SECTION 9: DESIGN GUIDELINES

9.1 OVERVIEW

The purpose of these Design Guidelines is to serve as a reference for anyone contemplating alterations or new development within the Kleinburg-Nashville Heritage Conservation District. They are intended to clarify and illustrate, in a useful way, the recognizable heritage characteristics found in the District. The real guidelines are provided by the existing heritage buildings and the character of their settings. The best test of new work in the District is whether or not it shows "good manners" towards its heritage neighbours and neighbourhood.

The District Plan examines the past but faces the future. It recognizes that change must and will come in a living and evolving District. The objective of these Guidelines is not to prevent change, but to ensure that change is complementary to the heritage character of the District, and enhances, rather than harms it.

Guidelines:

- The intent of the Guidelines is to preserve the heritage character of the District. Heritage permit applications will be evaluated in terms of historical contexts and settings.
- **It is recommended that design professionals with experience in heritage design and restoration be retained for work on heritage buildings in the District.**
- Installations of exterior modern equipment, such as exterior lighting fixtures, mechanical equipment, antennas, satellite dishes, and service masts and meters should be designed, located and/or screened so as to minimize their visual presence.

9.1.1 CONTEXTS

The heritage character of the District, as delineated in Section 2.4, includes a variety of historical and geographical contexts. The Guidelines for exterior work in the District necessarily take account of this variety. Existing buildings are either heritage or non-heritage, and are treated differently in the Guidelines. The geographical settings also differ, ranging from the intense commercial area in the centre of Kleinburg, to open agricultural and natural lands. Guidelines for new construction respect these different settings, and special attention is given to roadways and natural and agricultural areas.

Reflecting the complexity of the history and geography of the District, the Design Guidelines are divided into the following sections

9.2 Architectural Styles
9.3 Existing Heritage Buildings
9.4 Existing Non-Heritage Buildings
9.5 New Development
9.6 The Roads
9.7 The Valley Setting
9.8 Road Allowance Work
9.9 The Village Forests
9.10 Construction Materials Checklist

9.2 Architectural Styles

Architectural Style is a term used to refer to the identifying characteristics of construction, as it has evolved under the force of changing technology and fashion. Before the industrial age, even minor details were custom made for each building, and it would be hard to find even two identical front door designs from the early 19th Century. Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal Styles that have appeared in the Kleinburg-Nashville community, both heritage styles and more recent ones. This section is necessarily brief, and does not replace the real research needed for work in the District, 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 District: existing heritage buildings, existing non-heritage buildings and new development.

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 one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes, the French manor or chateau style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.

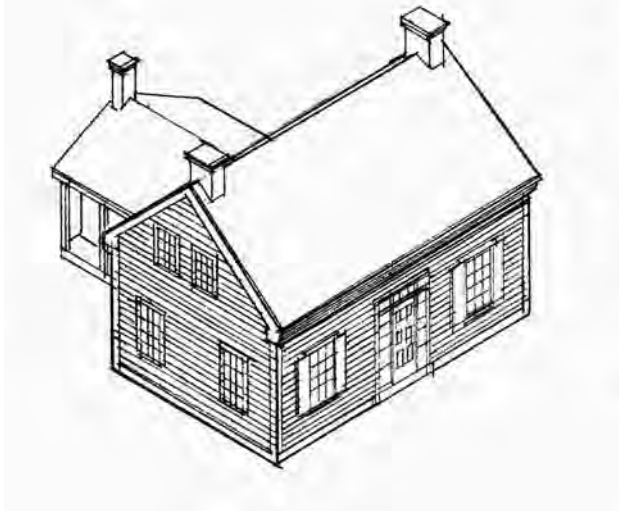
The following sketches show the characteristics of the local architectural styles:

Lester B. Pearson House, Kleinburg

9.2.1 Heritage Styles

Residential Buildings

VERNACULAR 'LOYALIST' COTTAGE
1800-1850



Kitchen tail often added Later

Sometimes with a side porch

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.

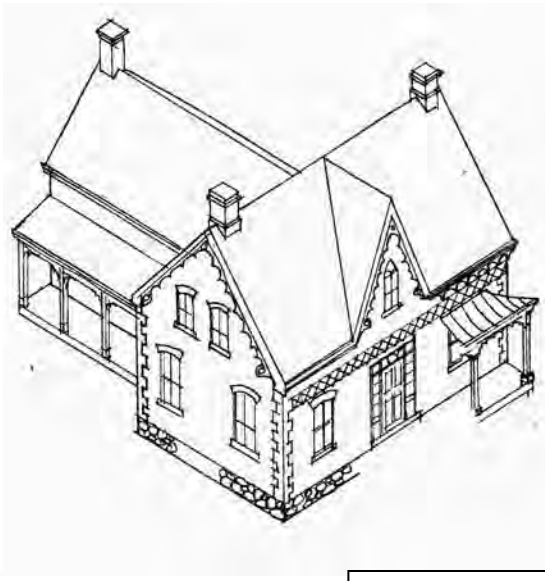
Wood windows, double hung, 6 over 6 or greater.

Optional wood shutters.

9.2.1 HERITAGE STYLES

Residential Buildings

VICTORIAN GOTHIC REVIVAL
1850-1880



Kitchen Tail
With room over
  Wood side porch
  With sheet metal roof

  Wood porch posts
  With decorative brackets

Fieldstone foundations

Red brick masonry with

Brick chimeny, corbelled polychome.

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

Archetypal Ontario house, 1 ½ storeys, Polychrome masonry construction. Also built of stone, stucco, and board and batten wood siding.

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

Segmental arch wood windows, double-hung,

Redcroft, at 10384 Islington Avenue in Kleinburg. Converted from Georgian to Victorian.

VICTORIAN VERNACULAR
1850-1880

Brick chimney corbelled polychrome.

High peaked roof with wood shingles or sheet metal roofing.

Peaked gables with gingerbread trim, often with decorative finial at the peak.

Polychrome brick construction or board and batten siding (carpenter gothic).

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

Segmental arch wood windows,
 4 over 4; optional shutters.

Verandah with wood posts and decorative brackets or trelliage.

9.2.1 Heritage Styles

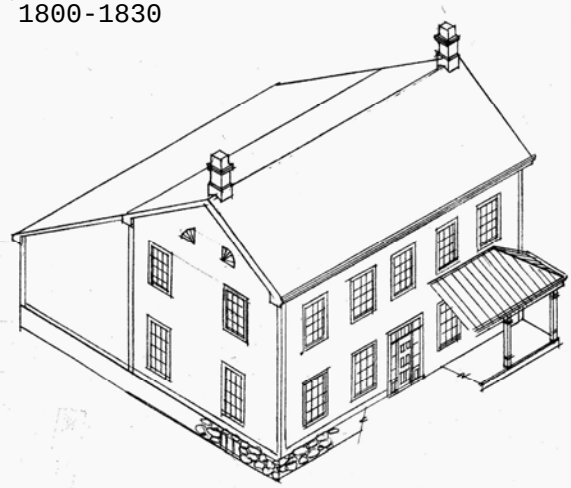
Residential Buildings

Georgian Neo-classical
1800-1830

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

Optional half-lunette windows in attic gable ends

Fieldstone foundations Brick chimney corbelled polychrome.



Brick chimneys, corbelled brick.

Low slope roof, approx. 6:12

Simple wood fascia and eaves.

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

Central door with transom and/or sidelights.

Symmetrical façade, usually 3 or 5 bays. Optional half-lunette windows in attic gable ends

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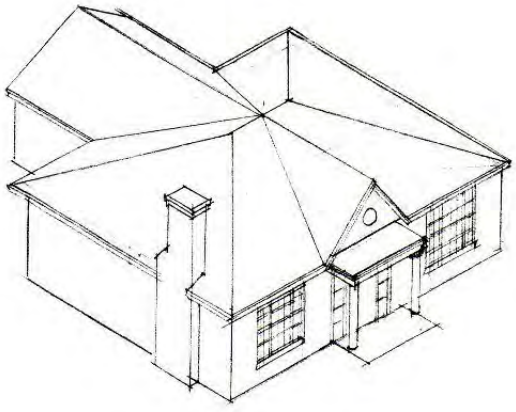
The 1815 Fulton-Vanderburgh House in Richmond Hill, after restoration.

Regency Cottage
1810-1840



Brick or frame construction.

Low slope hipped roof.

Centre hall plan, symmetrical façade

Porch and/or gable at front door.

Style used for one-storey cottages and 2-storey houses.

9.2.1 HERITAGE STYLES
Residential Buildings

Italianate
1850-1870

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

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

Large eaves overhang with decorative brackets.

Polychrome brick with contrasting banding and quoins.

Segmental or full arched windows with strong vertical proportion; 2 0ver 2 double hung windows.

Bay windows or towers.

Wood verandah with decorative brackets.

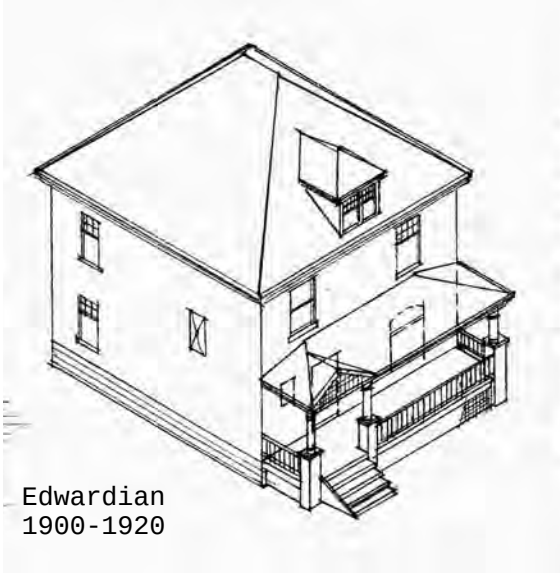
Non-symmetrical plan, often with side entrance.

Hipped 'cottage' roof with asphalt shingles

Hipped-roof dormer with double windows

Non-symmetrical Plan and Façade.

Concrete Block Foundations



Edwardian
1900-1920

Brick construction.

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

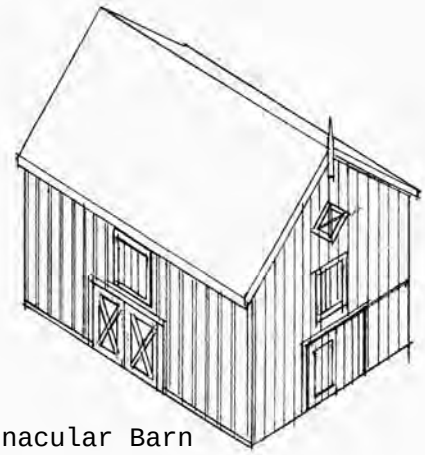
Wood verandah with classical columns on brick piers

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

Simple decorative wood porch railings and trim.

