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THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 150-09

A By-law to designate Gormley a Heritage Conservation District and to adopt the Gormley Heritage Conservation District Study and Plan including the District Inventory

WHEREAS pursuant to Section 40 of Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (the "Act"), Council of The Corporation of the Town of Richmond Hill ("Town") undertook a study (the "Gormley Heritage Conservation District Study") of the area outlined on Schedule "A" attached to this By-law hereinafter referred to as the "Gormley District" for the purpose of designating one or more heritage conservation districts;

AND WHEREAS the Town's Official Plan contains provisions relating to the establishment of heritage conservation districts;

AND WHEREAS pursuant to Section 41 of the Act, where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district;

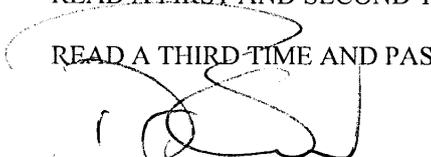
AND WHEREAS Council of the Town wishes to designate the Gormley District as a Heritage Conservation District and adopt a Heritage Conservation District Plan for the Gormley District (the "Gormley Heritage Conservation District Plan");

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:

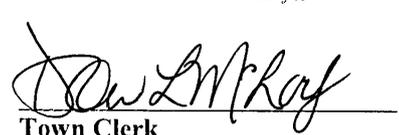
1. THAT the area outlined by the heavy lines shown on the map attached hereto as Schedule "A", and forming part of this By-law, is hereby designated as a Heritage Conservation District under Part V of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18 (the "Act").
2. THAT the Heritage Conservation District Plan (the "Gormley Heritage Conservation District Plan"), attached hereto as Schedule "B", is hereby adopted and forming part of this By-law.
3. THAT this By-law shall come into full force and effect on the date of final passage hereof at which time all by-laws that are inconsistent with the provisions of this By-law and the same are hereby amended insofar as it is necessary to give effect to the provisions of this By-law.
4. THAT the Council hereby delegate to the Commissioner of Planning and Development, or his or her designate, all power, save and except the power to refuse an application, respecting the granting of consents and approvals which was assigned to Council under Section 42(4) of the Act including the authority to attach terms and conditions, if the alteration, erection, demolition and/or removal of any building or structure on the property complies with the policies and guidelines of the Gormley Heritage Conservation District.

READ A FIRST AND SECOND TIME THIS 14TH DAY OF DECEMBER, 2009.

READ A THIRD TIME AND PASSED THIS 14TH DAY OF DECEMBER, 2009.

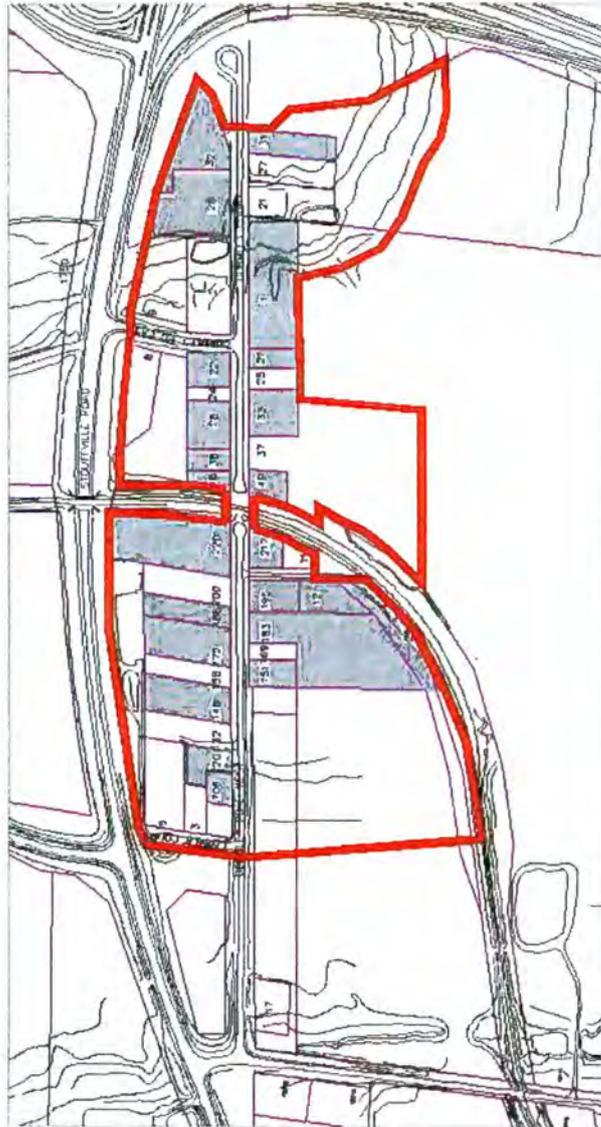

Mayor

Dave Barrow
Mayor

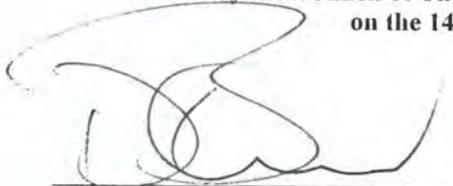

Town Clerk

**SCHEDULE "A"
TO BY-LAW NO. 150-09**

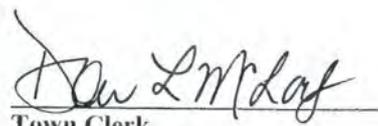
Map showing boundary of the Gormley Heritage Conservation District



**This is Schedule "A" to By-law No. 150-09
Passed by the Council of The Corporation of the Town of Richmond Hill
on the 14th Day of December, 2009**



Mayor
Dave Barrow
Mayor



Town Clerk

SCHEDULE "B"
TO BY-LAW NO. 150-09

Gormley Heritage Conservation District Plan
which includes The District Inventory 2008 and The Study and Plan 2008

This is Schedule "B" to By-law No. 150-09
Passed by the Council of The Corporation of the Town of Richmond Hill
on the 14th Day of December, 2009



Mayor Dave Barrow
Mayor



Town Clerk

Gormley Heritage Conservation District



Phillip H. Carter Architect and Planner,
In association with Paul Oberst Architect

The District Inventory
2008

Photo credit:

1.1 The District Documents

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

1. This District Inventory

Part One describes the Architectural Styles found in the District.

Part Two describes every every property in the District.

- Contains photographs and descriptions of each building.
- Contains historical information, where available.

2. The Study and Plan.

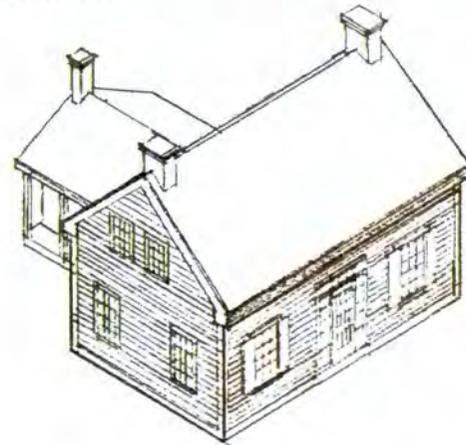
- Describes the history of Gormley.
- Examines its physical and cultural heritage character.
- Considers existing development controls.
- Recommends that a Gormley Heritage Conservation District is warranted, and recommends a boundary.
- Contains the Heritage Statements required by the *Ontario Heritage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

1.2 Unity of the Documents

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

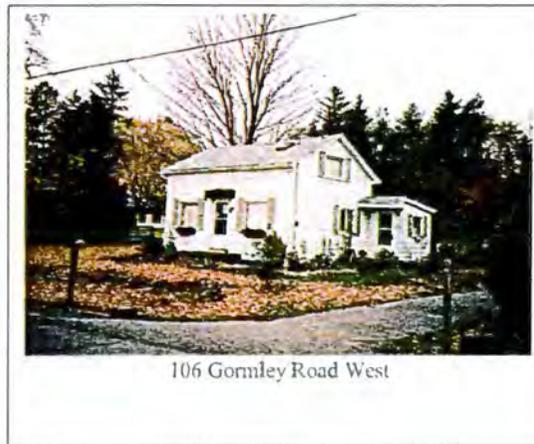
2.0 Architectural Styles in Gormley

VERNACULAR "LOYALIST" COTTAGE



Kitchen Tail often added later, sometimes with a side porch.

Fieldstone foundations



106 Gormley Road West

Gormley has a variety of architecture styles and building types. This Section briefly describes those styles and types and shows the principal features of each style.

GEORGIAN: 1800-1860

The United Empire Loyalists brought the Neo-Palladian Georgian style with them, and their houses are sometimes referred to a "Loyalist" or "Yankee Style."

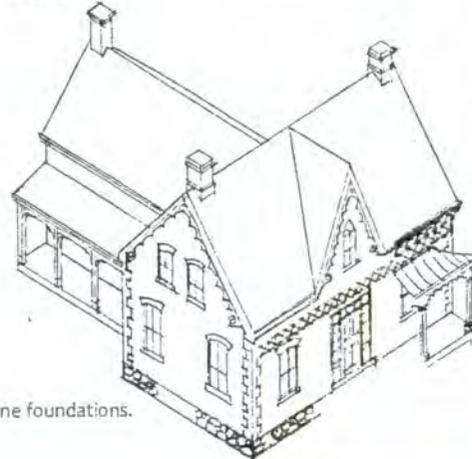
The 1½-storey "Loyalist" cottage is one of Ontario's most common historical styles. The attic storey wasn't taxed, which made it a popular design.

A large 2-storey Georgian house might have 5 bays.

Wall materials might be wood clapboard, brick, or stone, depending on the location, and the wealth of the owner.

Kitchen Tail with room over.
Wood side porch with sheet metal roof.

Wood porch posts with decorative brackets.



Fieldstone foundations.

Brick chimney, corbelled polychrome.

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

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

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

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

Optional front porch.



48 Gormley Road East

ONTARIO GOTHIC VERNACULAR: 1830-1890
Revived, 1980 to present

The Gothic Revival in architecture was part of the cultural shift that produced the Romantic Movement in literature: the emotional and personal set above the rationality of the Enlightenment, and nature set above culture. The writings of Pugin and Ruskin firmly attached medieval architectural forms to what was a socially and politically progressive intellectual movement—an early example of style over substance.

The most striking characteristic of the Gothic styles, in contrast to their Georgian predecessors, is their verticality. Gables are steep; windows are tall and narrow, often with pointed arches.

A second characteristic is the sinuous decorative line—what we now call gingerbread—derived from Gothic window tracery.

The 1 1/2-storey Ontario Gothic cottage is even more widespread than its Georgian equivalent—it appears as isolated farmhouses, and in long urban rows. The small central gable above the front door remains Ontario's most persistent domestic design motif, appearing on houses of every style and date.

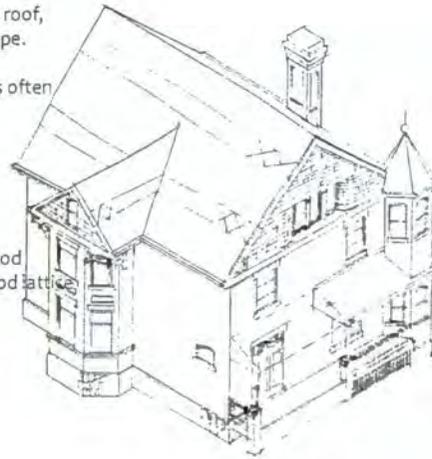
In the last thirty years, the Ontario Gothic Vernacular has been a very popular design for historical reproduction houses.

2.0 Architectural Styles in Gormley

Steep gabled roof, often 12:12 slope.

Slate shingles often patterned.

Elaborate wood brackets, wood lattice work.



Brick construction. Brickwork elaborately detailed.

Gable ends of shingles or tiles, often patterned.

Wide use of patterns in shingles, brickwork, and woodwork.

Asymmetrical plan, with turrets and bay windows.

Large double-hung windows, often with short upper sash.

Leaded and/or stained glass in transoms and upper sash..

Front porch or verandah.



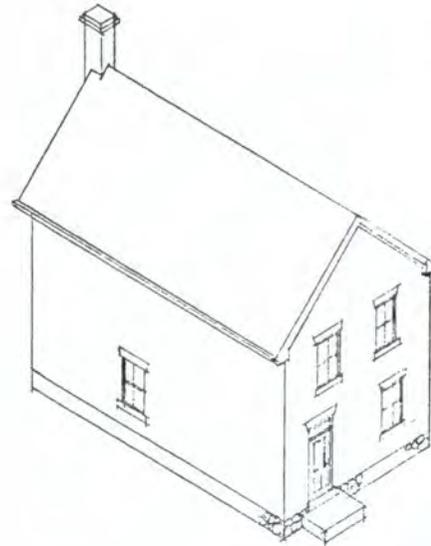
33 Gormley Road East

Queen Anne Revival 1890-1914

Queen Anne Revival is unusual in being a popular style that can be fairly attributed to a single architect. Richard Norman Shaw was the most successful British architect of the late 19th century, and he devised a style for his wealthy country-house clients that freely borrowed from English vernacular architecture of the Tudor and Stuart periods. Timbering, tile-hung gable ends, horizontal window bands, and bay windows were among the design motifs that he applied to houses that were rambling and asymmetrical in plan and elevation. When he pioneered the "garden suburb" at Bedford Park in 1865 he adapted his style to smaller middle-class houses. Shaw didn't coin the term Queen Anne Revival, and the style isn't a historic revival at all, but borrows details from many styles.

Queen Anne designs were shown at the 1876 Philadelphia Exposition, and were enthusiastically adopted in North America. A significant adaptation on this side of the Atlantic was the addition of broad and often complex verandahs, which didn't feature in the English originals. The tiles on the gable-ends often gave way to shingles, often cut into decorative patterns. Pattern is a hall-mark of the Queen Anne style, and decoration largely consists of varied patterns in gables, roof shingles, and brickwork.

It's been said that a Queen Anne house doesn't follow any architectural rules, but just goes its own way.



Front-facing gable with steep roof, 12:12.

Two bays wide, with entrance and stair to one side. Plan has greater depth than width.

Detailing is simple.

Full-width verandah is common

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

May be clapboard, brick or stucco.



12 Gormley Station Road

Vernacular Homestead 1890-1930

The vernacular homestead style answered the same need for a modest house that the California bungalow answered to, but it relied on an earlier and simpler tradition.

The basic gable-roof Georgian house was turned on its site to suit a narrower and less expensive lot. A straightforward side-hall plan resulted in a typical front elevation with four openings, symmetrically placed.

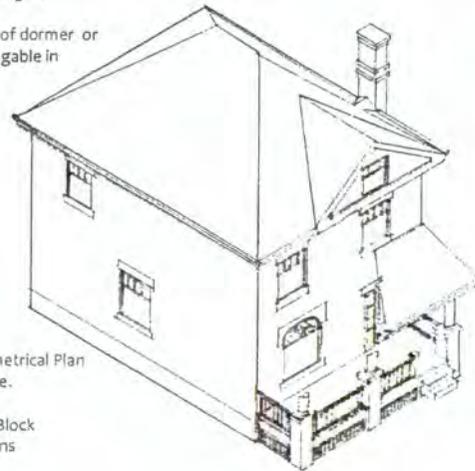
Variations included the addition of an ell to one side, and provision of a small porch or full-width verandah.

With the ground floor window enlarged for display, the basic form was used for shops in villages and small towns, with the shop in the downstairs front, and the family quarters upstairs and behind.

2.0 Architectural Styles in Gormley

Low-slope hipped
'cottage' roof with
asphalt shingles

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



Non-symmetrical Plan
and Façade.

Concrete Block
Foundations

Brick construction.
Elaborate brickwork.

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

Wood verandah with
classical columns on brick
piers

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



28 Gormley Road East

The Edwardian Styles 1900-1930

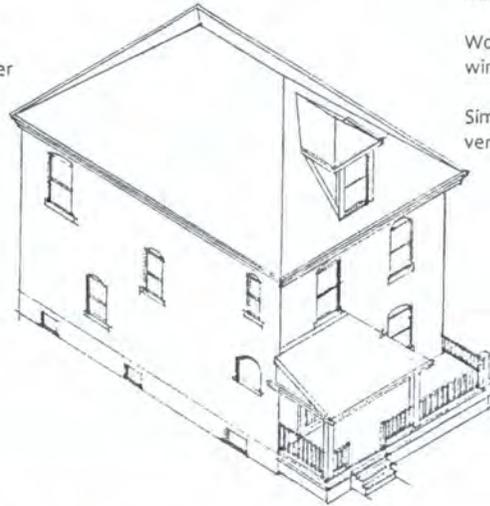
In rejecting the excess of the ornate Victorian styles, the Arts and Crafts and Queen Anne styles looked to English vernacular architecture for inspiration. The Edwardian styles made a different choice. As has so often happened when things seem to be getting out of hand, there was a return to classical forms and attitudes. Classical moderation and repose rejected emphatic verticality or horizontality, and sought a balance in proportions. Classical motifs such as columns and pediments reappeared. This is not a revival, but a new style that makes use of classical forms.

Edwardian Classicism in urban Ontario typically takes the form of a 2- or 3-bay red-brick house. The overall impression is of great solidity. Roofs are most commonly hipped, with a front-gable pediment set to one side, but some houses have front gables. Verandahs, supported on classical columns on stone-capped brick piers are a hallmark of the style. Stone sills and lintels are fairly common.

The availability of large panes of glass allowed the principal ground floor window to be very wide, and it often had a shallow leaded transom above it. Front doors had a large pane of glass, about 2/3 of the height of the door.

Hipped 'cottage'
roof with asphalt
shingles
Hipped-roof dormer

Concrete Block
Foundations



Brick construction.

Usually 2 bays wide
with entrance to one
side.

Wood double-hung
windows, 1 over 1.

Simple wood porch or
verandah.

The Edwardian Styles 1900-1930

Four-square, sometimes called American Four-square, has the basic form of the Edwardian Classic style. It's typically a red-brick house of great solidity, and has a classically-columned porch or verandah. But as the name suggests, it's a no-nonsense style, with minimal decorative elements and a simplified form.

Roofs are hipped, with small hipped-roof dormers. Windows are simple one-over-one sash, and are typically a bit smaller than Edwardian ones. Sills are usually stone, but lintels are usually brick. The wide living-room window with its leaded transom is too extravagant for the four-square sensibility.

The four-square house was widely built in Ontario in town and country.



22 Gormley Road East

2.0 Architectural Styles in Gormley

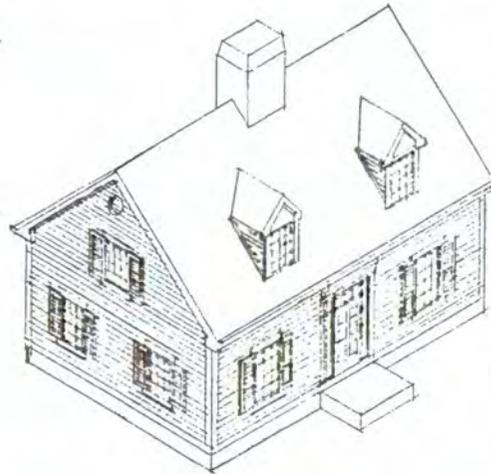
CAPE COD COTTAGE

1925-1955

Steep side-gable roof 12:12 or more.
Wood or asphalt shingles.

Large central chimney.

Optional dormers.



1-1/2 Storey house.

4" wood clapboard siding with corner boards and wood base and fascia.

Brick or stone in some areas.

Usually centre hall with symmetrical façade. Entry with sidelights.

Wood double-hung windows, 6 over 6. Louvered wood shutters.

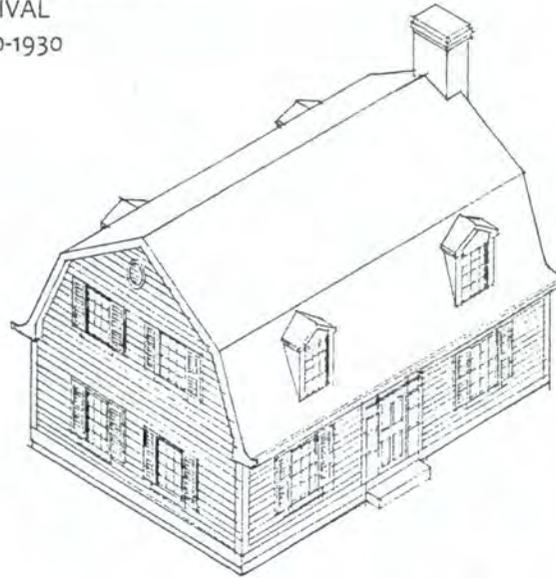


34 Gormley Road West

In the 1920s and '30s, "Period Revival" styles became popular for house construction. Tudor, French Chateau, and American Colonial designs were used—first for large estates, and later for small ordinary dwellings. In terms of numbers constructed, and longevity of basic form, the Cape Cod cottage was the most successful of these revival styles.

The design is fairly faithful to its historical originals in New England: symmetrical plan, panelled door, Georgian double-hung windows with shutters, steep roof with optional dormers. While the Massachusetts originals were built with wood clapboard, the 20th century version often used brick, or even stone for the exterior facing.

DUTCH COLONIAL
REVIVAL
1900-1930



Usually 1-1/2 storeys, brick or wood clapboard siding.

Centre-hall symmetrical plan is common.

Gambrel or "barn" roof provides increased second floor area. Often wood shingles.

Dormers, sometimes also with gambrel shape.

Wood double-hung windows, 6 over 6, wood shutters..

Dutch Colonial is one of the period revival styles described on the previous page. Like the Cape Cod cottage it was readily adapted to modest dwellings, and at that scale it might be called Cape Cod with a gambrel roof. The roof, which is the characteristic of the style, provides a greater amount of usable floor space in the attic, compared to the Cape Cod's gable. The usefulness of the design may explain its popularity and longevity.



151 Gormley Road West

2.0 Architectural Styles in Gormley

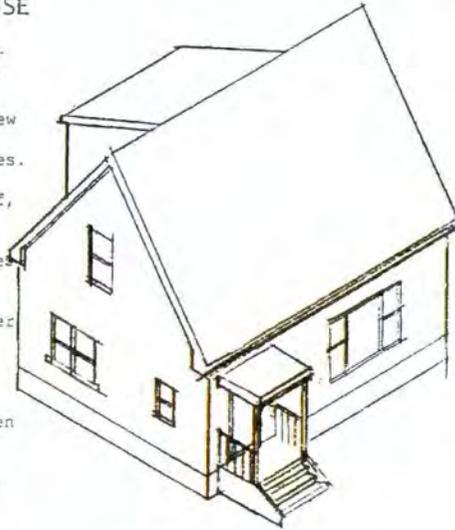
"VICTORY" HOUSE

Classic mid-20th-Century starter home, strongly derived from New England, hence Loyalist cottages.

Steep gable roof, 12:12, with asphalt or asbestos shingles.

May have gable dormers for upper floor, shed dormers often added later.

Foundations often on piles, with basements excavated later.



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

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

Compact plan 800 to 900 square feet. Non-symmetrical plan with entrance door to the side is usual in small plans. Larger plans may have centre door and centre hall.

Often a small entrance porch.



11 Gormley Station Road

Victory Housing 1939-1955

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

VERNACULAR
BUNGALOW
1900-1955

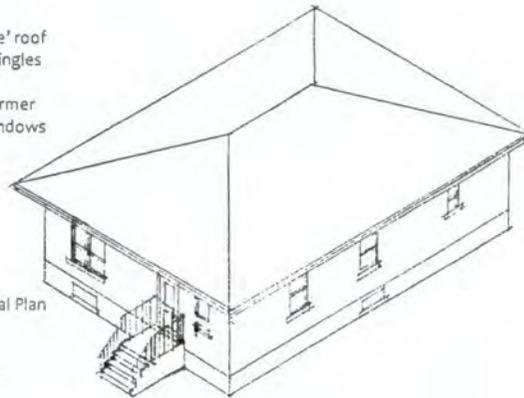
2.1.2 Non-Heritage Styles
Residential Buildings

Hipped 'cottage' roof
with asphalt shingles

Hipped-roof dormer
with double windows

Non-symmetrical Plan
and Façade.

Concrete Block
Foundations



Brick construction.

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

Wood verandah with
classical columns on brick
piers

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

Simple decorative wood
porch railings and trim.

For more than half a century, the vernacular bungalow was the common Ontario answer to the need for a small inexpensive home. It was a common "starter home" in post-World War II housing developments.

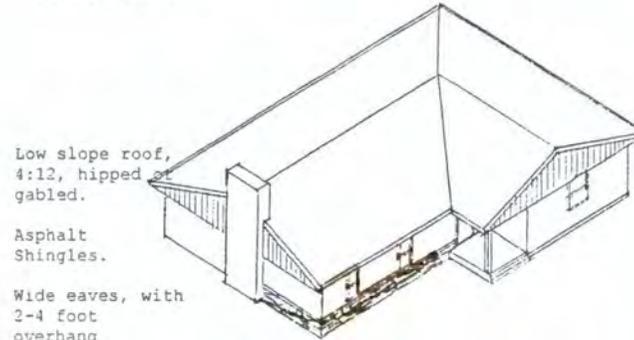
The most basic form has a simple rectangular plan, a hipped roof, and one storey. A common elaboration is a small rectangular projection, like the one found on 200 Gormley Road West.



25 Gormley Road East

2.0 Architectural Styles in Gormley

RANCH HOUSE 1950-1975



Low slope roof,
4:12, hipped or
gabled.

Asphalt
Shingles.

Wide eaves, with
2-4 foot
overhang.

Large Chimney

Often accent
bands of stone

One-storey,
informal plan.

Garage or carport
usually attached.

Usually brick
veneer on frame
construction.

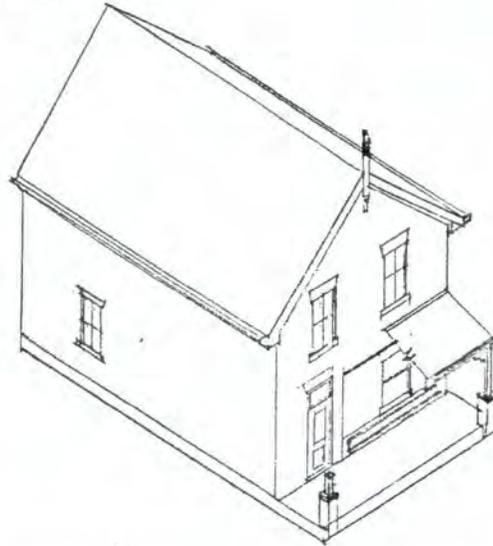
Large fixed
picture windows
in principal
rooms, flanked by
operable
windows; double
hung or casement.



27 Gormley Court

The ranch house was the predominant style for suburban construction for three decades after the Second World War. The design owes something to Frank Lloyd Wright's Usonian houses in its long, low profile and informal interior plan, but it takes other design cues from familiar domestic precedents. For example, where a modernist house would have full floor-to-ceiling glazing, the ranch house has a "picture window", which is wide, but has a traditional sill height, and probably a pair of shutters.

VERNACULAR VILLAGE SHOP
1850-1910



217 Gormley Road West

2.1.3 Heritage Styles
Commercial Buildings

Town shops, like in the old downtown of Richmond Hill, fill their lot frontages and create a solid line of storefronts. Village shops are freestanding buildings with sideyards, and varied front yard setbacks.

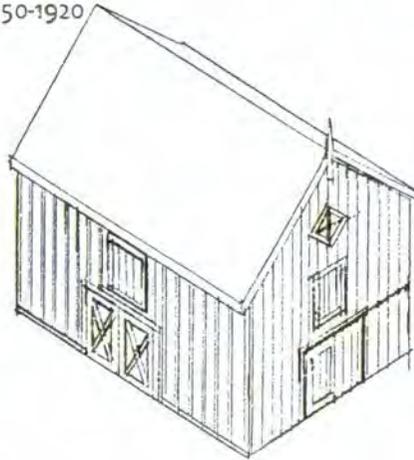
The most typical form is a two-storey gable-front building with the shop downstairs and living quarters above—very similar to the vernacular homestead house style. Sometimes a rectangular false-front is provided to mimic the profile of Town shops. Verandahs are common.

Window display runs the range from scarcely-larger-than-a-house-window to a full storefront with a recessed entrance.

2.0 Architectural Styles in Gormley

GABLE- ROOFED TOWN-BARN OR STABLE SHOP

1850-1920



Brick construction.

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

Wood verandah with classical columns on brick piers

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

Simple decorative wood porch railings and trim.



172 Gormley Road West

2.1.4 Heritage Styles Agricultural Buildings

A 19th century village property was self-contained in a way that a town property wasn't. It took some work to look after the house and grounds, and a multi-purpose outbuilding was often built to accommodate a variety of needs: storage for garden and orchard implements; a workshop to repair the implements; storage of wagons and carriages; and stabling for pleasure horses.

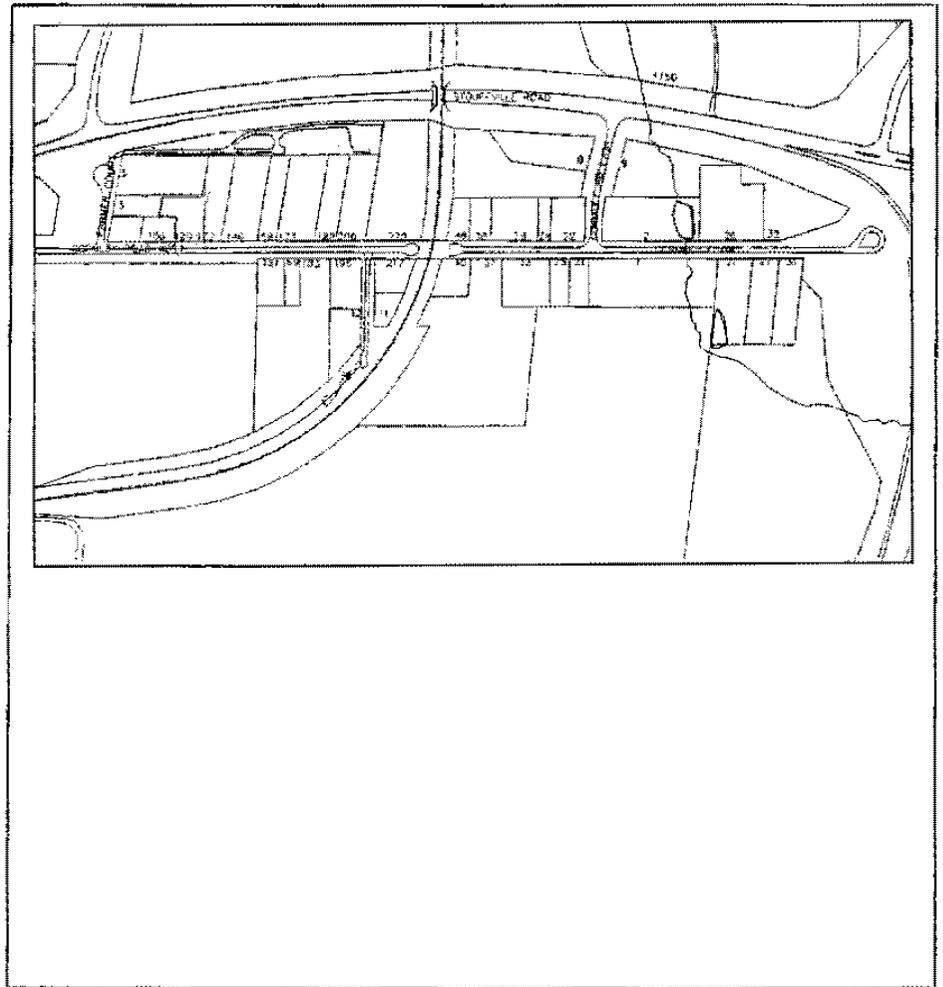
Design and construction are similar to rural agricultural barns. The size is smaller, in keeping with the more modest requirements of a village household compared to a full-scale farm.

The following pages contain the Study Inventory, which depicts and describes every property in the Study Area.

Information from the Richmond Hill *Inventory of Buildings of Architectural and Historical Importance* is included for the buildings that are listed in that document.

This inventory is listed on a street-by-street basis, in alphabetical order.

Farmer Court



3.0 Inventory of Buildings



Walter and Faith (Manock Rogerson) NewsHouse

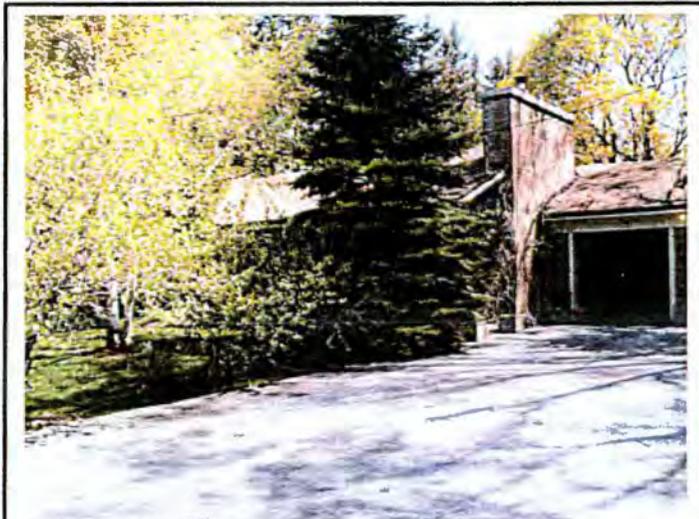
Location: 3 Farmer Court
Year Built: 1936
Style: Vernacular mansard
Storeys: 1 ½
Classification: Not inventoried

Foundation:
Cladding:
Roof: Mansard; asphalt shingles
Windows: mixed, modern

Description: Much renovated, based on the construction date given in the tax rolls. House faces toward Gormley Road West. A pair of simple boxes: to the left—a 2-storey with the second floor contained in a large mansard roof, which is projected to the front and supported on slim steel posts; to the right—a one story with a shallower mansard, and containing a pair of garages. Lot has a wide lawn and mature trees.

