interpreting the unique history of the area. The former mill site including the pond area, mill race, and any archaeological remains of buildings and equipment offers the potential for the installation of additional trails to link with the existing north-south trail system. Interpretive signage may also be incorporated in the area to provide information to the public about the history of the hamlet and about the natural succession demonstrated by the

Whitevale Heritage Conservation District Plan



Enhance the mill site with appropriate landscape measures to provide for the greater definition of the public and private commercial space.

vegetation. Prior to any future improvements in the area undertaken by the Conservation Authority for erosion or flood control, an archaeological examination of the area should be carried out and any significant remains protected from disturbance.

PART III

4.0 PLANNING, DEVELOPMENT AND IMPLEMENTATION

4.1 PLANNING AND DEVELOPMENT POLICIES

4.1.1 Background

Successful conservation of a heritage district relies in part on sound local planning policies and initiatives. Sound policies support or provide a suitable framework for realistic measures capable of protecting and maintaining the special character of a heritage district.

Several planning documents capable of influencing the effectiveness of the proposed heritage district, including the staff recommended Community Plan for Seaton, the Pickering District Plan, the Whitevale Development Plan and the Zoning By-law, were reviewed in the Background Report.

In order to refine and more purposefully direct the conservation and development of Whitevale a number of matters were identified which required changes or modifications to existing and proposed planning policies. These are addressed in the following sections.

4.1.2. Pickering District Plan and Official Plan Amendment (July, 1988)

The Pickering District Plan provides guidance for the long term development of the municipality and addresses a number of matters respecting physical change and growth. A recently approved Official Plan Amendment (November 10, 1989) specifically addresses heritage conservation within the municipality.

Policies respecting conservation fulfill the terms of the Ontario Heritage Act respecting required "official plan provisions" for the successful designation of a heritage conservation district. The heritage conservation policies of the plan provide general direction regarding the attributes of prospective conservation districts although the plan is silent on how heritage districts are to be conserved and planned for after designation.

The following sections describe recommended policies for inclusion into the Official Plan when next reviewed and amended.

4.1.2.1 Heritage conservation policies

Section 11, Part 1, of the Official Plan contains general provisions regarding heritage conservation within the municipality (Section 11A, General). In order to provide a broader context and more specific direction to heritage conservation planning and district designation a number of additional policies are appropriate.

Recommendation 4

Accordingly it is recommended that the following be included in Section 11B, Implementation, as follows:

(e) (iii) *the area contains other important heritage features and aesthetic characteristics that alone would not be sufficient to warrant designation but*

provide an important context or associations with the district including such matters as landscape features or archaeological sites.

(f) Prior to designating a heritage conservation district Council shall:

i) prepare and adopt a conservation district plan containing policies, guidelines and relevant information respecting the protection and enhancement of the district;

(ii) establish for each district a "district committee" that will advise LACAC and Council on matters pertaining to the designated district.

(g) Within a designated district Council shall conserve and enhance the unique heritage character of the area. Council in consultation with the appropriate district committee will encourage property owners to maintain and repair heritage buildings and seek government grants and loans for eligible conservation work.

(h) In reviewing proposals for the construction, demolition, removal and/or alteration of buildings and structures Council will be guided by the applicable heritage conservation district plan and the following general principles:

i) heritage buildings, archaeological sites and landscape features should be protected from adverse effects of the proposed development;

ii) original building fabric and architectural features such as doors, windows, mouldings, vergeboards, walling materials and roofs should be retained and repaired;

iii) new additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set-back substantially from the principal facade;

iv) new construction and/or infilling should fit the immediate physical context and streetscape by: being generally of the same height, width and orientation as adjacent buildings; be of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

(i) Public works and landscaping within a designated district should ensure that existing road and streetscapes are maintained or enhanced and that proposed changes respect and are complementary to the identified heritage character of the district.

(j) Road rights-of-way and road improvements required in the Official Plan may be secured in designated districts but every effort shall be made to ensure that existing pavement widths especially where they are major contributors to the character of the streetscape will be retained.