9.2.1 Heritage Styles

Agricultural Buildings



Vernacular Barn
1800-1900

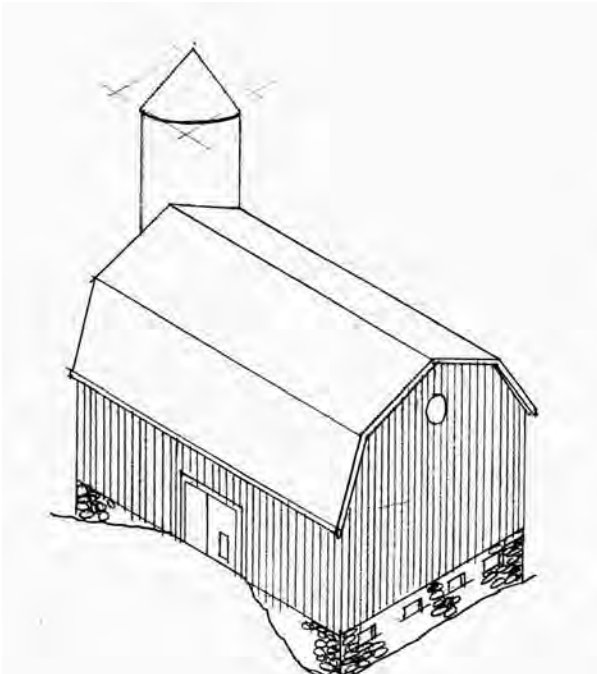
High slope roof, wood shingles or sheet metal.

Heavy timber frame with vertical wood siding, spaced for ventilation. Sometimes board and batten.

Upper loading door for hayloft.

Sliding or hinged main doors, often with 'man door' within.

This gambrel-roofed barn off of Nashville Road in the Main Humber valley was used for dances in the 1930s.



Gambrel-roofed Bank Barn
1890-1930

Concrete or brick silo.

Gambrel roof, wood shingles or sheet metal.

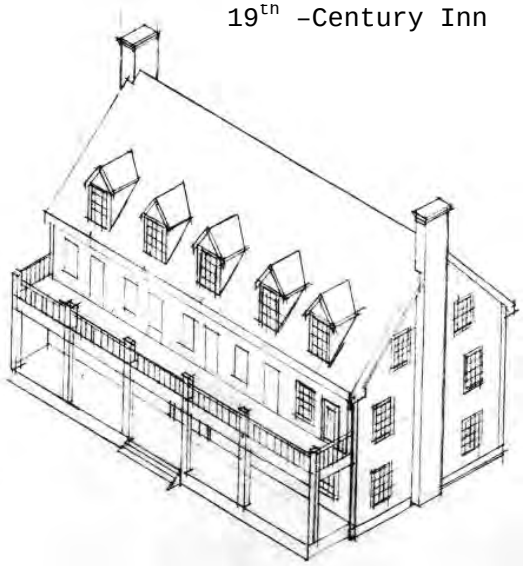
Heavy timber frame with vertical wood siding, spaced for ventilation.

Built into hill, or with banked earthen ramp for access to upper storey hayloft; hence the term 'bank barn'.

Stone foundation housing animal stalls.

9.2.1 Heritage Styles
Commercial Buildings

19th –Century Inn

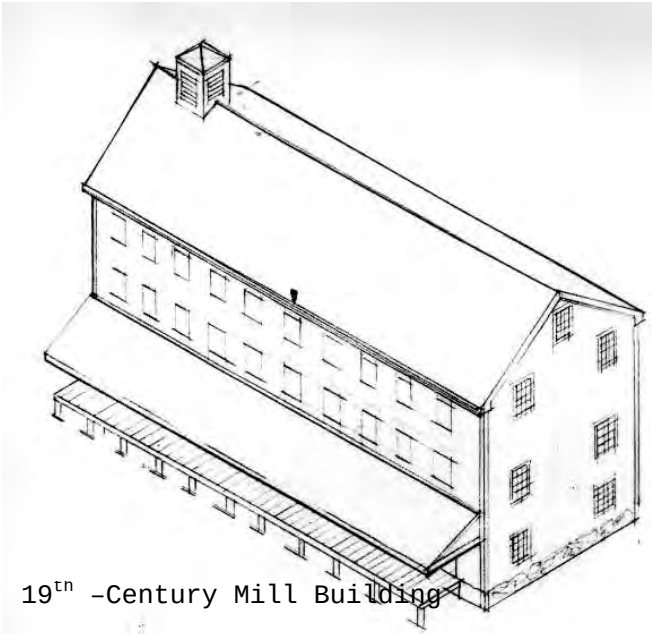


Wood shingle gable roof; may have dormers in attic floor.

Wood frame construction with clapboard siding.

Double loaded corridor means depth of buildings are about 10 metres, but length along the façade varies. Some are quite large

Full length wood porch is a common feature; sometimes roofed, sometimes with a gallery above.



19th –Century Mill Building

Wood shingle gable roof.

Towers and cupolas may be present for various technical functions.

Post and beam construction with wood clapboard or board and batten siding.

Wood double-hung windows, six over 6.

Large Side Porch.

Stone foundation and turbine chamber.

9.2.2 Existing Non-Heritage Styles

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.

Vernacular 'Cape Cod' cottage
1935-1955

Variety of materials used:
Bbrick, 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

Napier Street has several early and mid-20th Century houses. Here are a 'Cape Cod' and a 'Ranch'.

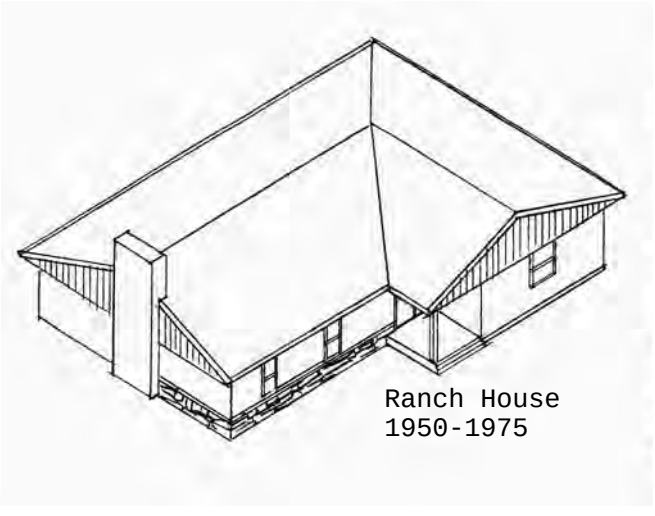
Low slope roof, 4:12, hipped or gabled.

Asphalt Shingles.

Wide eaves, with 2-4 foot overhang

Large Chimney

Often accent bands of stone or 'angel stone.



Ranch House
1950-1975

One-storey, informal plan.

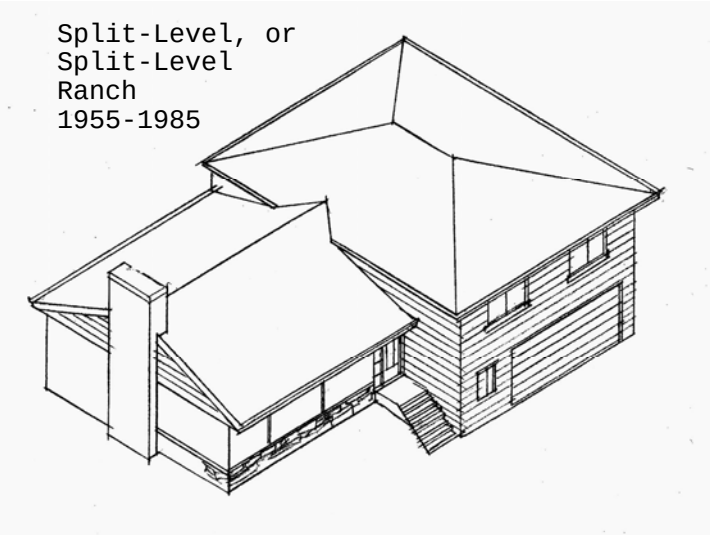
Garage or carport usually attached.

Usually brick veneer on frame construction.

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

9.2.2 Existing Non-Heritage Styles

Split-Level, or
Split-Level
Ranch
1955-1985



Low sloped roof, 3-4:12, hipped or gabled.

Asphalt shingles.

Aluminum soffit, fascia, and eavestrough.

Usually brick veneer on frame; often mixed with wood or synthetic siding.

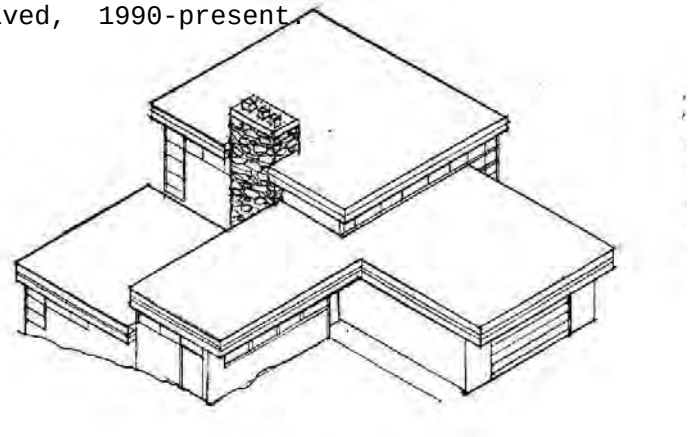
Attached or built- in garage with metal overhead doors.

Entrance near middle, with half of house a half-storey above the other, hence 'split-level.

Commonly, three half-levels, but may have up to 5, including

One of the modernist houses on the Windrush Co-operative lands, in the East Humber valley.

Modern Movement
1930s-1970.
Revived, 1990-present.



One –storey, very informal plan. Each area of the house expressed in plan and elevation.

Fits into landscape, with floor levels following contours of the lot.

Main entrance often on the side.

Strong horizontal emphasis.

Flat roofs with large overhangs, sometimes extremely so. Roofs overlap and vary in height.

Very large chimney.

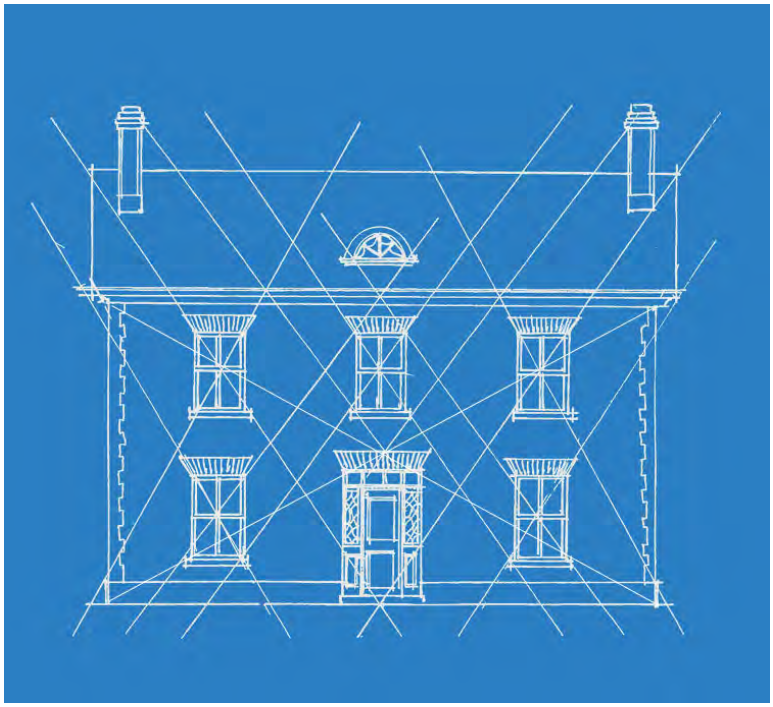
Natural materials: fieldstone, brick and wood.