Archives:

History:
The original house was log construction.



Paul and Doreen (Reaman) Farmer House

Location: 5 Farmer Court
Year Built: 1955
Style: Ranch house
Storeys: 1
Classification: Not inventoried.

Foundation:
Cladding: Brick
Roof: Side gable; asphalt shingles.
Windows: Mixed, modern

Description: classic ranch house, with front-gable on the left. Extermely massive chimney in right hand wall, with recessed two-door garage to the right of that. Lush planting of trees and shrubs on a large lot embeds the house in a natural setting. It is impossible to see more than glimpses of the house through the vegetation. Two old outbuildings behind.

Archives:

3.0 Inventory of Buildings



Peter and Arnold Stehouwer House

Location: 7 Farmer Court
Year Built: 1995
Style: Modern
Storeys: 2
Classification: Not inventoried

Foundation:
Cladding: Brick
Roof: Hipped; asphalt shingles
Windows: Mixed, modern; sliders and fixed over awnings

Description: Could be called a modern version of the Foursquare style prevalent in the village. Simple two bay hipped roof box. Long wedge-shaped lot tucked into the curve of the Stouffville Road re-alignment. Long landscaped driveway. Lots of young, maturing trees. Two outbuildings behind.

Archives:

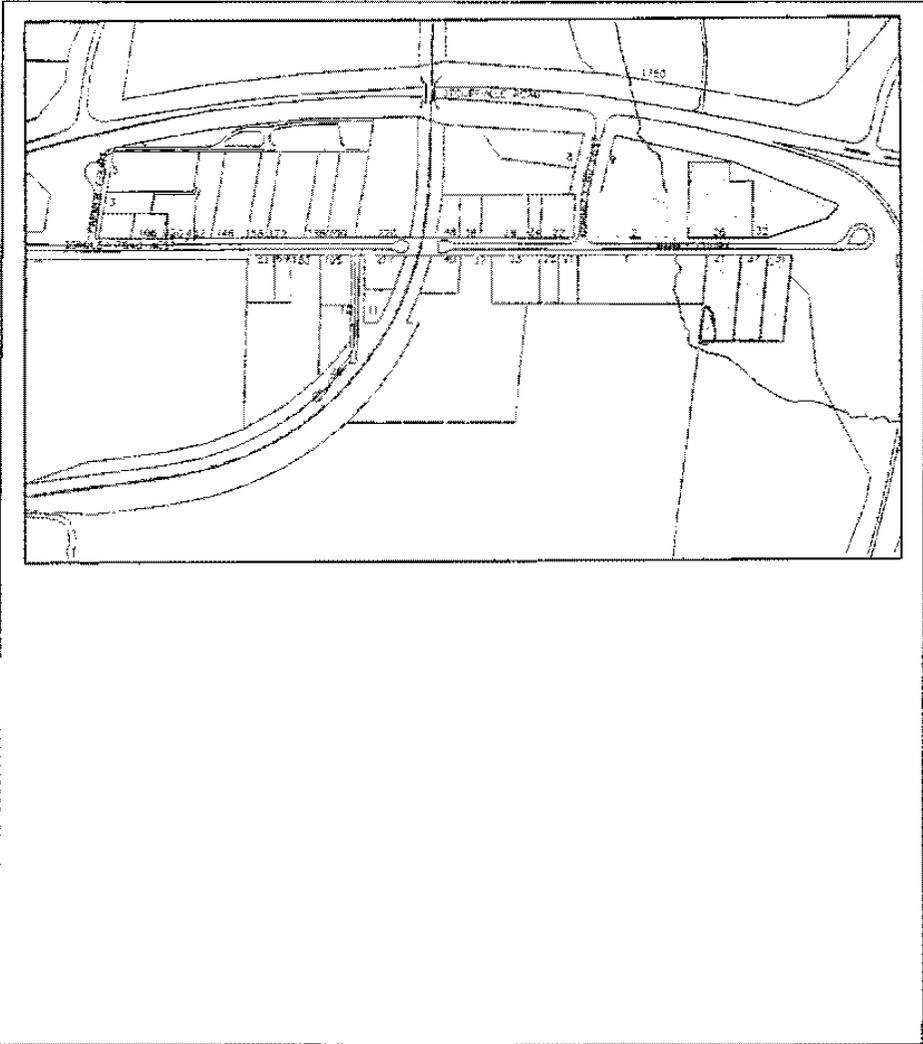


The house can best be seen from the other side of Stouffville Road.

3.0 INVENTORY OF BUILDINGS

4.4 Study Area Inventory

Gormley Court



3.0 Inventory of Buildings



Alfred and Betsy (Heise) Brillinger House

Location: 1 Gormley Court

Year Built: 1920

Style: Edwardian Classical

Storeys: 2 ½

Classification: Inventoried

Foundation:

Cladding: Brick

Roof: Asphalt Shingles

Windows: Replacement Casements

Description:

A very substantial and much modified Edwardian house. The original asymmetrical gable has been replaced with a full-width gable, the verandah has been enclosed, and all the windows have been replaced with casements. There is a large flat-roofed addition to the left rear, dating from the 1950s (see history, opposite). There's a large recent outbuilding to the east, which is in keeping with the historic outbuildings of Gormley.

Archives:

History:

This substantial red brick house was built in the Edwardian Classical style by Alfred Brillinger, a local farmer. In *The Liberal* of August 7, 1919, it was reported that Mr. Brillinger had his cellar dug, and was preparing to begin building at once. The house was probably built in 1920, as *The Liberal* reported in January of 1921 that he had sold his farm on Lot 3, Concession 3, Whitchurch Township and expected to move into his new home in West Gormley. This was probably Alfred Brillinger's retirement home. It once housed the Bible College of the Brethren in Christ Church. Beginning in the 1950s, the house was used as a nursing home known as the Gormley Rest Home. A flat-roofed white brick addition was made to the original building to accommodate this use. In 1994, the property was sold and the house was converted back to a single family residence.

Comments: Future alterations to the 1950s addition might make it more sympathetic to the original design. The original open veranda had a Classical dignity, which might be restored in the future.



A very grand house and a very grand fence. GPA # 54.
Courtesy of Michael & Elizabeth Marchand.



Location: 2 Gormley Court
Year Built: 1990
Style: Ranch house
Storeys: 1
Classification: Not inventoried

Foundation:
Cladding: Brick
Roof: Asphalt shingles
Windows: mixed

Description: A large ranch house with a sprawling asymmetrical and angled plan, with a mixture of shallow gable and shed roofs. Large lot, precast retaining walls, maturing trees.

Archives:

History:
The Levi and Anna (Hoover) Schell house (1914) stood on this site previously.

3.0 Inventory of Buildings



John and Sarah Vogelzang House

Location: 21 Gormley Court

Year Built: 1998

Style: Ranch house

Storeys: 1

Classification: Not inventoried

Foundation:

Cladding: Brick

Roof: Hipped, asphalt shingles

Windows: Casements

Description: Long horizontal massing under long low sloped roof. The garage element projects on the left, with the doors facing inward to the right. There is a wide, shallow, hipped-roof entrance portico, supported on two columns. The house is set well back from the street, and the front yard is well-treed and well-planted.

Archives:

3.0 Inventory of Buildings



Joseph and Fanny (Honsberger) Farmer House

Location: 26 Gormley Court

Year Built: 1918

Style: Four-square

Storeys: 2 1/2

Classification: Inventoried

Foundation: Concrete Block

Cladding: Brick

Roof: Asphalt shingle

Windows: Original 1/1 double-hung

Description: A classic foursquare house, upright and solid. Typical hipped-roof with central hipped-roof dormer, and simple windows tucked under the substantial eaves. There is a shallow ground-floor bay window on the west wall with a wide-eaved hipped roof.

The verandah, which probably was originally supported on Classical columns, has been enclosed, and has had a bay window added to the right of the entry. There is a further one-storey addition on the right of the house, also with a bay window.

Archives:

History:

The Historical Atlas of York County, 1878, shows a house near this location on the farm property of Thomas and Catharine Farmer. The Farmer family acquired 78 acres of Lot 1, Concession 3, Whitchurch Township, from John Klinck in 1873. Joseph Farmer, whose occupation was "farmer," was the son of Thomas and Catharine. The earlier house shown on the old map has disappeared, but the present house, built in the American Foursquare style, was constructed on a small parcel of the family farm in 1919. Alvin Farmer, Thomas' grandson, was a long-time auctioneer in the community. Alvin's brother Percy was the operator of the local planing mill and ruler factory.

Comments:

The main house is substantially intact, including original glazing. Future alterations to the veranda and one-storey addition might increase their sympathy to the original building. Extensive outbuildings to the left rear.

3.0 Inventory of Buildings



Allan and Lavinia May (Fennel) Pope House

Location: 27 Gormley Court
Year Built: 1959
Style: Ranch house
Storeys: 1
Classification: Not inventoried

Foundation:
Cladding: Brick
Roof: Asphalt shingles
Windows: Mixed, main picture window w/ double-hung flankers.

Description: Classic early ranch house, with wide shallow front-facing gable on the right. Projecting double-width garage on the left with shallow front gable. Set well back from the road on a well-treed and well-planted lot.

Archives:

History:

Allan Pope was the last station master.
The house was built by George Barrett (17 Gormley Road West),



Clarence and Ruth (Brechtbill) Heise House
 Location: 31 Gormley Court
 Year Built: 1926
 Style: Re-modeled Edwardian Classical
 Storeys: 2 ½
 Classification: Inventoried

Foundation:
 Cladding: Brick, recent
 Roof: Asphalt shingles
 Windows: Replacement mixed, including glass block

Description: A much altered Edwardian Classical house.

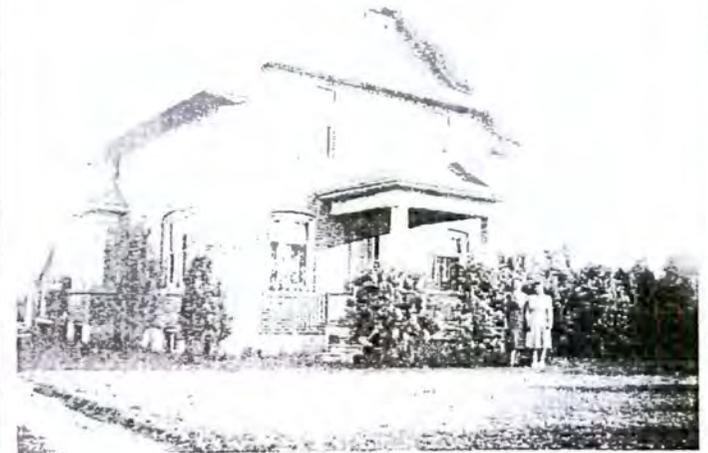
Large parking lot and industrial-scale outbuildings to the right rear.

Archives:

History:

This gable-fronted Edwardian Classical style house was constructed circa 1926 for Clarence E. Heise, a missionary of the Heise Hill Brethren in Christ Church. He purchased the apiary (beekeeping business) of D. W. Heise in 1926 at about the same time as he bought the property where his house was built. In 1990, the building was extensively remodelled and re-bricked. Prior to this work, the house was clad in the dark red brick typical of the neighbourhood, and had an Edwardian Classical porch that sheltered the front door. The essential lines of the original design are still discernible, particularly the shingled gable above the pent eave, and the substantial eaves returns. The central position of the front door and the shape and size of the window openings remain, though the details are modern.

Comments: Little of the original architecture is visible below the eaves.



Clarence Heise house , 1945. GPA # 6A
 Courtesy of Eva (Wideman) Johnson

3.0 Inventory of Buildings



Samuel and Christina (Heise) Baker House

Location: 32 Gormley Court

Year Built: 1858-relocated in 1970s

Style: Pennsylvania German vernacular

Storeys: 1 1/2

Classification: Inventoried

Foundation:

Cladding:

Roof: Asphalt shingles

Windows: 1/1 double-hung

Description: A 5-bay side-gable vernacular house, with a full width shed-roof veranda. Original 1858 windows probably had more and smaller lights. Stilted shed-roof dormer is probably not original. Moved from the north side of Stouffville Road. Originally a double house (see history, opposite).

Set well back from the road on a well-treed lot.

Archives:

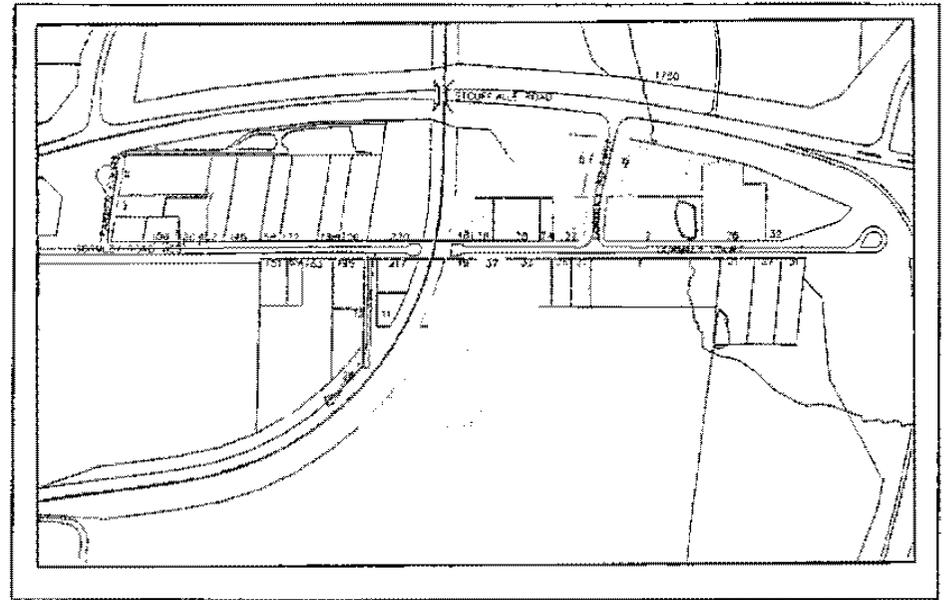
History:

The Rev Samuel Baker Jr. house is the oldest documented building in the hamlet of Gormley. It was moved to its current location during the late 1970s when Stouffville Road was rerouted in connection with the extension of Highway 404. It originally faced east on the north side of Stouffville Road and was part of a farm complex that included a number of historic barns.

The Baker house is particularly significant because it reflects the Pennsylvania German heritage of its builders, unlike the majority of other dwellings in the hamlet, which are typical of their period of construction in terms of form and detailing. Prior to renovations, the house had two front doors, indicating that it was built to contain two dwelling units, the smaller being a "grossdoddy" residence for the elder members of the family - an early version of what we would call a "granny flat" in today's terms. The one and a half storey frame house has retained its form, but the placement of door and window openings on the front has been altered to a 5 bay, centre door arrangement.

4.4 Study Area Inventory

Gormley Road East



3.0 Inventory of Buildings



Anthony and Donna Marsiglio House

Location: 8 Gormley Road East
Year Built: 1986
Style: Modern Victorian Gothic
Storeys: 1 ½
Classification: Not inventoried

Foundation:
Cladding: Brick
Roof: Side Gable, with central front gable; asphalt shingles.
Windows: Double-hung 1/1

Description: A large wide modern take on the archetypal Ontario farmhouse. 3 bays, double entrance doors, and large round-head window in the central gable with fan light at top. Garage is lower side gable, slightly recessed to the left. Large lot, largely lawn, with some maturing trees.

Archives:

3.0 INVENTORY OF BUILDINGS



Kieth and Mildred Hood House

Location: 9 Gormley Road East

Year Built: 1988

Style: Ranch house

Storeys: 1

Classification: Not inventoried

Foundation:

Cladding: Brick

Roof: Hipped, with side gable at joint with garage; asphalt shingles

Windows: casements w/decorative mullion bars

Description: 5-bay ranch house with elaborated and recessed entrance bay. Garage on the left is slightly lower and recessed, with doors on the left wall, not visible from the street. Circular driveway. Outbuilding to the left. Maturing trees.

3.0 Inventory of Buildings



John and Pearl (Hunt) Sider House

Location: 21 Gormley Road East
Year Built: 1921
Style: Four-square
Storeys: 2 ½
Classification: Inventoried

Foundation:
Cladding: Brick
Roof: Asphalt shingles
Windows: 1/1 Double-hung

Description: Classic foursquare house with the typical hipped roof and central hipped-roof dormer. Very fine original glazing. Handsome Classical shed-roof veranda with shallow gable over entrance. The chubby columns are particularly distinctive, and the handsome railing appears to be original. Decorative, non-authentic shutters.

Well-treed lot.

History:

John R. Sider, a labourer, reportedly lived in a frame stable on the property while his house was being built in 1921. Prior to the construction of the new house, John and Pearl (Hunt) Sider lived in the Mannock house (106 Gormley Road West).

This house, built in the American Foursquare style, is 2 ½ stories and is distinguished with a prominent front verandah with a centre pediment, supported on tapered octagonal posts resting on brick pedestals. The house is red brick and retains its original wood windows, some with patterned glass in the transom sashes. A noteworthy feature is the flat area on the hipped roof, enclosed with a later railing. At the street entrance to the front walk, there are two octagonal gateposts made of cast concrete. The gambrel-roofed carriage house or stable that served as the temporary home of the Sider family still stands behind the house.

Comments:

Design of shutters and widow's walk railing is not authentic. There is access to the widow's walk by way of a hatch.



James and Lydia (Brillinger) Hunt House

Location: 22 Gormley Road East

Year Built: 1917

Style: Four Square/Edwardian

Storeys: 2 ½

Classification: Inventoried

Foundation:

Cladding: Brick

Roof: Asphalt shingle

Windows: 1/1 Double-hung

Description: Foursquare house with some design eccentricities. The asymmetrical second floor windows are unusual, as is the gable-roofed wing at the left rear. (what is the band of dash-dot brick a few courses below the eaves?) Full width veranda with shallow hipped roof wraps around into the ell on the right. Two bay garage to the right rear. Decorative shutters are not authentic.

House handsomely framed by big mature trees.

Archives:

History:

The Hunt house is a variation on the American Foursquare style, having a gable-roofed wing on the rear half of its east side. Its construction was reported in the September 20, 1917 issue of *The Liberal*. James Hunt was a thresher by occupation, who moved into the village of Richmond Hill and built another red brick house in 1923. His Gormley home featured transomed windows with amber coloured, textured glass. Several years ago the original porch in the ell had disappeared, but in more recent times, a wrap-around verandah has been built in a style sympathetic to the design of this early 20th century house.

Comments:

3.0 Inventory of Buildings



Stanley E. and Mabel (Flintoff) Eade House

Location: 24 Gormley Road East

Year Built: 1958

Style: vernacular cottage

Storeys: 1 ½

Classification: Not inventoried

Foundation:

Cladding: vinyl clapboard

Roof: Asphalt shingles

Windows: Mixed. Fixed glass and casements.

Description: A straightforward front-gabled cottage with a full-width shed-roof verandah, with a small central gable. Generally similar to 49A Gormley Road East. Entrance door and verandah posts are offset slightly to the left. Decorative louvers applied to gable end.

Many large conifers; shrubbery at the front foundation.

Archives:

History:

Stanley E. Hunt, known as "Ern" was a section foreman, living in the Section House on Station Road. He built this house for his retirement.

Comments:

Offset of entrance and verandah posts leaves the little verandah gable looking oddly un-supported.



John and Pearl (Hunt) Sider House

Location: 25 Gormley Road East

Year Built: 1949

Style: Vernacular Bungalow

Storeys: 1

Classification: Not inventoried

Foundation: Decorative concrete block

Cladding: Brick

Roof: Hipped, with front gable wing, asphalt shingles

Windows: Original leaded windows in front gable.

Description: Modest vernacular bungalow. L-plan with angled entrance in the ell. Decorative precast at foundation, sills and in quoining around the entry door. Graceful shallow segmental arches above the window openings.

Big conifers out front.

Archives:GPA 93, 94, 95



A photo of the house from the 1950s. GPA #95

3.0 Inventory of Buildings



George and Alberta (Lehman) Baker House

Location: 28 Gormley Road East

Year Built: 1908

Style: Edwardian eccentric

Storeys: 2

Classification: Inventoried

Foundation:

Cladding: Ornamental Concrete Block

Roof: Asphalt shingles

Windows: 1/1 Double-hung

Description: A very eccentric building that showed off the product line of the owner's North American Cement Block and Tile Company. An unusual convex mansard roof tops a simple 2-bay foursquare façade, and a conically-roofed verandah supported on chubby fluted columns sits on the right front corner. Walls, lintels, sills, columns, column bases, and the porch finial are all precast products of George Baker's company across the road. Original 4/1 Edwardian glazing is intact. Richly planted yard with mature deciduous and coniferous trees. Outbuilding to left rear.

Archives:

History:

The George W. Baker house is a singular building; without question it is one of the most historic and architecturally interesting buildings in the hamlet. It was built in 1908 by the proprietor of the North American Cement Block and Tile Company, and was undoubtedly intended to serve as a showpiece of his product line. The form of this moulded concrete block house is similar to the other early 20th century homes in the area, being 2 storeys in height and following the general pattern of the Edwardian Classical style. What sets this example apart from the rest, aside from the variety of ornamental cast concrete building components, is its unusual convex mansard roof and the corner verandah with its conical roof and concrete ball finial (added in 1915).

The concrete components that act as accents to the rock-faced block walls are decorated with Classically-derived motifs. These include quoins, lintels and a belt course between the levels of the first and second floor. The block has been painted but better preserves its decorative detailing than the blocks used on the former company office and plant across the road.

Comments:

The role of the block factory in creating the wealth that built Gormley in the early 20th century makes this showcase house an essential heritage resource in the District.



George and Melinda (Sheffer) Hilts House

Location: 33 Gormley Road East

Year Built: 1922

Style: Queen Anne Revival

Storeys: 2 ½

Classification: Inventoried

Foundation:

Cladding: Brick

Roof: Asphalt shingles

Windows: 1/1 Double-hung. Replacement slider in gable end.

Description: The asymmetrical plan, the indented and shingled gable, and the ornate verandah mark this house as a Queen Anne. The conically-roofed corner verandah may have been inspired by the earlier one at 28 Gormley Road East. Incongruous bits of store-bought gingerbread alongside original Classic verandah capitals.

Lush landscaping, broad lawn, big trees. Outbuilding at rear.

Archives:

History:

The George T. Hilts house is an excellent and well-preserved late example of the Queen Anne Revival style. It combines many of the features of other early 20th century homes in the neighbourhood - red brick, pedimented gables, wrap around verandah with a conical roofed corner pavilion - in a particularly picturesque manner. The house was built in 1922 by George Hilts, a gardener by trade and a descendant of Johann Hiltz (later changed to John Hilts), an early Pennsylvania German settler in the district.

The Hilts house, built in 1922, has retained intact the Tuscan columns, sawn balusters and other details of its elaborate wrap-around verandah, the most noteworthy feature of the building. Further enhancing the decorative effect is leaded art glass in some of the ground floor windows. On the property is a frame carriage house and a pair of masonry gateposts that have ball-shaped finials that tie in with the detail on the roof of the verandah pavilion.

Comments:

Future alterations that restored the gable window and removed the inappropriate verandah gingerbread would improve the authenticity of the house.



George and Melinda (Sheffer) Hilts House. GPA # 102.

Courtesy of Floyd Doner.

3.0 Inventory of Buildings



Location: 37 Gormley Road East
Year Built: 1952
Style: Industrial
Storeys: variety of buildings on site; 1-5 storeys in height
Classification: Not inventoried

Foundation:
Cladding:
Roof:
Windows:

Description: The Unilock precast concrete plant is the successor to George Baker's North American Cement Block and Tile Company.



A view from the end of Station Road.

Comments: A logical successor to the original concrete block plant, it recalls an important aspect of Gormley's heritage. Nonetheless, it generates a lot of noise and truck traffic that is at odds with the otherwise peaceful and rural setting.

The railway was key to the origin of the concrete block company at this location, but the facility no longer has a rail connection, and is completely dependent on highway transportation.



William Bestard House

Location: 38 Gormley Road East

Year Built: c. 1909

Style: Four-square eccentric

Storeys: 2 1/2

Classification: Inventoried

Foundation:

Cladding: Ornamental Concrete Block

Roof: Asphalt shingles

Windows: Replacement, fixed glass.

Description: A foursquare house, with unusual touches: constructed of the locally-produced decorative concrete block; having a shallow mansard octagonal corner porch; and having that octagon impressed into the main building creating an angled entry bay. Later 2-storey board and batten addition to the right rear. Outbuilding to the right rear.

Lush landscaping with large mature trees.

Archives: GPA 63.

History:

This concrete block house is a less pretentious version of its neighbour, the George W. Baker House. It was built circa 1909 by William Bestard, a mechanic and the adopted son of John Bestard and Mary (Williams) Bestard. Prior to moving to Gormley, he lived on a farm on Lot 32, Concession 2, Markham Township in a house that still stands at 12 Mathias Court.

The Bestard house was constructed in the American Foursquare style using some of the products of the North American Cement Block and Tile Company. The richly textured rock-faced walls are accented with prominent quoining and a belt course between the ground floor and second floor. The polygonal corner pavilion, with its flat roof and stout poured concrete posts, adds visual interest to the design. The concrete block and slab railing is an unusual feature.

Comments: Future alterations might include restoration of historically authentic windows.



Photo from about 1938. GPA #63.

3.0 Inventory of Buildings



Jabez and Eva May (Williams) Thompson House

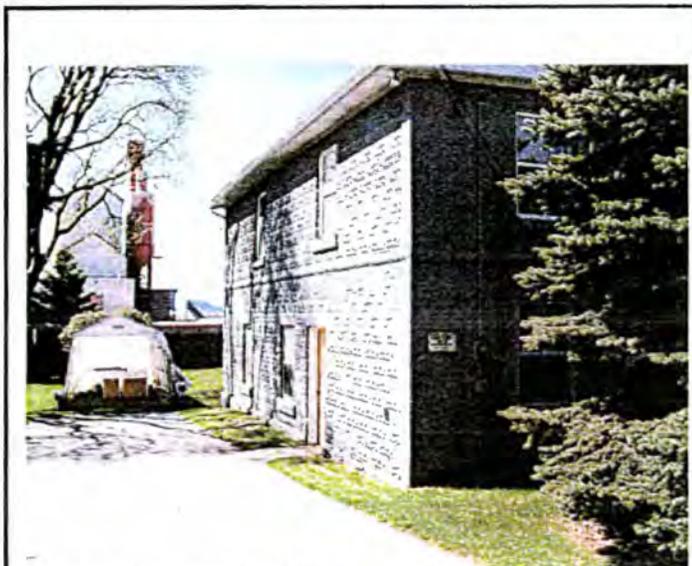
Location: 48 Gormley Road East
Year Built: 1860
Style: Ontario Gothic Vernacular
Storeys: 1 1/2
Classification: Inventoried

Foundation:
Cladding: Synthetic clapboard
Roof: Side gable, with central front gable; asphalt shingles
Windows: Double-hung 2/2

Description: Traditional Ontario Gothic cottage, of the sort that 8 Gormley Road East is modeled after. Quite intact. Deep lot, mature trees. Substantial outbuilding to the right rear.

On October 29, 1908, *The Liberal* reported that "Houses are increasing in West Gormley. Mr. Thompson moved one in from Vinegar Hill." Jabez Thompson was a section foreman with the Canadian Northern Ontario Railway. The property was in his wife Eva May's name. The precise location of "Vinegar Hill" is not known, but local tradition records that the house was moved from a site on the east side of Leslie Street, south of the Doner farm.

This frame house appears to date from the 1860s, and was updated after its 1908 move to Gormley. With its centre gable, storey and a half height and three-bay front, it is a typical example of a Classic Ontario Farmhouse. The location next to the railway line is an important aspect of the history of the house, given the fact that its original occupant was employed by the railway in a supervisory capacity.



Location: 49 Gormley Road East
Year Built: 1907
Style: Vernacular mill office
Storeys: 2
Classification: Inventoried

Foundation:
Cladding: Ornamental Concrete Block
Roof: Built-up roofing
Windows:

Description: Much altered commercial building, purpose built to house the offices of the block factory.

History:

This concrete block building has seen a number of changes over the years, but when it was built in 1907 it housed George W. Baker's North American Cement Block and Tile Company. There used to be a water tank on the roof that is said to have supplied water to the steam engines of the Canadian Northern Ontario Railway for a time. Before the train station was built, this building was reported to have been generously offered by Mr. Baker as shelter for the patrons of the new railway. The concrete block business operated from about 1907 into the 1920s. In later years, the building housed a planing mill and a Massey-Ferguson farm machinery outlet.

The Baker building showcased some of the products of the company in its construction. The decorative details on the blocks have been obscured to some extent by weathering and by the application of a concrete paint. On the front, the blockwork has been covered by stucco. A significant alteration done in recent years was the removal of the distinctive crenellated parapet and its replacement with a low-pitched gable. In spite of these changes, the Baker building retains its basic cubic form and window and door openings, preserving something of its original character.

Comments:

The block factory played a very significant part in Gormley's history. But the building, in its present form and condition, no longer represents that role.

3.0 Inventory of Buildings



Location: 49 A Gormley Road East
Year Built: 1914, converted to dwelling later
Style: Arts and Crafts
Storeys: 1 ½
Classification: Inventoried

Foundation:
Cladding: Board and Batten
Roof: Asphalt shingles
Windows: Double-hung, multi-lights over large single light

Description: Small, simple front-gable cottage, converted from commercial use (see history, opposite). Fine Arts and Crafts windows and entry door, and an elegant bell-cast roofed veranda on slender posts. Later shed dormer on left side of roof, and later 'gingerbread' bargeboard.

Big conifers out front.

History:

This frame cottage was constructed on the Baker property in the early 1910s to serve as a change room and concession stand for an open-air ice rink. It also provided space for a travelling branch of the Canadian Imperial Bank of Commerce and a dental office. The building was later converted into a modest house for George W. Baker's son when he married, and has served as a residence ever since.



George Baker's Skating Rink & snack bar, and the blacksmith's shop. GPA # 5. Courtesy of Eva (Wideman) Johnson.

4.4 Study Area Inventory

Gormley Road West

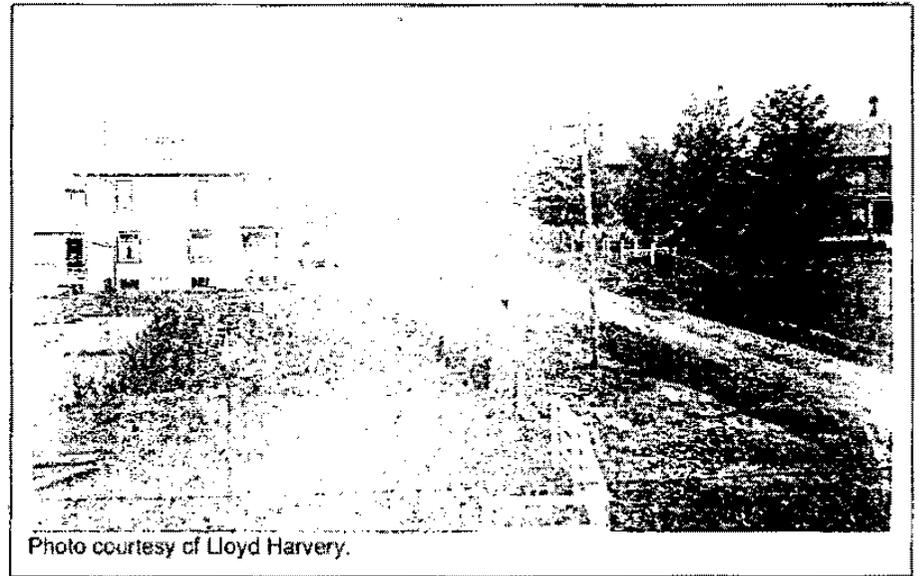
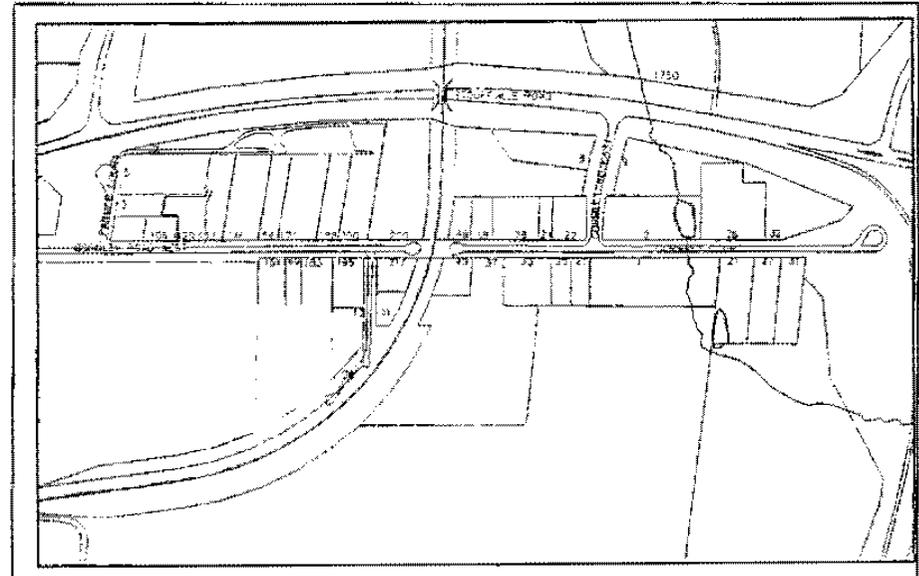


Photo courtesy of Lloyd Harvery.