The foregoing policies describe those matters that are to be addressed in conserving heritage features. It is also important that the general process of conservation district planning and implementation be described in the Official Plan. This is in keeping with the tone and intent of other planning procedures and means of implementation described in the Plan.

Section 6, Implementation, of the Official Plan describes those measures that the Town utilizes to enable an orderly and informed process of planned development within the community.

It is important in this context to provide a clear indication of the status of a heritage conservation district plan and how it may be implemented.

Recommendation 5

It is recommended that section 6H of the Official Plan be amended to include the following:

6H1 *Where Council has designated a heritage conservation district in accordance with the policies of the Official Plan it is intended that the general policies of section 11 pertaining to districts will be refined and amplified to apply to an individual designated district and its particular attributes and features by means of a heritage conservation district plan.*

Generally, a heritage conservation district plan will:

(a) be prepared prior to the designation of a district and will prescribe policies; conservation and design guidelines; and other pertinent material relating to the sound and prudent management of the district's unique character, including its heritage buildings and structures, streetscapes and other public spaces.

(b) be adopted by Council by-law after consultation with property owners and other interested agencies as considered appropriate.

(c) be implemented by municipal review of permit applications for changes within the district. Additionally the Town may make available loans or grants for conservation work through a variety of government funding programs, as well as initiate public improvements within the district.

(d) not be considered as a Community Plan and will not be incorporated into the Official Plan by way of amendment. Where, however, Official Plan policies and/or land use designations are considered to be unsympathetic to the protection of a particular heritage conservation district Council may amend the Plan to more appropriately reflect desired planning and conservation objectives and policies for that area.

6H2 *Designated heritage conservation districts will be indicated on the appropriate schedule to the Official Plan at the time of a comprehensive review or by way of amendment according to 6H1(d).*

The preceding amendments to the Official Plan are anticipated to allow greater comprehensive planning for heritage conservation districts. At the present time the Ontario Ministry of Culture and Communications is undertaking a review of heritage policy generally in Ontario and it is anticipated that proposals regarding new provincial legislation may be forthcoming in the near future.



Repair of the deteriorated narrow sidewalks and the dirt roads will preserve the rural character of the hamlet of Whitevale.

Any changes, revisions or amendments to the Official Plan should be cognizant of any new initiatives that arise from the policy review, especially regarding municipal responsibilities.

4.1.2.2 Whitevale heritage conservation district policies.

The Ontario Heritage Act makes provisions in Subsection 40(1) for the preparation of official plan provisions after an examination has been completed of a prospective conservation district. The Act is mute on what these provisions should constitute. It may be construed that they have something to do with the conservation and planning of the district and its character.

The Act does not anticipate that such provisions are essential for the successful implementation of a heritage district for they are not referenced again in Part V of the Act.

Clearly, however any successful district initiatives must rely to some extent on a clear enunciation of the general context and thrust of conservation policies for any such area. (Typically, detailed guidelines especially on matters relating to specific building design or architectural features are absent from most official plans.)

Recommendation 6

Accordingly it is recommended that the following policies be included in section 9L Hamlets of the Official Plan when next reviewed and amended.

9L1. Policies

(b)(i) The rural character of the Whitevale heritage conservation district shall be maintained by encouraging the preservation of the river valley and its vegetated slopes, existing tree stands, treelined roads, agricultural lands and accessory farm buildings.

(ii) Within the designated district of Whitevale existing heritage buildings, structures and properties should be conserved.

(iii) The design of new development either as freestanding structures or as alterations or additions to existing buildings should be low in height and generally respect the prevailing rural residential character of the area.

(iv) Public works should ensure minimal impact on the scenic landscape character of Whitevale particularly its treelined residential roads, boulevards, ditches, grassed embankments, fencelines and broad valley lands.

(v) Regard shall be had at all times in the conservation and planning of the area to the guidelines and intent of the Whitevale Heritage Conservation District Plan.