Large glass areas: inside and outside 'flow

9.2.3 Heritage Design and Details

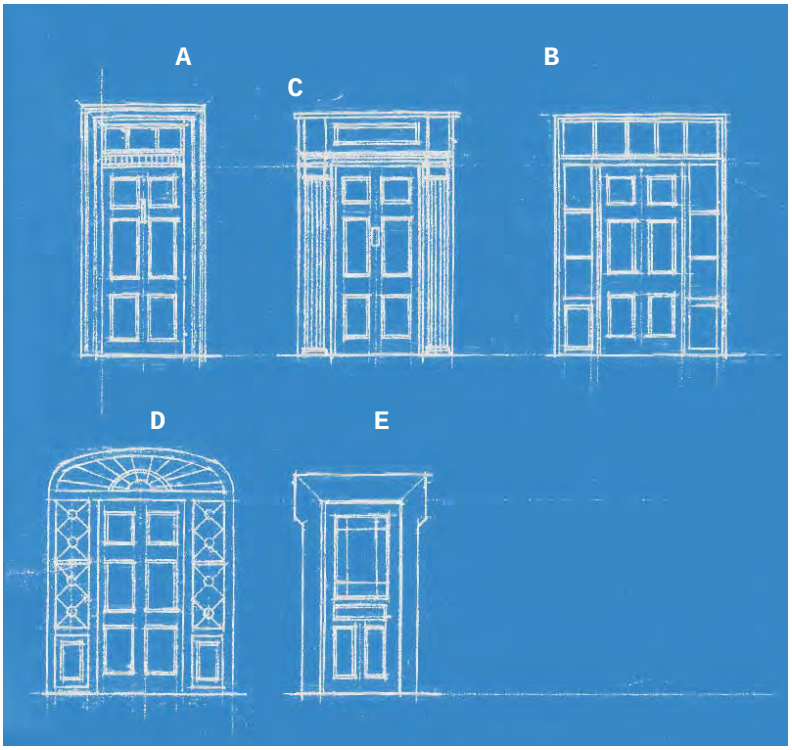
Composition

The elevations of heritage buildings, whether designed by an architect or by a builder using a "pattern book", were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context. See Section 10.2 for some examples.



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

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



Entrances

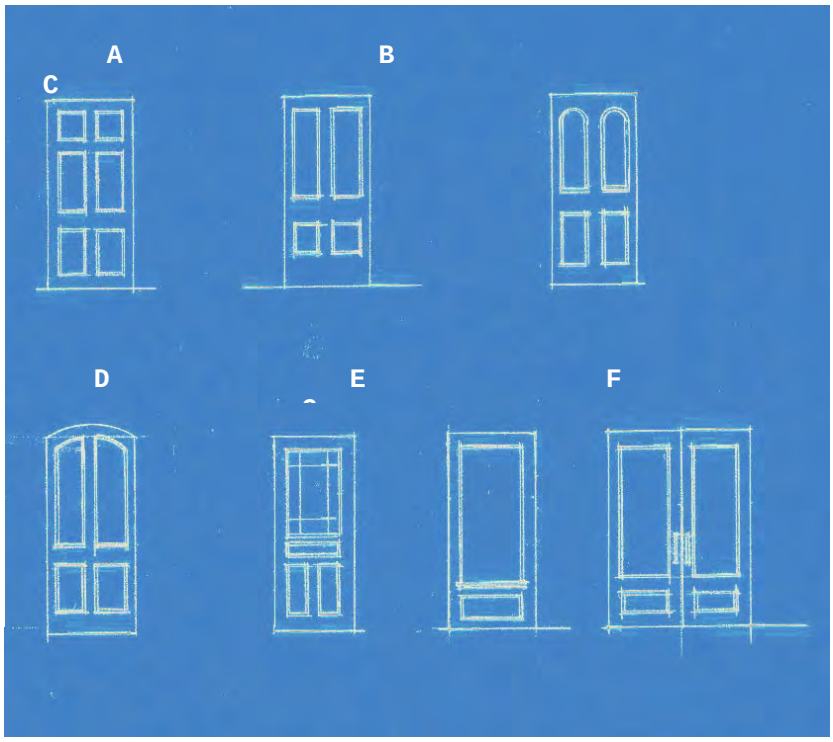
A. Solid panel door with transom and wood casing.
B. Solid panel door with classical cornice
C. Solid panel door with transom and sidelights.
D. Solid panel door with decorative sidelights and fanlight transom.
E. Wood panel door with decorative glazing and eared casing.

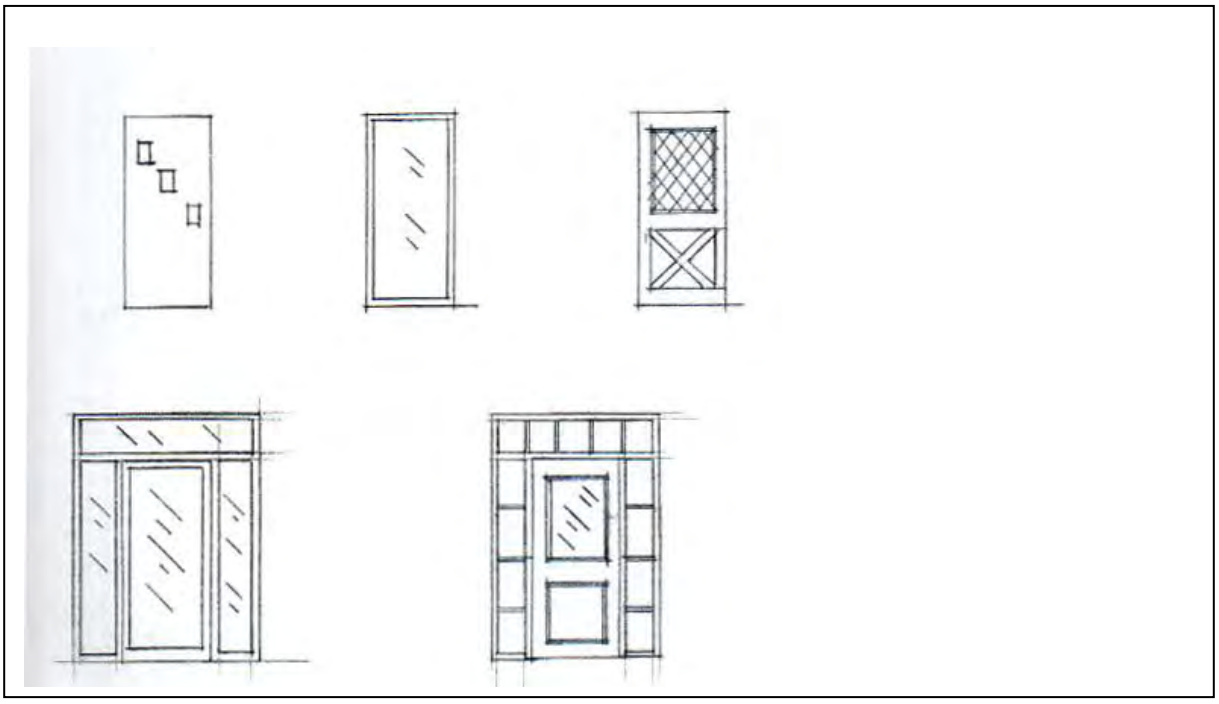
9.2.3 Heritage Design and Details

Doors

A. 'Cross and Bible' Door
B. Four Panel Door
C. Four Panel Round Head Door

D. Arched-head Four Panel Door
E. Glazed Wood Panel Door
F. Glazed Wood Shopfront Door





9.2.3 Heritage Design and Details

Windows

Heritage windows are almost always Double-Hung, in various patterns. Styles associated with the windows shown are given in *Italic* type.

All windows except the french door (K) are double hung. Numbers like 6 over 6 refer to number of panes in the upper sash over the lower sash. Note that heritage windows are taller than they are wide, and the same is true of their panes, except in E.

A. 6 over 6 with shutter

Georgian

B. 12 over 12, *Georgian*

C. 8 over 12, *Classic Revival,*

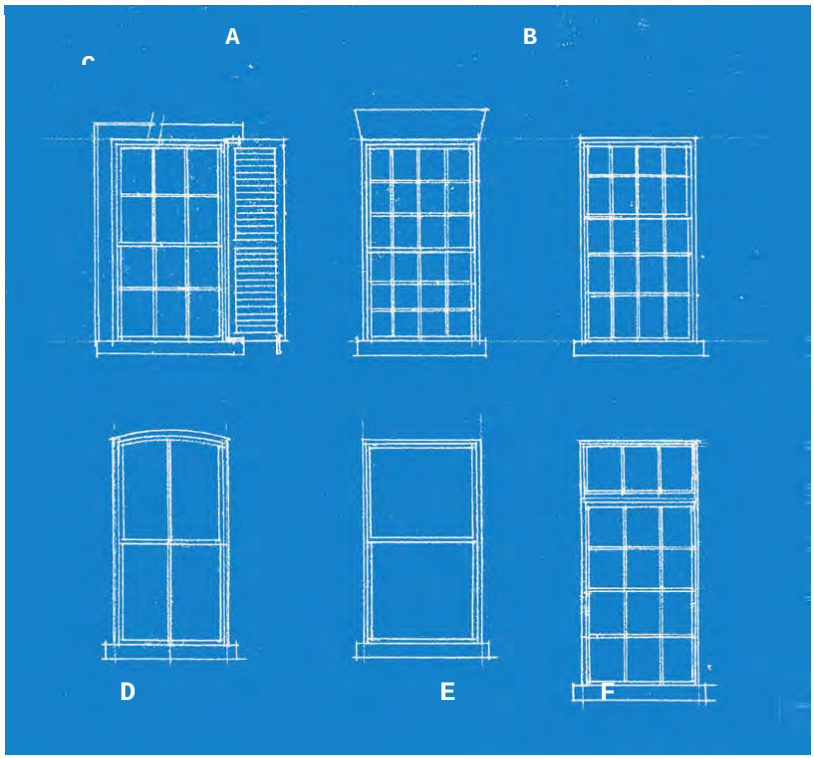
Regency

D. 2 over 2, segmental arch

head, *post 1840 styles*

E. 1 over 1, *post 1900*

F. 6 over 6, with transom



G. 6over 1

H. 4 over 1, Cottage Style

Italianate, Edwardian

J. Palladian window:

6 over 6 with sidelights

& optional lunette.