3.0 Inventory of Buildings



John Doner farmland

Location: Gormley Road West
Year Bought 1807

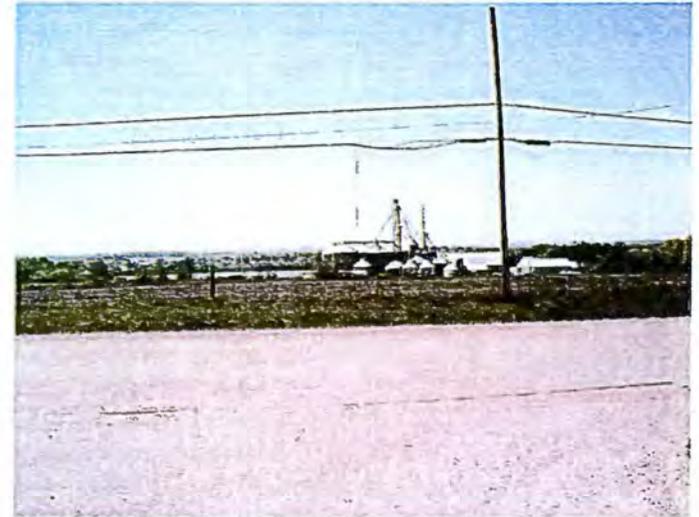
Description: The original patent for Lot 35, was given to Jacob Miller in 1805. Two years later the original John Doner bought the land. The current John Doner continues to farm this land—which has been in the same family for 201 years.

The agricultural use of this land is a part of the heritage of Gormley, and is protected by the Oak Ridges Moraine Conservation Plan, the Official Plan, and the Zoning By-law.

Archives:

History:

Comments:



The heart of the Doner agricultural enterprise rises south of the railway, outside of the Study Area.



Joseph Manock House

Location: 106 Gormley Road West
 Year Built: 1855-moved to Gormley about 1907
 Style: Georgian Cottage
 Storeys: 1 ½
 Classification: Inventoried

Foundation:
 Cladding: Synthetic clapboard
 Roof: Side-gable; asphalt shingles
 Windows: Replacement, mixed

Description: Archetypal 3-bay 1 ½ storey Ontario Georgian cottage. Unsympathetic replacement windows, skylight, shed addition at right rear, and decorative shutters.

Set fairly close to the road, by Gormley standards, but in keeping with the original siting of buildings of this period.

History:

This small, simple dwelling is another older home relocated to the Gormley hamlet during the community's expansion period the early 20th century. It is believed to have been built in the mid 19th century by John Heise. About 1907, it was moved to its current site by Joseph Mannock, a labourer, from somewhere in the vicinity of the north east corner of the Stouffville Sideroad and Leslie Street. The house is of frame construction, and was originally designed as a three-bay, Georgian tradition worker's cottage clad in vertical wood siding. It has been greatly updated with new windows and modern siding, but still retains its distinctive form as an early building, perhaps being the oldest in the hamlet.

Comments:

Future alterations might include restoration of the valuable pre-Confederation building that lies under the modern siding and behind the picture windows.



A similar house which was restored 30 years ago. The rear addition, that more than doubled the area of the house, is visible on the right.

3.0 Inventory of Buildings



Gormley Missionary Church
Location: 120 Gormley Road West
Year Built: 1931
Style: Vernacular church
Storeys: 1
Classification: Inventoried

Foundation:
Cladding: Brick
Roof: Asphalt shingles
Windows: Mixed. Modernist stained glass main window.

Description: The main building is a simple steep-gabled vernacular church form, with an A-B-A symmetry in the openings. A later addition on the right houses the current entrances to the worship space and the parish hall behind. Although the form is quite different than the earlier frame church shown to the right, the architectural austerity has been maintained.

Archives:

History:

In 1931, the present brick Gormley Missionary Church was erected to replace a smaller frame church dating from the 1870s. The design of the new church departed from the vernacular Gothic Revival theme of the older building, making a fresh, modern architectural statement. It must have been quite a conversation piece in this rural community when it was built, as even in the 1930s, the Gothic Revival was still very much in vogue for Christian churches. The gable-fronted design with its large, steeply pitched roof anticipates the A-frame churches of the 1960s. The rectilinear coloured glass windows are also representative of a innovative and modern spirit expressed by the architect and the congregation. There was never a cemetery associated with the church property. Rather, the departed faithful were interred at the community cemetery at Heise Hill.



The old frame church. GPA # 41

5.0 INVENTORY OF BUILDINGS



The Parsonage

Location: 132 Gormley Road West

Year Built: 1950s

Style: Cape Cod Cottage

Storeys: 1 ½

Classification: Not inventoried

Foundation:

Cladding: Brick

Roof: Side-gable; Asphalt shingle

Windows: Mixed

Description: A classic Cape Cod cottage. 3 bays, central entry, dormers above the side bays. The right bay has an archetypal post-WW2 picture window flanked by narrow double-hung flankers. The left bay has a triple casement replacing what were once a pair of double-hung windows.

Set well back from the road, with mature landscaping. Neat topiary in front of the house, suited to the period.

Archives:

Comments:

The Cape Cod cottage is a revival style that uses the same New England design precedents that the Empire Loyalists used when they settled Upper Canada. This house makes a good companion to 106 Gormley Road, to which it is stylistically related through a tradition that arcs over more than a century.

3.0 Inventory of Buildings



Jeremiah and Margaret Lyon House

Location: 146 Gormley Road West

Year Built: 1909

Style: Four-square

Storeys: 2 1/2

Classification: Inventoried

Foundation:

Cladding: Brick

Roof: Hipped; Asphalt shingles

Windows: 1/1 double-hung

Description: Classic foursquare house with extra-large central hipped-roof dormer. Symmetrical façade with full-width hipped roof verandah supported by Tuscan columns on stone-capped brick piers. Original glazing intact. Incongruous Victorian store-bought gingerbread at column capitals. Later decorative clock in the centre of the second floor.

Big lot, big lawn, big trees. Landscaping includes picket fencing and hedging. Large outbuilding behind.

Archives:

History:

Jeremiah Lyons was another railway worker who lived locally. In *The Liberal* of March 28, 1912, it was reported that this was "a first class brick building with 2 3/8 acres of land, furnace, soft water tank. The view from this home can scarcely be surpassed." Indeed, the same is true today. From this American Foursquare style home, one overlooks the expansive cornfield of the historic Doner homestead.

The Lyons House is a red brick, hip roofed dwelling. It has a full width front verandah supported on Tuscan columns, resting on brick pedestals. It is a two storey building with attic rooms lighted by a prominent hip-roofed dormer. In the rear yard is a frame carriage shed.

Comments: Imposing house, and very intact. Future alteration might include removal of inauthentic gingerbread on verandah columns.

3.0 INVENTORY OF BUILDINGS



Elizabeth Reaman House

Location: 151 Gormley Road West

Year Built: 1916

Style: Dutch Colonial

Storeys: 1 1/2

Classification: Inventoried

Foundation:

Cladding: synthetic clapboard

Roof: Front-gambrel; Asphalt shingles

Windows: 1/1 double-hung

Description: Dutch Colonial gambrel roof, with fully-expressed eaves returns. Unusual in orienting gable ends toward the street. Entry porch is possibly later addition—the current door and windows are surely recent. Shed-roof dormers are probably later additions. 1/1 windows are probably original.

Set fairly close the the road by Gormley standards. Lots of mature trees, both deciduous and coniferous.

Archives:

History:

This modest frame house was built for Elizabeth Reaman, a widow, in 1916. She moved to Gormley from the hamlet of Ringwood, west of Stouffville. Her home was a modest frame dwelling with a street-facing gambrel roof, an urban style of compact home commonly seen in Toronto's suburban neighbourhoods built up in the first quarter of the 20th century. The style is somewhat based on the Dutch Colonial. The house has a glazed enclosed porch that adds architectural interest to the front. There are shed-roofed dormers on both the east and west slopes of the roof.

Comments:

The revival of Colonial styles in the US began in the early 20th century. The extra second-floor space provided by the gambrel roof made the Dutch Colonial one of the most persistent of these revival styles.

Original siding material is said to have been vertical wood boards, with a later addition of Insul-brick patterned tarpaper siding.

3.0 Inventory of Buildings



Harrison and Gladys (Doner) Schlichter House

Location: 158 Gormley Road West

Year Built: 1957

Style: Vernacular bungalow

Storeys: 1

Classification: Not inventoried

Foundation:

Cladding: Brick

Roof: Hipped, asphalt shingles

Windows: Mixed; replacement fixed over awning

Description: Modest hipped-roof bungalow. Asymmetric façade, with recessed entrance bay on the right. Massive chimney offset to the left rear. Renovation underway at present has added a large front-gable element, with windows somewhat reminiscent of the Ontario Gothic tradition.

Set well back on the lot. Broad lawn, with large conifers.

Archives:



The house was close to its original configuration in the fall of 2005



Ida Manock Cook House
Location: 169 Gormley Road West
Year Built: 1930
Style: Vernacular
Storeys: 2
Classification: Not inventoried

Foundation:
Cladding: mixed; fieldstone prominent on front façade.
Roof: Gables, asphalt shingles
Windows: Replacement casements

Description: Several additions to what was perhaps a Homestead style house. Predominant feature is an asymmetrical front-gable projection with a broad recessed entry porch under the longer left-hand roof slope, and a large 4-ganged casement window on the right. Small outbuilding to the left rear.

Archives:

3.0 Inventory of Buildings



John and Mary-Jane (Dale) Leary House

Location: 172 Gormley Road West

Year Built: 1909

Style: Four-square

Storeys: 2 ½

Classification: Inventoried

Foundation:

Cladding: Brick

Roof: Hipped; Asphalt shingles

Windows: 1/1 double-hung

Description: Foursquare house with unusual flared roof and three, rather than the normal two windows on the second floor façade. Hipped roof verandah with Classical columns on stone-capped brick piers.

Set well back on a broad lawn. Lots of large mature trees. Unpaved driveway to the left leads to a large and handsome outbuilding.

History:

This red brick American Foursquare style house was local farmer John Leary's retirement home. Its construction was recorded in *The Liberal* on August 12 and August 26, 1909: "Mr. Leary and Mr. Forrester are building two fine residences." and "Mr. Leary and Mr. John Forrester are each erecting comfortable brick houses." John Leary was an Irish immigrant who farmed the north 100 acres of Lot 1, Concession 2, Whitchurch Township and also owned 34 acres of Lot 1, Concession 3, within the hamlet of Gormley itself. He donated land for the establishment of a Methodist Church that once stood on the site of the Gormley Missionary Church. Leary's earlier home still stands at 12370 Leslie Street.

The Leary House of 1909 differs from the standard American Foursquare plan in that the placement of the window openings on the facade is asymmetrical. The hip roof has flared eaves that add interest to the composition. The house has a full-width Edwardian Classical verandah typical of the style and period of the house. On the property is a frame carriage shed with a tilted gable window or "tip window" – a feature often seen in the rural buildings of Vermont and New Hampshire.



Henhouse at the rear. GPA #91.

3.0 INVENTORY OF BUILDINGS



Reverend Thomas S. and Cora (Herr) Doner House

Location: 183 Gormley Road West

Year Built: 1908

Style: Four-square

Storeys: 2 1/2

Classification: Inventoried

Foundation:

Cladding: Brick

Roof: Hipped; Asphalt shingles

Windows: Replacement fixed over sliders

Description: Very simple foursquare house, with tall, narrow wide-set windows, and a simple gabled pediment portico with Classical columns on stone capped brick piers. Hipped-roof dormer. Central chimney.

Large mature trees. The lot is very large and runs south all the way to the railway property. Large outbuilding to the rear.

Archives:

History:

Thomas Steckley. Doner was a minister of the Tunker or Brethren in Christ Church at Heise Hill. His house, constructed about 1908, is a very simple version of the American Foursquare style. Its windows are tall and narrow, reflecting more of a late Victorian design than the larger windows one would expect in an Edwardian period home. The front porch is also somewhat of a departure from the standard model. Although its Edwardian Classical detailing is typical of the period, a full-width verandah would have been more in keeping with the scale and style of the Doner House. Perhaps as a clergyman he favoured a less ostentatious dwelling than his neighbours, or perhaps he simply could not afford to embellish his home with more elaborate architectural features.

Comments:

The lack of the usual full-width verandah and the narrow and wide-spaced windows provide a sense of Classical solidity. The façade has a very sophisticated proportional scheme—see the diagram below.



3.0 Inventory of Buildings



John and Mary (Baker) Forester House

Location: 138 Gormley Road West

Year Built: 1909

Style: Queen Anne Revival

Storeys: 2 ½

Classification: Inventoried

Cladding: Brick

Roof: Hipped and gabled; Asphalt shingles

Windows: Replacement, mixed

Description: Hipped-roof main mass, with two gable-roof wings—one projecting forward from the left, the other projecting to the right at the rear. The resulting plan has 2 ells, both of which are filled by the wrap around hipped-roof verandah, which has Classical columns on stone-capped brick piers. Right leg of the verandah is enclosed as a sunroom. Front leg of verandah has a balcony on top. The eaves are deep, and the eave returns on the gable ends are substantial. Later addition of gingerbread is inauthentic.

Big trees, jolly random topiary shrubbery at the foundation.

Archives:

History:

The Forresters family were early settlers in Markham Township, possibly coming from Pennsylvania in the late 18th or early 19th century. The spelling of the name varies between Forster, Foster, Forrester and Forester, depending on the sources consulted. George Forster's hewn log house dating from c.1830 still stands at 11715 Leslie Street, on the grounds of Phyllis Rawlinson Park. Similar to John Leary, John Forrester (a descendant or another relative of George Forster) was a local farmer who retired to a new home in Gormley. His farm was on the east half of Lot 4, Concession 2, Whitchurch Township.

The Forester House is one of the larger and more elaborate dwellings to be erected in the emerging hamlet in the early 20th century. Unlike the functional and block-like American Foursquare style homes favoured by many of the neighbours, John Forrester chose a picturesque, irregular plan that features two projecting, gable-roofed extensions and a wrap-around verandah.

The design is rendered in a simplified late Queen Anne Revival style. The fretwork porch brackets and bargeboards are additions of the 1980s and although they are attractive architectural embellishments, they are not typical of the style and period of this house. The property contains a well-preserved frame hen house.



The Barn



Daniel and Elizabeth (Hisey) Doner House

Location: 195 Gormley Road West

Year Built: 1906

Style: Four-square/Edwardian

Storeys: 2 ½

Classification: Inventoried

Foundation:

Cladding: Stucco

Roof: Hipped; Asphalt shingles

Windows: 1/1 double-hung

Description: Straightforward Foursquare massing, but takes advantage of the corner site by providing a Classically proportioned portico at the Gormley Road West entrance, and a more informal full-width hipped-roof verandah on the left, facing Gormley Station Road. Big mature trees, both coniferous and deciduous.

Archives: GPA 47.

History:

Daniel H. Doner, a farmer, was the son of Peter Doner and Elizabeth Heise. In 1906, he had one of the first new houses in the village built by David W. Heise. This was a busy location, being at the entrance to Gormley Station Road.

The Doner House was designed in the American Foursquare style, but differs from many of the other early 20th century dwellings in the neighbourhood in that it is of frame rather than brick construction. Originally, the house was finished in narrow clapboard, but at a later date, it was clad in stucco. The house features an east-facing verandah and a north facing porch. Of particular architectural interest is the dormer on the front slope of the hip roof, with its closed pediment and palladian window.

Comments: This house shares a style with many other Gormley houses, but it's fairly unusual to see this style rendered in frame construction in south-central Ontario.



GPA # 47.

3.0 Inventory of Buildings



Clarence and Maggie (Baker) Doner House

Location: 200 Gormley Road West
Year Built: 1956
Style: Vernacular bungalow
Storeys: 1
Classification: Not inventoried

Foundation:
Cladding: Synthetic clapboard
Roof: Hipped, asphalt shingles
Windows: mixed; fixed, casements

Description: Modest hipped-roof bungalow, with central projecting hipped-roof wing. Central chimney.

Renovation currently underway includes the addition of a host of front-facing gables.

Big mature trees and shrubs, handsome foundation shrubbery.



A view of the house soon after construction.



The house was still close to its original configuration in the fall of 2005.

3.0 INVENTORY OF BUILDINGS



Peter Cober Store

Location: 217 Gormley Road West

Year Built: 1912

Style: Eclectic vernacular village shop

Storeys: 2 ½

Classification: Inventoried

Foundation:

Cladding: Aluminum clapboard over wood clapboard

Roof: Hipped and gable; Asphalt shingles

Windows: 1/1 double-hung

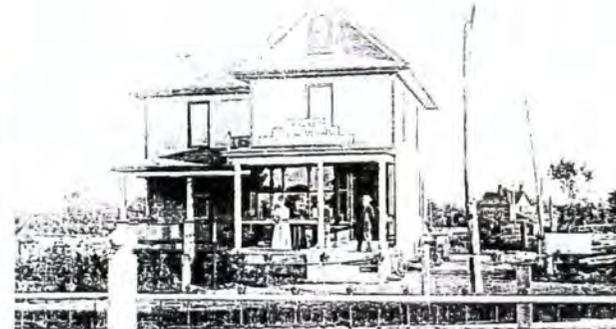
Description: The building contains an eclectic mix of architectural elements. The deeply-recessed closed-pediment gable, with its round-head window has a Queen Anne Revival character; the light verandahs, on their slender Tuscan columns, seem Italianate, and the main mass of the house, set behind the shop, has the character of a Foursquare house, with its hipped roof and hipped-roof dormer.

History:

The Cober-Johnson Store is the best preserved early commercial building in the Municipality. Although other combination store and residences survive in the historic Village Core of old Richmond Hill, none preserve the original store front as has happened here. The building was constructed as a general store and proprietor's residence in 1912. Its location at the entrance to Gormley Station Road placed it at the business centre of the community, a hub of activity in the days when the railway station was a magnet for commerce and industry.

The building was constructed for the Reverend Peter Cober. It is possible that this store replaced an earlier building, or that the house portion was built before the existing store. At any rate, newspaper articles that appeared in *The Liberal* in 1912 confirm that Peter Cober was in the process of building a new store at that time. By 1918, the store was owned and operated by John T. Johnson. It closed its doors in 1955.

Architecturally, the building is essentially a clapboarded, frame American Foursquare style residence with a gable-roofed store extension. Both the residential and commercial sections have full-width verandahs supported on slender Tuscan columns, and there is a balcony tucked into the ell above the main entrance to the house. Interestingly, the storefront, with its series of half-round arches and acorn drops, appears to be more of a Confederation-era style rather than a product of 1912.



Mabel Snider Johnson and D.W. Heise on the store porch.
GPA # 42. Courtesy of Vera (Doust) Bolender

3.0 Inventory of Buildings



David W. and Susannah (Sheffer) Heise House

Location: 220 Gormley Road West

Year Built: 1906

Style: Queen Anne Revival

Storeys: 2 ½

Classification: Inventoried

Foundation:

Cladding: Brick

Roof: Hipped and gables; Asphalt shingles

Windows: Mixed; double-hung, single-hung with transom

Description: A simple rendition of the Queen Anne style, with basic massing similar to 188 Gormley Road West: hipped-roof main block, projecting gable-roofed wings in front and to the left, wrap-around verandah filling the eels. This house has the deeply-recessed closed-pediment gables that are characteristic of the style. The verandah had been altered with wrought-iron posts and railings, but has been recently restored with Classic columns on stone capped piers. The original hipped roof is now a large balcony.

Large trees, unpaved driveway to the left leading to a large outbuilding.

Archives:

David W. Heise built one of the first new houses in Gormley in 1906. By trade he was a carpenter, but from 1914 to 1935, he served as a minister at the Heise Hill Brethren in Christ Church. The beautiful pulpit in the church was crafted by him in the 1920s. In addition to constructing his own house adjoining the new railway line, he was probably responsible for building many other local residences.

The Heise House, named "Laxdale House" at some point in its history, was designed in a simplified Queen Anne Revival style and accented with Edwardian Classical detailing. The plan features two gabled extensions that give the two storey red brick house a picturesque outline. Prior to alterations, the house had a wrap-around verandah supported on Tuscan columns, typical of the period of construction. In the rear yard is a frame carriage shed that resembles a Classic Ontario farmhouse because of its steep centre gable and one and a half storey height. It may have actually been a house at one time, later converted to a carriage house.



220 Gormley Street West, with 188 in the background.

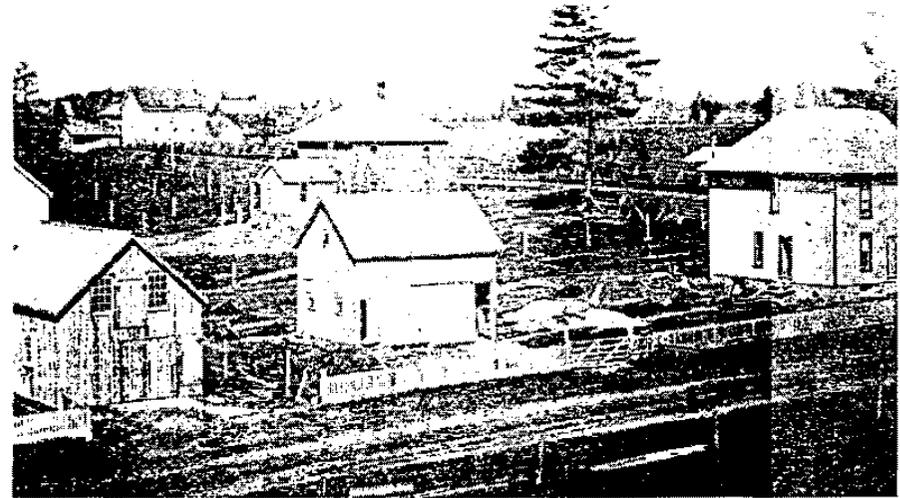
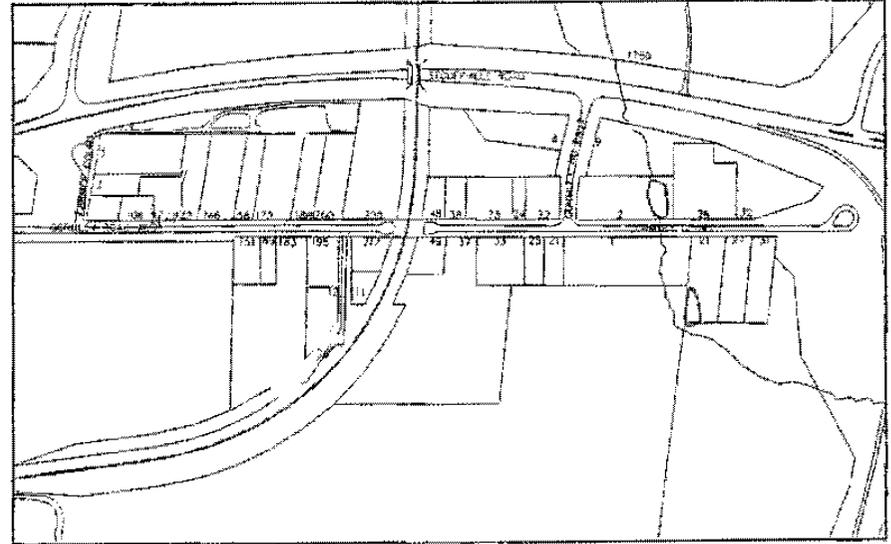
GPA # 36.

Courtesy of Vera (Doust) Eolender.

5.0 Inventory of Buildings

4.4 Study Area Inventory

Gormley Station Road



GPA #2. Courtesy of Eva (Wideman) Johnson.

3.0 Inventory of Buildings



Whitney and Eva (Wideman) Johnson House
Location: 11 Gormley Station Road
Year Built: Unknown. Moved to site in 1944
Style: Arts and Crafts cottage, converted to Cape Cod
Storeys: 1 ½
Classification: Not inventoried

Foundation:
Cladding: Vinyl clapboard
Roof: Gable, asphalt shingles
Windows: Replacement casements

Description: Archetypal Cape Cod cottage, with steep side-gable roof, and projecting front-gable wing to the right. A low-sloped verandah, on simple square posts, was built to fill the ell, and projects from the front-gable bay slightly. Shed at rear was originally the "oil house" from the General Store, which housed two large vats for storage of coal oil for lighting and heating.

At about ¼ acre, this is the smallest lot in Gormley. Good planting.

Archives:

History:

Moved to this site from Bayview and Highway 7. The house began life as a modest 1-storey Arts and Crafts cottage, with the characteristic 3/1 ganged windows. The main roof was a low-sloped side gable, with a slightly projecting front-gable wing on the right. See old photo below.



GPA #9. Courtesy of Eva (Wideman) Johnson.



David W and Jacob Heise Double House

Location: 12 Gormley Station Road

Year Built: c. 1908

Style: Vernacular homestead—double house.

Storeys: 2

Classification: Inventoried

Foundation:

Cladding: Wood clapboard

Roof: Side gable w/ front-gable ell; asphalt shingles

Windows: 1/1 Double-hung

Description: Most simply described as a pair of L-plan vernacular homestead houses, joined at the hip. Mirror image design with one-bay projecting front-gable wings at the outside, connected by a pair of two-bay side gable masses. A simple shed-roof verandah spans between the projecting bays.

The symmetry is reflected in the matching mature trees in the front yards, and the matching hedging.

Archives:

History:

This frame double house was built by David W. Heise and Jacob A. Heise circa 1908. In early photographs, it appears as a stucco building located amidst the busy station grounds. In fact, the road was then, and still is, owned by the railway. The house has a U-shaped plan and may have been intended as a rental property to provide income for its builders, perhaps housing people employed in local businesses.

To the north of the house is a one and a half storey frame blacksmith shop. Although it is believed to have been built in 1909, it looks more like a 19th century building with its 6 over 6 windows and general character. An early operator of the blacksmith shop was Eli Mantle, formerly of Richmond Hill's famous Trench Carriage Works. F.W. Woodward took over the operation in 1912. In the 1920s, a ruler factory was established in the building by the Farmer brothers. One interesting item they produced was a measuring stick for determining the levels in gas tanks, a new item in demand as gasoline powered vehicles became more plentiful. To the rear of the frame blacksmith shop is a white brick addition, built out of bricks produced at the Willcox Lake Brick Company plant.



GPA #24
Courtesy of
Eva (Wideman) Johnson

3.0 Inventory of Buildings



Jabez and Eva May (Williams) Thompson Residence

Location: 26 Gormley Station Road

Year Built: 1910

Style: Four-square

Storeys: 2

Classification: Inventoried

Foundation:

Cladding: Insulbrik

Roof: Hipped; Asphalt shingles

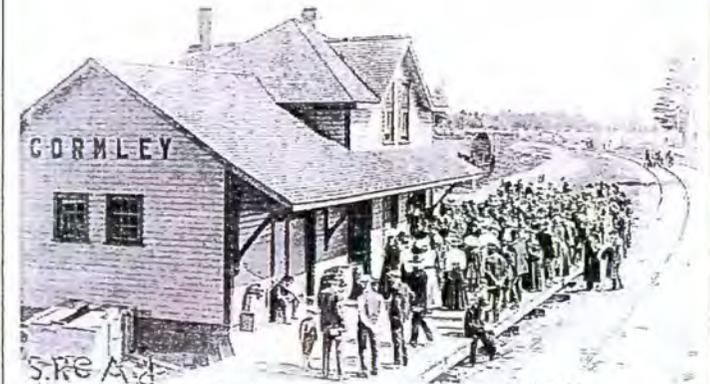
Windows: 2/2 double-hung

Description: Modest 2-storey hipped roof house. Could be called a frame Foursquare, or it could be classed as a classic railway building.

History:

This two storey frame house was built by the Canadian Northern Ontario Railway as a Section House, providing accommodation for the Section Foreman or Station Agent and his family. Jabez Thompson was the first Section Manager. It is a modest version of the American Foursquare model, and is still owned by the railway (the C.N.R. since 1923). The building appears on an early survey of Section 27 of the Bala Subdivision. It may have been built as early as 1907, but more research is required to confirm the date of construction.

The photo on the left shows Don Hall, the last Section Manager. He and his family lived in the house for about 30 years, but it is no longer occupied.



The Gormley Station, no longer standing. GPA # 68.

The Outbuildings:

The large number of substantial outbuildings in Gormley are a significant aspect of the village character. Some of the more substantial examples are shown here.



12 Station Road

This building has particular interest because of its former industrial uses as a blacksmith shop, and later a ruler factory. Before electric fuel gauges were invented, you dipped a marked measuring stick into the gas tank. 100,000 of these items were produced per year in this little building.



5 Farmer Court



220 Gormley Road West

3.0 Inventory of Buildings



26 Gormley Road East



172 Gormley Road West



33 Gormley Road East



220 Gormley Road West

Gormley Heritage Conservation District



Phillip H. Carter Architect and Planner,
In association with Paul Oberst Architect

The Study and Plan
2008

GORMLEY HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

Acknowledgements

The Gormley Heritage Conservation District is the culmination of a great deal of interest and effort over many years by local residents, municipal staff, Heritage Richmond Hill (formerly Richmond Hill LACAC), and Council. All had one objective in common - the desire to develop a plan that would help ensure the conservation of Gormley's heritage resources and unique character for enjoyment of future generations.

The following are acknowledged and thanked for their contribution to the development of the Gormley Heritage Conservation District Study and Plan:

Heritage Conservation District Advisory Committee (2005-06)

Local Councillor Vito Spatafora
Councillor Lynn Foster, Heritage Richmond Hill Chair
Dianne Giangrande, Heritage Richmond Hill Vice Chair
David Collinson, Director of Planning
Susan Corrigan

Heritage Richmond Hill

Councillor Lynn Foster, Chair
Dianne Giangrande, Vice Chair
Susan Corrigan
Joyce Horner
Sandra Murphy
Mary Shore

Municipal Staff (Heritage District Study Team)

David Collinson, Director of Planning
Joann Jalfen, Planning Technician

The Residents of Gormley

Who have maintained their wonderful hamlet for generations, and who assisted in the creation of their Heritage Conservation District to ensure its continued preservation.

The Historic Photographs: The character of these documents is greatly enhanced by the efforts of the residents of Gormley in creating the Gormley Photo Archive. Susan Johnson Corrigan has gathered and catalogued a treasure trove of historic photographs, gathered from the collections of: Floyd Doner, Eva (Wideman) Johnson, Vera (Doust) Bolender, Wayne Johnson, Hazel L.B. Johnson, Michael Duncan, Ann Duncan, Ruth (Hunt) Elliott, Lloyd Harvey, Elizabeth Marchand, and Harold Sider. Scanning was provided by The town of Richmond Hill. Photos are credited with the Gormley Photo Archive numbers, and the names of those who provided them.

Historical Research: George Duncan, now a Senior Planner with the Town of Markham, conducted historical research on Gormley and its buildings while he was working at the Town of Richmond Hill. His work appears in the inventory, and in the Short History of Gormley in this Volume. Susan Corrigan Johnson provided much additional historical information.

Mapping: Base mapping was provided by the Town of Richmond Hill GIS Services Section.

GORMLEY HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

2012-2013

NOTE: This document consists of two parts: I The Study, which examines the Gormley area and its history, and establishes a boundary; and II The Plan which contains the heritage statements, and provides policies, design guidelines, and procedures for the Gormley Heritage Conservation District, as required by the *Ontario Heritage Act*. The Inventory of buildings is published separately.