Other detailed policies may also be included at the time of a review of the Official Plan or where conditions may have changed or new issues come to the fore as a result of the continuing growth and expansion of the Seaton community.

4.1.3 Zoning By-law

Existing zoning provisions respecting the use of land within Whitevale are generally considered satisfactory as they recognize the existing predominant uses in the Hamlet. Only in one instance are the provisions of the zoning by-law considered inappropriate, namely the height and floor space requirements of the "HMR 3" zone.

4.1.3.1 HMR 3 Zone

The HMR 3 zone requires a minimum lot area of 3000 square metres (32,293 square feet) and a minimum lot frontage of 30 metres (98 ft.). The maximum lot coverage is twenty per cent (20%). Coupled with a maximum building height of 12 metres (39 ft.), i.e. approximately three to four stories assuming a flat roof, the resulting maximum residential floor area permitted by the by-law would be 1800 to 2400 square metres (19,375 to 25,834 square feet).

The range of building form and size constructed according to these requirements could vary widely.

The minimum gross floor area permitted in the zone is 95 square metres (1023 square feet), approximately a single storey building of dimensions 10 metres (33 feet) by 9.5 metres (31 feet). Such a low profile building would be in keeping with the predominant residential character of Whitevale.

At the other extreme the maximum building form permitted e.g. a four storey building, flat roof and massive floor area, as noted above; would be unsympathetic and a poor fit into the fabric of Whitevale.

As discussed in section 3.3 of this plan new buildings should complement the existing heritage character of a district. This can be achieved by respecting the existing basic building form, especially with respect to height, width, scale and orientation. The key to success in this area is providing enough flexibility for property owners to pursue particular building forms that not only satisfy their space requirements but also fit well into the hamlet context.

In this regard the provisions of the zoning by-law could be amended in several ways by providing building dimensions or space requirements that reflect prevailing form as follows:

- restrict building height;
- restrict building floor space; or
- adopt a floor space index.

Any one of these measures could be used singly or in combination to produce various building form and massing.

Results of the building inventory in the Background Report and the proposed design guidelines in section 3.3 suggest that the typical building form in Whitevale is characterized by residences of one-and-a-half storeys in height with gable roofs.

In order to accommodate contemporary floor space requirements it may be necessary to encourage permitted new residential buildings that are low in height and emphasize horizontal configurations such as rearward extensions on the lot.

Any zoning by-law can provide basic minimum and/or maximum dimensions for building space but it cannot legislate good design. Hence the caution that the amendments to the zoning by-law proposed in the following must be considered in conjunction with the review of development applications under Part V of the Ontario Heritage Act.

Recommendation 7

The following are recommended as amendments to the HMR 3 zone in Whitevale, listed in priority and considered to be maximum limits to building form:

- Maximum building height of 8.75 metres (28.7 feet).

(This is intended to limit development to a maximum of two stories with a low pitched roof. Note that this would not prevent a single storey building with a steeply pitched roof being constructed.)

- A floor space index of 0.075 (or a ratio of approximately 1:13.33), excluding basement and garages.

(On a minimum lot size provided for in the existing zoning by-law of 3000 square metres this results in a floor space of 225 square metres (2422 square feet). This provision excludes basement floor space and garages.)

4.1.3.2 Domestic business uses

The HMR3 zone permits a variety of small-scale commercial uses operated out of a residence or accessory structure. Uses permitted are: an antique store, arts and craft shop, book store, business office, clothing boutique, custom workshop, professional office, specialty home furnishing shop, bakery or tea room.

There is no indication at the present time that these permitted uses are adversely affecting the character of Whitevale.

Recommendation 8

It is recommended that the District Committee, if established, in conjunction with LACAC and the Town's planning staff review on an annual basis the number and type of domestic business uses established within the Hamlet and advise on any initiatives to address any effects of changes resulting from these uses.