Regency

K. French door with/transom

Regency

L. 'Gothic' head

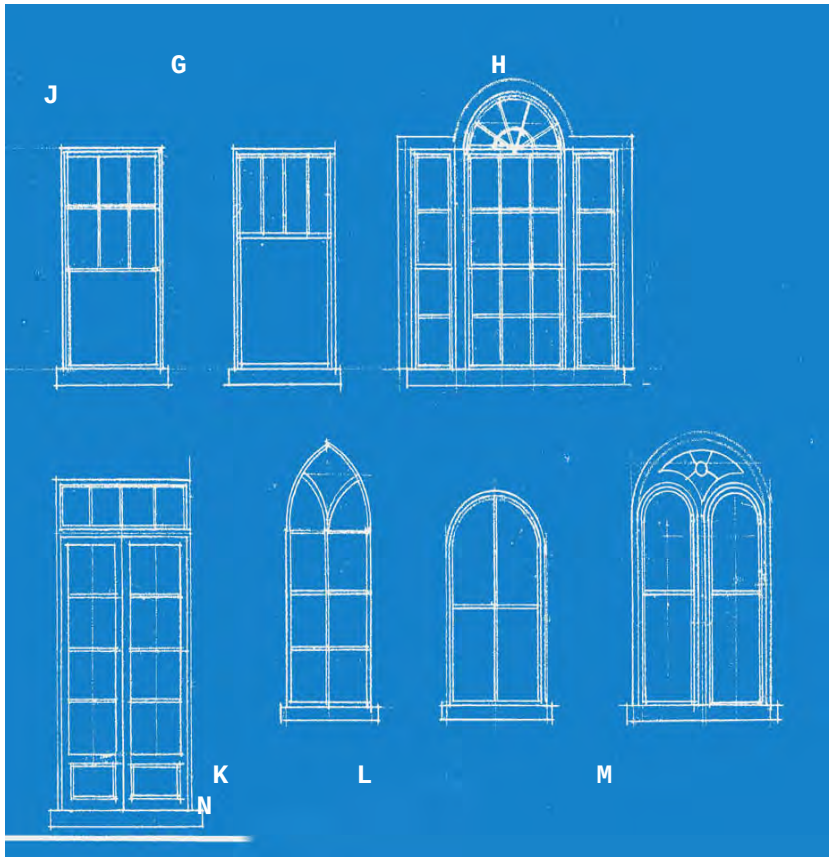
Victorian

M. 2 over 2 round head

Victorian

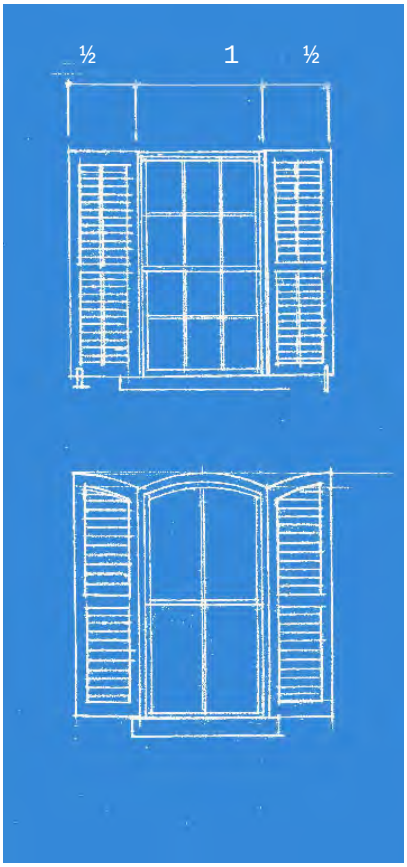
N. Paired round head

In round head arch



9.2.3 Heritage Design and Details

Shutters



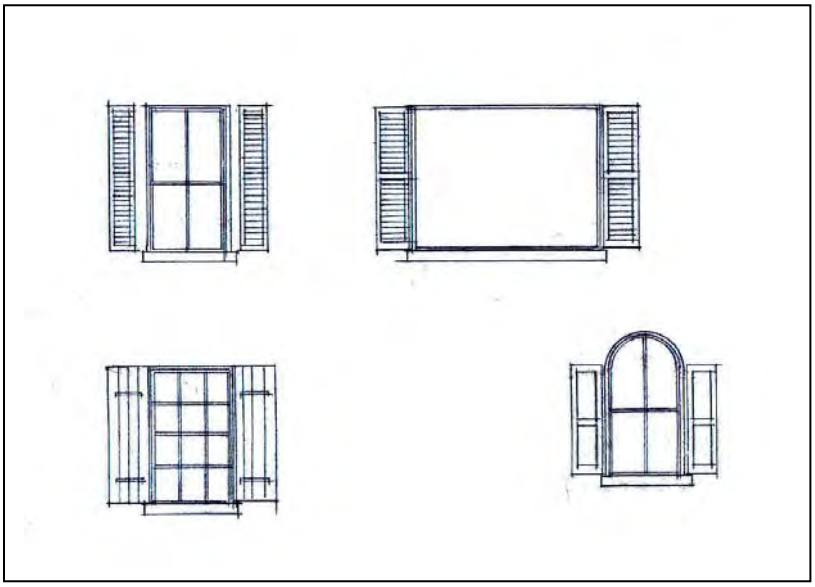
Heritage Shutters were built to close up the windows.

They are hinged at the inner face of the jamb, and are each sized and shaped to cover half of the opening.

Ordinarily, shutters were louvred wood.

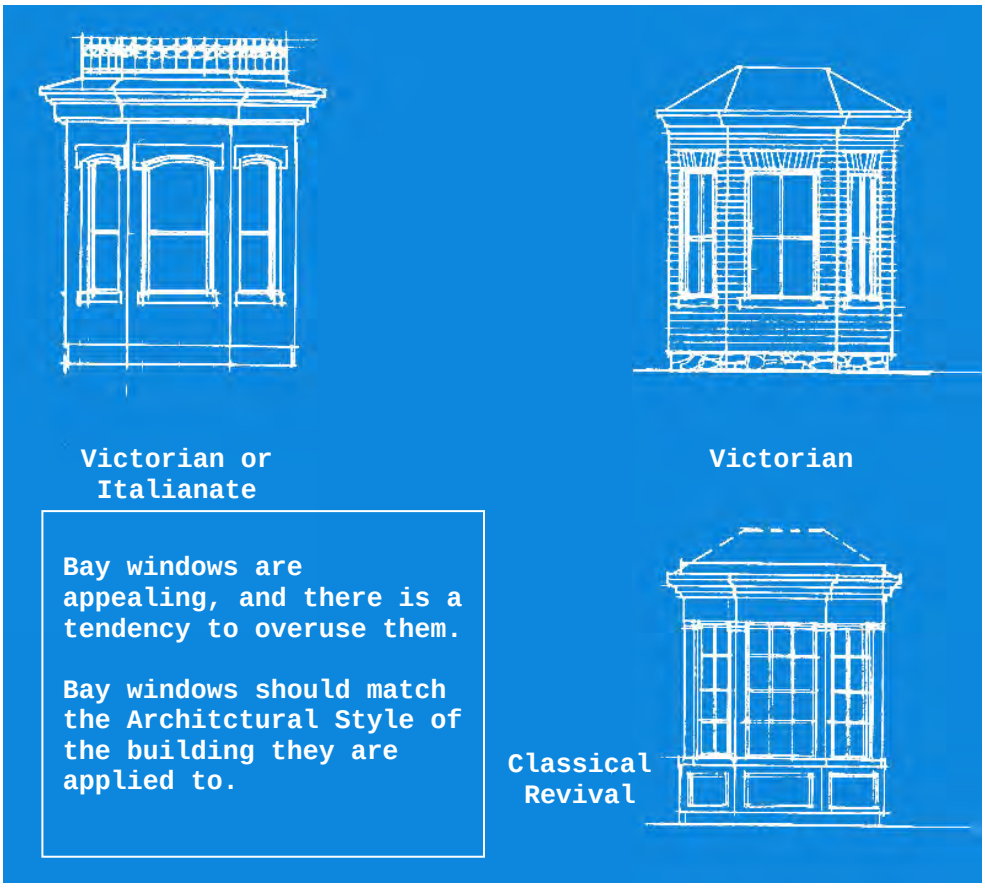
Inauthentic shutter installations include shutters that are attached to the wall away from the window, and shutters that don't match the window in size and shape

In the earliest days, solid shutters that offered security as well as storm protection were used, but in most cases they are inauthentic. .

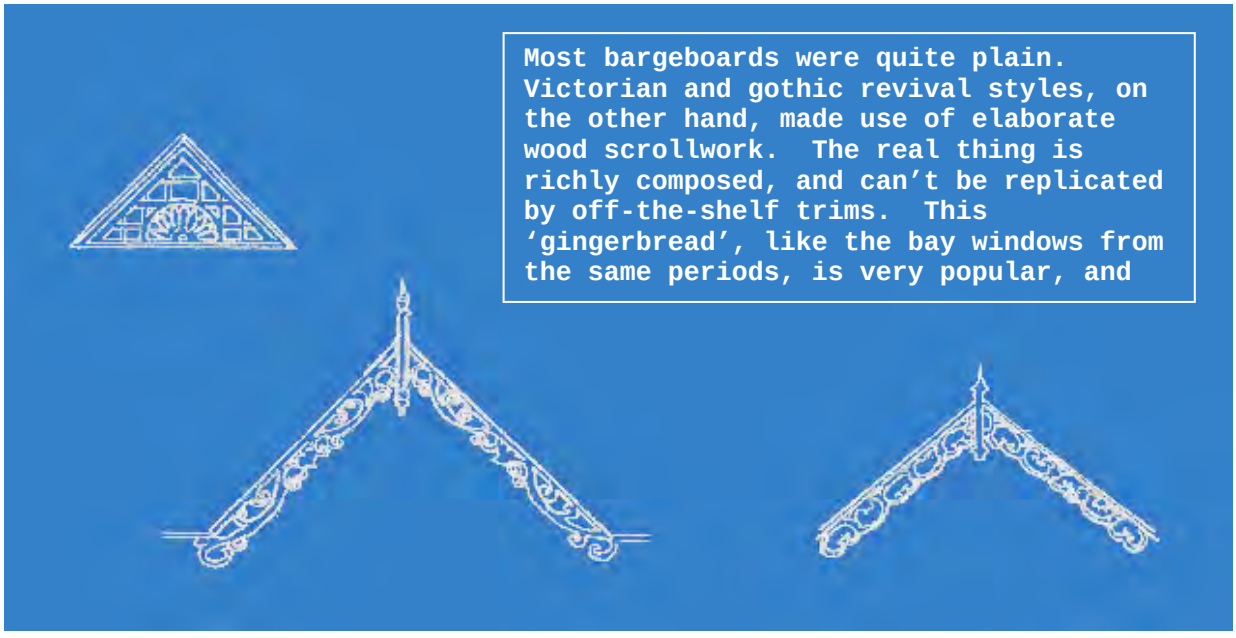


9.2.3 Heritage Design and Details

Bay Windows



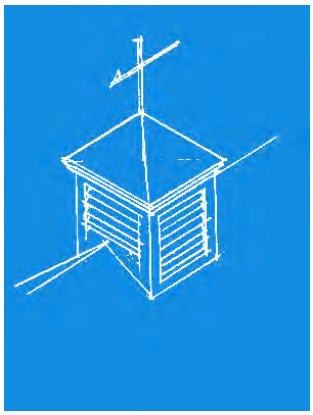
Gable Trim

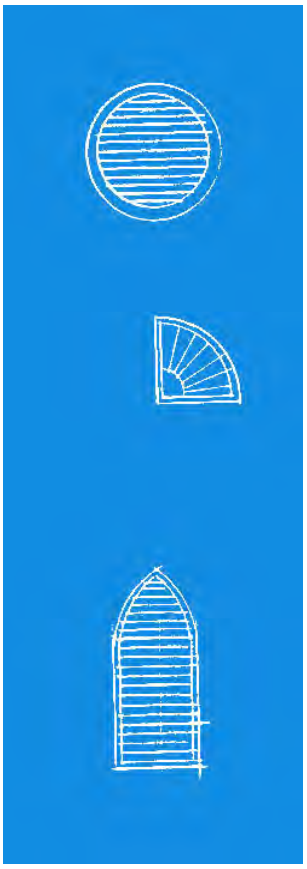


9.2.3 Heritage Design and Details

Roof Furnishings

Traditional roof and attic ventilation was provided in cupolas, or in gable end vents that mimicked traditional decorative windows in similar locations