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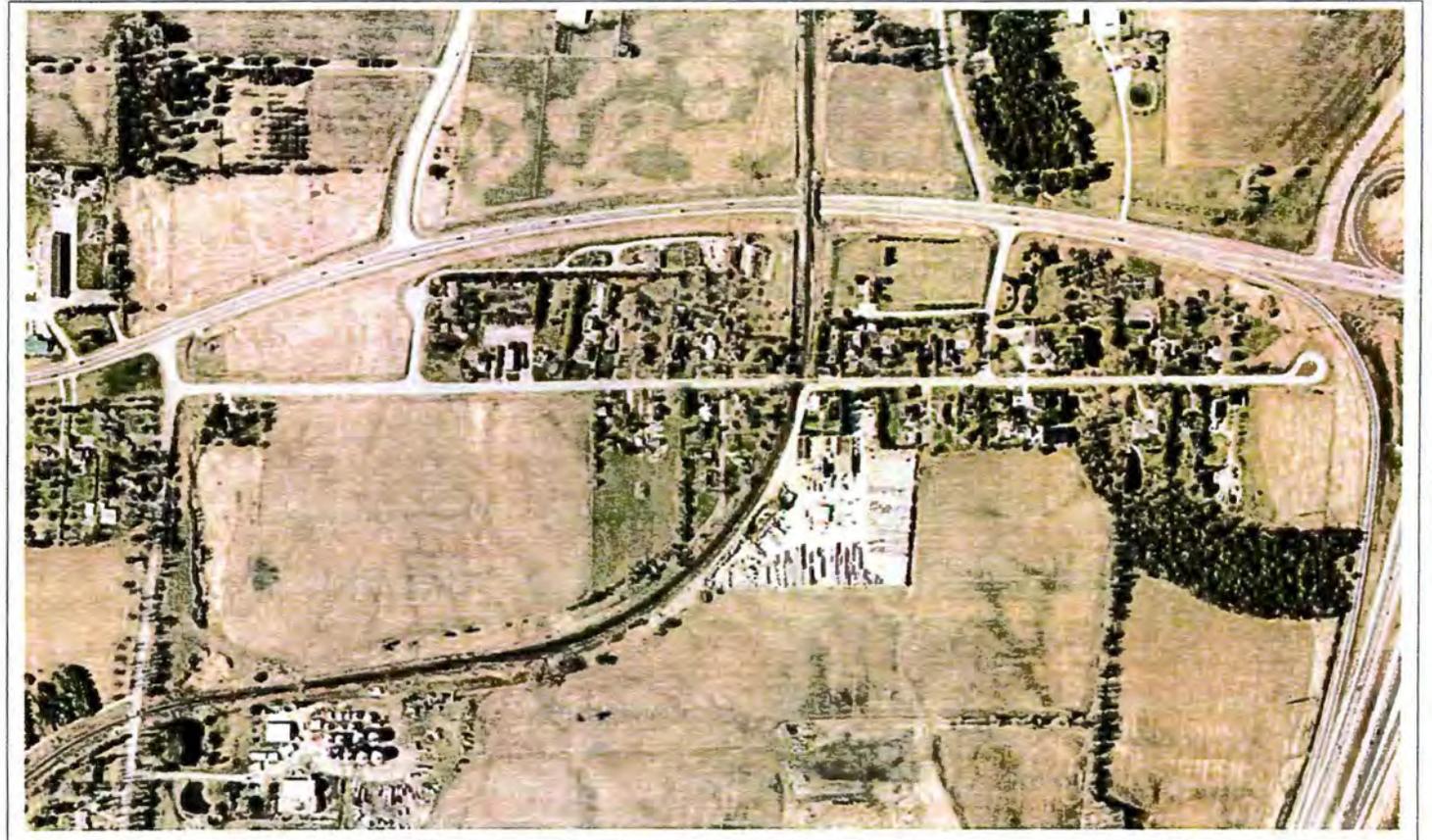
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Ortho Aerial Photograph of the Rural Hamlet of Gormley courtesy of the Regional Municipality of York

I The Study

1.1. The Heritage Conservation District Concept

The creation of Heritage Conservation Districts (HCD) is a power given to municipalities under the Ontario Heritage Act. According to Provincial guidelines, an HCD is a collection of buildings, streets and open spaces that are of special significance to the community. The individual elements of the district must combine in such a way as to present a sense of cohesiveness. This unity can be expressed by a common historical association within the district, a sense of unified or diverse but complimentary design, or the sympathetic relationship of one building to another or a group of buildings to open space. The district character should not be greatly altered by the intrusion of unsympathetic structures within the area.

A Heritage Conservation District is a tool for managing change in an area that is of special historical significance to the municipality and its residents. Policies and regulations in an HCD Plan encourage heritage conservation through controls on demolition and alteration of heritage buildings, design guidelines, incentives and public education. The HCD Plan provides criteria for regulating design for new buildings and additions to ensure that change and growth are compatible with the area's special character.

According to the Ministry of Culture, district designation

... is concerned with the protection and enhancement of groups of properties that collectively give an area special character. This character derives not only from individual properties which may be of architectural or historical interest but also from the overall historic and aesthetic values of buildings, streets and open spaces seen together. District designation under Part V of the Act provides a tool for protecting that character in the course of change and development within a municipality.

It is not the purpose of an HCD to freeze an area in time; rather the purpose is to guide change so that it contributes to, and does not detract from the district's architectural and historical character. The designation of an HCD can help foster enhanced community pride, promote property maintenance and improvements, and may be a factor contributing to increased property values resulting from such positive directions in the community.

1.2 Purpose of the Study

This Study is undertaken pursuant to Part V of the *Ontario Heritage Act*, RSO 1990, Chapter O.18. The purpose of the Study is to provide the supporting data necessary to effect the designation of a Heritage Conservation District for a portion of the Town of Richmond Hill, as called for in Sections 1.4.6.3 of the Official Plan of the Town of Richmond Hill.

The primary goal of the Gormley Heritage Conservation District Study is to provide the basis for the development of a Heritage Conservation District Plan for the community. The objectives of the Study include:

- a) to inventory and evaluate the features of the study area that contribute to its special character as a heritage area;
- b) to examine the impact of planning and other municipal and provincial regulations and policies with respect to their potential impacts on the area;
- c) to seek public input from the local residents and property owners on their vision for their community and the implementation of HCD designation and plan;
- d) to recommend to Council appropriate boundaries for the district designation.

Adoption of this Study will lead to the preparation of Heritage Conservation District Plan, in conformity with Section 41.1 of the *Ontario Heritage Act*. The Plan will include:

- a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- a statement explaining the cultural heritage value or interest of the heritage conservation district;
- a description of the heritage attributes of the heritage conservation district and of properties in the district;
- policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- a description of the alterations or classes of alterations that are minor in nature and that the owner of a property in the heritage conservation district may carry out or permit to be carried out on any part of the property, without obtaining a Heritage Permit.

1.3 Background of the Study

Gormley is a rural hamlet near the south east corner of Leslie Street and the Stouffville Sideroad consisting of 36 households, a church, agricultural land and a manufacturing plant producing concrete products. In November 1999, a group of local residents organized an information session on the subject of Heritage Conservation District (HCD) designation. The community's interest in heritage districts came about as a response to the increasing rate of change and development being experienced in bordering areas. Concerned that the integrity and character of Gormley might be threatened by approaching large-scale development, the residents sought to explore ways to protect the hamlet and preserve the essence of their neighbourhood.

A further community meeting, again organized by local residents, was held in April of 2001 to address questions and determine the level of interest in continuing to pursue an HCD in Gormley. Mr. Regan Hutcheson, Manager of Heritage Planning for the Town of Markham, was present to make a presentation on his municipality's considerable experience in the designation and administration of HCDs. This was followed by a questionnaire from Ward 1 Councillor Vito Spatafora. The results of the questionnaire indicated strong community support for an HCD.

At the July 3, 2001 Committee of the Whole meeting, local resident Ms. Susan Johnson addressed the members of Council regarding the community-based initiative to proceed with an HCD in Gormley. The Committee unanimously supported a direction to staff to produce a staff report outlining the purpose, process, implications and potential costs of an HCD Study and Plan for the Gormley area. A draft report was prepared pursuant to that direction. However because Gormley was within the area affected by the Provincially-imposed

development freeze on the Oak Ridges Moraine, it was necessary to put the study on hold until the implications of the anticipated legislation and regulations could be assessed by staff.

According to the Oak Ridges Moraine Conservation Plan of the Oak Ridges Moraine Conservation Act, 2001, Gormley is a Rural Settlement as a Component of a Countryside Area. An initial review by Planning staff indicated that there does not appear to be anything in the regulations to preclude the establishment of an HCD in a Rural Settlement. In fact, the regulations of the Oak Ridges Moraine Conservation Act, 2001 Part II: Land Use Designations, Section 13 (1)(c), include the goal of "maintaining the rural character of the Rural Settlements," a goal which is in agreement with that of an HCD designation as envisioned by the local residents.

On March 10, 2003 Committee of the Whole approved the recommendation of Staff Report SRPD.03.033 which included:

- a) that Planning and Development Staff prepare a work program for the Gormley Heritage Conservation District Study;
- b) that Town Staff, in conjunction with LACAC, be requested to recommend to Council an appropriate boundary for a Heritage Conservation District Study Area;
- c) that the Clerk be instructed to prepare a by-law stating the Town's intent to carry out a Heritage Conservation District Study and Plan for the Hamlet of Gormley; and
- d) that a resident of Gormley be appointed to LACAC.

1.3 Background of the Study

What are the effects of Heritage Conservation District designation?

An area that has been designated as a Heritage Conservation District is carefully chosen, studied and designated to enable it to receive special treatment. It is anticipated that an HCD will enjoy a continued vitality because of the enhancement of its historical and architectural character. The future viability of the District will be protected as the possible intrusion of incompatible uses and structures will be controlled to some degree. At the same time, an HCD should not be isolated as a museum piece, but rather it should accommodate services and functions that are important to the municipality of which it forms a part.

An HCD designation allows a municipality to use architectural and urban design controls to affect design details and materials for new buildings, additions and renovations. Designation also allows the municipality to prevent demolition of heritage buildings and to protect heritage structures from alterations that could detract from their historical and architectural significance. Designation can provide a financial benefit to property owners through access to Federal, Provincial and Municipal heritage grant and loan programs in cases where heritage designation is a prerequisite to qualify.

In a designated HCD, all buildings are subject to the policies of the HCD Plan, whether they are historical or more recent structures. This ensures that the entire area is treated in a consistent manner and all property owners may benefit from funding programs, when available. Typically, design guidelines for non-heritage buildings are less detailed and rigorous than those for heritage buildings.

The details of an HCD Plan can be custom-fit to suit the needs and wishes of the community. For example, the *Heritage Act* allows a Plan to exempt certain classes of minor work from review and permits. Usually, routine maintenance and repairs, and small secondary back-yard constructions are exempted.

HCD designation does not generally regulate land use, zoning, or other matters generally dealt with under the Planning Act, but a Plan may contain guidelines concerning Site Plan approval, severances, and building scale and mass. It can also offer recommendations for changes in some other policies, so that the municipal efforts in the District are harmonized.

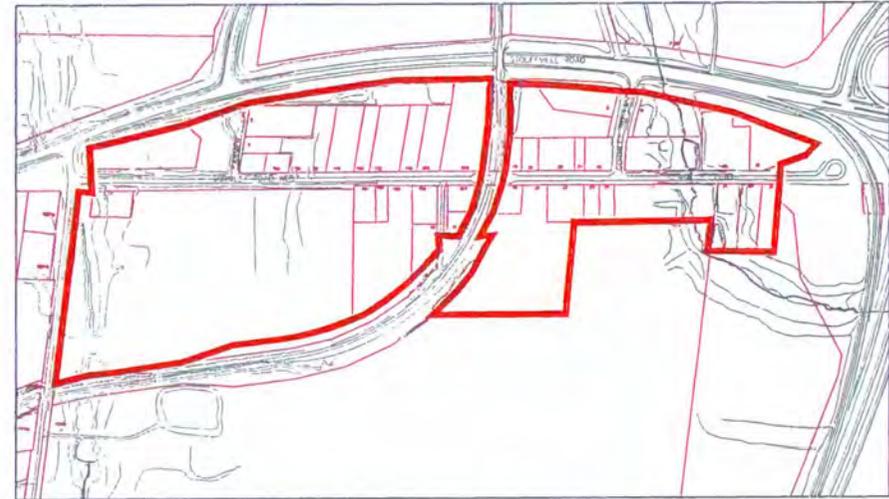
The Plan will contain provisions for administration of the District—review of applications, and the issuance of Heritage Permits. The system of administration is chosen by each municipality. Review may be conducted by Town staff, the Municipal Heritage Committee (Heritage Richmond Hill), or by a special committee appointed by Council. In most municipalities there is no fee for a Heritage Permit, and the forms for a permit application fit on a single page.

Council always retains the central role in maintaining the Plan. Applicants can appeal permit decisions to Council, and Council can update and revise the administration of the District by a simple resolution.

1.4 The Study Area

The hamlet of Gormley is a well-defined, self-contained area comprising Gormley Road East, Gormley Road West, Gormley Court, Station Road and Farmer Court. The C.N.R.'s Bala Subdivision Line runs through the approximate centre of the neighbourhood, dividing it into east and west halves. Council enacted the Gormley Heritage Conservation District Study Area By-law No. 59-05 in 2005 with boundaries as recommended by Planning staff and in consultation with the then LACAC.

The railway right of way and associated property is under Federal jurisdiction and cannot be regulated under Provincial legislation. For this reason, the C.N.R. lands are not formally included in the HCD Study Area By-law. However, the impact of the railway line on the community will be considered in the study itself.



It should be noted that the area enclosed by the HCD study area may not be the same as the final boundaries of the HCD designation.

1.5 Implications of Designation as a Heritage Conservation District.

Planning for Change

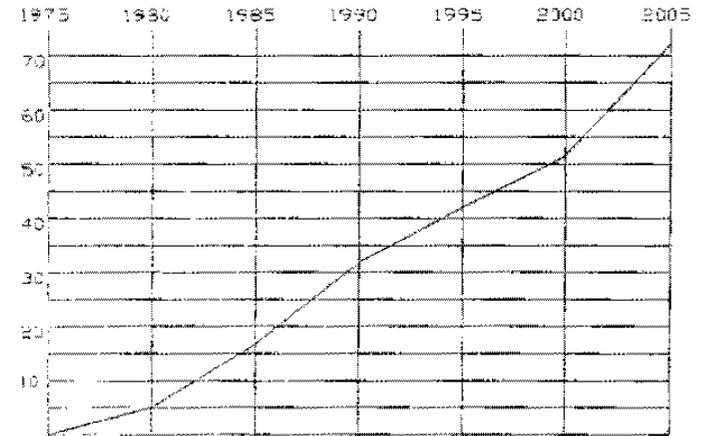
All municipalities plan for the future, using their powers under *The Planning Act*. The instruments of these powers are Official Plans, Secondary Plans, Zoning By-laws, and Site-Plan approvals. Property owners who are contemplating changes in the built form of communities must seek approval under these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

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

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

Growing Use of Heritage Districts.

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



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

A Stable Environment

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

1.5 Implications of Designation as a Heritage Conservation District.

Property Values

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

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

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

Financial Incentives

The Town provides financial assistance for some heritage projects, through the Richmond Hill Heritage Fund. This fund provides matching grants of up to \$2000 for projects directed toward the maintenance and enhancement of significant architectural features of designated heritage properties. Buildings in the District are designated, under Part V of the *Ontario Heritage Act*. Only one grant is permitted per project, and a property is only permitted one grant per calendar year. Typical eligible projects include conservation or reconstruction of significant exterior features such as doors, windows, verandahs, decorative trim, or original siding or roofing. Structural work required to restore structural soundness is also eligible. Upon approval by Council, the owner enters into a resoration agreement with the Town. For further information, contact the Town's Heritage Co-ordinator at (905)-747-6416.

Education

A good heritage district plan will provide information about proper techniques for maintaining heritage properties, and will point the way to other sources of such information. There are many publications that provide such guidance, and there are also excellent internet resources, provided by the Canadian and American governments. These will be listed in the body of the Plan, and they are included in the Sources in Section 10 of this Study.

1.5 Implications of Designation as a Heritage Conservation District.

Heritage Permits

Heritage Permits are the administrative instruments of a heritage conservation district.

Section 42.1 of the *Ontario Heritage Act* requires an owner of property in a heritage conservation district to obtain a permit from the municipality to:

“1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.

“2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.”

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

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

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

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

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

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

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

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

To simplify the legal language, Heritage Permits are required for all exterior work **except** that which has been exempted in the district plan, and the objectives, policies and guidelines in the district plan establish the framework for approval of permit applications.

Demolition Control

A noteworthy change in the 2005 amendments to the *Ontario Heritage Act* is the new ability of municipalities to prevent the demolition of buildings in heritage conservation districts. Previously, demolitions could only be delayed for a period of 180 days. This change brings Ontario in line with most North American jurisdictions in the power to preserve heritage.

Maintenance Standards

Under Section 45.1 of The *Ontario Heritage Act*, a municipality that has a property standards by-law under the *Building Code Act*, can pass a similar by-law setting minimum standards for maintenance of heritage attributes of property in a heritage conservation district.

2.0 Historical Aspects

2.1 A Short History of Gormley

Prehistory

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

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



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

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

2.0 HISTORICAL ASPECTS

European Contact: France and England



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

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

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

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

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

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

2.0 Historical Aspects

Simcoe's Plan

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

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

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



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

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



The original farms were carved out of forest. The roads were surveyed by the government, but under the Statute of Labour, landowners were responsible for clearing and maintaining them.

Settling in

Simcoe made a determined effort to encourage settlement, offering generous land grants in the new colony and going so far as to advertise in newspapers in Philadelphia. He had been impressed by the industriousness of the “Pennsylvania Dutch” when he was stationed there during the American Rebellion. He preferred working settlers, whatever their origin, to absentee landlords, however British and posh they might be—an attitude that met with official disapproval higher up the political ladder.⁴

The image of the United Empire Loyalists as conservative royalist Englishmen ignores the substantial role of the Pennsylvania Germans in settling Ontario—as was the case in the Gormley area.

Settlement here began with the arrival of Pennsylvania German immigrants in the first decade of the 19th century. On the south side of today’s Stouffville Road, Lot 35, Concession 3, Markham Township was patented by Jacob Miller in 1805. In 1807, the 200 acre property was purchased by John Doner, formerly of Lebanon County, Pennsylvania. Doner was an ordained Bishop in the local Brethren in Christ (Tunker) Congregation. The Brethren in Christ continue to be an active part of the Gormley community to the present day. The Doner family too have an unbroken lineage in Gormley, still owning the homestead and residing on part of the original farm. The historic Doner farmhouse at 12119 Leslie Street is listed on the Town’s *Inventory of Buildings of Architectural and Historical Importance*. The earliest portion of this much-evolved frame house may date to the first quarter of the 19th century.

⁴ Reaman’s *A History of Vaughan Township* describes Simcoe’s efforts and success in attracting Pennsylvanians of German origin, and his difficulties with his superiors.

2.0 Historical Aspects

On the north side of the Stouffville Road, Lot 1, Concession 3, Whitchurch Township was patented by Baron Frederick de Hoen in 1802 as part of over 3,000 acres granted in recognition of military service during the American Revolutionary War. In 1805 he sold the 200 acre property to Joseph Heise, who like John Doner came from Lebanon County, Pennsylvania. The property was purchased by Doner in 1808 and then by Samuel Baker in 1836. Baker was a member of another Pennsylvania German immigrant family that settled in southern York County in the early 19th century. The Bakers came to Upper Canada from Somerset County, Pennsylvania, in 1800. The Baker homestead in Vaughan Township is a well known historic site and the location of a long-established maple sugar bush. In Gormley, the circa 1858 home of Samuel Baker Jr. can still be seen at 32 Gormley Court, relocated there when Highway 404 was constructed through the area.

Other Pennsylvania German families that settled in the vicinity of Gormley include names such as Hoover, Steckley, Brillinger, and Sherk. These early settlers laid the foundation of a prosperous agricultural community that has continued for generations. Many decedents of the old Pennsylvania German families continue to live in the area to the present day. They can be counted among the members of the Heise Hill Brethren in Christ Church on Woodbine Avenue, south of the Stouffville Sideroad.

A portion of Gormley east of Farmer Court and on the north side of Gormley Road West was once part of the Leary property. John Leary, an Irish immigrant, farmed the north half of Lot 1, Concession 2, Whitchurch Township. He purchased the 100 acre property in 1857, and added to his property holdings with the purchase of 34 acres of Lot 1, Concession 3 from Daniel Heise in 1871. There was a house and business on this property. At about the time of his marriage to Mary Jane Dale (circa 1870), Leary built a brick house in the Classic Ontario Farmhouse style that still stands at 12370 Leslie Street. Unlike the majority of their neighbours, the Leary family was of the Methodist faith. In 1873, a Methodist Church was built on land donated by John Leary.



The Leary House and harness shop. GPA #32.

Establishment of Gormley

The original hamlet of Gormley or Gormley's Corners was established at the intersection of Woodbine Avenue and the Stouffville Sideroad. The community was named for its first postmaster, James Gormley, in 1854. He was a storekeeper and auctioneer and a former school teacher. In its heyday, Gormley supported a hotel, store, blacksmith shop, weaver, boot and shoemaker and several rural industries. These included a cheese factory, sawmills, a wagon maker, a planing mill, and a grist mill. In addition to the businesses, there were a number of residences clustered within this crossroads community. Today, "Old Gormley" remains a distinct hamlet within the current municipal boundaries of the Town of Whitchurch-Stouffville.

The western portion of the Gormley community that is now part of the Town of Richmond Hill was established when the new James Bay Railway line came through the neighbourhood in 1905-1906. This part of Gormley is referred to by a number of different names: New Gormley, West Gormley, Gormley Station, or simply "Gormley." The geographical distinction between New Gormley and Old Gormley was less pronounced prior to the construction of Highway 404 and the rerouting of the Stouffville Sideroad.

Prior to "New Gormley", the intersection of Leslie Street and Stouffville Road was known as Emery's Corner. It was named after John Emery, who ran a store out of a building that once stood on the north east corner of what is now Gormley Road West and Farmer Court. A harness shop later operated at this location. The combination house and store was demolished in the 1950s.

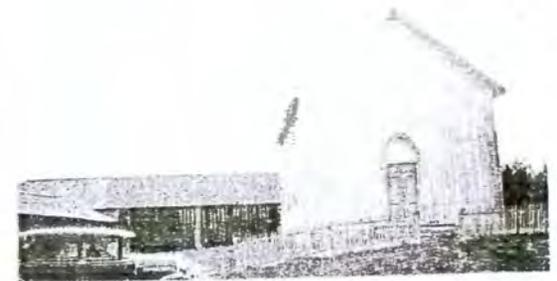
2.0 Historical Aspects

Religion and the People of Gormley

The construction of a Methodist church on land donated by John Leary was a significant local development in 1873. Known as the Union Church, it was a board and batten building designed in a simple version of the Gothic Revival style. By the early 1880s, pastors from the Markham Missionary Church began holding regular services for the Mennonite community here. The formal start of the Gormley United Missionary Church did not occur until 1891 when six charter members, all of the Mennonite faith, formed the first small congregation. In 1931 the frame church was replaced with a larger brick structure that still stands on the same property. A. T. Gooding, who was the leader of three other churches, was the first minister at the new church, called the Mennonite Brethren in Christ. The name was later changed to the Gormley United Missionary Church, and again to simply be the "Gormley Missionary Church." The tall blue cross that acts as a signpost to the church is a prominent landmark on the south side of the Stouffville Sideroad as one approaches New Gormley from the west.

The Tunker or Dunkard Church, an anabaptist sect related to the Mennonites, also had a strong presence in the Gormley Community. Many of the earliest families to settle in the area were members. In 1877, they built a brick church at Heise Hill, on the west side of Woodbine Avenue south of the Stouffville Road. Prior to the construction of the church, services were held in the members' homes on a rotating schedule. Today this group is called the Brethren in Christ church. Many of Gormley's pioneer families have relatives interred in the cemetery associated with the Heise Hill church.

All of this church background is significant to the history of Gormley because most of the people who lived in the community were involved in these churches, including the pastors, who were local residents.



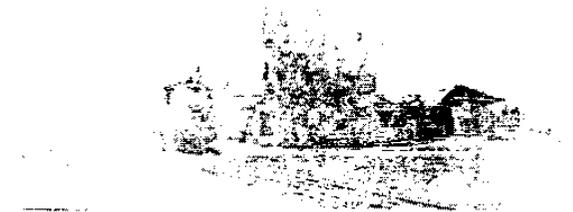
The old frame church. GPA #41.

The Coming of the Railway

The most significant influence on the history and development of Gormley was the arrival of the James Bay Railway line in 1905-1906. The James Bay Railway Company received its charter in 1895. It was the first project of railway promoters Mackenzie and Mann, who later controlled the Toronto and York Radial Railway, the successor to the Metropolitan Railway. Construction of the line, which ran from Toronto to Sudbury, took place between 1905 and 1908. It was intended to service the mining region of Northern Ontario as new silver, nickel and iron mines were being opened up in the early years of the 20th century.

Following their original survey of Gormley in the winter of 1903-1904, the company bought the right-of-way in Whitchurch from John Leary and in Markham from Daniel Doner. The tracks were finally laid through New Gormley by September of 1905. The line between Toronto and Parry Sound was officially opened on Monday, November 19, 1906. By December, the railway was in full operation. By this time the name of the company had changed to the Canadian Northern Ontario Railway, and later to the Canadian Northern Railway. In 1923, the line became part of the new Canadian National Railways system.

South of the Stouffville Sideroad, a two storey station was built in 1907, along with associated structures such as a driving shed, coal shed, stock pens, section house, and garage. Mr. W. A. Wilson was the first Station Agent. Clustered around the station ground were a number of businesses that relied on the rail service, and along with these enterprises were the homes of their owners and others who built substantial new houses in the emerging centre. The station was important to local farmers who shipped milk and other produce to the city from here.



Two views of the Gormley Station.
GPA #37 above, and #8 below



2.0 Historical Aspects

From the arrival of the railway until the widespread use of the motor truck New Gormley was a very busy and industrious area. The early morning train to Toronto brought farmers from miles around with wagons and sleighs (depending on the season) loaded with eight gallon cans of milk to be shipped into the city. Groups of farmers would take turns loading the train according to a schedule. The optimistic mood of the community was captured in this newspaper article from *The Liberal* that appeared in March 21, 1907 edition:

Gormley Gleanings. The town of "West Gormley" is making rapid strides, and it is only a question of a short time till the "old town" will become a sleepy suburb of its western rival. The Gormleyites are rejoicing in the assurances of a regular station on the C.N.O. , which is already doing a lot of business there. The company have built stock and hog yards, and carloads of cattle and hogs have been handled. Mr. Alex. Bruce of Carrick Mills, has imported a number of carloads of corn, which has been selling like hot cakes to the surrounding farmers. A temporary platform has been built for the convenience of passengers and the loading of milk, the business in which, from present indications, will soon assume immense proportions.

Mr. Geo. Baker, the proprietor of the North American Cement Block and Tile Co. adjoining the station grounds, has done a rushing trade in coal this winter, some going as far south as below Victoria Square. Mr. Baker kindly allows passengers the friendly shelter of his factory, pending the building of the station.

Mr. D. Doner is going to build a large barn, the building of which is let to Smith Bros. of Edgely. Progress is in the air. "West Gormley" lies high and dry, there is abundance of ozone, and plenty of pure water. From the windows and verandahs of its homes can be seen the whole township of Markham and a little of Scarboro, not forgetting Richmond Hill.

The Development of New Gormley

Daniel H. Doner, a farmer, was the son of Peter Doner and Elizabeth Heise. In 1906, he had one of the first new houses in the village built by David W. Heise. Today this house is 195 Gormley Road West, at Station Road. By the time New Gormley reached its peak of development, a general store, garage, planing mill, ruler factory, grain elevator and feed mill as well as a blacksmith shop, railway station and section house were all well established on the Doner homestead.

David Heise, another prominent citizen of New Gormley, was a mechanic, carpenter and preacher. In the July 5, 1906 edition of *The Liberal*, it was reported that "Mr. D. W. Heise has built himself a fine residence adjoining the railway..." This was the first of a series of new red brick residences to be built in the emerging hamlet. With his brother Jacob, D. W. Heise built a frame double house on Station Road in 1908. In 1904, he helped to form the Bethesda and Stouffville Telephone Company. Eventually, this independent company was purchased by Bell.

The Doner and Heise houses were just two of many fine, spacious residences to be constructed on either side of Gormley's "main street" in the first quarter of the 20th century. Most of these were substantial red brick, two storey dwellings. The favoured architectural styles were the Edwardian Classical, Queen Anne Revival and American Foursquare. Ample verandahs, decorative glass, attic rooms and adjoining frame carriage houses were features of many of these houses. A number of frame houses were added as well, a few of which were older homes relocated to the hamlet and placed on new foundations. Perhaps the most innovative of the dwellings to be constructed in New Gormley was the home of George W. Baker, the cement block manufacturer. His remarkable cement block house was a veritable "sample case" of the products offered by his business.



David W. and Sarah Ann Heise, daughter Beniah

GPA #57, courtesy of Floyd Doner.

Commerce and Industry

In 1907, George W. Baker, proprietor of the North American Cement Block and Tile Company, constructed a concrete block building to serve as his plant and office on a site adjoining the railway line. The plant manufactured a variety of plain and ornamental blocks, lintels and other building components. As mentioned earlier, Baker's own home across the road from the plant was a display piece for his line. In addition to the home and office, other examples of his work include the neighbouring house to the west, and two houses on Major Mackenzie Drive East in Richmond Hill's historic village core. The block was more commonly used for house and barn foundations rather than for entire buildings.

George Baker's business enjoyed great success for several years. By 1922, a planing mill operated by the Farmer brothers was also on the site. The North American Cement Block and Tile Company was later sold to Messrs. Barr and Scholls and became the Gormley Block Company. The tradition of concrete block manufacturing in New Gormley continues to the present day with Unilock, on the original site.

A grain elevator was built in 1908 by Hiram Powers of Unionville, on the east side of the tracks opposite the train station. It was purchased by A. D. Bruce in 1909. The grain elevator was later sold to the Canada Grain Company and was operated for many years by George Leary and Joseph Cherry. The company would store grain, which it purchased from local farmers, in the tall wooden grain elevator which was not unlike those seen in the Canadian west. From there, the grain was shipped by rail to Toronto.

The grain business declined as livestock became more prevalent on local farms, and the grain was used as feed. As a result, very little was sold to Canada Grain and the grain elevator was sold and converted to a feed mill with the installation of a grain grinder. The elevator was damaged by fire when a diesel engine overheated in 1944, but was repaired and stayed in operation into the mid 1950s when it was operated by McKay Cereals.



A detail of the ornamental blocks from the North American Cement Block and Tile Company, used here on George Baker's own house, across the road from his factory.

2.0 Historical Aspects

On the west side of Station Road, a blacksmith shop was established by Eli Mantle in 1909. Mantle was formerly employed by the famous Trench Carriage Works of Richmond Hill. The building itself was probably built by the Heise brothers. In 1912, F. J. Woodward moved into the double house next door and became the next operator of the blacksmith shop at New Gormley. The shop was later operated by Samuel N. Doner, who sold to Alvin and Percy Farmer in 1922. The Farmer brothers, who also operated a planing mill, converted the blacksmith shop into a small factory producing rulers and other types of measuring sticks. In March 1925, the business had an order for 100,000 gasoline tank measuring gauges. Today, though the building is shut up and quiet, it remains an important landmark as one of the few commercial/industrial structures from New Gormley's heyday as a rural business centre.



A new general store was built by the Reverend Peter Cober near the railway station in 1912, replacing a temporary location at which he had enjoyed good business. History has not recorded its location. Perhaps it was another building that once stood on or near the same site. In addition to his mercantile business, Cober was a minister at the Gormley Mennonite Brethren in Christ Church. W. Birch and then J. T. and Mable (Snider) Johnson were successive owners of the store, which was passed on to their son Whitney and his wife, Eva (Wideman) Johnson. Eva Johnson still owns the building. In 1947, the building was damaged by a fire but was repaired and reopened until 1955, when it closed its doors after 43 years of business. The old storefront, with its gracefully arched windows, still remains and makes the building readily identifiable as a former commercial establishment.

GPA #15

Interior of Peter Cober's General Store. GPA #15.

Just prior to the First World War, an open-air skating rink was located in New Gormley, near the block plant. A frame building housing a change room and concession stand was constructed in association with the rink. For a time, the little building served a variety of community-related functions, then was eventually converted into a residence.

The rapid development of New Gormley brought about a greater demand for services by the growing population. Beginning about 1928, a travelling office of the Aurora Branch of the Canadian Imperial Bank of Commerce operated out of the frame building next to the Baker office building. Banking services were available there twice a week. Dr. C. J. Henderson, a dentist based in Aurora, also used the building, visiting the community once a week. A Massey-Ferguson outlet was another of the many uses that occupied the buildings on the grounds of the North American Cement Block and Tile Company.

Changing Times

With truck transportation of goods began to overtake rail transport, there was no longer a need for New Gormley's businesses to centralize around the railway station. As a result of changing transportation patterns and other social and economic factors following World War II, the local businesses and industries faded away, with the exception of the concrete block manufacturing plant. New Gormley's passenger traffic dropped off as well, and the railway line and station that were once such a vital part of the community's growth and prosperity lost much of their significance. Although the line remained active, Canadian National closed the station and it was demolished. Today, the Section House remains, as does "Station Road," as a reminder of this important early phase of New Gormley's history. And of course the trains still rumble through the hamlet on a regular basis, and continue to be part of the distinctive character of the community.