4.1.4 Seaton Community Plan

A staff recommended Community Plan for the new settlement of Seaton contains a number of policies respecting the orderly growth and development of this new community. It is founded on a number of goals and objectives including the encouragement of:

The preservation of lands, buildings, structures and sites of historic, architectural and archaeological value. (I.A.(d))

and ensuring that:

Development within the Seaton community is compatible with adjacent hamlets. (I.A.(e))

Additionally the Whitevale Development Plan has as one of its goals:

To define a compact Hamlet boundary within which limited development may occur, and beyond which the predominant use of land shall be for agricultural or open space purposes. (2(b))

The character of the heritage conservation district of Whitevale is determined not only by a relatively homogenous collection of heritage buildings but also by the surrounding landscape i.e. a rural Hamlet within an agricultural environment.

The encroachment of development around the district carries considerable potential to disrupt a significant heritage resource. The growth of Seaton is not expected to impact Whitevale immediately. Future roads, residential and commercial development in and around this area will have been planned, however, in the context of their relationship to the urban form and structure of Seaton.

The heritage significance of Whitevale and associated heritage features to the east of the community argue for considerable care in the sensitive planning of this unique area. Accordingly traditional solutions of buffering or screening future new development adjacent to the Hamlet may be inappropriate in this particular instance.

The development of Seaton is proposed on rural agricultural land. Together with the fact that these developable lands are in public ownership suggests that there is greater opportunity to show by way-of-example how sound and prudent planning by a senior level of government is capable of protecting an important heritage resource.

Irrespective of heritage conservation district designation under the Ontario Heritage Act and the boundaries delineated in this heritage conservation district plan the

Hamlet of Whitevale is considered worthy of protection. The protection of features of significant natural, architectural, historical or archaeological interest is considered to be a matter of provincial interest (Subsection 2(b) of the Planning Act, 1983) and presumably a matter of good planning.

Protection of cultural landscapes and built heritage features is sometimes achieved by concealing or buffering the new from the old. In order to conserve the character of Whitevale it is considered that traditional site planning measures such as simple berming or screening, or low profile residential buffering would be ineffective. Conserving the special rural qualities of Whitevale in the face of urbanizing Seaton is best accomplished by way of separation rather than incorporation.

Separation may be achieved in two ways: advantage can be taken of existing landscape features and topography to delineate an undevelopable area beyond the boundaries of the heritage conservation district; or a separating treed, green belt can be developed as a major open space system and integral component of Seaton.

Unlike the traditional open space systems managed by a conservation authority, largely river valleys, the rural open space separating Whitevale and Seaton could comprise a domesticated landscape of fields, treelines, hedges and fences. Options for its management include continued farming as agricultural land in private/public ownership; a rural farm park/educational field centre managed by a public agency to demonstrate physical, social, economic and historical aspects of rural life; or a more traditional leisure and recreational park facility.

The latter two options offer considerable scope for use by Seaton's growing urban population.

Recommendation 9

In order to accomplish those goals and objectives of preservation of heritage features, compatibility of development, and preservation of land adjacent to Whitevale in agricultural use or open space it is recommended that Whitevale should be separated from urbanizing Seaton by a rural green belt of agricultural open space and woodland screen.

4.1.5 Property Standards By-law (1834/84)

Section 177 of the Property Standards By-law provides that where a provision of the Property Standards By-law conflicts with a provision of any other Town by-law, the higher standard established shall prevail.

Recommendation 10

Accordingly it is recommended that the by-law designating the Whitevale heritage conservation district and the provisions of Part II of the heritage conservation district plan be recognized by the Property Standards Committee and Property Standards Officer as a higher standard than the provisions of the Property Standards By-law.

4.1.6 Tree Preservation By-law (3111/89)

The Tree Preservation By-law enables the municipality *to authorize the regulating and planting of trees, their preservation and protection on lands vested in controlled or owned by the Corporation of the Town of Pickering.* Amongst other matters the by-law provides that the Town may *approve a tree for a special preservation.*

The provisions of the Ontario Heritage Act respecting heritage conservation districts pertains solely to changes to built structures. The character of Whitevale derives not only from its rich variety of buildings but also the canopies of trees and substantial treelines that provide the settings for these structures. No less important to the character of Whitevale than buildings, trees are equally deserving of protection.