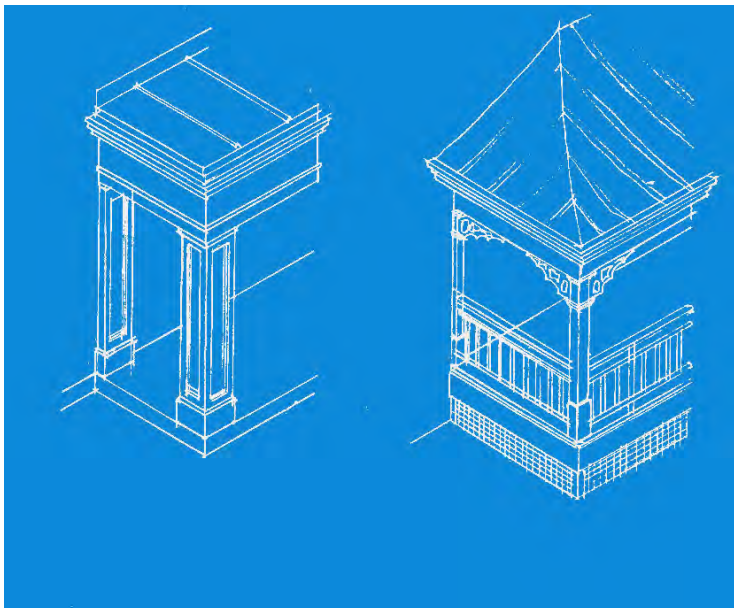




Historic Dormers take a variety of forms, depending on the architectural style of the building.

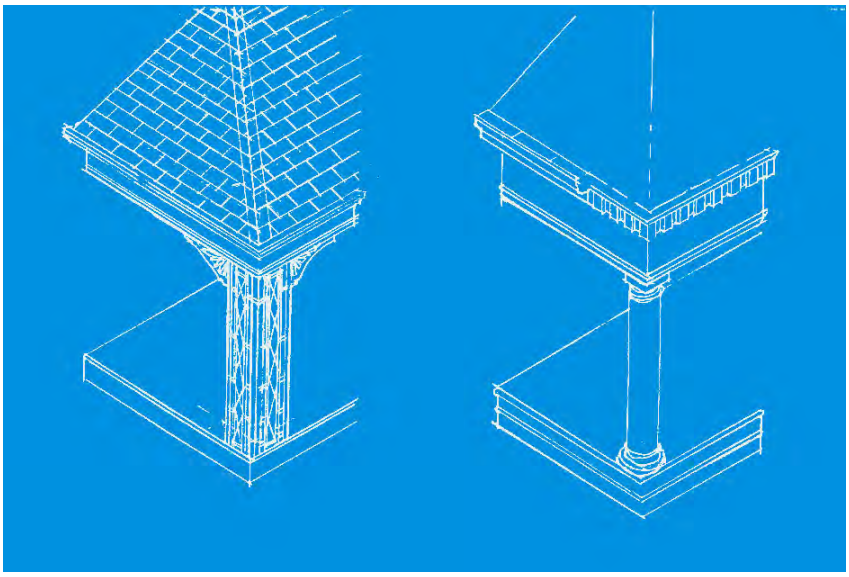
9.2.3 Heritage Design and Details

Porch Design



Classical Revival (left)
Wood columns, flat metal roof

Victorian (right)
Wood columns, with ornate brackets.
'Bell-cast' curved metal



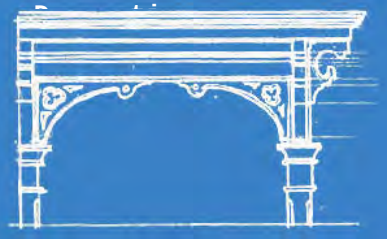
Victorian and Regency (left)
Trelliage columns, pitched roof.

Classical Revival (right)
Classical wood columns,
Decorated frieze (this example has

9.2.3 Heritage Design and Details

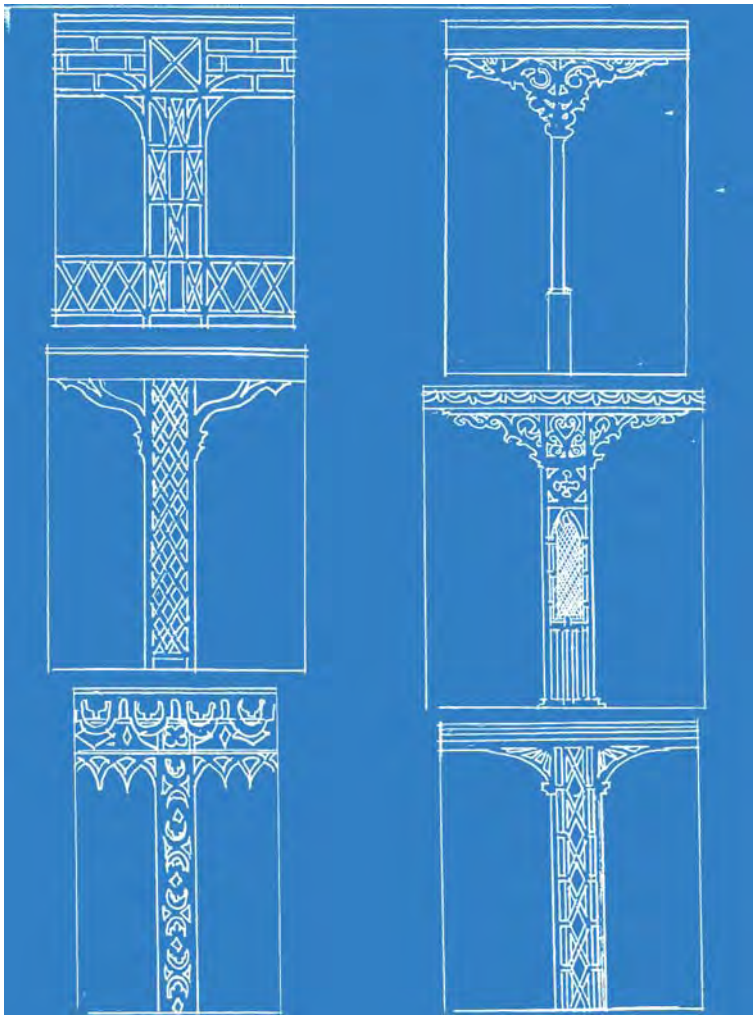
Porch Details

Victorian Porch



'Gingerbread' porch brackets. Cut with the then newly invented power scroll saw.

A variety of historic porch railings. The Building Code calls for higher railings than were used historically. The design on the right minimizes the excessive verticality that compliance