In more recent history, the construction of Highway 404 has divided Old Gormley and New Gormley with a physical barrier, and with the creation of the Region of York in 1971, New Gormley, once split between Whitchurch and Markham Townships, became part of the expanded boundaries of the Town of Richmond Hill. Changes to the alignment of Stouffville Road took the main traffic route off of the old section running through the hamlet, leaving New Gormley as a quiet, somewhat secluded enclave.

3.1 A Heritage Conservation District: Why and Where

3.1.1 Official Basis

Subsection 41(1) of the *Ontario Heritage Act* requires that prior to designating a Heritage Conservation District by by-law, a municipality must have an Official Plan that contains provisions relating to the establishment of such districts. The Act doesn't specify the nature of those provisions, but the Ministry suggests in its Guidelines that reference to the Act and its requirements, and a statement of intent to designate one or more areas be included in the Official Plan.

The Town of Richmond Hill meets the requirements under the Act as stated above. General authority to conduct studies and create plans for Heritage Conservation Districts in the Town is established in the Official Plan sub-sections quoted below:

2.2.2.10.4

Certain areas of the Town may be designated as Heritage Conservation Study Areas by By-law passed pursuant to the Ontario Heritage Act (R.S.O. 1980), to be studied with a view to establishing these areas as Heritage Conservation Districts. These areas will not be limited to the areas shown on Schedule 3 of this Official Plan.

2.2.2.10.5

In consultation with the Local Architectural Conservation Advisory Committee, a Heritage Conservation District Plan for the area(s) designated under Section 2.2.2.6.4 may be prepared in accordance with the guidelines for such plans established by the Ministry of Culture and Recreation. Having received the endorsement of the Ministry of Culture and Recreation for this plan, the area(s) may be designated as a Heritage Conservation District(s), pursuant to Section 41 of the Ontario Heritage Act (R.S.O. 1980).

Specific authority, concerning the Hamlet of Gormley is established in Official Plan Amendment 218:

1.4.6.3

It is the intention of Council to undertake a Heritage Conservation Study and Plan for the hamlet of Gormley in order to identify and protect the existing heritage homes and character of the hamlet.

3.2 Criteria for Establishing District Boundaries

3.2.1 Guidance from the Ministry

The *Ontario Heritage Act* empowers municipalities to define areas “to be examined for future designation” as Heritage Conservation Districts. The Ontario Ministry of Citizenship and Culture provides guidance for Heritage Conservation Districts in *Ontario’s Heritage Conservation District Guidelines*. Section 3.5, Ingredients of a District, is quoted in its entirety, below:

3.5 Ingredients of a district. The Act does not define “heritage” or “heritage conservation district as such; neither does it describe how the “examination” is to be carried out. Nevertheless, the experience gathered to date in heritage conservation district planning and designation provides a sound basis upon which to address these matters more fully. There are three prime ingredients needed for a successful district—evaluation, delineation and participation.

EVALUATION:

Defining heritage. In general, properties of heritage value should be able, with suitable examination, to reveal some of the broad architectural, cultural, social, political, economic or military patterns of our history, or should have some association with specific events or people that have shaped the details of that history. What each community thinks appropriate to its heritage will vary, but the key to its protection is to understand the distinction of a place or area in its large context.

Describing area character. A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community in precisely the same way than an individual property is valuable to that community.

A district may comprise a few buildings, or an entire municipality. It may have architectural, scenic, or archaeological aspects worth conserving. Above all else, a heritage conservation district has a special character or association that distinguishes it from its surroundings. Potential districts can be found in both urban and

rural environments and may comprise residential, commercial and industrial areas, established rural landscapes or entire villages or hamlets.

Successful area examination has always included an evaluation of each property from a variety of perspectives. The following criteria suggest the basic questions that ought to be addressed.

Historical associations. A building, structure, or property may have been associated with the life of a well known historic personage or group, or have played some role in an important historical event or episode.

Architectural value. A building or structure may be exemplary for the study of the architecture of construction of a specific period or area, or the work of an important builder, designer, or architect.

Vernacular design. A modest, well-crafted building or structure may be no less important to the community's heritage than an architectural gem such as a mansion or public building.

Integrity. A building, or structure, together with its site, should retain a large part of its integrity its relation to its earlier state(s) in the maintenance of its original or early materials and craftsmanship.

Architectural details. Specific architectural consideration should include style, plan, and the sequence of spaces; use of materials and details, including windows, doors, signs, ornaments, and so on; colours, textures, and lighting; and the relationships of all these to neighbouring buildings.

Landmark status or group value. Where a building or structure is an integral part of a distinctive area of a community, or is considered to be a landmark, its contribution to the neighbourhood character may be of special value.

Open spaces. Examination of a potential district should also include public spaces such as sidewalks, roads and streets, and public parks or gardens. These features often play roles as conspicuous as those of buildings in the environment. Open spaces provide setting for buildings as well as places to view them

and the landscapes in which they sit. These spaces are often features of the original plan or survey of a settled community and have intrinsic value in ordering and organizing the location of buildings and structures.

Vacant land and contemporary structures.

Vacant, undeveloped or underdeveloped land or contemporary buildings and structures should not be summarily dismissed from either examination or inclusion within the proposed district. Municipalities may wish to include these types of property where it is likely that incongruous development or unsympathetic construction on these sites will adversely affect the character of the proposed district. It may well be such sites that enable the distinction of the district to be enhanced, or damaged, in the future.

DELINEATION:

Establishing a boundary that will encompass the proposed district is a crucial task. Its principal objective is to ensure that the special character identified through study of the proposed district will be adequately protected by the measures available to the municipality in Part V of the Act. The district boundary should be established according to the unique characteristics of the area. Examples of potentially successful districts include:

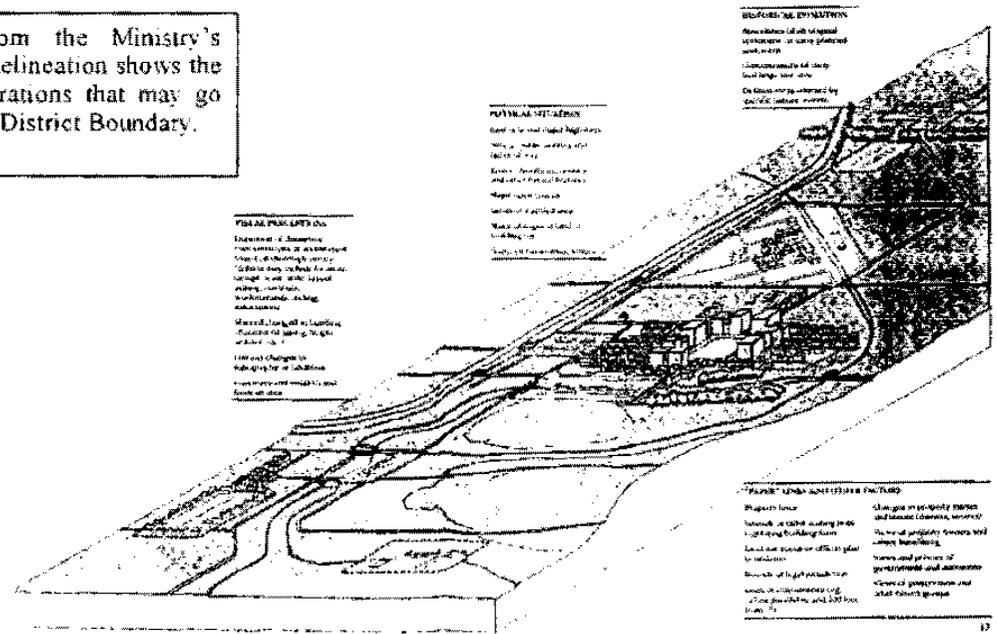
- areas that have changed little since first developed and that contain buildings, structures and spaces with linkages and settings as originally planned still substantially intact—a group of civic and institutional buildings located around a public square, or a waterfront area with its marine related structures are good examples.
- areas of buildings or structures of perhaps similar or perhaps different architectural style and detailing which, through the use of materials, height, scale, massing, colours, and texture, comprise cohesive harmonious streetscapes having a definite sense of place distinct from their surroundings.

3.0 District Criteria

- areas of buildings and structures that have acquired a definite sense of time and place through historical associations with activities, events and individuals.

Boundaries should be drawn to include not only the buildings or structures of interest but also the whole property on which they are located. Vacant land, infill sites, public open space and contemporary buildings may also be contained within the district where it is desirable to ensure that their future development is in keeping with the character of the area. Boundaries may follow distinctive topographical features such as rivers, roads, walls, fences, treelines and slopes. Less visible elements such as property or lot lines, land use designations in official plans or boundaries for particular uses or densities in the zoning by-law may also influence the delineation of the boundary, especially as they may effect its eventual legal description in by-law form.

This drawing from the Ministry's guidelines on the delineation shows the variety of considerations that may go into determining a District Boundary.



PARTICIPATION.

The Act does not require any form of public participation other than municipal consultation with its Municipal Heritage Committee prior to enacting a by-law for a study under Section 40; the OMB may make its own requirements for notifying people as it sees fit.

Public participation and consultation in the designation of districts is nevertheless very desirable. Public meetings during the examination process, individual notification to property owners within a study area, and notices or articles in local newspapers advertising municipal proposals are all valuable for both informing the public and enabling the public to respond to proposals for designation.

In some cases it has become a practice during the process of district designation to eliminate possible objectors to designation by excluding their properties from the proposed district. This is not generally advisable. While it may seem expedient in the short term to take such action, the overriding objective of a district should be to protect and enhance all buildings and structures of heritage value within its boundaries. Any objectors to district designation will be able to voice their concerns and present supporting or objecting arguments at the mandatory OMB meeting.

Note that amendments to the *Ontario Heritage Act* require two changes in the guidelines regarding PARTICIPATION, above:

- 1) Section 41.1(6)(b) of the Act now requires at least one public meeting be held with respect to a proposed heritage district plan (the plan, not the study).
- 2) review of District boundaries by the OMB is no longer mandatory, although any person may appeal a by-law designating a Heritage Conservation District to the OMB.

The *Ontario Heritage Act* also embodies The Ontario Heritage Trust (formerly the Ontario Heritage Foundation), and entrusts it with several objectives related to the conservation, protection, and preservation of the Province's heritage. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* offers additional guidance, under the headings of Neighbourhood and District Character, and Heritage and Planning Policies, parts of which are quoted below:

Much of the motivation for heritage conservation comes from a general concern that future construction will not fit as well into a neighbourhood as existing structures. The public has a growing sense that conservation is essential to neighbourhood or district planning beyond preservation of single buildings. The character of an area, with its buildings, landscapes and streets, has become of considerable value, even though no single person owns or controls this amenity— and even though its boundaries may be difficult to determine.

A district of particular heritage importance may be a collection of pleasant residential streets with solid Victorian houses [or] a main street lined with commercial blocks of many different eras, a collection of mill and factory buildings along a waterfront, or even a rural landscape of scenic interest. Such areas are more than the sum of their parts and are demonstrably unique. They may be amenities for local people as well as attractions to visitors from near and far. They serve as a tangible focus for community pride.

Provide for diversity as well as consistency in assessing and planning districts. Include vacant lands within district boundaries where their development offers opportunities that may either enhance or damage the character of the district, and make explicit criteria for the quality of development on such lands, especially on frontages facing heritage properties.

Boundaries are based on a combination of factors, including physical situation, visual perceptions, patterns of historical evolution, and various definitions of property and land use regulations.

3.2.2 Additional Guidance from the Official Plan

This Study and Plan relies on The Town of Richmond Hill Official to provide its context, and it will reflect and respect policies found therein. Relevant portions are quoted above in Section 3.1.1.

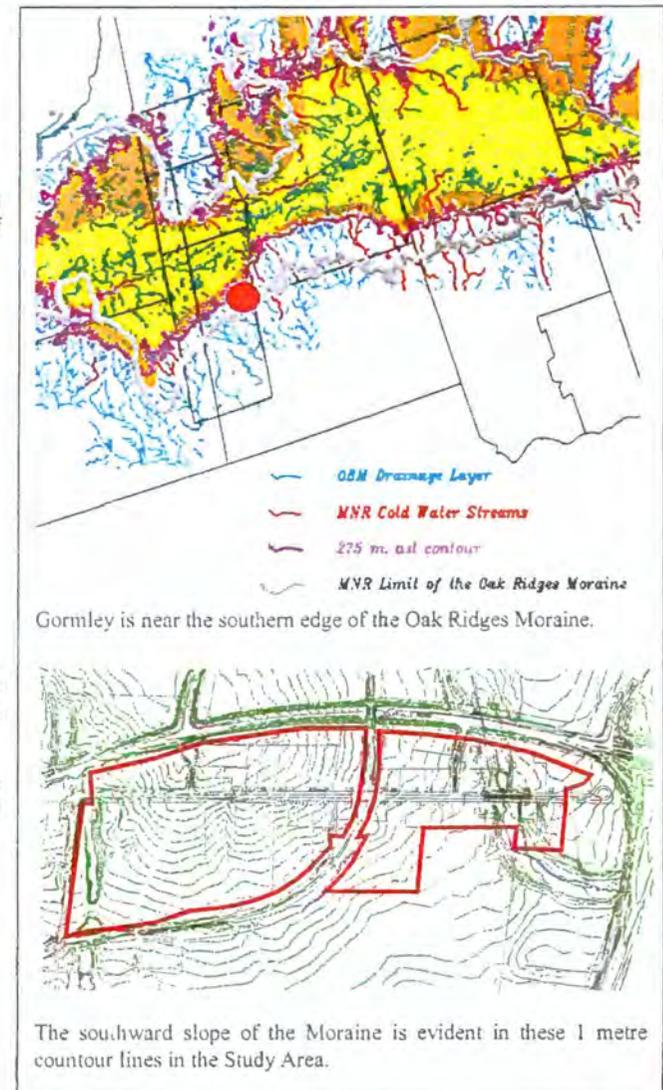
3.2.3 Site-Specific Evaluation

In recognition of the above, a series of goals specific to the Gormley area in the Town of Richmond Hill has been identified as providing appropriate criteria for setting the boundaries of a Gormley Heritage Conservation District:

- 1) To establish a sense of continuity and to make the District readily identifiable, the boundaries should encompass a contiguous area.
- 2) Principal entries into the District should have the quality of "gateways", and principal travel routes should have a sense of enclosure on both sides of the route.
- 3) The District boundary should include areas that are significant to the neighbourhood in terms of architectural heritage, historical development, character, and quality of landscapes and vistas.
- 4) Recognizing that the District Plan will be a guide for future development, the District boundary should encompass sufficient areas to ensure that new development or redevelopment will maintain and enhance the heritage character that the District Plan seeks to preserve.
- 5) Individual properties designated under Part IV of the *Ontario Heritage Act* as having historical or architectural value or interest, can be included in the Heritage Conservation District. The interior remains subject to Part IV, and other aspects of the property are subject to Part V.

4.1 Topographical Setting

The northern third of the modern municipality of Richmond Hill lies on the southern slopes of the Oak Ridges Moraine, and the hamlet of Gormley is near the southern boundary of the moraine.



In the Study Area, the general southeast-trending downslope of the Moraine is evident. As a result, there are very long views toward the south.

The railway and the roads create substantial interventions in the natural topography, which have tended to intensify the sense of seclusion enjoyed by the hamlet.

4.2 Overall Character

Gormley has a strong rural character, with a large aggregate of open land. The 44 properties in the Study Area occupy over 75 acres of land. The 42 built lots—excluding the Doner farm, and the land west of Farmer Court—occupy over 46 acres. The cultural landscape is a significant aspect of the character of the hamlet.

Landscape and human intervention have conspired to give the hamlet a self-contained quality that is unique. The open and agricultural land to the south is protected from encroaching development by *Oak Ridges Moraine Act*. The construction of Highway 404, in a deep road cut, creates a separation to the east. Although the railway divides the community into two halves, its presence required the diversion of Stouffville Road from the centre of the hamlet, allowing it to escape the effects of road-widening that have devastated so many of Ontario's rural settlements. To pass under the railway, Stouffville Road was also placed in a deep road cut, which removes it even further from the visual realm of the hamlet.



4.2 Overall Character cont'd

Within the hamlet, landscaping and streetscaping make a significant contribution to the character of Gormley. Large trees provide elegant frames for the heritage houses, and most homeowners have put in decorative planting of deciduous and coniferous shrubbery that further enriches the landscape.

Other aspects of a traditional village have been preserved: the ditched rural road profile, without curbs and sidewalks; the variety of house styles and sizes; the similar but not identical front yard set-backs; and a proliferation of substantial outbuildings.

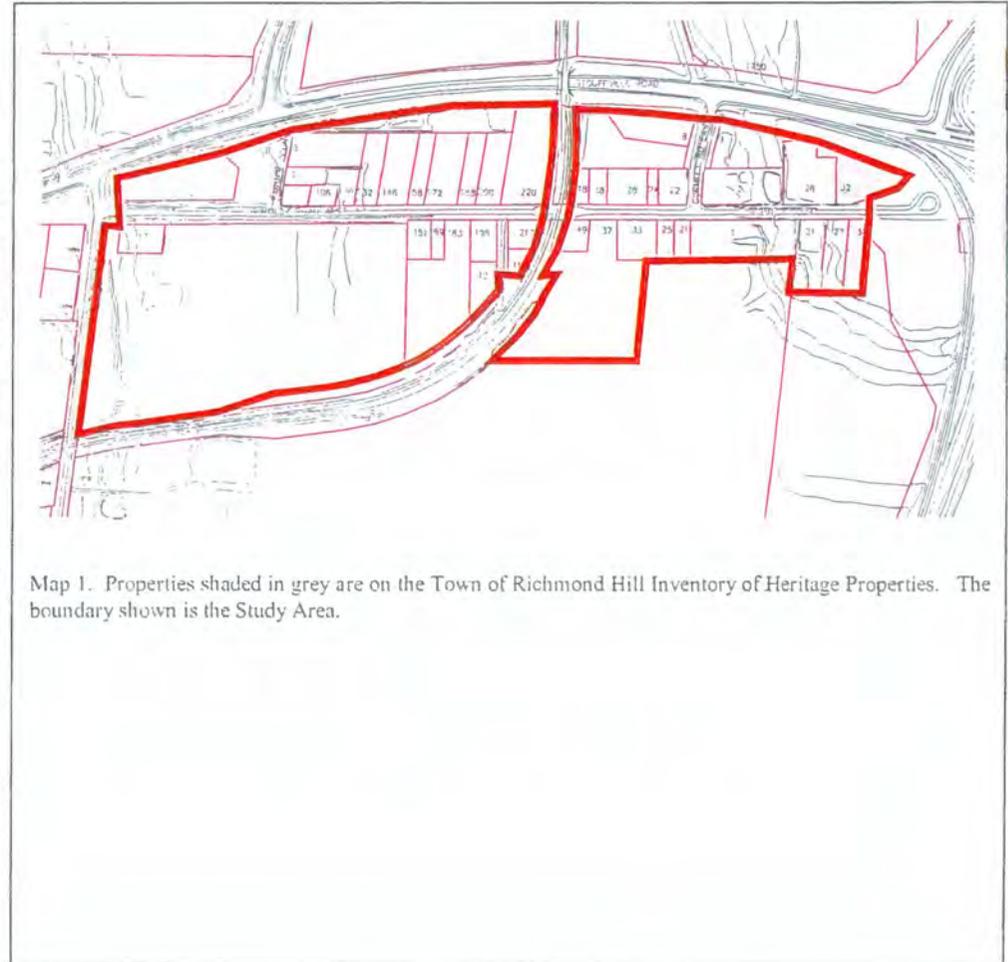


4.3 Heritage Resources

The Study Area is very rich in heritage resources. Of the 42 properties, 22 are listed in the Richmond Hill *Inventory of Buildings of Architectural and Historical Importance*.

The inventoried properties include examples of architectural styles ranging from Georgian through the early 20th century Edwardian styles. Many of these properties are worthy of designation under Part IV of the *Ontario Heritage Act*.

The Heritage District Study includes the Gormley Heritage Conservation District Inventory, which is published in a separate volume. It includes images and descriptions of every property in the District.



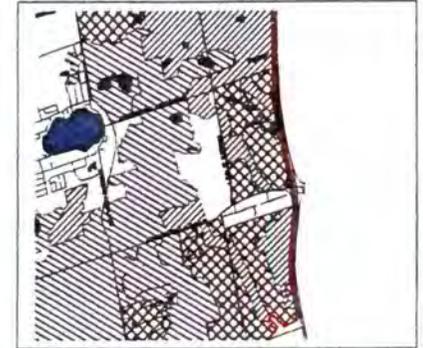
5.0 Current Development Controls

5.1 Official Plan-Oak Ridges Moraine

Parts of Gormley have specific designations in Town's Official Plan Amendment No. 218. The top map, from Schedule 12, shows the Land Use provisions. Most of the Study Area is designated as Rural Settlement, including the northern edge of the Doner Farm. The cross-hatched areas are designated as Countryside. The diagonally hatched area south of Gormley Court is designated Natural Linkage Area.

The centre map, from Schedule 13, shows the Heritage Features and Hydrologically Sensitive Areas. The stream that runs through No. 1 Gormley Court has designations of Wetlands with some Oak Ridges Moraine Woodlands along its course.

The lower map, from Schedule 15, shows Areas of High Aquifer Vulnerability. Substantial portions of the Study Area show this designation, which is indicated by a crosshatch.



5.0 Current Development Controls

5.1 Official Plan-Oak Ridges Moraine

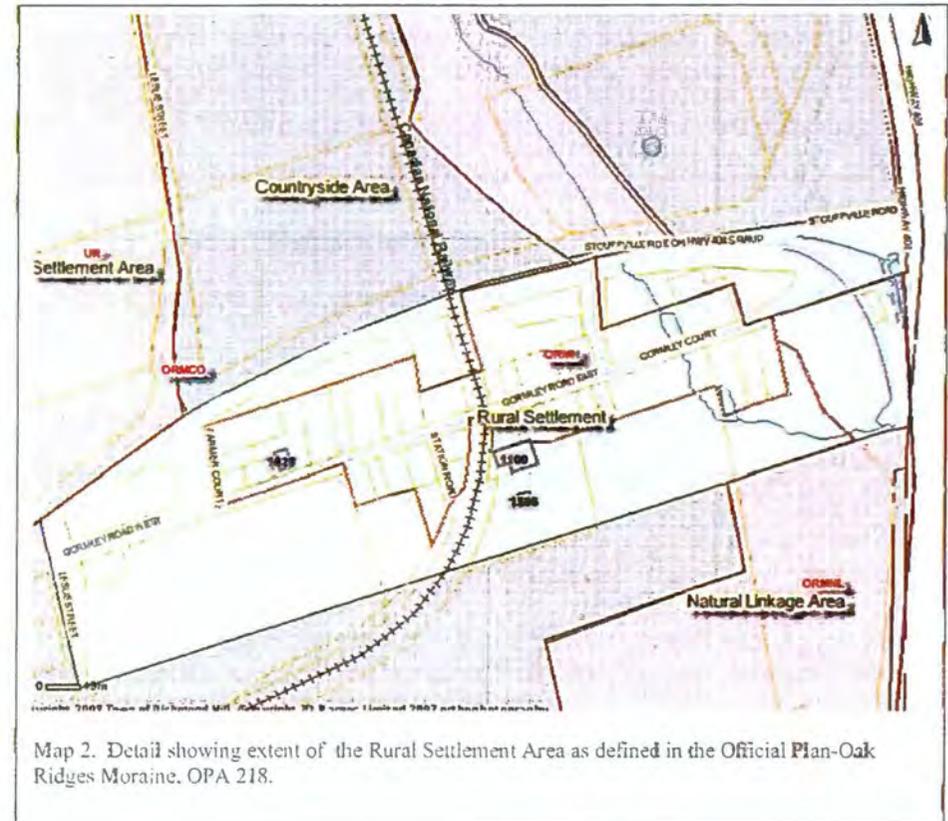
This map shows an enlarged view of the Land Use provisions described in Schedule 12 of the Official Plan-Oak Ridges Moraine.

Note that the Official Plan Rural Settlement area is larger than the Zoning By-law's Hamlet area, which is shown on this map as ORMH, and on the map 3 on the next page.

Section 15. (1) of the Oak Ridges Moraine Conservation Plan allows the Hamlet to be intensified or expanded by creating new lots for the following purposes only:

- "3. Minor infill within Rural Settlements.
- "4. Minor rounding out of Rural Settlements designated in the applicable official plan as appropriate for this type of lot creation."

The information provided above is an overview of Official Plan Amendment 218. Refer to the Official Plan Amendment documents for detailed information on its provisions. OPA 218 does not conflict with heritage preservation in Gormley.



Map 2. Detail showing extent of the Rural Settlement Area as defined in the Official Plan-Oak Ridges Moraine, OPA 218.

5.2 Zoning By-Law

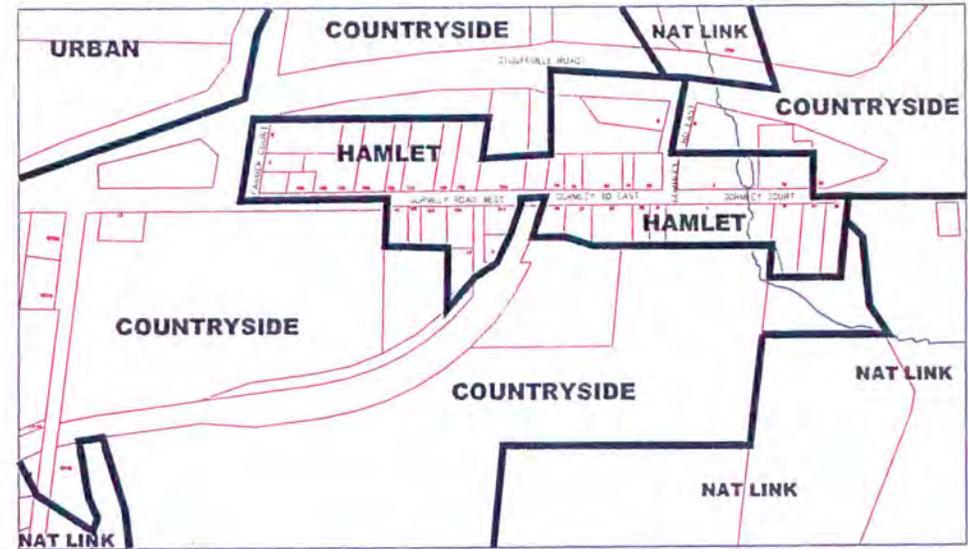
Zoning within and adjacent to the Study Area is governed by By-law No. 128-04, *The Oak Ridges Moraine Zoning By-Law*. The zones are shown on the map to the right.

The zoning is in general conformity with the Official Plan, as amended by Official Plan Amendment No. 218, which has been approved by the Minister of Municipal Affairs and Housing. Zoning By-law No.128-04 has not yet been approved by the Minister.

The area designated "Hamlet" under the By-law is somewhat smaller than the Settlement Area shown in the Official Plan. Gormley is the only settlement designated as a Hamlet in the By-law.

Existing lots require rezoning and Site Plan approval in order to effect severances. Lots created by severance must meet the tests of the Official Plan and the Oak Ridges Moraine Conservation Plan for minor infill and minor rounding-out. The District Plan should specify those tests.

The above is an overview of By-law No.128-04. Refer to the original documents for detailed information on its provisions. By-law No.128-04 does not conflict with heritage preservation in Gormley.



Map 3. Showing zoning boundaries derived from Schedules A-2 and A-3 to By-law No 128-04

Hamlet=ORMH in the By-law
Countryside=ORMCO in the By-law
Nat Link=ORMNL in the By-Law
Urban=UR in the By-Law

5.0 Current Development Controls

5.3 Sign By-law

By-law No 258-90, as amended, regulates the erection of signs in the Town of Richmond Hill. There are no special requirements for signs in heritage areas or on heritage buildings.

For Gormley, the concern is small, since there is only one remaining business enterprise—the Unilock manufacturing facility. The Cober-Johnson Store at 217 Gormley Road West retains its storefront and porch, although it hasn't been used as a shop since 1955.

In the event that Richmond Hill creates a Heritage Conservation District in a strongly commercial area, it would be sensible to amend the Sign By-law to create "special sign districts" for such areas. For the hamlet of Gormley, with its minimal opportunities for signage, a few guidelines in the District Plan would be a simpler regulatory device.

5.4 Tree By-law

Richmond Hill has recently adopted a tree preservation by-law, By-law No. 41-07. The large and mature trees in Gormley play a significant role in creating its heritage character, and their preservation is important. It is recommended that the District Plan includes applicable policies with regard to the protection of mature trees and that the provisions of the Tree Preservation By-law be used to preserve this important feature.



The simple little sign on the Cober Store.

5.5 Provincial Policy Statement

In the words of its preamble, "The Provincial Policy Statement provides policy direction on matters of Provincial interest related to land use planning and development." The current Provincial Policy Statement came into effect on March 1, 2005, and applies to all applications, matters or proceedings commenced on or after that date.

Section 2.6 deals with Cultural Heritage and Archaeology, and two subsections are relevant to this Study.

Section 2.6.1 has been strengthened, and is now in the form of a *mandamus*: "*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*" (emphasis added, ed.)

Section 2.6.3 deals with lands adjacent:

"Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

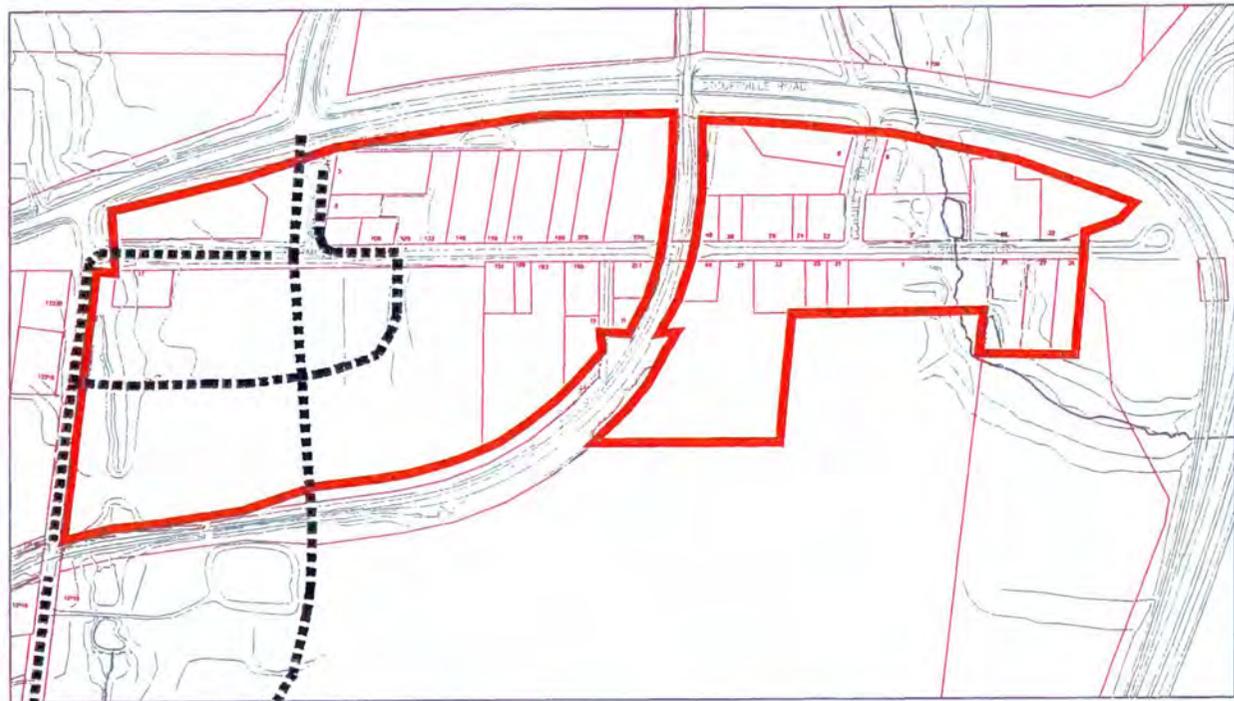
"Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration."

This requires "identification, protection, use and/or management of cultural heritage resources in such a way that their heritage values, attributes and integrity are maintained." This requirement will apply to lands adjacent to the Heritage Conservation District.

5.0 Current Development Controls

5.6 Regional Policy Effects

Plans for the widening and realignment of Leslie Street are shown on the map below. Although this is not a development control, in the sense of an Official Plan or Zoning By-Law, it is a strong factor in the future character and shape of the Gormley community. Access to the west end of the hamlet will be changed, and the direct road connection between Gormley Road West and Leslie Street will be eliminated. Gormley Road West will end at Farmer Court, and Leslie Street will be below the level of the hamlet at that point.



Map 4. Showing planned road changes associated with the realignment of Leslie Street. The heavy solid line is the Study Area boundary. The heavy dashed lines are the new road alignments.

6.0 Public Consultation

Section 41.1(6) of the *Ontario Heritage Act* requires only one public meeting to be held with respect to a Heritage Conservation District Plan, prior to its adoption. However it is good practice to have a number of consultations, so that the public can thoroughly understand the many aspects of a District, and have sufficient information to meaningfully contribute to the creation of their District.

As noted in Section 1.3, of this Study, extensive public consultation occurred prior to Council's authorization for this Study. The first public meeting under the auspices of the Study was held on the afternoon of November 7, 2005 at the Evangelical Missionary Church of Canada.