Recommendation 11

It is recommended that in order to complement building conservation initiatives Section 7 of By-law 3111/89 be amended to read as follows:

The Town may approve a tree, treeline or other groupings of trees for preservation. The location of trees so recognized shall be mapped and kept on file with the Parks and Recreation, Planning and Public Works Departments. Where such trees are located within a Heritage Conservation District designated under the Ontario Heritage Act no tree may be pruned, trimmed or

removed by any person or agency without the consent of council on the advice of the appropriate heritage conservation District Committee or LACAC.

4.1.7 Ontario Government Land

The designated heritage conservation district of Whitevale comprises lands that are under the ownership of the Provincial government of Ontario. The Ministry of Housing is responsible for the planning, management and development of these lands.

It is anticipated that the Provincial Government will care for and conserve valued heritage properties within the designated district as would any other property owner.

Recommendation 12

It is recommended that the Provincial Government, through the appropriate ministry, be encouraged to submit applications for building alterations and have regard for the policies and guidelines of the conservation district plan.

4.1.8 Site Plan Control

In the Town of Pickering any property designated under the provisions of the Ontario Heritage Act, 1980, is subject to site plan control pursuant to section 40 of the Planning Act, 1983. Any development which involves new construction or making alterations or additions to an existing building or structure to allow a substantial increase in size or usability requires the approval of municipal council.

Plans or drawings must be submitted in support of a site plan application and may be approved subject to certain conditions including such matters as:

- widening of highways;
- access ramps and curbs;
- parking facilities and driveways;
- walkways;
- lighting facilities;
- walls, fences, hedges, trees, shrubs or groundcover;
- garbage facilities;
- easements; and,
- grading and provisions for the disposal of water from property.



New outbuildings should respect the context, materials and dimensions found in the existing structures in Whitevale.

Whereas heritage designation is concerned primarily with the details of changes to buildings, site plan control focuses on the acceptable development of the overall property and typically seeks to ensure that an acceptable standard of site amenity and maintenance is achieved. These measures have considerable potential to complement each other and it is important to ensure that there is no duplication.

Recommendation 13

Accordingly the following recommendations are made:

- i) applications for approvals under site plan control and district designation should be treated as individual applications.
- ii) wherever possible both applications should be submitted at the same time and considered concurrently within the time period permitted under subsection 40 (12) of the Planning Act, 1983 (see also section vi).
- iii) an application under the provisions of the Ontario Heritage Act should address all matters relating to the detailed design and construction of buildings and structures.
- iv) an application for site plan approval should address all matters relating to the conceptual design and specific location of buildings and structures and all other site considerations usually required by the municipality.
- v) both applications should be considered in the context of the policies and guidelines provided in Part II of the Whitevale heritage conservation district plan and appropriate conditions applied to each application if necessary.

vi) applications for site plan approval should precede conservation district permits if such applications are submitted separately.

4.2 IMPLEMENTATION

4.2.1 Introduction

Successful implementation of district conservation relies on a variety of initiatives. Co-operation and the enthusiasm of individual property owners is the obvious key to protecting and maintaining the fine building stock in the district. The availability of funding also provides an impetus to sensitive conservation. Guidelines in preceding sections of this plan are also important in providing advice on how best to proceed with conserving the special character of the area. The following sections describe those actions which will also assist in implementing the district plan over the coming years.

As with other sections of the plan situations or occasions may occur where it may be prudent to review the effectiveness of a particular procedure or requirement. Appropriate action should be taken to address these issues as they arise and amend procedures accordingly.

4.2.2 The district committee

To provide a continuing focus for action as well as a forum for public involvement and decision-making within the district it is essential to establish a group of individuals who will be able to advise on a variety of matters pertaining to the heritage conservation district and this plan.

Part V of The Ontario Heritage Act makes no requirements in this regard and does not prescribe a specific role for LACAC after designation of the district. Experiences elsewhere in the province suggest that the establishment of a district committee has found favour and worked well.