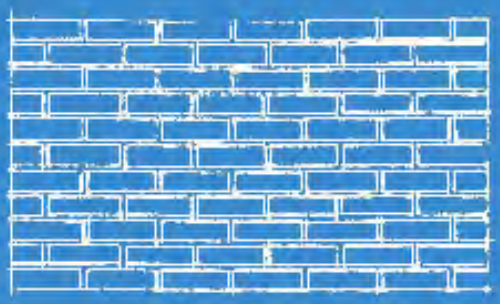
Trelliage

Wood open-work was developed to replace porch posts

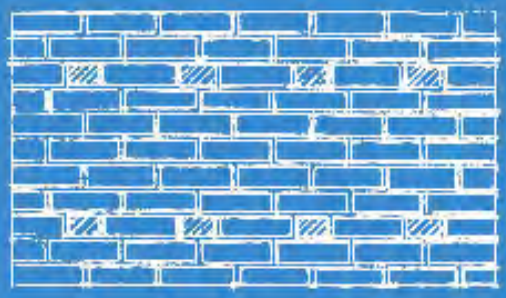
9.2.3 Heritage Design and Details

Brickwork

Running Bond

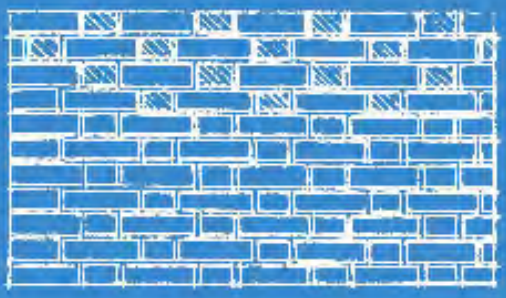


Common Bond



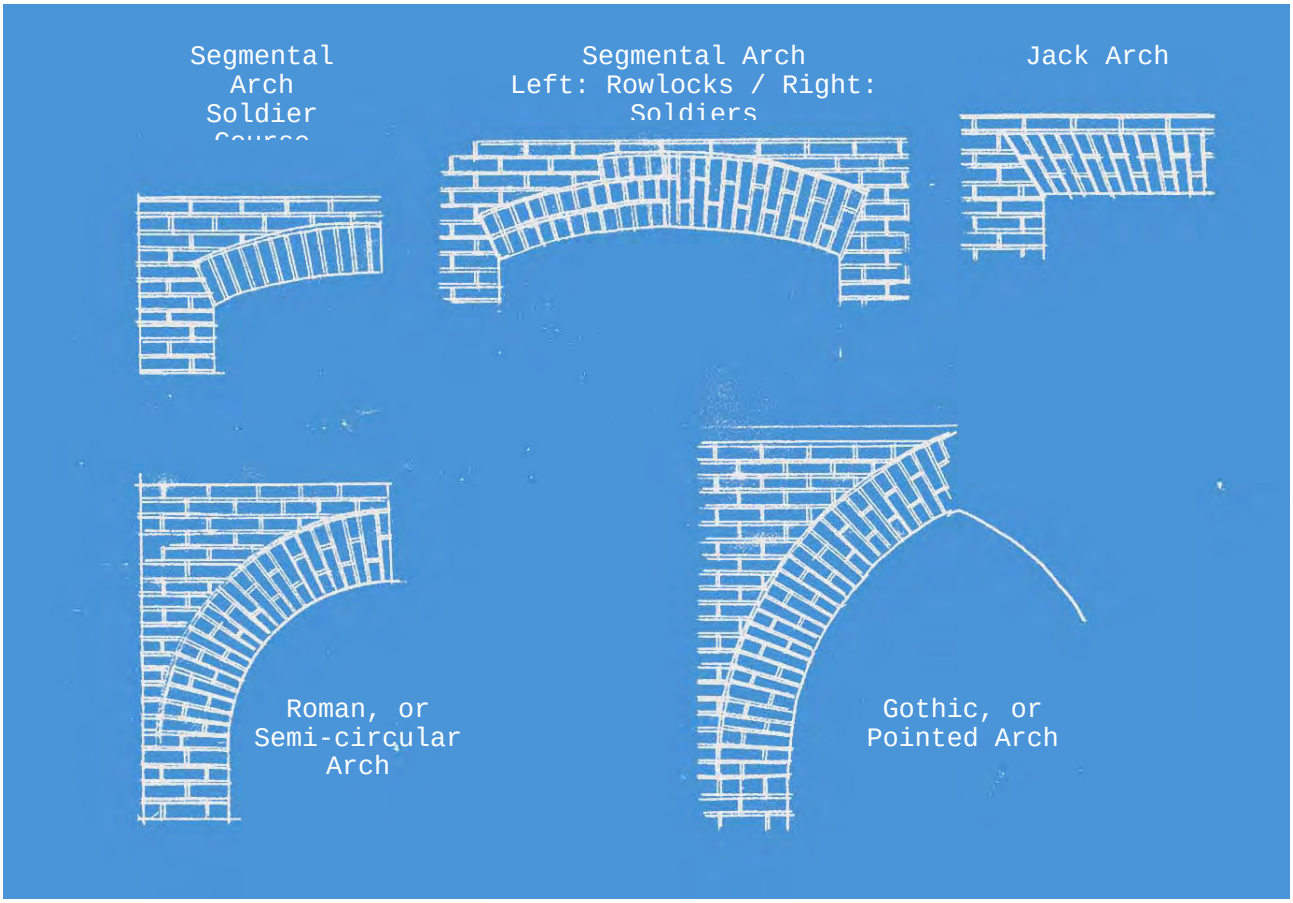
Modern brick walls are rainscreen veneers, and are usually laid in running bond. Historic solid brick walls needed to have their inner and outer wythes tied together. This was usually done with headers, running though the wall. The patterns used to lay up the wall are called bonds. Historic bonds give livliness to a wall, and

Flemish Bond



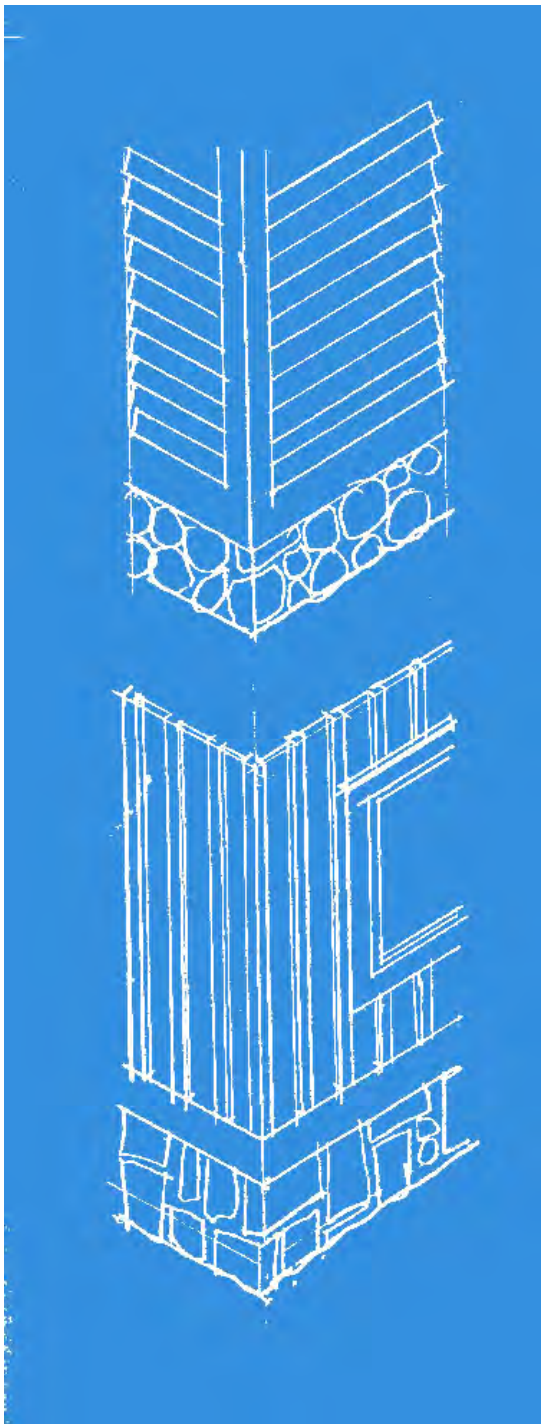
9.2.3 Heritage Design and Details

Arches



9.2.3 Heritage Design and Details

Wood Siding



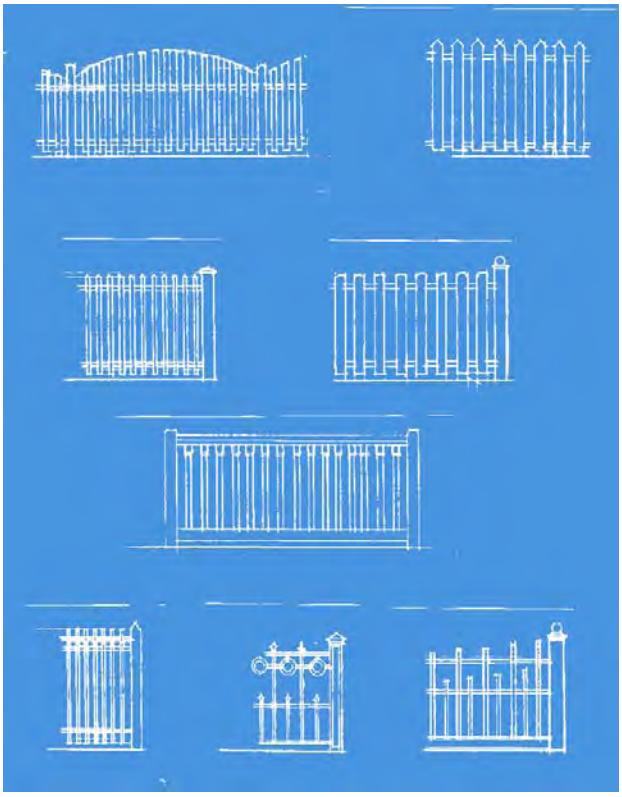
Historic wood siding was Clapboard, with about 4" to the weather (above), or board and batten (below).

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

These sketches show stone foundations: Fieldstone above, and dressed fieldstone below.

9.2.3 Heritage Design and Details

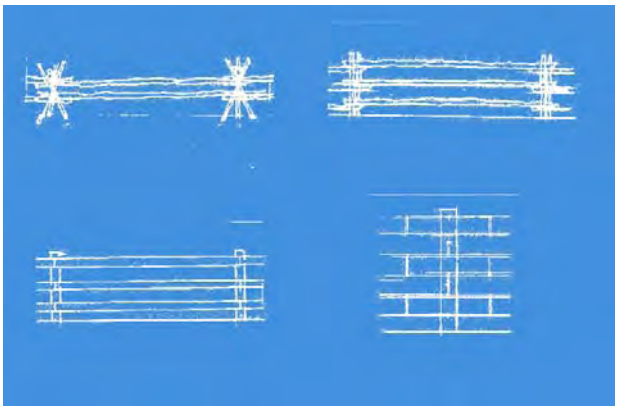
Fencing



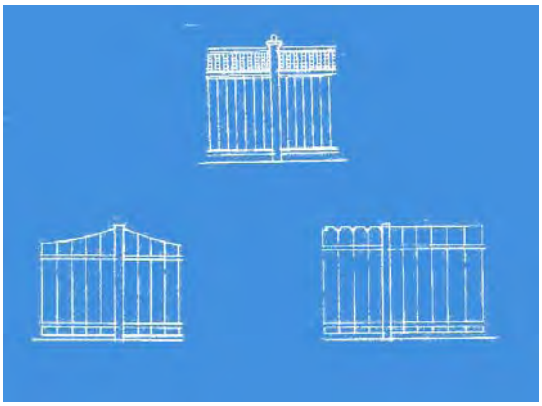
Historic front yard fencing is usually fairly low.
Wood picket fences were the most common, with various shapes and patterns of pickets. The example on the upper left makes a shape of the panel between posts.

A wood fence, built as a railing, with turned spindles. More expensive, and less common.

By the Victorian era, plain and decorated metal fencing began to be used around wealthier properties.



Early roadside and field fences were built of split cedar rails, with tripod posts or paired verticals. Later fences included horizontal board fences and, by the late 19th Century, manufactured wire fencing on wood posts. Any of these fences are appropriate in a rural setting. Chain-link fencing is not appropriate.



Backyard fencing tends to be higher than frontyard and roadside fencing. Plain board fencing in pattens like these are appropriate. The modern design of alternating boards is not appropriate. Chain-link fencing is not appropriate.

9.3 Existing Heritage Buildings

9.3.1 Overview

Kleinburg-Nashville is fortunate in having numerous historic buildings, most of which are structurally sound, with original architectural details largely intact. In many cases the details are in need of maintenance or repair, and renovations and alterations over the years have obscured or removed historical detail. These guidelines aim 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.

A Heritage Permit is required for any work, visible from the exterior, on any building or structure in the District. Information about Heritage Permits is contained in Section 8.

9.3.2 Historical and Technical Research

Historical photographs, when available, provide documentary evidence of original construction.

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. Some historic drawings and photographs exist in the City of Vaughan Archives, in the Kleinburg Old Boys collection. Section 10 lists some helpful publications.

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 extremely detailed 'how-to' information on many aspects of heritage preservation and restoration. All 42 of these publications are available free at: www.cr.nps.gov/hps/tps/briefs/presbhom.htm The Ontario Ministry of Culture also has 13 *Preservation 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 by drawings and/or photographs. Copies of these records should be given to the Cultural Services Department. Building such an archive of information is an important community effort.

9.3.4 Building Maintenance

Proper maintenance of existing heritage buildings is the best way to preserve heritage character. It is both cost effective and good heritage practice to maintain flashings instead of waiting until water damage requires reconstruction of a parapet, for example. **The loss of heritage detail and even entire buildings, due to simple neglect, is an avoidable tragedy.**

Refer to Section 10 for sources of helpful information.

Masonry

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

Historical photographs show that most original masonry in Kleinburg was unpainted. Unless paint can be historically documented it should not be applied, and existing paint should be removed. Paint may be applied only where deterioration of the masonry leaves no other choice. Paint must be vapour-permeable (breathing-type) to prevent deterioration. See illustration below.

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

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.

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 approriate breathing-type paint.