Town Staff and the Consultants made presentations explaining the genesis of the District, the process to date, the nature of Part V of the *Ontario Heritage Act*, and how a District and its Heritage Permit process would operate. A questionnaire was handed out to everyone present, which would be returned at a later time, if desired. The meeting was then open to the public for questions and comments.

The questionnaire and the discussion centred on three questions:

- What do you like about living in Gormley?
- What don't you like about it?
- What issues would you like a Heritage District Plan to Address?

The results of the public consultation, including some questionnaires sent in by people who were not in attendance, can be summarized as follows:

Likes: Most people used the words "neighbours" or "neighbourhood".

Quiet; Trees and gardens; Dead-end streets—good for walking; A sense of history; The variety of houses.

Dislikes: Most complaints related to traffic.

Noise from Stouffville Road—Leslie Street re-alignment will probably create even more noise; Safety—Leslie Street intersections are difficult and dangerous; Trucks from the concrete plant in a small village; Screeching of trains.

Issues to be dealt with: There was a strong desire to preserve the qualities of the village.

Keep the historical village feeling; protect it from high density development; Protect the existing homes; Have standards for upkeep of properties; Develop a way to help people who are absent or incapacitated to look after their properties; Capitalize on the stream and pond; Make the dead ends beautiful (recognizing that the Leslie re-alignment will create another dead end at the west); Keep history alive.



The November 7 public meeting ended with a walkabout through the hamlet with residents, staff, and the consultants enjoying the fine autumn mists.

6.0 Public Consultation

A second public meeting was held on the evening of February 9, 2006, at the Oak Ridges Community Centre. The turnout was a bit less than for the first meeting. The consultants presented the results of their examination of the Study Area, which concluded that Gormley was suitable for designation as a Heritage Conservation District, and recommended that the Study Area boundary be revised somewhat.

The consultants then introduced the concept of a Heritage District Plan, and outlined the statutory requirements, and the kinds of options available to the residents so that the plan would meet the desires and requirements of the Gormley community. The consultants recommended a list of the kinds of small work that might be exempted from the Heritage Permit requirement, and the kinds of policies and guidelines that might be appropriate for the protection of the heritage character of the area.

A questionnaire was distributed that asked residents for assent on the recommended boundary, the classes of exempt work, and the areas for regulation by policies and guidelines. Additional space was provided for open ended comment, as well.

The feedback received to date has generally approved of the consultants recommendations. The recommended boundary is shown on the map on the next page.

The recommended classes of minor work exempted from the Heritage Permit requirement are:

- Ordinary repairs using ordinary materials;
- Ordinary maintenance, such as new eavestroughs, caulking, and installation of removable storm windows and doors;
- Painting; and,
- Planting.

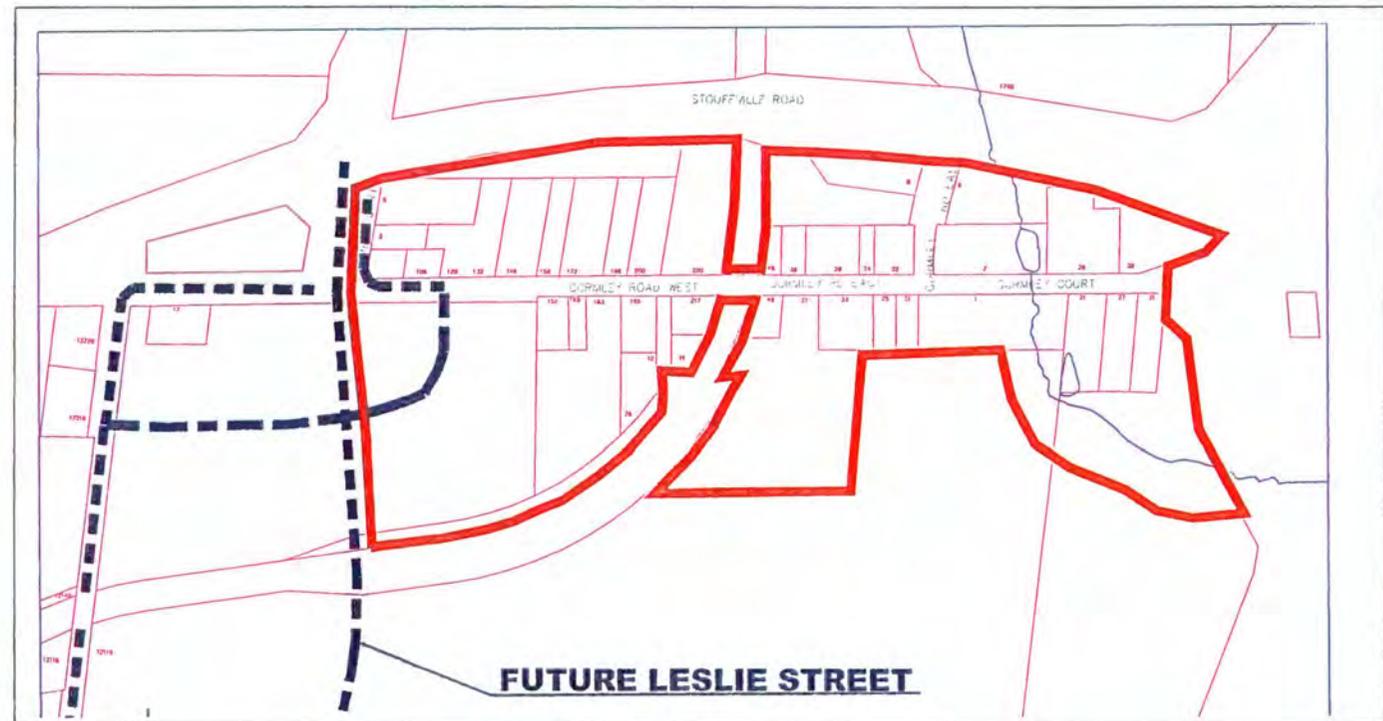
The recommended areas for policies and guidelines to regulate activities in the district area are to:

- Prevent demolition of historic buildings;
- Limit severance of large lots;
- Control Site Plans and architectural design for new buildings;
- Control the design of additions and alterations to historic buildings so they respect the original design;
- Control the design of public works, such as the existing rural road profile, street lighting, and street furniture;
- Develop public awareness strategies; and,
- Provide information on the correct preservation and restoration of historic buildings.

7.0 District Boundary

The hamlet of Gormley is found to be worthy of designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act*. Section 8.0, below, contains the Heritage Statements that support this conclusion.

The recommended Boundary for the Gormley Heritage Conservation District is shown by the heavy line on the map below. The heavy dashed line shows the planned re-alignment of Leslie Street and other roadways.



Map 5. Showing the Proposed Boundary of the Gormley Heritage Conservation District.

The boundary revises the Study area boundary in four particulars:

- The District is extended to include the watercourse to the southeast of the hamlet.
- The area west of the future Leslie Street is excluded.
- Railway land is included, but not regulated, at the road crossing to create a single boundary.
- Railway land is included, but not regulated, to incorporate the Section House at 26 Gormley Station Road. If the land is sold it will fall under the ordinary regulations of the District Plan.

8.1 Recommended Actions

8.1.1 No changes to the Official Plan or current by-laws are recommended at this time.

8.1.2 A bylaw designating a Heritage Conservation District, under Section 41 of the *Ontario Heritage Act*, is required by Section 41.1 to adopt a Heritage District Plan. The Plan must comply with the requirements contained in Section 41.1 (5-10).

It is recommended that Council authorize the preparation of a Heritage Conservation District Plan for Gormley, to be in accordance with Section 41.1 of the *Ontario Heritage Act*.

8.1.3 It is recommended that the Gormley Plan should adopt as its overall objective for designation the preservation of the heritage character stated in Section 8, above; and that specific objectives, policies and guidelines be developed in the Plan for the policy and guideline areas identified in Section 6, above.

II The Plan

Part A Introduction

1.1 The District Documents

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

1. The District Inventory

Part One describes the Architectural Styles found in the District.

Part Two describes every property in the District.

- Contains photographs and descriptions of each building.
- Contains historical information, where available.

2. This Study and Plan.

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

1.2 Unity of the Documents

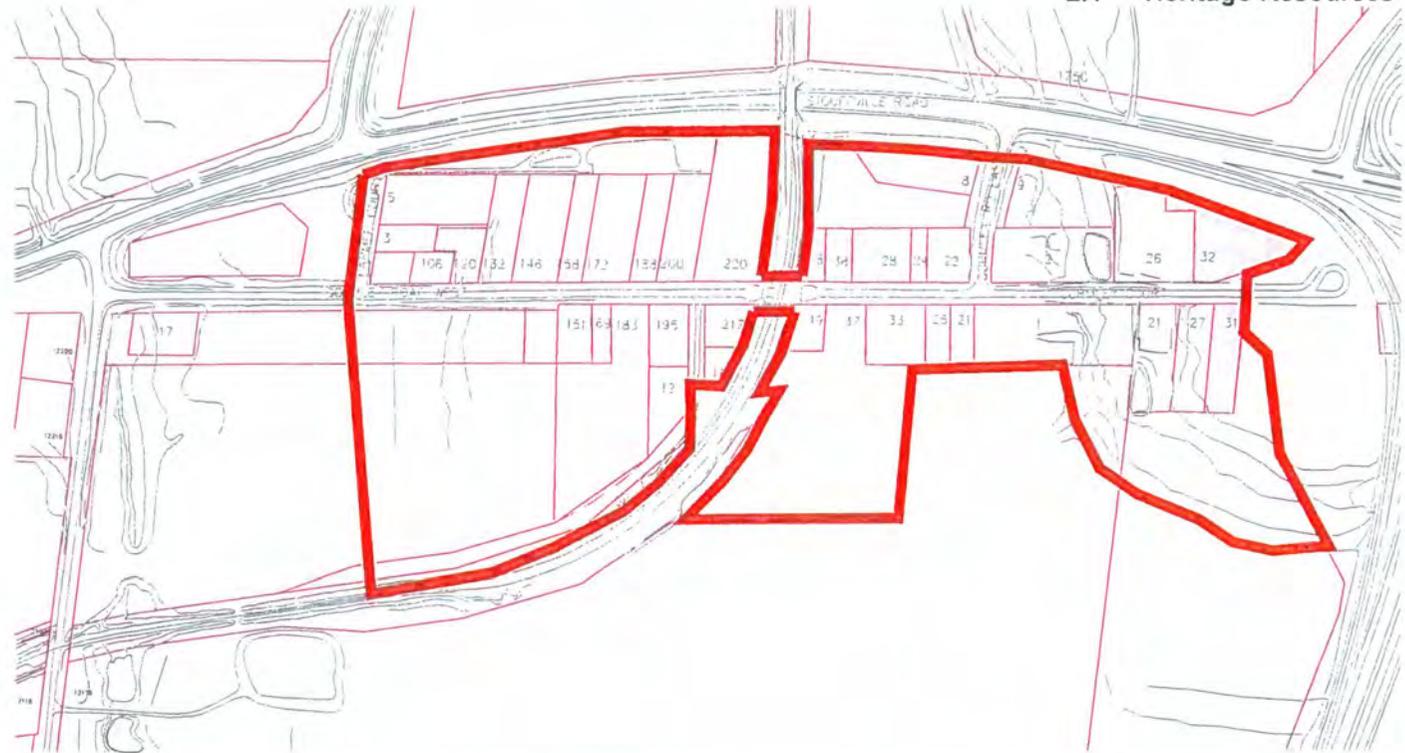
These documents are complementary, and they are to be considered as a whole in interpreting the Plan.

1.3 The District Boundary

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

2.0 Heritage Character and Heritage Statements

2.1 Heritage Resources



Map 6. Showing boundary of the Gormley Heritage Conservation District, and the identified heritage properties within it.

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

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

2.2 Heritage Character

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

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

2.0 Heritage Character and Heritage Statements

2.3 Statement of Heritage Value

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

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

Particular elements worthy of preservation are:

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

2.4 Statement of Heritage Attributes

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

2.0 Heritage Character and Heritage Statements

2.5 Statement of Objectives in Designating the District

2.5.1 Overall Objective

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

2.5.2 Objectives for Heritage Buildings

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

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

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

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

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

2.5.3 Objectives for Non-Heritage Buildings

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

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

2.0 Heritage Character and Heritage Statements

2.5.4 Objectives for Landscape/Streetscape

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

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

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

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

2.5.5 Objectives for New Residential Development

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

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

2.5.6 Objectives for Community Support

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

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

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

3.0 Review and Interpretation

3.1 Review of Activities in the District

3.1.1 Activities subject to review

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

- The erection, demolition, or removal of any building or structure, or the alteration of any part of a property other than the interior of a building or structure, other than activities described in Section 3.1.2, below. (A 'Structure' is anything built that is intended to be permanent, such as outbuildings, fences, signs, and infrastructure items such as utility boxes.)
- All matters relating to the Town of Richmond Hill Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.
- All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations, and street and infrastructure improvements.
- All activities of the municipal and regional governments.

3.1.2 Activities exempt from Permit requirement

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

- any interior work;
- repair to roof, eavestroughs, chimneys; re-roofing using sympathetic and/or historically correct materials;

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

3.2 Contexts for Interpretation

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

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

Part B District Policies

4.1 Overview

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

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

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

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

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

4.0 District Policies—Buildings and Sites

4.2 Heritage Buildings

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

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

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

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

- **Rehabilitation:** The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.
- **Restoration:** The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).

4.2.1 Conservation of Heritage Buildings

Heritage Buildings shall be conserved.

Policies:

- a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.
- b) Conserve changes to a heritage resource which, over time, have become heritage attributes in their own right.
- c) Conserve heritage value by adopting an approach involving minimal intervention.
- d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.

4.0 District Policies—Buildings and Sites

- e) Maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.
- f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.
- g) Replace using like material any extensively deteriorated or missing parts of heritage attributes.
- h) Correct inappropriate interventions to heritage attributes.
- i) Undertake any work required to preserve heritage attributes physically and visually compatible with the heritage resource.
- j) Respect documentary evidence. Conservation work should be based on physical and archival evidence regarding the building, if available, or regarding similar attributes in the District.

4.2.2 Alterations and Additions to Heritage Buildings

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

Policies:

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

4.2.3 Relocation of Heritage Buildings

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

Policies:

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

4.0 District Policies—Buildings and Sites

4.2.4 Demolition of Heritage Buildings

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

Policies:

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

4.2.5 Use of a Heritage Building

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

4.3 Non-Heritage Buildings

4.3.1 Additions and Alterations

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

4.3.2 Design Approach

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

4.3.3 Demolition of Non-Heritage Buildings

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

4.4 New Residential Buildings

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

Policies:

- a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.
- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Historically appropriate heights for new residential buildings are considered to be 1½ to 2½ storeys, subject to an actual height in metres complying with zoning provisions.
- e) New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

4.5 Landscapes

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

4.5.1 Trees and Shrubs

Policies:

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

4.5.2 Fences

Policies:

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

5.0 District Policies—Streetscape and Infrastructure

5.1 Overview

The following policies address those components of the District located primarily in the public realm. These features include roads, curbs, municipal services, parking facilities, sidewalks, boulevards, street furniture, pedestrian amenities, lighting, utility wires, public signage, vegetation, parkettes, and open space. The proper treatment of these features can enhance the heritage character of the District.

5.2 Roads, Curbs, and Municipal Services

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

Policies:

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

5.3 Sidewalks and Boulevards

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

Policies:

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

5.0 District Policies—Streetscape and Infrastructure

5.4 Street Furniture and Pedestrian Amenities

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

Policies:

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

5.5 Street Lights and Utility Wires

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

Policies:

- a) Over time, a consistent street light will be used throughout the District to enhance its identity as a heritage area. The selected street light fixture will reflect the village-like, heritage character of the District.
- b) Street and other outdoor lighting will be appropriate in light intensity to the function of the street.

5.6 Public Signage

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

Policies:

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

5.7 Vegetation

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

Policies:

- a) Plant material introduced to the public realm should be indigenous and/or historically appropriate.
- b) Existing mature trees and other vegetative amenities in the public realm should be retained and preserved except where removal is necessary due to disease or damage, or to ensure public health and safety.
- c) The shaping of street tree canopies for utility wires will be undertaken in a sensitive manner so as not to disfigure the tree. The impact of this process on existing trees may be a factor when burial of utility wires is being considered.
- d) An appraisal of the health of tree cover visible in the public realm will be undertaken with the result being a replanting policy or plan to replace unhealthy trees and coordinate new plantings.
- e) The placement of new tree-plantings will avoid screening buildings of cultural heritage value or interest.
- f) Plantings will contribute to screening less attractive sites in the District, including above-ground utilities, where practical from an operation and maintenance perspective.
- g) Guidelines for appropriate vegetation are located in Section 9.7.

6.0 District Policies—Special Areas and Projects

6.1 Public Awareness

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

6.1.1 Communications

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

Policies:

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

6.0 District Policies—Special Areas and Projects

6.1.2 Education

Education is a useful tool in preserving heritage resources, for owners of heritage properties, whether or not they are in the District, and for Town Staff and members of Heritage Richmond Hill. Some recommended steps that might be undertaken include:

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

7.1 Overview

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

7.2 Recognizing the Heritage District Plan

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

Policy:

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

7.3 Land Use in the District

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

Policy:

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

7.4 Land Severance and Minor Variances

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

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

Policy:

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

7.5 Site Plan Control

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

Policies:

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

Part C

Implementing The District

8.1 Overview

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

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

8.2 Application Review Process

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

Under the *Ontario Heritage Act*, Council can delegate the review of proposed work in the District from a heritage perspective to Town staff and the local heritage advisory committee. This District Plan intends that staff review all proposed work that is not exempted in the District Plan. In case staff ascertains that the application is not in conformance with the District Plan, the local heritage advisory committee may provide recommendations to

8.2.1 Exempted Work

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

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

8.2.2 Heritage Permits for Minor Projects

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

Projects that may fall into this category include:

- new or different cladding materials for both walls and roofs;
- new or different windows or doors;
- changes or removal of architectural decoration or features;
- new chimneys;
- introduction of skylights or awnings visible from the street;
- masonry cleaning and repointing;
- new or increased parking areas in front or flanking yards;
- mechanical equipment that can be viewed from the streetscape;
- public information signage (not regulatory signage, such as traffic and parking signs);

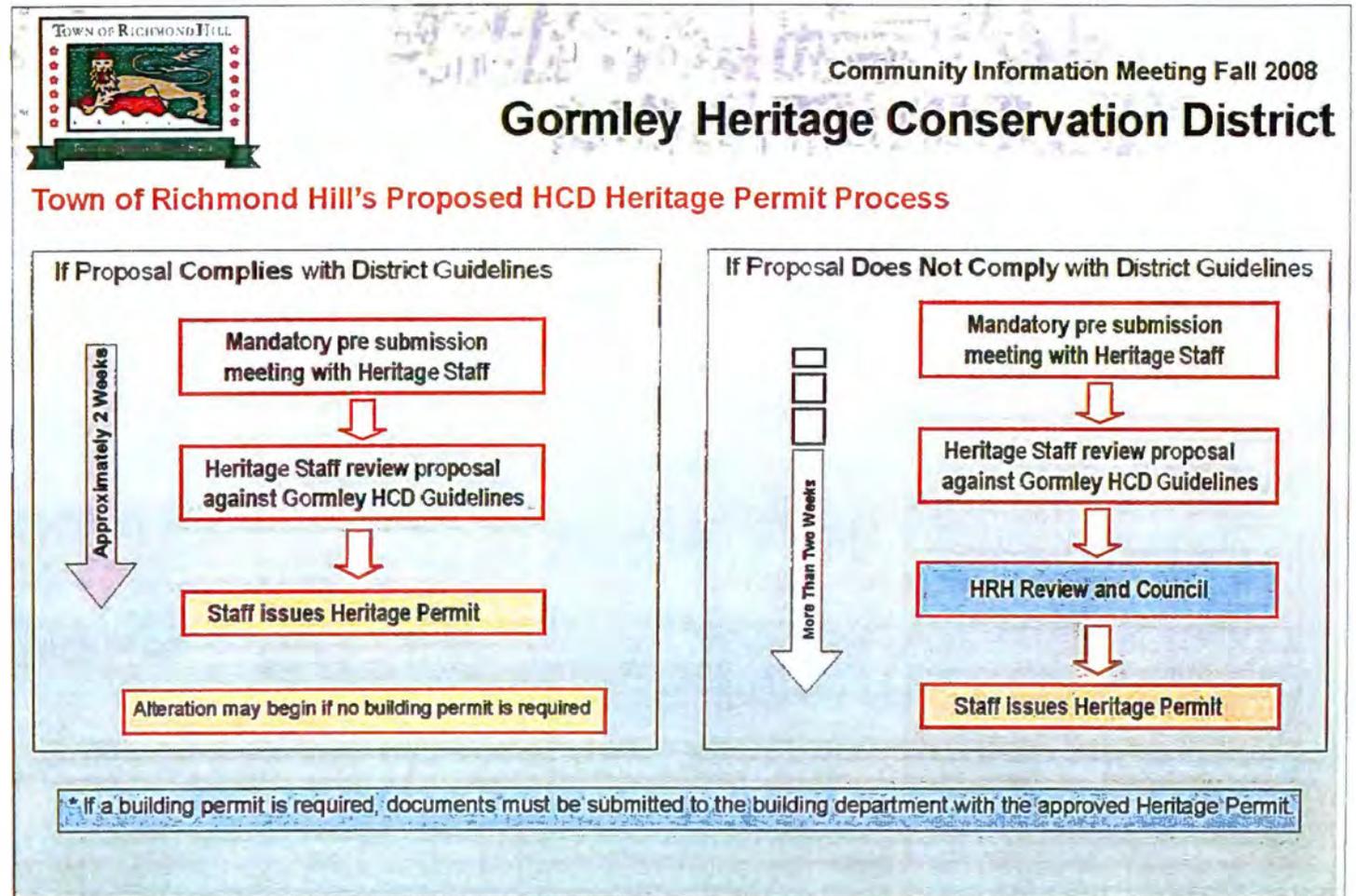
8.2.3 Heritage Permits for Larger Projects

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

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

8.2.4 Right of Appeal

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



A flow chart showing the The Heritage Permit Process

8.3 Building Permits

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

8.4 Enforcement of the District Plan

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

8.5 Recognizing the District Plan

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

8.6 Understanding the District Plan

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

8.7 Monitoring the District Plan

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

Review of the District Plan

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

Amendments to the District Plan

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

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

Public Information Meetings

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

8.8 Public Awareness of the District

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

Immediate Actions

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

Future Actions

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

8.9 Application Checklists

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

8.9.1 For Minor Work

when Site Plan Approval not required:

- Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting; or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.
- Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document, as listed in Section 9.3.2.
- Read and understand the relevant Policies (Section 6) and Guidelines (Section 9) in this Plan.
- In the case of more substantial work under a Heritage Permit, provide drawings that demonstrate compliance with the Policies and Guidelines of this plan.
- For alteration, new addition, or new building, contact Heritage staff for consultation.

8.9.2 For renovation, and restoration:

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

8.9.3 For additions and new construction

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

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

Part D

Design Guidelines

9.0 Guidelines for Buildings and Surroundings

In its history and character, Gormley is a distinct place in the larger municipality of the Town of Richmond Hill. The Town has recognized this special character by creating the Gormley Heritage Conservation District.

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

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

Guidelines:

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



The Cober-Johnson Store at 217 Gormley Road West is emblematic of the high level of preservation in Gormley.



9.0 Guidelines for Buildings and Surroundings

The character of Gormley consists of many elements:

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

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

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

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

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

The design Guidelines are divided into the following sections:

- 9.1 Architectural Styles
The purpose of this section is to provide information about the styles of building found in the District. These styles represent the built form that helps to define the heritage character of the District.
- 9.2 Heritage Design & Details
The purpose of this section is to provide information about details found in the District's heritage styles.
- 9.3 Guidelines for Existing Heritage Buildings
Maintenance
Renovation
Additions
- 9.4 Guidelines for Existing Non- Heritage Buildings
- 9.5 Guidelines for New Development
Site Planning
Architectural Style
Scale and Massing
- 9.6 Guidelines for Public Streetscape Work
- 9.7 Voluntary Landscaping Guidelines

9.1 Architectural Styles

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

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

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

Guideline:

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

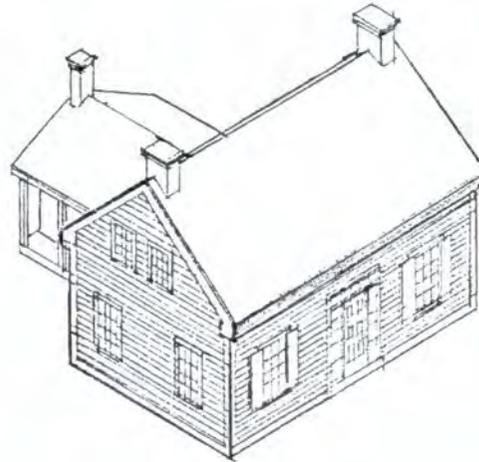
9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

VERNACULAR "LOYALIST" COTTAGE 1800-1850

Kitchen Tail often added later, sometimes with a side porch.

Fieldstone foundations



Brick chimneys, sometimes central

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

Wood fascia and eaves.

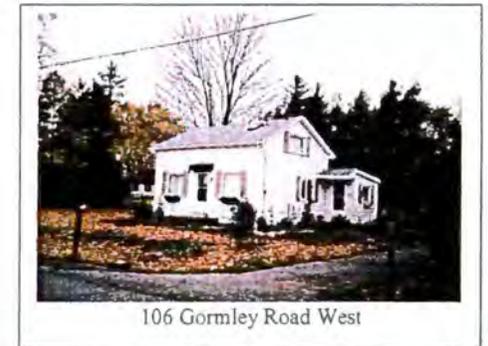
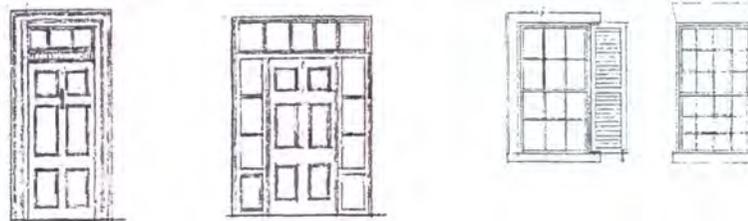
Symmetrical façade; central door with transom and/or sidelights.

Wood windows, double hung, 6 over 6 or greater.

Optional wood shutters.

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

Typical Design Elements: for more information see Section 9.2



106 Gormley Road West

9.1 Architectural Styles

ONTARIO GOTHIC VERNACULAR 1830-1890

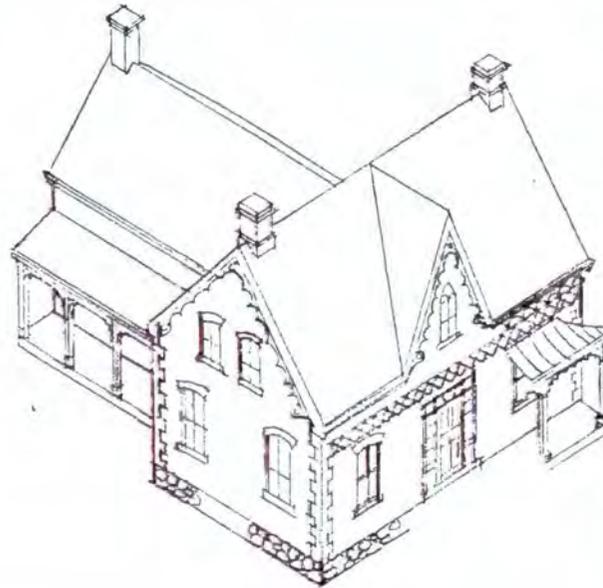
Kitchen Tail with room over.
Wood side porch with sheet metal roof.

Wood porch posts with decorative brackets.

Fieldstone foundations.

Red brick masonry with buff brick detailing—sometimes the reverse (polychromy).

Optional front verandah, often with bell-cast roof.



Brick chimney, corbelled polychrome.

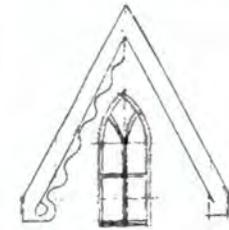
Steep roof with "gingerbread" trim at gables; wood shingles or sheet metal roofing; Pointed 'gothic' window in central dormer gable.

Archetypal Ontario Gothic house, 1 1/2 storeys, commonly brick construction, but also built of stone, stucco, and board and batten wood siding.

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

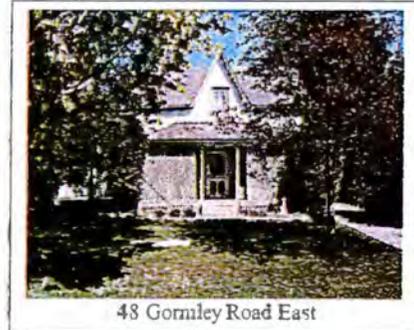
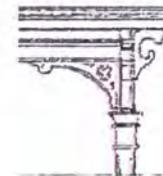
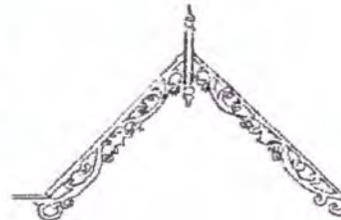
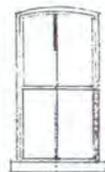
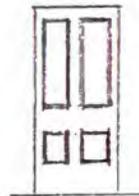
Segmental arch wood windows, double-hung, 2 over 2.

9.1.1 Heritage Styles Residential Buildings



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

Typical Design Elements: for more information see Section 9.2



48 Gormley Road East

9.1 Architectural Styles

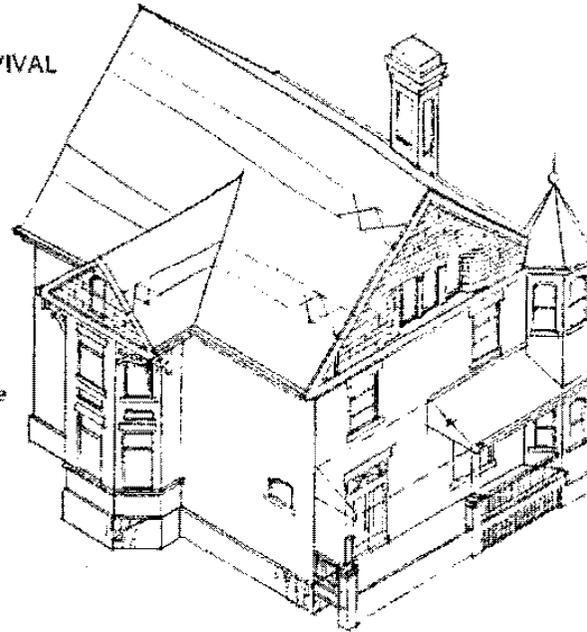
9.1.1 Heritage Styles Residential Buildings

QUEEN ANNE REVIVAL 1885-1900

Steep gabled roof,
often 12:12 slope.

Slate shingles often
patterned.

Elaborate wood
brackets, wood lattice
work.



Brick construction.
Brickwork elaborately detailed.

Cable ends of shingles or tiles, often
patterned.

Wide use of patterns in shingles,
brickwork, and woodwork.

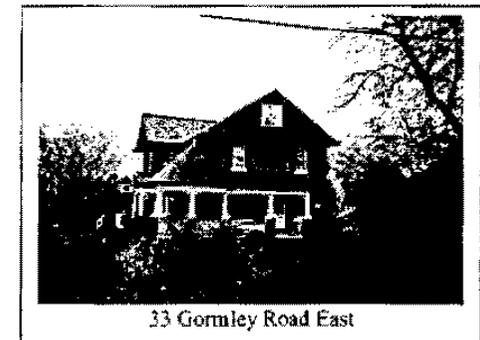
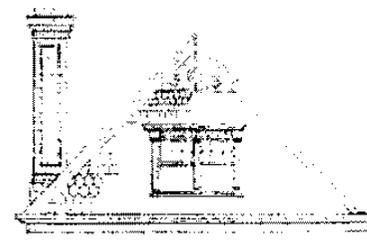
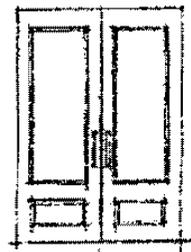
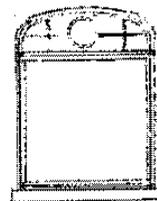
Asymmetrical plan, with
turrets and bay windows.

Large double-hung windows, often
with short upper sash.

Leaded and/or stained glass in
transoms and upper sash.

Front porch or verandah.