Recommendation 14

It is recommended that a sub-committee of LACAC be established for the management of this conservation district, to be known as the Whitevale Conservation District Committee.

The composition of the committee should be such that a variety of interests are represented from: the heritage community, local residents, municipal council and the village at large. Initial membership should thus include the following participants:

- four residential property owners drawn from four quadrants of Whitevale: east and west of West Duffin Creek and north and south of Fifth Concession Road;
- two LACAC representatives;
- one municipal councillor; and,
- two-members-at-large, preferably non-residential property owners such as agricultural tenants.

The functions of the committee are not prescribed by provincial statute so it may assume any variety of advisory function that Town Council chooses. For the purpose of this plan, however, it is anticipated that the functions of the committee will include:

i) monitoring the district plan for its effectiveness in guiding conservation of the district;

ii) acting as a sounding board for residents within the district;

iii) participating in the supervision and administration of any heritage funding programs such as the conservation district funds program and the designated property grants program;

iv) as a sub-committee of LACAC advising Town Council on the appropriateness of changes proposed within the district through the administration of the permit application process;

v) reporting on an annual basis to LACAC and Town Council on the committee's activities; and,

vi) preparing, as time and budget permits, the preparation of a newsletter or any other material that may assist in furthering the appreciation or protection of Whitevale's heritage.

Appointments to the committee are obviously at the discretion of Council but it is anticipated that appointments would parallel the term of Town Councillors.

4.2.3 The District Fund

Section 4.3.3 briefly describes the heritage conservation district fund program of the Ontario Ministry of Culture and Communication. At the time of preparing this plan the program was under review and there is no clear indication of whether this program component will be continued.

Recommendation 15

If there is a continued provincial commitment to this funding program it is suggested that the Town of Pickering establish a conservation district fund for the Whitevale district with a municipal contribution to be decided upon by Council in light of prevailing budget commitments.

(Landscaping projects and conservation work on heritage building may be eligible for funding but a careful review of funding guidelines should be undertaken.)

4.2.4 Permit approvals

Under section 42 of the Ontario Heritage Act a permit is required for the erection, demolition, removal or external alteration of a building or structure within the designated district.

The Act defines the term "alter" as meaning *to change in any manner and includes to restore, renovate, repair or disturb* and "alteration" has a corresponding meaning.

For the purposes of this plan alterations or changes for which a permit is required are those which would materially affect the character or external appearance of a building.

A guide to those physical alterations, additions and conservation work which generally require a permit are described in the body of the plan. There will be instances, however, when it may be unclear as to those changes requiring a permit and those that do not. The following cases are provided as examples where confusion may arise. A key question in all cases is whether the proposed alteration is generally and as a matter of common sense considered to be an easily reversible process.

Painting of trim is generally a minor activity confined to small sections of material and routinely carried on. It is considered not to require a permit.

Painting entire masonry surfaces in any colour is considered to be an alteration as it has great potential to radically alter the appearance of a building as well as affect the construction material.

Repainting wooden siding in the same or similar colour would not be considered a significant alteration and hence not require a permit.

Replacement of asphalt roof shingles in kind and of the same colour would not be considered an alteration for the purposes of a district permit but may require a building permit if substantial work is being undertaken.

Applications for alterations are required under the Ontario Heritage Act to be submitted to municipal council and considered within ninety days of submission. Council may approve; approve with conditions; or deny the requested permit. Appeals to the Ontario Municipal Board may be registered within thirty days.

Demolition of a property cannot be refused by municipal council but only delayed for up to a maximum of 270 days.

In order to provide for an expeditious review of changes within the district, property owners should consult with the district committee or Town staff informally and at the earliest opportunity. Guidance on sympathetic alterations and favourable conservation initiatives will be found in the district plan.

Some alterations and additions will require a building permit under the Building Code Act as well as site plan approval. It is preferable that there be one "point of entry" into the administrative process to avoid undue confusion and ease of processing.