9.3.4 BUILDING MAINTENANCE

Painted Woodwork

Properly maintained and protected woodwork is a very durable building material. Deterioration of wood is almost always due to moisture problems: either a failure of the paint film or a problem, such as a flashing or roofing failure, that allows moisture to infiltrate from above and behind the finish surface. Blistering or peeling paint is usually a sign of moisture penetration. The source of the moisture should be identified and corrected before repainting. Refer to Section 9.3.5, below if repairs are necessary before repainting.

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

Guidelines:

- Inspect existing paint. Blisters or peeling paint usually means 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 sanding or scraping through overpainted layers. Otherwise, approved heritage palattes are available at Heritage Services.
- Both *Preservation Briefs* and *Architectural Conservation Notes* have information on painting. See Section 9.3.2.

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

Water penetration is the chief source of deterioration in brickwork. Cracking and deteriorating mortar allows excessive water into a wall. Incorrect coatings, mortars, or cleaning and repair methods let in more moisture or prevent the moisture from escaping. The result is damage to the brick material, particularly during freeze-thaw cycles.

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 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. Portland cement mortars are highly destructive to historic bricks, and should not be used. 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.

Lime mortars erode back from the wall face over time, particularly when they are subject to moisture, and repointing is then necessary. Repointing should only be undertaken in areas where the mortar has deteriorated. Don't remove sound mortar unneccesarily, 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. Use hand tools to remove unsound mortar. Power tools damage the weather resistant surface of bricks, and lead to future deterioration of the wall.

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.

Guidelines:

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

9.3.5 Repair and Restoration

9.3.5.2 Stonework

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

9.3.5.3 Roofing

Heritage buildings might have originally had wood shingles, slates, or sheet metal roofing. Very little of the original roofs remain, and the asphalt shingle is the dominant roofing material in Kleinburg-Nashville. 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

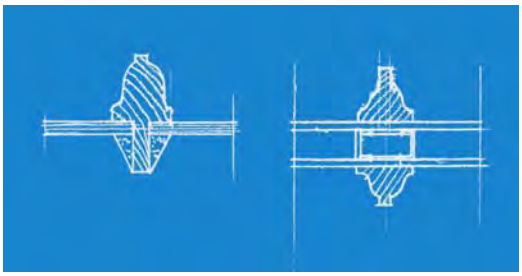
The earliest buildings were of log construction, but were quickly supplanted by wood frame construction. Over history, original siding materials would have included wood clapboard, board and batten, and more rarely, stucco. Agricultural buildings used vertical boards. The heritage quality of many old 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. See Section 9.9 for more information about problems involved in the use of modern sidings.

9.3.5.5 Decorative Woodwork

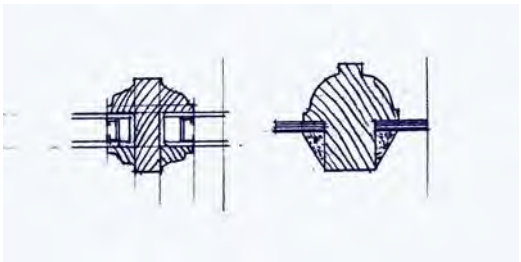
Deteriorated woodwork should be repaired if possible, rather than replaced. Repairs should use the same wood species and design as the original. If replacement is necessary, it should conform to the original design, and wood should normally be used, rather than modern materials. Well-maintained and properly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

9.3.5.6 WINDOWS

Original window frames and sashes should be repaired if possible, rather than replaced. 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. If replacement is necessary, wood should normally be used, and window design should match the original in type, glazing pattern, and detail. In many buildings, the existing windows are not original, so it will require some research to determine the original design. Detailing of double-glazed windows requires some care: True muntins are usually too heavy to preserve the proportions of original windows. Bonded muntins inside and out, with spacer bars in the air space, provide better proportions. "Snap-in" interior muntins or tape simulations are not acceptable.



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.

Life-cycle costing makes wood look good. Kleinburg has many wood windows that are still in service after more than a century. This neat traditional storm window installation needs fair weather storage and occasional painting. 'No maintenance' materials can't be maintained, and need replacement when they fade, chip and dent.

- Energy Efficiency: Most energy losses in older windows occur at the cracks around the sash rather than through the glass, even when single-glazed. Stripping years of built-up paint from double-hung windows, so that a tight fit is restored between the sashes and the stops, is a simple way to enhance their energy efficiency. Further energy savings are provided by installation of metal astragals and storm windows, either interior or traditional exterior storms. Storms also control condensation, which is damaging to woodwork. Both *Preservation Briefs* and *Architectural Conservation Notes* have information on heritage windows.

See Section 9.3.2.

9.3.6 RENOVATIONS

When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design, or is unsympathetic to it. Research, as described in Section 9.3.2, should be undertaken, and the design of new work should restore the principal architectural features of the original building.

Guidelines:

Incorporate restoration of original work in exterior renovation projects.

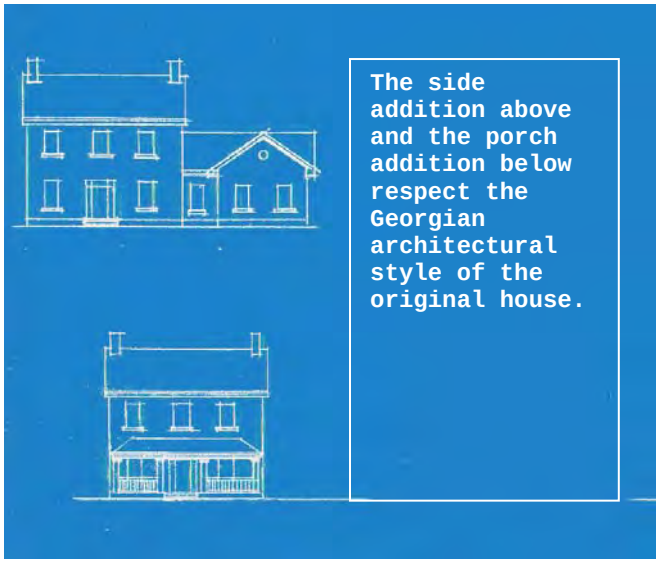
- Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.
- Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.
- Remove items, such as metal facia and soffit that conceal original architectural detail.

9.3.7 New Additions to Heritage Buildings

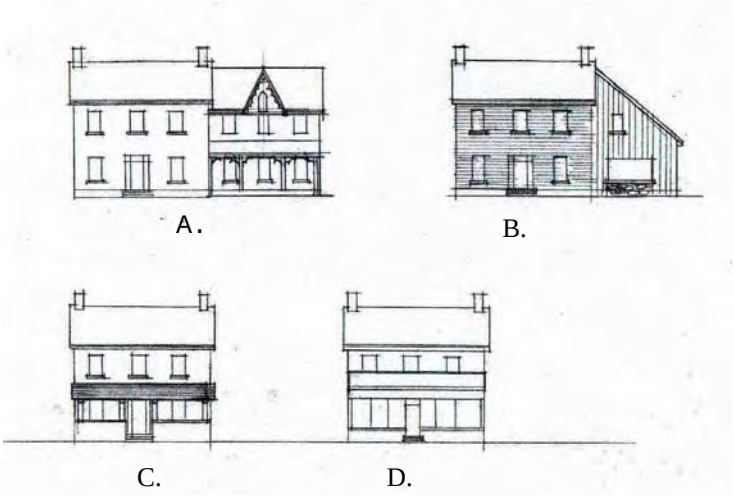
New attached additions to heritage buildings should be designed to complement the design of the original building. Additions should be designed so as not to overwhelm the heritage character of the original building.

Guidelines:

- Design additions to maintain the original Architectural Style of the building. See Section 9.2.
- Use authentic detail. See Section 9.2.1
- 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.



The side addition above and the porch addition below respect the Georgian architectural style of the original house.



These examples do not respect to Georgian style of the original house. In the case of the porch additions, they cover and conceal the original architectural detail.

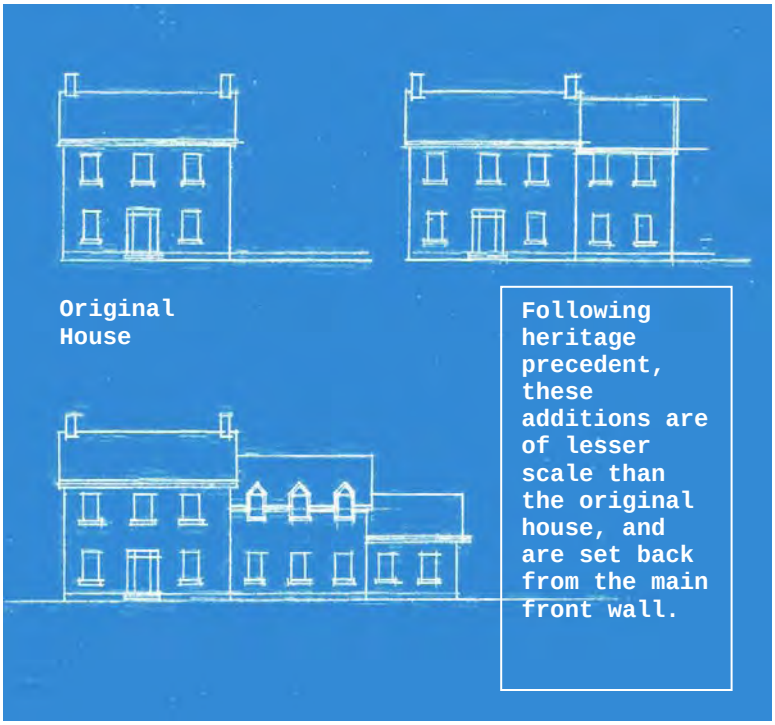
A. Gothic style addition
B. Modern style addition.
C. Modern porch with flat roof, board siding and masonry base.
D. Glazed porch with flat roof and deck.

9.3.7 New Additions to Heritage Buildings

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 9.3.8
- Use appropriate materials. See Section 9.10.
- Avoid destruction of existing mature trees. See Section 9.9

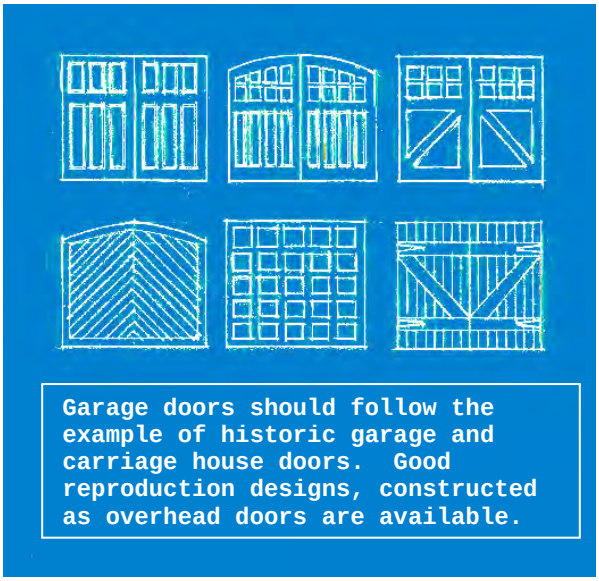


9.3.8 Outbuildings for Heritage Buildings.

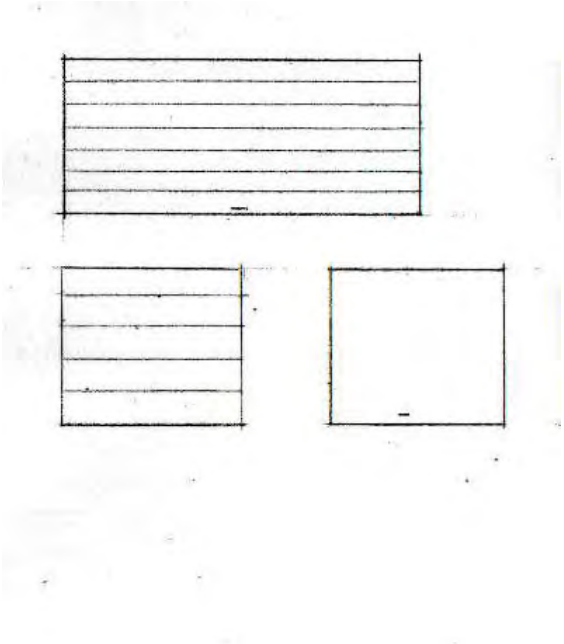
Traditionally, garages or stables were built as separate rear outbuildings with gable roofs.