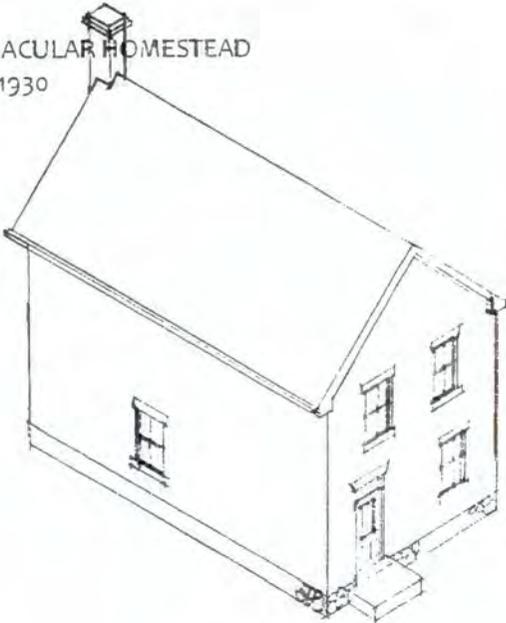
Typical Design Elements: for more information see Section 9.2



33 Gormley Road East

9.1 Architectural Styles

VERNACULAR HOMESTEAD
1890-1930



Front-facing gable with steep roof, 12:12.

Two bays wide, with entrance and stair to one side. Plan has greater depth than width.

Detailing is simple.

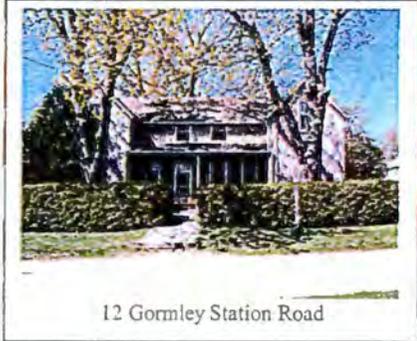
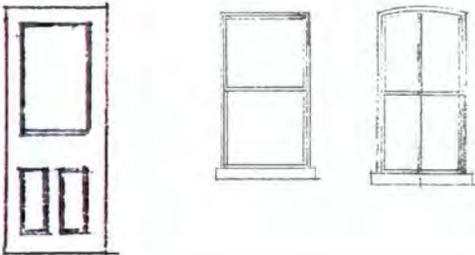
Full-width verandah is common

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

May be clapboard, brick or stucco.

9.1.1 Heritage Styles Residential Buildings

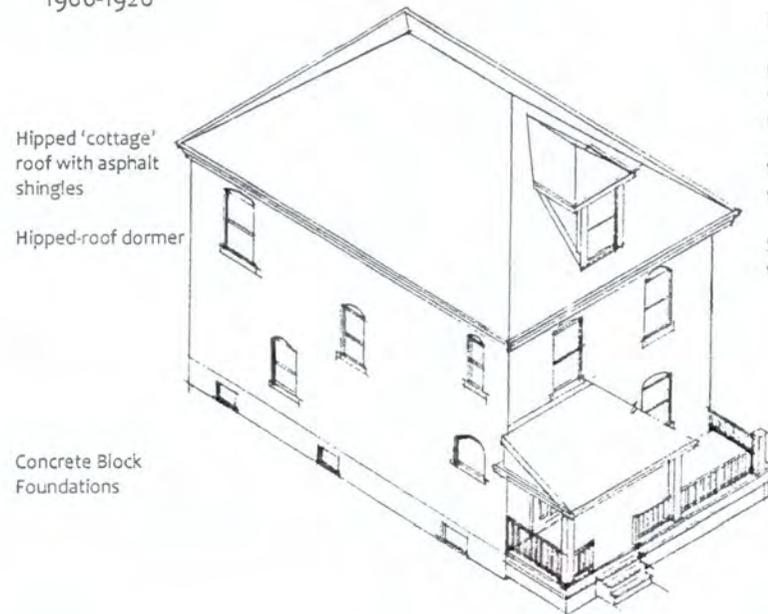
Typical Design Elements: for more information see Section 9.2



9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

Four-square
1900-1920



Hipped 'cottage'
roof with asphalt
shingles

Hipped-roof dormer

Concrete Block
Foundations

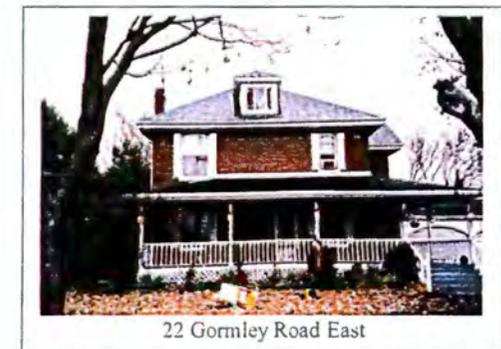
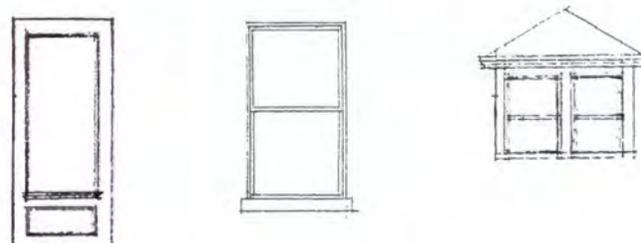
Brick construction.

Usually 2 bays wide
with entrance to one
side.

Wood double-hung
windows, 1 over 1.

Simple wood porch or
verandah.

Typical Design Elements: for more information see Section 9.2



22 Gormley Road East

9.1 Architectural Styles

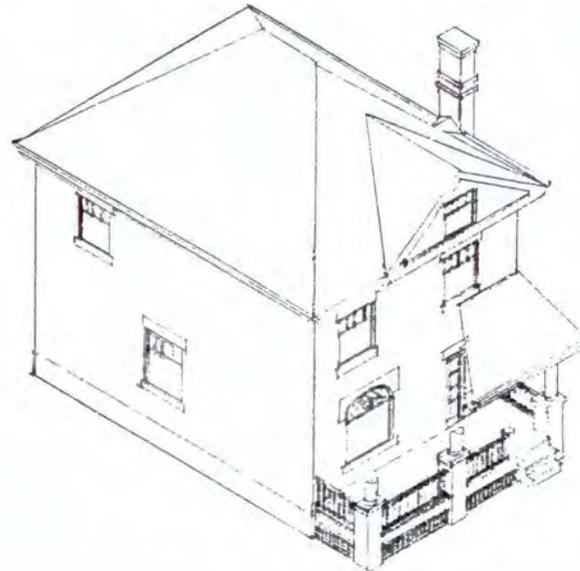
Edwardian Classic 1900-1920

Low-slope hipped
'cottage' roof with
asphalt shingles

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

Non-symmetrical
Plan and Façade.

Concrete Block
Foundations



Brick construction.
Elaborate brickwork.

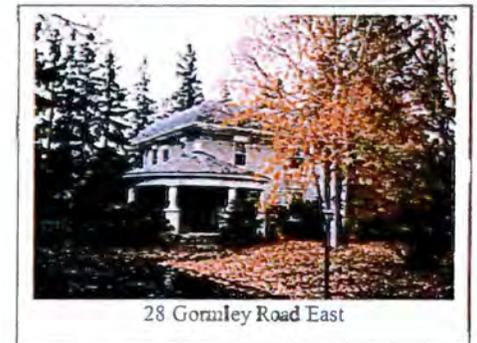
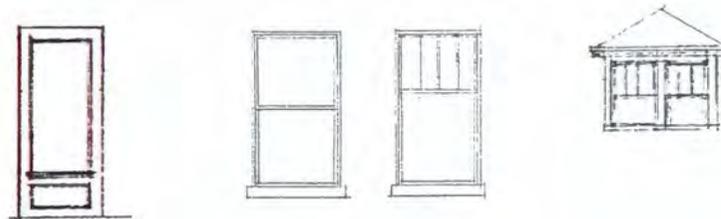
Wide wood double-
hung windows, often
6 over 1
or 4 vertical over 1.
"cottage style".

Wood verandah with
classical columns on
brick piers

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

9.1.1 Heritage Styles Residential Buildings

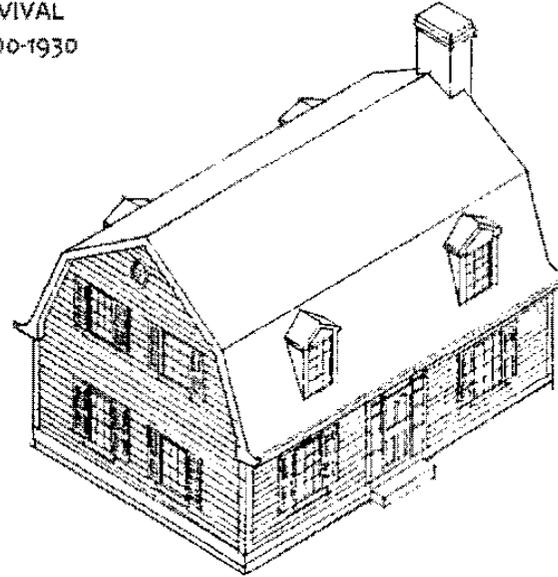
Typical Design Elements: for more information see Section 9.2



9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

DUTCH COLONIAL REVIVAL 1900-1930



Usually 1-1/2 storeys, brick or wood clapboard siding.

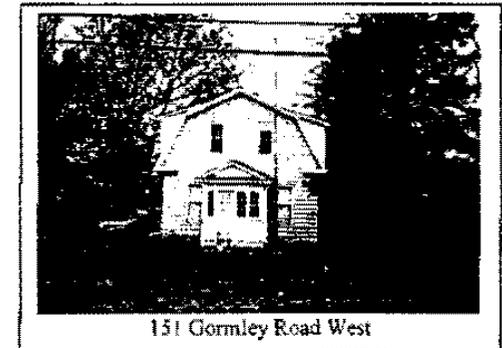
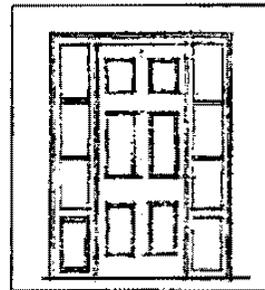
Gambrel or "barn" roof provides increased second floor area. Often wood shingles.

Centre-hall symmetrical plan is common. Asymmetrical plan, with gambrel-end facing the street, used on narrow lots.

Dormers, sometimes also with gambrel shape.

Wood double-hung windows, 6 over 6, wood shutters.

Typical Design Elements: for more information see Section 9.2

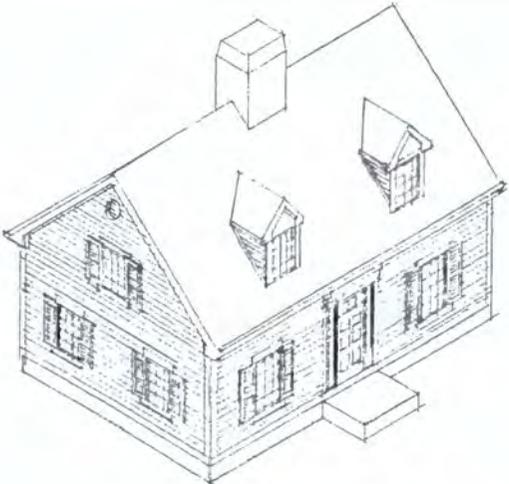


9.1 Architectural Styles

9.1.1 Heritage Styles
Residential Buildings

CAPE COD COTTAGE
1925-1955

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



Typical Design Elements: for more information see Section 9.2



132 Gormley Road West

9.1 Architectural Styles

9.1.1 Heritage Styles Residential Buildings

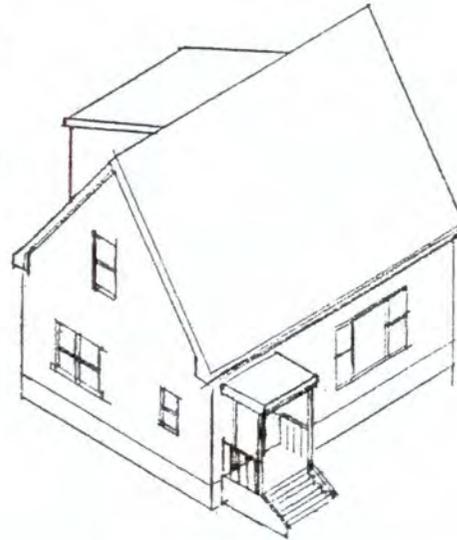
"VICTORY" HOUSE 1939-1955

Classic mid-20th Century starter home, strongly derived from New England, hence Loyalist cottages.

Steep gable roof, 12:12, with asphalt or asbestos shingles.

May have gable dormers for upper floor, shed dormers often added later.

Foundations often on piles, with basements excavated later.



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

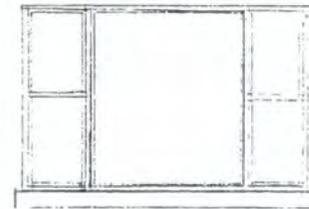
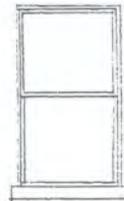
Often large fixed 'picture' window flanked by narrow double-hung windows 1 over 1.

Compact plan 600 to 900 square feet. Non-symmetrical plan with entrance door to the side is usual in small plans. Larger plans may have centre door and centre hall.

Often a small entrance porch.

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

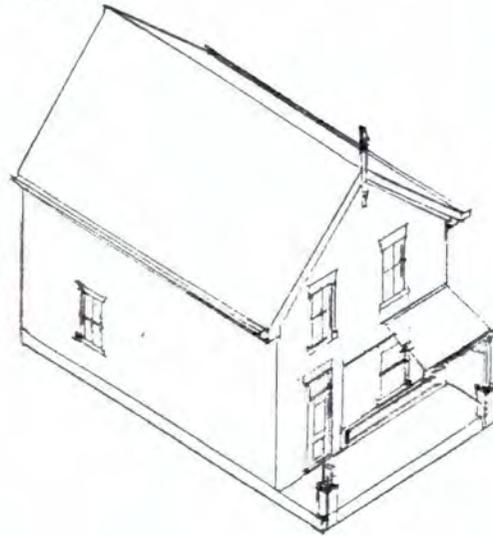
Typical Design Elements: for more information see Section 9.2



9.1 Architectural Styles

9.1.2 Heritage Styles Commercial Buildings

VERNACULAR VILLAGE SHOP 1850-1910

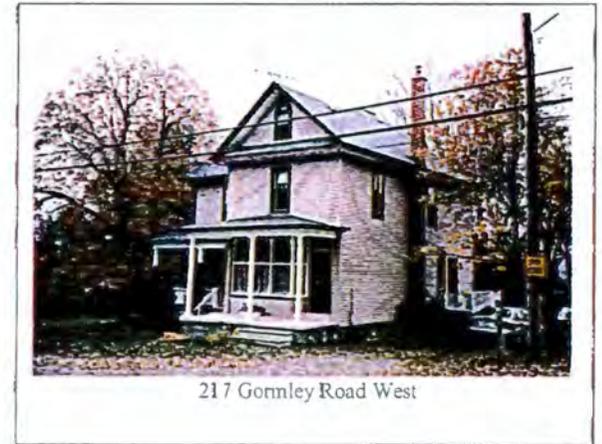


Usually a front-gabled frame building, similar to a homestead house. Often built with a false-front (boomtown style).

Typically built with shop below and living quarters above or behind.

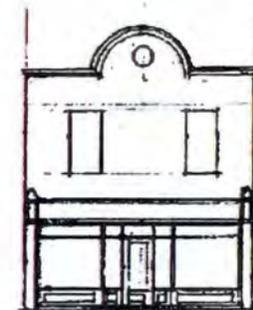
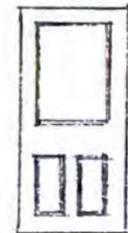
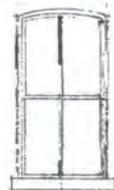
Display window ranged from a slightly wider ordinary window, to a full-fledged shop-front as found in town shops.

Front porch, perhaps with sign on top, was very common.



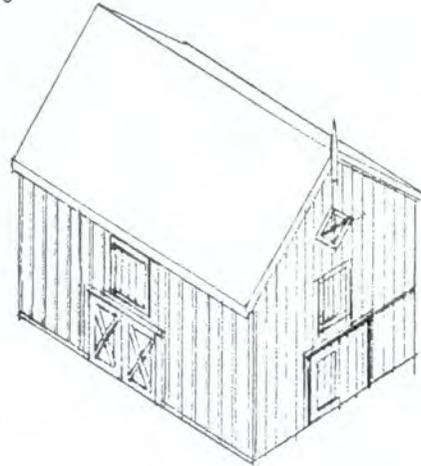
217 Gornley Road West

Typical Design Elements: for more information see Section 9.2



9.1 Architectural Styles

GABLE- ROOFED TOWN-BARN OR
STABLE
1850-1920



High-slope roof, wood shingle or sheet metal.

Timber frame with vertical wood siding, often slightly spaced for ventilation. Sometimes board and batten.

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

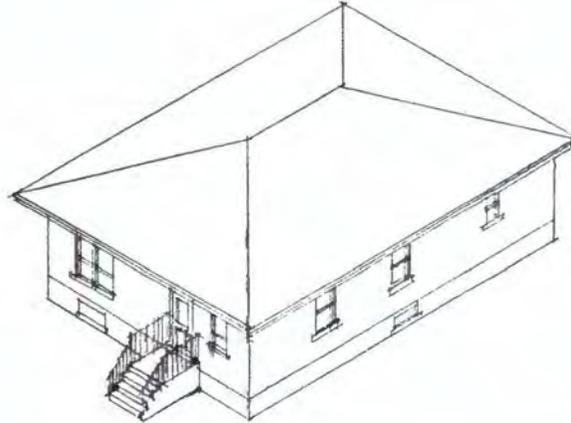
9.1.3 Heritage Styles
Agricultural Buildings



172 Gormley Road West

9.1 Architectural Styles

VERNACULAR
BUNGALOW
1900-1955



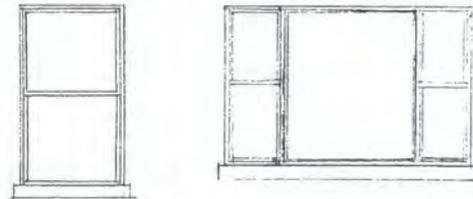
Usually of brick construction.

Wood double-hung windows, usually 1 over 1. Sometimes paired. Living room often had a "picture" window, with a wide fixed-glass window flanked by 2 narrow double-hung windows.

See "A note on bungalows", page 68.

9.1.4 Non-Heritage Styles Residential Buildings

Typical Design Elements: for more information see Section 9.2



9.1 Architectural Styles

RANCH HOUSE 1950-1975

9.1.4 Non-Heritage Styles Residential Buildings

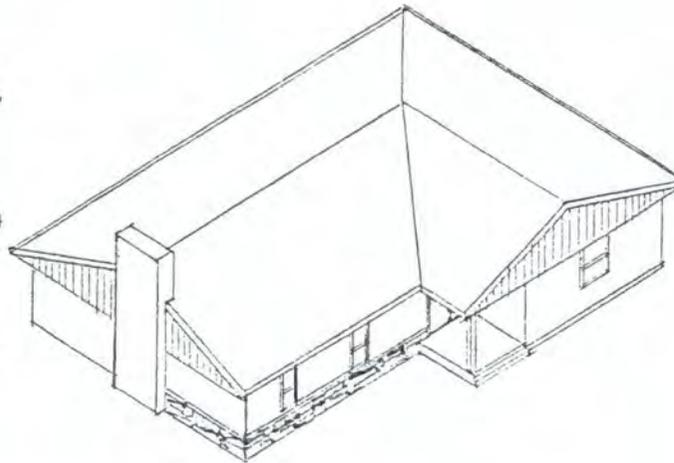
Low slope roof, 4:12, hipped or gabled.

Asphalt Shingles.

Wide eaves, with 2-4 foot overhang

Large Chimney

Often accent bands of stone or 'angel stone.



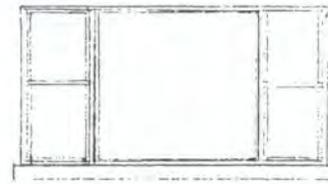
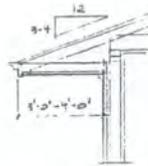
One-storey, informal plan.

Garage or carport usually attached.

Usually brick veneer on frame construction.

Large fixed picture windows in principal rooms, flanked by operable windows; double hung or casement.

Typical Design Elements: for more information see Section 9.2



27 Gormley Court

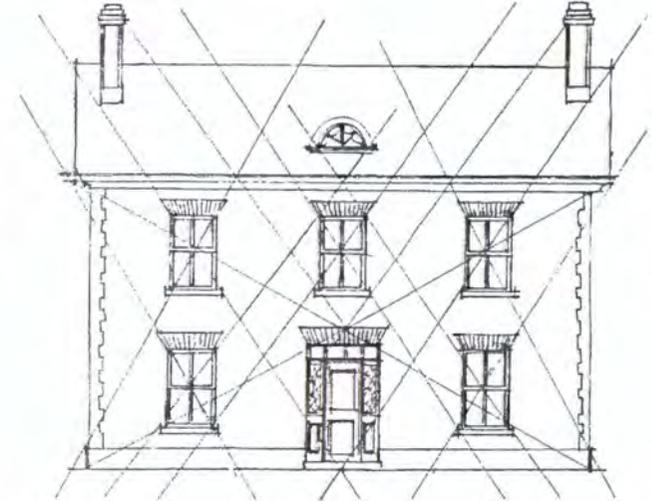
9.2 Heritage Design and Details

9.2.1 Introduction

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

9.2.2 Composition

The elevations of heritage buildings, whether designed by an architect or by a builder using a "pattern book", were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context. Helpful sources of information are listed in Section 10.



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

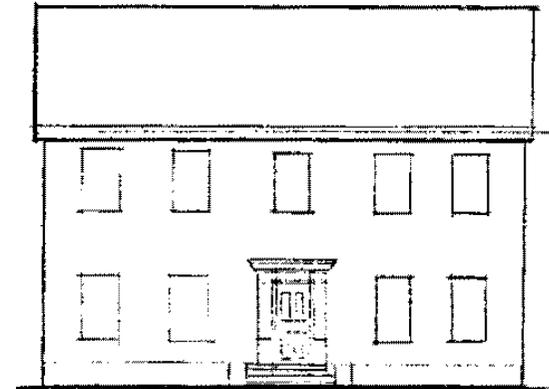
If a building is pleasing to the eye, it is probably rich in such relationships.

Drawing by Steven Bell.

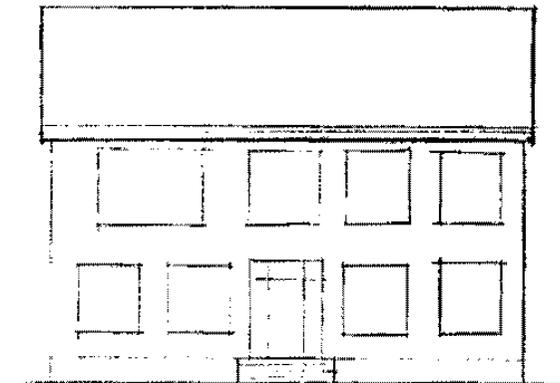
9.2.2 Composition Cont'd

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

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



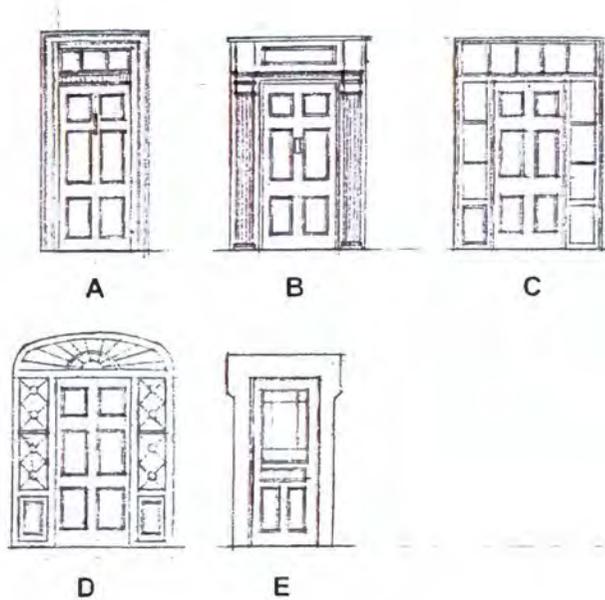
Appropriate: 15 to 20% opening is historically correct.



Inappropriate: 30 to 40% is excessive.

9.2 Heritage Design and Details

9.2.3 Entrances and Doors



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

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

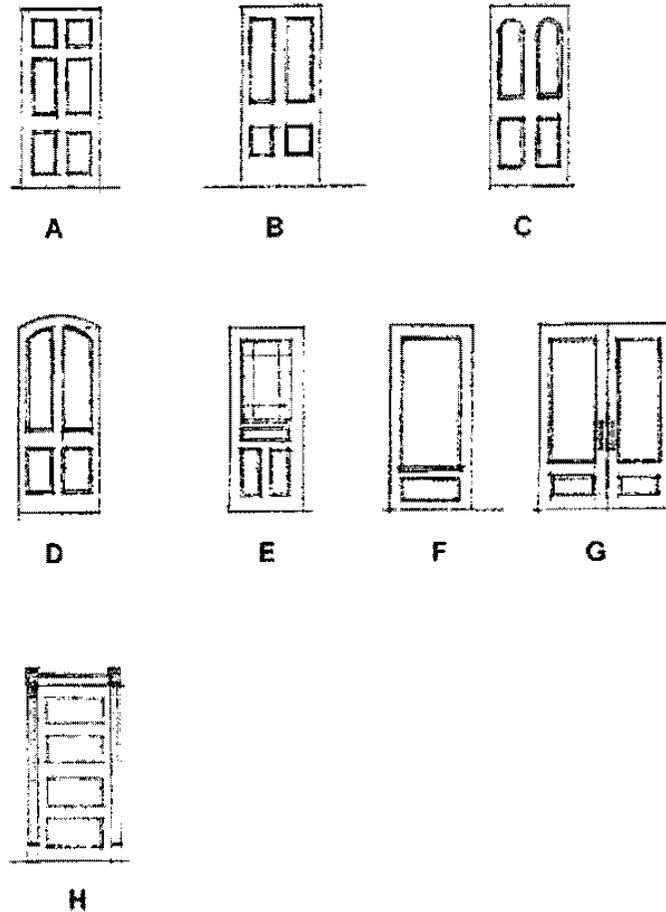
The proportional scheme of the building governed the design, so that even ornate entrances did not overwhelm the building.

Entrance doors were not glazed until the Victorian era.

- A. Solid panel door with transom and wood casing.
- B. Solid panel door with classical cornice.
- C. Solid panel door with transom and sidelights.
- D. Solid panel door with decorative sidelights and fanlight transom.
- E. Wood panel door with decorative glazing and eared casing.
- F. Alternative material with similar design and colour.

9.2 Heritage Design and Details

9.2.3 Entrances and Doors Cont'd



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

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

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

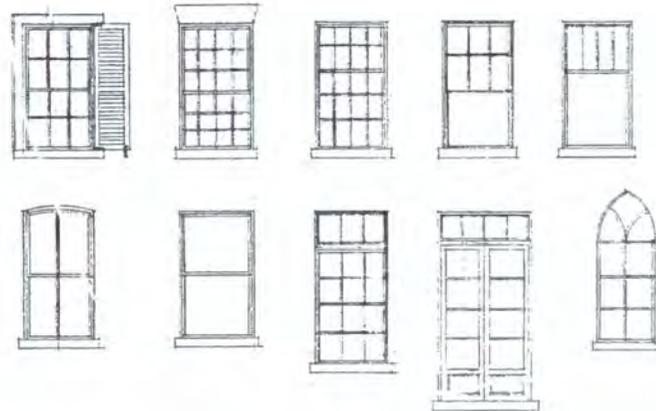
In the late 19th and early 20th centuries, the horizontal emphasis of Edwardian and Arts and Crafts styles led to doors with horizontal "ladder" panelling.

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

- A. Cross and Bible Door
- B. Four Panel Door
- C. Arched Panel Four Panel Door
- D. Arched-head Four Panel Door.
- E. Glazed Wood Panel Door.
- F. Glazed Wood Shopfront Door.
- G. Paired Glazed Wood Shopfront Door.
- H. Four Panel "Ladder" Door
- I. Alternative material with similar design and colour.

9.2 Heritage Design and Details

9.2.4 Windows and Shutters



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

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

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

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

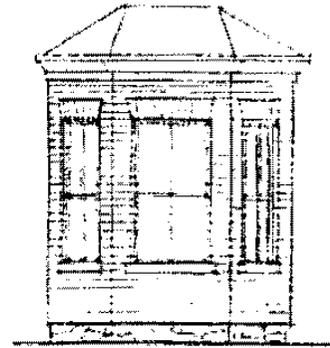
Casement windows appeared in only a few styles. Some Regency windows could be called casements, though they are more like French doors, with sills barely above the floor. The Craftsman style was the first to use what we would call casements today.

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

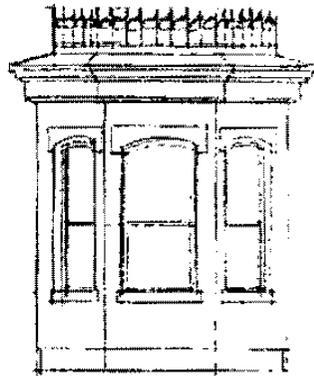


9.2 Heritage Design and Details

9.2.5 Bay Windows



Victorian



Victorian, Italianate,
Second Empire

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

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

9.2 Heritage Design and Details

9.2.6 Gable Ends



Classical Styles



Victorian Gothic



Queen Anne Revival
Gable Peak

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

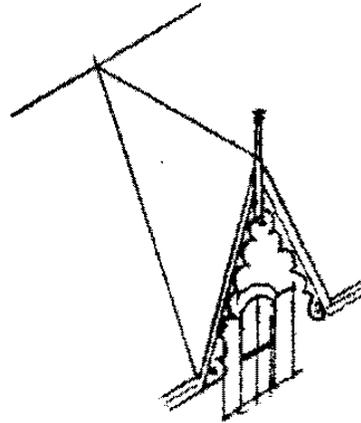
The Victorian Gothic styles used elaborate bargeboards in a wide variety of forms—what has come to be called “gingerbread”. Sometimes these were sinuous shapes cut out on a scroll saw. In other cases pierced patterns were cut into a simpler board. A common feature was a finial at the peak, as shown in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

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

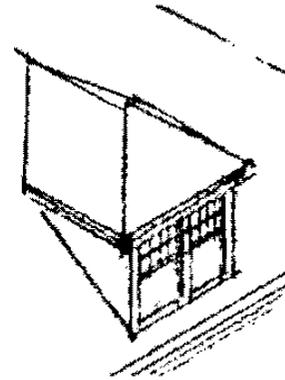
The Queen Anne Revival style tended to use built-up detail, with square panels and round medallions applied to a plain bargeboard. The peak of a gable was often given an ornate decoration of built-up work, as shown in the lower sketch.

9.2 Heritage Design and Details

9.2.7 Dormers



Victorian Gothic



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

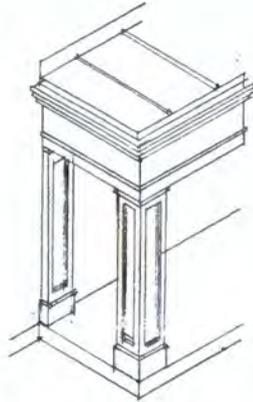
Dormers provide useful light in attic spaces, and as described in Section 9.1, the use of an attic avoided the higher taxes on a two-storey house in the early 19th Century.

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

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

9.2 Heritage Design and Details

9.2.8 Porch Design



Georgian

Wood columns, round or square classical design.

Columns may be plain or fluted.

Flat metal roof or front-facing pediment.



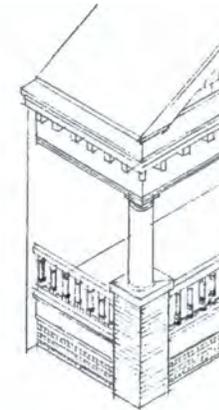
Victorian Gothic

Wood columns, often turned.

Ornate "gingerbread" brackets.

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

Balusters on railing usually square.



Edwardian Styles

Classical columns on stone-capped brick piers.

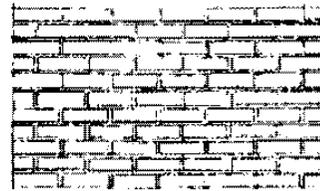
Front-facing pediment or hipped shingle roof.

Classical detailing like column capitals and dentils.

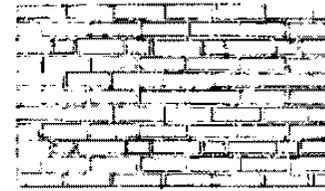
Balusters on railing turned or bellied.