Recommendation 16

Accordingly, the following procedures and processes are recommended:

All building permits sought within the Whitevale heritage conservation district for external alterations to existing buildings and new construction will be considered to be a permit required under section 42 of the Ontario Heritage Act. Changes that do not require a building permit but do require the approval of Council shall be referred to as a "district permit" and will be processed through the Building Department. (No fee will be charged.)

The following process is proposed for public and private property owners:

1) Applicant submits building permit or district permit application to Building Department. The application should identify the subject property by street address and reference the property to the Whitevale Heritage Conservation Study Background Report either by landscape unit and/or building inventory number where applicable. The applicant should include a description of the proposed work identifying if the anticipated work is an alteration, addition, a freestanding new structure or replacement structure, or the restoration, repair or removal of an architectural feature. Location of the proposal should be indicated and photographs or drawings included wherever possible.

2) Building Department reviews application and then refers proposal to the Planning Department advising whether the application meets the requirements of the Building Code.

3)Planning staff review application, make site visit and in a summary report advise the district committee whether the application conforms to the Whitevale heritage conservation district plan.

4)District committee members visit site whenever possible. review staff report and make recommendations to LACAC.

5)LACAC advises Town Council of its recommendation(s).

6)Town Council makes decision as per provisions of the Ontario Heritage Act.

7)Applicant is advised in writing of Council decision by the building department after receiving clearance from the planning department.

Throughout the process it is vital that the applicant be kept informed of the progress of the application. If, for any reason, there may be initial difficulty with the proposal or the proposed changes are questionable every effort should be made to revise or amend the application with the consent of the owner so that it will meet with approval.

Conditions may be imposed which address areas that still require confirmation or refinement e.g. review of a paint colour or muntin profile.

District permit application forms may be required if considered to be expedient.

4.2.5 Planning, development and construction proposals

Within the designated heritage conservation district building or district permits may be preceded by applications for a variety of approvals pursuant to the Planning Act or other legislation. Additionally many public agencies carrying out undertakings within the heritage conservation district may be exempt from municipal approvals.

Accordingly the following recommendations are made:

Recommendation 17

All local boards, commissions, authorities or agencies having jurisdiction in the Whitevale heritage conservation district shall be circulated copies of Part II of the Whitevale Heritage Conservation District Plan and shall be encouraged to ensure that their activities are in keeping with the intent of the heritage conservation district plan by soliciting comments from the district committee or LACAC.

Recommendation 18

Additionally it is recommended that where any application or proposal for one of the following is located within or partially within the designated heritage conservation district the district committee, if established, or LACAC shall be circulated for comments:

- site plan approval (see Section 4.1.8);
- a variance or a consent;
- a plan of subdivision;
- zoning amendment;
- road closure;
- road widening;
- slope or bank stabilization; and,
- all development and construction activities of the MTRCA and any other public agency or utility.

4.3 FUNDING

4.3.1 Introduction

A variety of funding programs exist to aid owners in conserving heritage property. All of the funding programs described below have been initiated by the Ontario Ministry of Culture and Communications but are sometimes operated through partnership and agreement with another party e.g. the Ontario Heritage Foundation, local municipality or Architectural Conservancy of Ontario.

Owners of heritage property within the district are all eligible for some element of grant aid through one or more of these programs. If conservation work is anticipated or contemplated it is important that eligible owners review the detailed funding program requirements.

Generally funding is available for:

- the conservation of existing significant architectural elements;
- accurate reconstruction of significant architectural elements that are beyond conservation or repair; and,
- the restoration of lost but significant architectural features and for which the appearance can be clearly determined from documentary sources.

4.3.2 Designated Property Grants (DPG)

The DPG is one component of the provincial government's Preserving Ontario's Architecture (POA) program. Owners of a designated heritage property are eligible to receive grants toward the conservation and restoration of heritage features. An owner may receive one grant per calendar year up to a maximum of \$3000. Any grant must be matched by the owner. Since the program is ongoing it is possible to be eligible for grant money totalling \$12,000 over a four year period, \$15,000 over five years and so on. Such amounts, however, are not credits that can be accumulated over several years.

This program is administered by the local municipality in agreement with the Ontario Ministry of Culture and Communications. The Town of Pickering has entered into a contract with the Ministry and operates the program according to specified guidelines.

4.3.3 Heritage Conservation District Funds (HCDF)

Another component of POA, this program is designed specifically for those municipalities that have designated heritage conservation districts under Part V of the Ontario Heritage Act. Specific guidelines have yet to be published but the program's key features include or require:

- the establishment of a capital fund comprising a municipal contribution, matched by a slightly larger provincial contribution;

- the adoption by municipal by-law of a district plan or study; and
- entering into an agreement between the municipality and the Ministry.

A variety of projects and work are eligible for grant aid including conservation work on heritage buildings and certain landscape improvements. (See Section 4.2.3)

4.3.4 Ontario Heritage Foundation (OHF)

An agency of the Ontario Ministry of Culture and Communications, the OHF awards grants to owners of heritage property usually where the property is of considerable heritage significance. Grants are discretionary and rarely exceed 50 per cent of conservation work. Competitions for awards are made twice a year.

4.3.5 Architectural Conservancy of Ontario (ACO)

The ACO has established a Heritage Fund under the Ministry's Community Heritage Fund program (no longer existing). The ACO, a non-profit conservation organization, may make available to eligible owners low interest loans or small grants towards the conservation of heritage property.

4.3.6 Cultural Facilities Improvement Program (CFIP)

CFIP is administered by the Ontario Ministry of Culture and Communications and enables a municipality, local service board, conservation authority or incorporated non-profit organization to avail themselves of grants towards the conservation and restoration of owned or leased designated property. A CFIP grant will not exceed one-third of the total eligible project costs or \$1,000,000 whichever is less.

4.4 PUBLIC AWARENESS

4.4.1 Introduction

Public awareness of our built heritage and living environments is usually not particularly heightened until a road is widened, a building lost or tree line felled. The contribution of a building or space to variety and texture in our surroundings is often valued after its demise, aided by the perfect vision of hindsight.

Raising public awareness of the attributes of a special area or district may enable people to more fully understand the origins and physical, social and economic development of the built environment. Appreciation, in turn, may initiate thoughts and actions directed to the protection of valued heritage buildings, sites and places.

The following suggest some general initiatives that the municipality may wish to pursue.

4.4.2 Street Signage

A simple device for alerting pedestrians and drivers to the uniqueness of the district is the installation of new street signage using the Town's coat-of-arms with "Heritage District" incorporated into the street sign.

4.4.3 Plaques/interpretive devices

Plaques are a popular means of communicating ideas and information. If allowed to proliferate they prove too distracting and conspicuous, especially in a residential area. In preference to many individual plaques celebrating particular buildings, one well-designed plaque or interpretive display addressing the whole district is preferable. A central location such as the Community Park or the Town Library would appear advantageous.

4.4.4 Walking tours

Self-directed walking tours aided by a pamphlet or even tape recorder are particularly useful in informing both residents and visitors of an area's distinctive buildings and former owners. The district committee may wish to initiate such tours, calling upon assistance from the Town and Region in the production of brochures or guides.

There must be considerable caution in order not to flood a quiet residential area with visiting tourists. Property owners within the district should be consulted on the matter of walking tours.

4.4.5 Newsletter

Intended primarily for residents of the district, a newsletter prepared by the district committee could inform local owners of: forthcoming initiatives; historical events and personalities associated with the area and its buildings; historical photographs; proposed changes within the district; and the activities of the committee. Individual restoration or renovation work could be profiled, as well as conservation issues arising within the district.

4.5 INTERPRETATION

4.5.1 Whitevale Heritage Conservation District Boundary

The map on the following page accurately defines the boundary of the Whitevale Heritage Conservation District designated under Part V of the Ontario Heritage Act. The erection, demolition, or removal of any building or structure, or the alteration of external portions of a structure or building within this boundary requires a permit issued by municipal council.