9.2 Heritage Design and Details

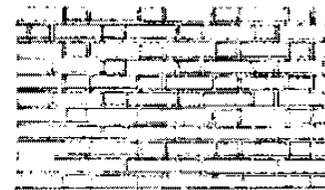
9.2.9 Brickwork



Running Bond



Common Bond

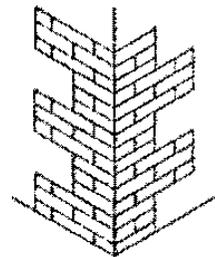


Flemish Bond

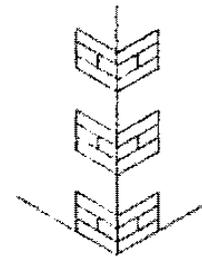
Historic brick walls were solid masonry, and in order to carry the weight of floors and roofs they were two or more bricks thick. It was structurally necessary to tie the inner and outer wythes together, and the simplest and surest way to do this was to put headers across the thickness of the wall at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

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

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



Correct Quoining

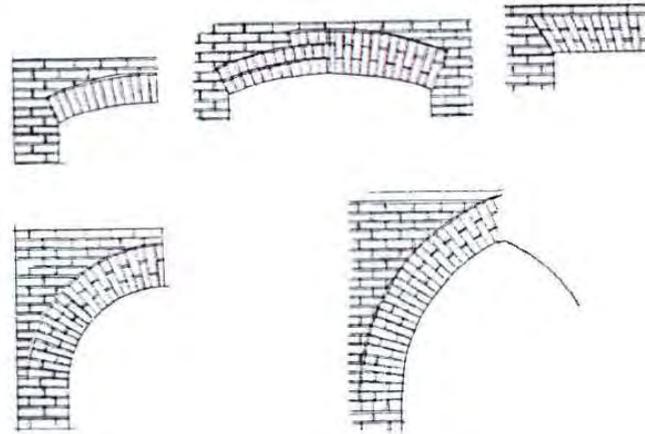


Incorrect Quoining

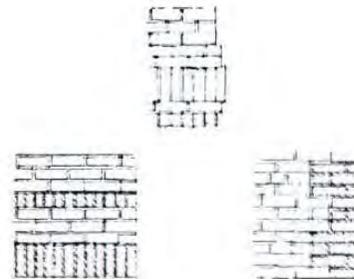
Brick quoins imitate larger stone quoins, which interlock to strengthen the corner of a building. A quoin block has a short side and a long side, and brick quoins should be laid in the same form, as shown in the sketch on the left. The sketch on the right shows what not to do.

9.2 Heritage Design and Details

9.2.9 Brickwork Cont'd



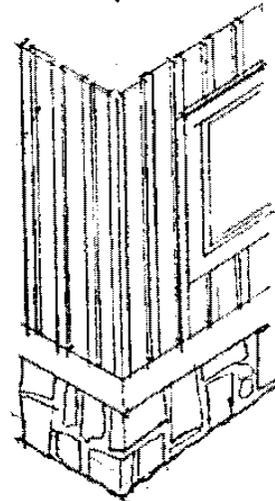
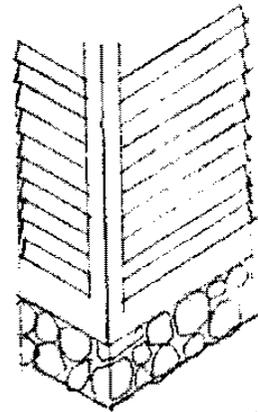
Before the use of iron and steel in construction, lintels over structural openings in brick walls were either solid stone or brick arches. Modern construction commonly uses steel lintels, hidden by the brickwork. To create an authentic appearance, the bricks should be laid to replicate historic structural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



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

9.2 Heritage Design and Details

9.2.10 Wood Siding



The most typical historic wood siding types were clapboard and board and batten. Clapboard was commonly installed with about 4 inches to the weather.

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

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

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

Alternative material appropriate in design and colour.

9.2 Heritage Design and Details

9.2.11 Fencing



Historic photographs show a wide variety of fence types.



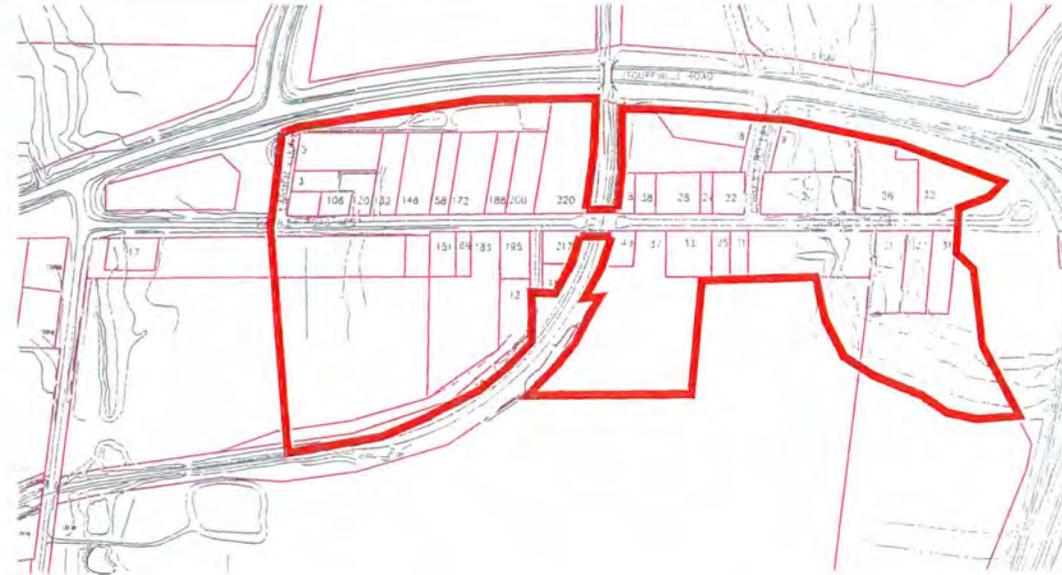
Historical photographs show that front yards in Gormley were once typically fenced. Just about every kind of fencing was used: split-rails, horizontal boards, wood pickets, and woven wire appear in the pictures to the left.

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

The maintenance of unfenced front yards is supported.

9.3 Existing Heritage Buildings

9.3.1 Overview



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

Guidelines:

- Properties listed in the Richmond Hill *Inventory of Building of Architectural and Heritage Importance* are considered to be heritage properties for the purposes of this Plan. The properties listed at the time of writing are shown on the map above.

- The existing heritage structures are the most significant elements of the heritage character of Gormley.
- Proper maintenance of heritage structures prevents deterioration, and is the most cost-effective means of preserving heritage character.
- When heritage features are damaged or deteriorated, repair and restoration are preferable to replacement.
- New construction should not damage or conceal heritage features.
- New construction should include restoration of heritage features that have been lost or concealed by previous renovations.

9.3 Existing Heritage Buildings

9.3.2 Historical and Technical Research

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

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

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

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

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

9.3.3 Recording Original Construction

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

9.3 Existing Heritage Buildings

9.3.4 Building Maintenance Principles and Practice



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

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

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

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

Painted woodwork should be maintained.

9.3 Existing Heritage Buildings

9.3.4.1 Masonry Cleaning

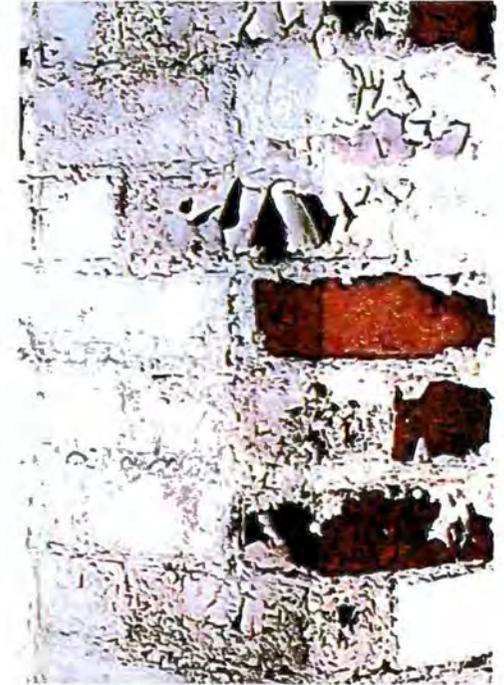
Masonry cleaning should be done in a non-destructive manner. Ontario bricks are soft and subject to deterioration by harsh cleaning methods. Good results can usually be obtained with detergents and water and a stiff natural-bristle brush. Some professional water-borne chemical agents are acceptable.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

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

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

Guidelines:

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



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

9.3 Existing Heritage Buildings

9.3.4.2 Masonry Repointing

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

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

Guidelines:

- Repair structural damage before repointing. Structural cracks may be letting in the moisture that is eroding the mortar.
- Do not use power tools to remove old mortar. They can damage the weather-resistant skin of the brick and cause future deterioration of the wall.
- Use lime mortar for repairs and repointing of historic brick. Match the original in formulation, with a cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white portland cement and not grey.
- Do not treat historic brick with silicones or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts.



Progressive deterioration: Rainwater splashing on the porch and steps eroded the mortar. That let increasing amounts of water into the bricks and mortar below, and they are spalling and washing away, letting in even more moisture.

9.3 Existing Heritage Buildings

9.3.4.3 Painting Woodwork



Properly maintained and protected woodwork is a very durable building material. Deterioration of wood is almost always due to moisture problems: either a failure of the paint film or a problem, such as a flashing or roofing failure, that allows moisture to infiltrate from above and behind the finish surface. Blistering or peeling paint is usually a sign of moisture penetration. The source of the moisture should be identified and corrected before repainting. Refer to Section 9.3.4.5, below, if repairs are necessary before repainting.

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

Guidelines:

- Inspect existing paint. Blisters or peeling paint usually mean water is getting into the wood, and the source of water should be corrected.
- Don't "strip" woodwork, unless paint build-up is excessive and obscures architectural detail. Just remove loose paint and feather edges.
- Don't use chemical strippers or torches to remove paint. These damage the wood and cause future problems.
- Use suitable heritage paint colours. Original paint colours can usually be found by sanding or scraping through overpainted layers. Otherwise, most paint manufacturers provide good heritage palettes.
- Both *Preservation Briefs* and *Architectural Conservation Notes* have information on painting. See Section 9.3.2. for websites.

9.3.5 Repair and Restoration

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

9.3.5.1 Brickwork

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

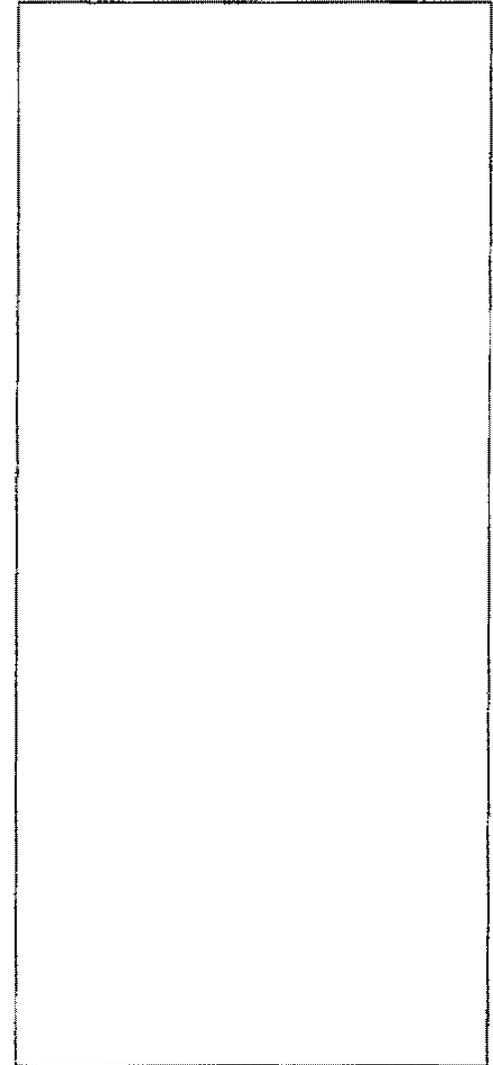
Historic bricks require the use of historic lime mortar. See the notes and guidelines in Section 9.3.3.3, under masonry repointing.

Guidelines:

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

9.3.5.2 Stonework

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



9.3 Existing Heritage Buildings

9.3.5.3 Roofing

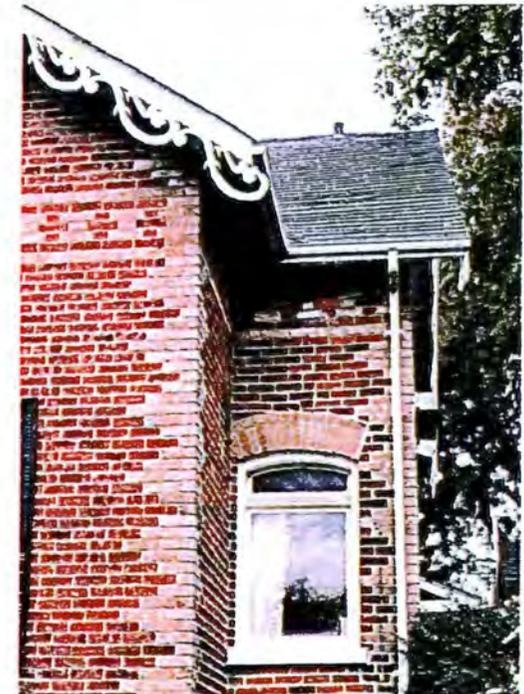
Heritage buildings might have originally had wood shingles, slates, or sheet metal roofing. Very few of the original roofs remain, and the asphalt shingle is the dominant roofing material in Gormley today. In re-roofing heritage buildings, care should be taken to choose a material that relates to the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

9.3.5.4 Wood Frame Construction

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

9.3.5.5 Decorative Woodwork

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



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

9.3 Existing Heritage Buildings

9.3.5.7 Windows Repair and Restoration

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

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

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

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

A recent speech by Donovan D. Rypkema, the foremost expert in the economics of preservation, noted that:

Properly repaired historic windows have an R factor nearly indistinguishable from new, so-called "weatherized" windows.

Regardless of the manufacturers' "lifetime warranties," 30 percent of the windows being replaced each year are less than 10 years old.

One Indiana study showed that the payback period through energy savings by replacing historic wood windows is 400 years.¹

A full discussion of energy considerations in historic buildings is available in Preservation Briefs No. 3. See Section 9.3.2 for the website.



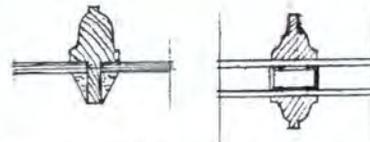
Life-cycle costing makes wood look good. The District has many wood windows that are still in service after more than a century.

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

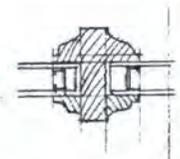
¹ Speech to the Annual Conference of the National Trust for Historic Preservation. Portland, Oregon, October 1, 2005.

9.3 Existing Heritage Buildings

9.3.5.8 Windows Replacement Windows



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



Most double glazed "true" lights require glazing bars that are much wider than the originals.

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

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

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

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

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

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

9.3. Existing Heritage Buildings

9.3.5.9 Entrances and Doors

Repair and Restoration

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

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

9.3.5.10 Entrances and Doors

Replacement Doors and Entrances

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

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



Heritage Entrance, Thornhill



Inauthentic modern "heritage" replacement entrance.

9.3 Existing Heritage Buildings

9.3.6 Renovations

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

Guidelines:

Incorporate restoration of original work in exterior renovation projects.

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

9.3 Existing Heritage Buildings

9.3.7 New Additions to Heritage Buildings Architectural Style

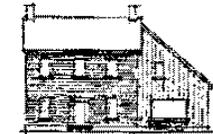
New attached additions to heritage buildings should be designed to complement the design of the original building.

Guidelines:

- Design additions to maintain the original architectural style of the building. See Section 9.1.
- Use authentic detail. See Section 9.2.
- Research the architectural style of the original building. See Section 10 for useful research sources.
- Follow the relevant guidelines for new construction in Section 9.5.



These additions follow the Georgian precedent of the original building.



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

9.3 Existing Heritage Buildings

9.3.7 New Additions to Heritage Buildings

Scale

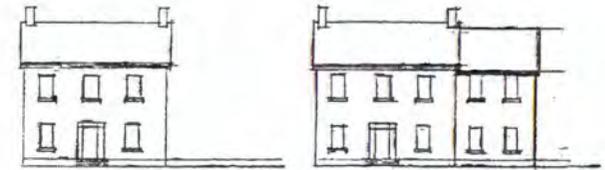
New additions to heritage buildings should respect the scale of the original building.

Guidelines:

- Don't design additions to a greater height or scale than the original building.
- Don't design additions to predominate over the original building.

Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.

- For garage additions, see Section 9.3.7
- Use appropriate materials. See Section 9.8.
- Avoid destruction of existing mature trees. See Section 9.7.



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

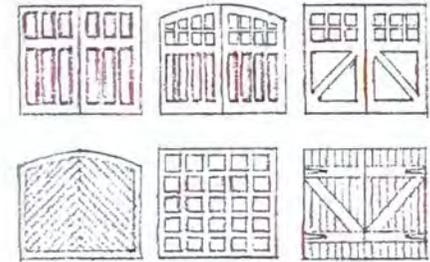
9.3 Existing Heritage Buildings

9.3.8 Outbuildings for Heritage Buildings.

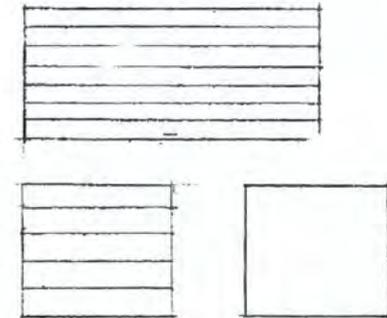
Traditionally, garages or stables were built as separate rear outbuildings with gable roofs.

Guidelines:

- Work on existing heritage outbuildings should retain or restore original design features.
- New garages should respect traditional siting as separate rear outbuildings, if possible.
- Connected garages should minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the main frontage, with the connection to the main building disguised or hidden.
- Design garages to traditional outbuilding forms, with gable roofs, and frame or brick construction.
- Use single-bay garage doors, compatible with traditional designs. Suitably designed overhead doors are now widely available.
- Other outbuildings, such as garden and storage sheds, should be of traditional wood construction when visible from the street. Prefabricated metal sheds, if used, should be located to be out of view from the street.



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



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

9.4 Existing Non-Heritage Buildings

9.4 Existing Non-Heritage Buildings

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

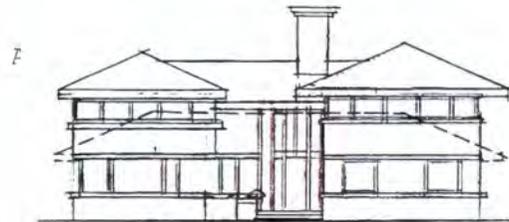
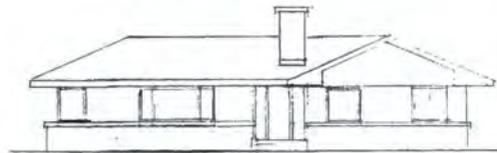
9.4.1 Design Approaches

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

9.4.1.1 Contemporary Alteration Approach

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

A typical 1970s ranch bungalow.



The Contemporary Alteration approach used in putting on a second storey addition.

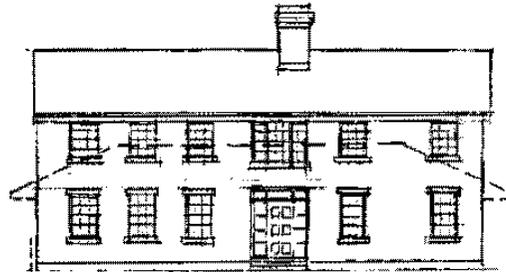
Guidelines:

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

9.4 Existing Non-Heritage Buildings

9.4.1.2 Historical Conversion Approach

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



The Historical Conversion approach used in putting a second storey addition on the same house, above.

Guidelines:

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

9.5 New Development

9.5 New Development

9.5.1 Overview

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

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

Guidelines:

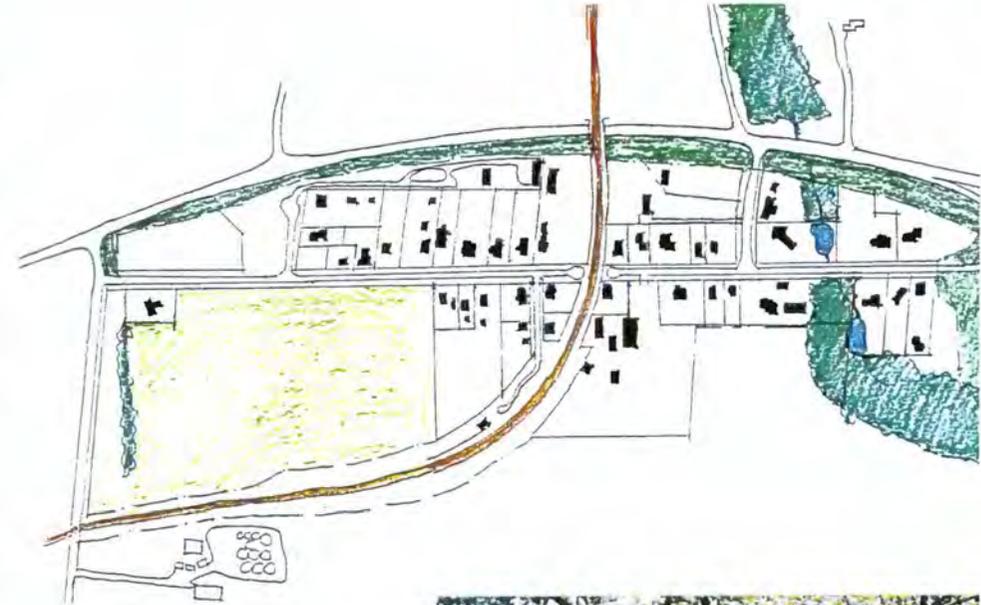
- New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.
- Use Section 9.1 for preliminary guidance on styles.
- Use Section 9.2 gives further preliminary guidance on details of design and construction.
- It is highly encouraged that owners engage design professionals skilled in heritage work for new buildings in the District.

9.5 New Development

9.5.2 Site Planning

9.5.2.1 Character

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

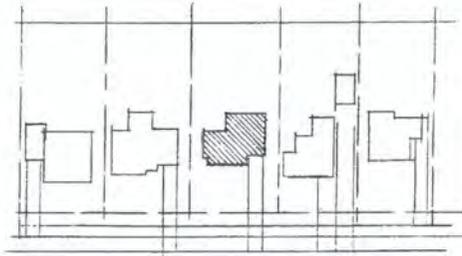


There are three kinds of opportunity for new development in the District:

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

9.5 New Development

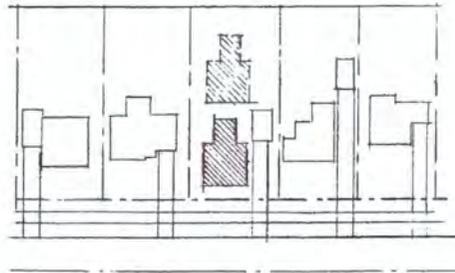
9.5.2 Site Planning 9.5.2.2 Replacement Buildings



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

Guidelines:

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

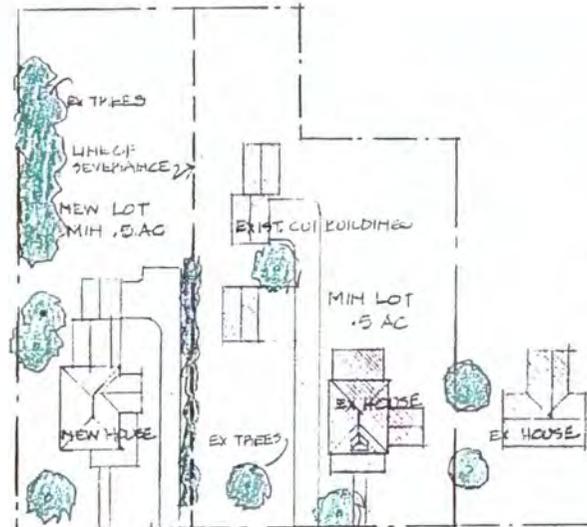


An extreme difference in setback from adjacent buildings is not appropriate.

9.5 New Development

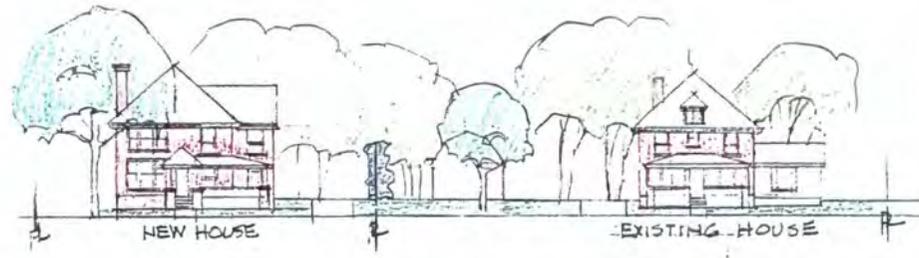
9.5.2 Site Planning

9.5.2.3 Infill Buildings on Severed Lots



Guidelines:

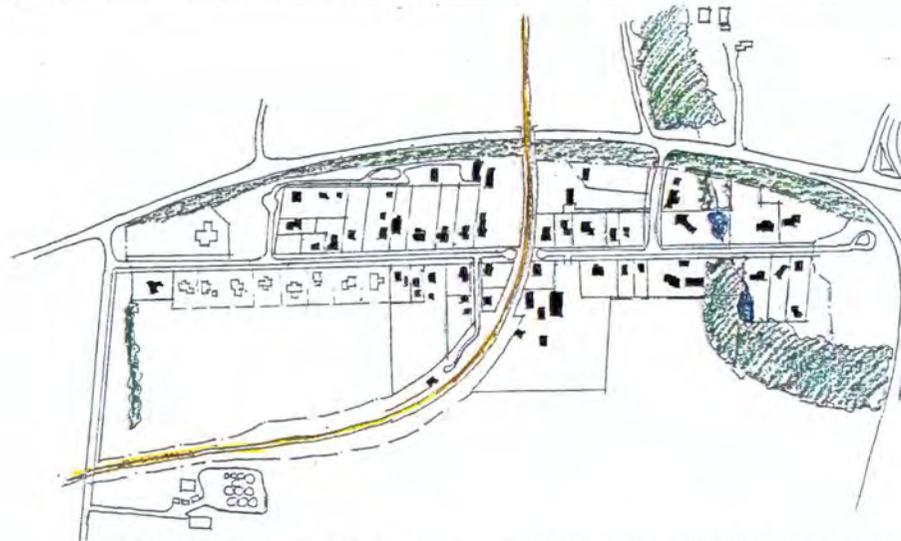
- The size of severed lots will be governed by and regulated by the Official Plan, the Zoning By-Law, and the Oak Ridges Moraine Act and Plan.
- Site infill buildings with a front-yard setback that respects the setbacks of existing adjacent buildings.
- Site infill buildings to preserve existing mature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



This example of a severance shows respect for Gormley's site plan characteristics and its historic architecture. Site plan above, and street elevations below.

9.5 New Development

9.5.2 Site Planning I New Development on Agricultural Land



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

Guidelines:

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

9.5 New Development

9.5.4 Scale and Massing



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



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

New residential construction in the residential villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in Section 7 that the zoning by-law be amended to recognize the smaller scale of historic village development as contrasted with modern suburban development.

Guidelines:

- New buildings should be designed to preserve the scale and pattern of the historic District.
- New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.
- As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.

9.5 New Development

9.5.3 Architectural Style



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



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

Guidelines:

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

9.6 Streetscape Work

9.6.1 Overview

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

District Identity

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

The goals of the Guidelines for streetscaping are:

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

9.6 Streetscape Work

9.6.2 Roadways



The ditched and curbsless rural profile is part of Gormley's character.

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

Guidelines

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

9.6.3 Street Planting



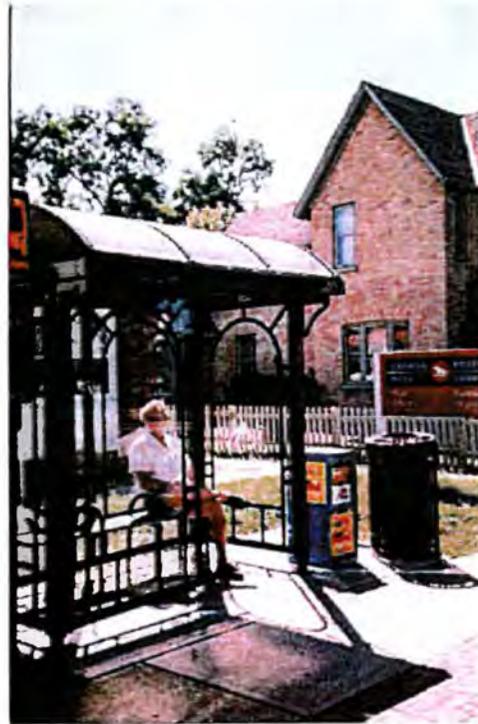
The permeable surface on Station Road

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

Guidelines

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

Applying artificial heritage elements to modern items only calls attention the inauthenticity of the exercise. It's better to choose inobtrusive designs. In the example below, the bus shelter doesn't work, but the waste container does.



9.6.4 Lighting

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

9.6.5 Street Furniture

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

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

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

9.6 Streetscape Work

Gateways

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

Guidelines:

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

9.7 Voluntary Landscaping Guidelines

9.7.1 Planting

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

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

Guidelines:

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

Suitable indigenous species:

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

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

- Ash, Little Leaf Linden, Serviceberry.

Unsuitable species:

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

9.7 Voluntary Landscaping Guidelines

9.7.1 Warning! Invasive Plant Species

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



Two prime invaders are Purple Loosestrife, above, and Norway Maple, below. Both have been popular for garden and street planting, and both have proven to be highly invasive. Images from Audubon Society Field Guides.

Guidelines:

Avoid these invasive plant species:

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

10.1 Documents Available for Guidance

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

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

- The United States National Parks Service *Preservation Briefs* at: www.cr.nps.gov/hps/tps/briefs/presbhom.htm
- Parks Canada has similar guidelines at: Standards: www.pc.gc.ca/docs/pc/guide/nldclpc-sqchpc/index_E.asp

Books listed in Section 10.2 under the headings of Historic Architecture and Heritage Conservation are all useful.

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- The Ontario Railway History Page. www.globalserv.net/~robkath/railnor Historical information about Ontario's railways.
- The Project for Public Spaces. www.pps.org A resource for creating livable urban spaces.
- Richmond Hill Public Library Board. This site has an electronic edition of Robert M. Stamp's *Early Days in Richmond Hill*, cited above. <http://edrh.rhpl.richmondhill.on.ca/default.asp>

Appendices

Appendix A: Glossary of Architectural Terms

Italicised words are defined in other entries.

ABA rhythm: a pattern of alternating *bays*. Other rhythms might be ABBA, or AABBA, for example.

Arcade: a running series of *arches*, supported on *piers* or *columns*.

Arch: a curved structure over an opening, supported by mutual lateral pressure.

Architrave: The lowest division of an *entablature*.

Ashlar: Squared stone masonry laid in regular courses with fine joints.

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

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

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

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

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

Bipartite: In two parts.

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

Board-and-batten: Wood siding consisting of wide vertical boards, the joints of which are covered by narrow vertical strips, or battens.

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

Bow window: Curved version of the *bay window*.

Buttress: A heavy vertical masonry element built against a wall to stabilise it.

Capital: See *Orders*.

Caseament: A window hinged on one side, like a door.

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

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

Coffering: A pattern of square recessed panels.

Colonette: A little column, often decorative.

Colonnade: A row of *columns* supporting an *entablature*.

Column: A vertical structural member. See *orders*.

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

Consul or Console: A bracket with a compound-curved profile.

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

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

Corinthian: See *Orders*.

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

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

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

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

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

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

Doric: See *Orders*.

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

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

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

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

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

Fenestration: Windows: the pattern of windows in an elevation.

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

Frieze: The middle of the three divisions of an *entablature*. See *Orders*.

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

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

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

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

Hood mould: a thin projecting moulding over an opening, originally intended to throw off rainwater.

Impost: A block from which an arch springs.

Ionic: See Orders.

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

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

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

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

Lintel: A horizontal element spanning over an opening in a wall.

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

Lozenge: A diamond shaped pattern element.

Lunette: A semicircular window or panel.

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

Mannerist: An outgrowth of the Renaissance style, it treated *classical* elements with a free hand, exaggerating scale and bending the rules. The broken pediment is a prime example of Mannerist playfulness. Revived around 1900 as Edwardian Mannerism.

Mansard Roof: A steeply sloped roof below a low-sloped roof, creating a more usable attic. Variations used in various 19th century styles include concave, convex and ogee shapes on the lower slope. Unfortunately revived as about 1960 as a tacked-on sloping band, usually of cedar shakes, in the hope of giving "natural texture" to rather ordinary flat-roofed boxes.

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

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

Oculus: A small round or oval window. From the Latin word for “eye”.

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

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

Oriel, Oriel window: A bay window projecting from an upper storey.

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

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

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

Pendant: A point ornament hanging down.

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

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

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

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

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

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

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

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

Round arch: A semicircular arch.

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

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

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

Sash: Framework holding the glass in a window.

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

Segmental arch: An arch composed of a single curve, centred below the *springline* on the centreline of the opening. Normally quite shallow.

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

Signband: See *Sign fascia*.

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

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

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

Springline: the horizontal line from which an arch rises.

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

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

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

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

Tabernacle: A canopied *niche*.

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

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

Transom window: A window above a *transom*, most commonly over a door.

Tripartite: Having three parts.

Tympanum: The panel between the mouldings of a *pediment*.

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

Voussoir: One of the blocks forming an arch.

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

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