Guidelines:

- Work on existing heritage outbuildings should retain or restore original design features.
- New garages should respect traditional siting as separate rear outbuildings.
- 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.



Garage doors should follow the example of historic garage and carriage house doors. Good reproduction designs, constructed as overhead doors are available.



- Design garages to tr

aditional outbuilding forms, with gable roofs, and frame or brick construction.

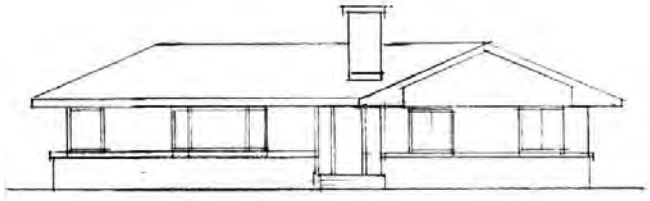
- Use single bay garage doors, compatible with traditional designs. Suitably designed overhead doors are now widely available. The doors shown above are manufactured in the City of Vaughan.

- Other outbuildings, such as garden and storage sheds, should be of traditional wood construction when visible from the street. Pre-fabricated metal sheds, if used, should be located to be out of view from the street.

Double-width and flat slab-type garage doors are not in keeping with heritage precedent

9.4 Non-Heritage Buildings

Many buildings in the District are not considered heritage structures. As described in the history in Section 1.4, Kleinburg-Nashville were re-settled in the years since the Second World War, after decades of economic and population decline. In the villages, there has been a considerable amount of infill and village-edge development, and the valleys have seen a variety of postwar buildings, as small developments, and stand-alone buildings. Appropriate guidelines for additions and alterations vary with these differing contexts.



A typical 1960s ranch house

9.4.1 Design Approaches

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

9.4.1.1 Historical Conversion

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 house shown above.

Guidelines:

- Additions and alterations using the Historical Conversion approach should rely on a local heritage style described and depicted in Section 9.2. Use of a style should be consistent in materials, scale, detail, and ornament. Refer to new construction guidelines in Section 9.5 from 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 9.9

9.4.1.2 Contemporary Alteration

In some cases, a modern building may be altered in a way that respects and complements its original design. As in every era, modern buildings vary in architectural quality, and some modern homes in the district are quite outstanding. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th Century.

Guidelines:

- Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.

- The Guidelines in Section 9.3.4 for additions to heritage buildings apply, in terms of siting, scale and location of additions.

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

- In some cases, modern buildings predominantly feature materials that are out of keeping with the local vernacular heritage, such as tile or artificial stone veneer, and tile or simulated tile roofing. Replacement of these materials with more sympathetic ones, when renovations are being undertaken, is encouraged.

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

9.4.2 CONTEXTS

In choosing between the Historical Conversion and Contemporary Alterations approaches, the context of the property is an important consideration. Within the overall District character, there are many neighbourhood characters, each of which deserves respect.

Islington Avenue Commercial Core: Retention and restoration of heritage character is very important here. Recent developments have made an attempt at heritage character, and further work on these should enhance the effort, particularly in site work and planting. Earlier post-war developments of modern design should normally use the Historical Conversion approach.

Kleinburg Residential Village: Infill housing has a variety of styles, and either approach could be successfully used. Some mid-20th Century styles, like the Levittown Cape-Cod Cottage, relied heavily on historical precedent, so there would be little difference between the two approaches.

Nashville Residential Village: The older part of the village, west of the railway, is a fairly intact set of heritage buildings. The portion east of the railway is primarily postwar development. There is a potential for gradually extending the heritage streetscape eastward by using the Historical conversion approach in Nashville..

Valley Developments: The Windrush development off of Stegman's Mill Road, the development on Cedar Valley Crescent and Valleyview Court, and the development on Bell Court are predominantly of mid-century one-storey houses, varying in design from strongly modernist to the vernacular "ranch-style" which sprang from that modernist example. These developments each have a definite character, and are part of the history of the re-settlement of the community. In general, the Contemporary Alteration approach is more suitable in these areas.

Other Valley Sites: The Main Humber valley has a number of non-heritage buildings, typically as stand-alone houses. The houses on Howland Mill Road neighbours, but they are too few and too different from each other to set a character, and so have the quality of stand-alone buildings. Either approach to these buildings is suitable, but when a building is highly visible from Nashville Road or Highway 27, the Historical Conversion approach would create a welcome addition to the heritage character of the valley.

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. The following guidelines, describing the dominant elements that contribute to the heritage character of the District, are divided according the principal settings found in the District.

9.5.2 Islington Avenue Commercial Core

9.5.2.1 Site Planning

The old part of the Commercial Core has the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection, interspersed with residential buildings. The site planning characteristics of this type of historic development include:

- the existence of sideyards, even on most commercial properties,
- a variety of frontyard setbacks, with purpose-built commercial buildings tending to be located at the streetline, and residential front yards ranging considerably in depth,
- the use of low fencing or planting to delineate all but the shallowest of residential front yards,
- the random presence of trees in front, side, and rear yards, providing a frame of clumps of greenery to the built form. This is in contrast to the commercial form of towns and cities, where trees are either absent, or arranged as linear boulevard planting.

The east side of Islington Avenue retains the original informal site-planning character of a village.

New developments on the west side are over-urbanized, and the village character has been buried under an array of standard fittings and fixtures: ubiquitous pavers, bollards, and planting tubs.

9.5.2 Islington Avenue Commercial Core

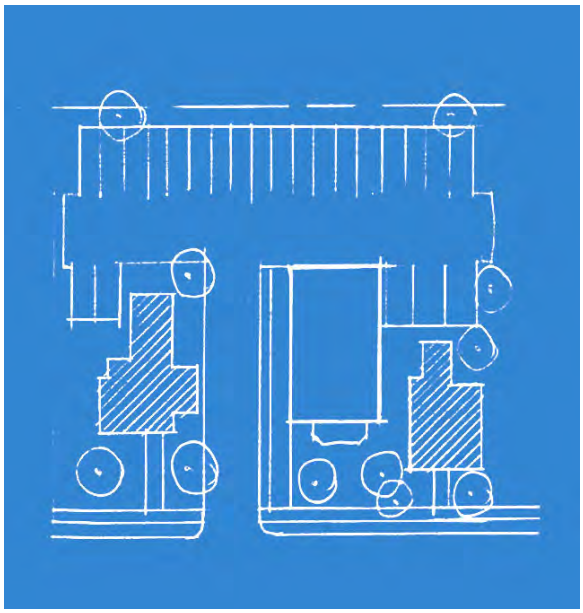
Site PlanningGuidelines:

- New developments should be sited to provide setbacks that contrast with adjacent properties, in order to create the variety characteristic of the village. Developments with substantial frontages should be designed to provide a variety of setbacks, at the village scale, on the site.

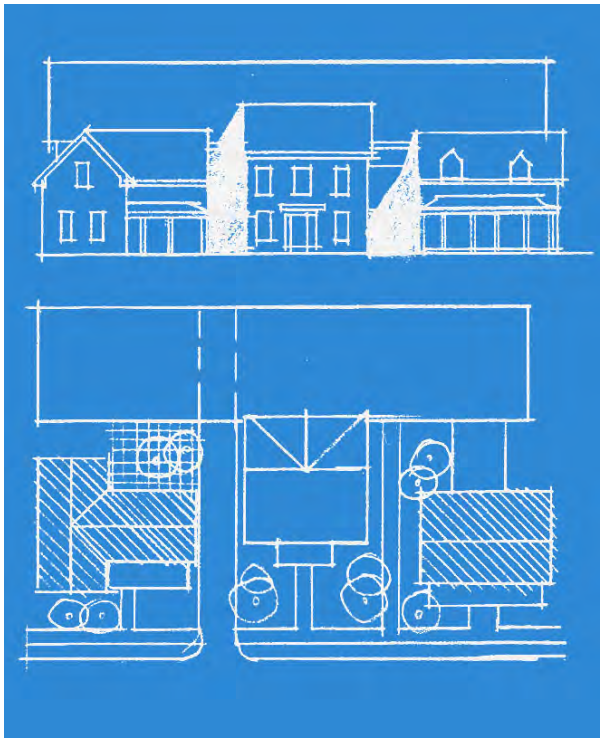
- Front yard areas created by building setbacks should be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front yard areas is not in keeping with the village character. The presence of low fencing or hedging on the street line helps to define the public realm of the street, and is in keeping with the village character.

- Where front-yard patios are installed, they should take the character of a fenced front yard, not a suburban deck with a railing; in-ground planting should be used to soften the landscape in such patios.

- Tree planting should be designed to reflect the traditional village pattern described above. Trees should be planted in front of and beside new buildings and, where possible, behind them. Even when planted in an island in a parking area, these trees will contribute to the village character. Trees should be native species. See Section 9.9.



Infill developments should provide varied set- backs and use traditional schemes for landscaping and tree planting



New, larger developments can include existing heritage buildings, with new street-facing elements respecting the existing scale. developments should be

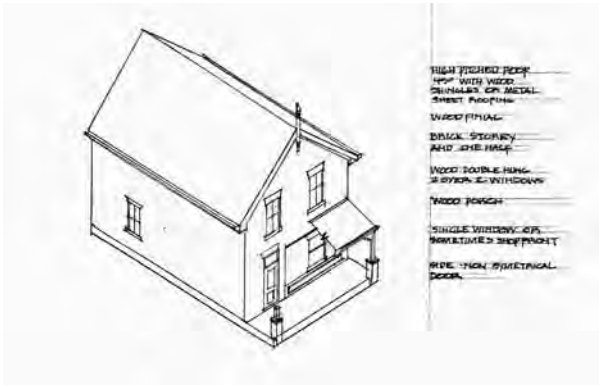
9.5.2 Islington Avenue Commercial Core

9.5.2.2Architectural Style

Historic building in the Commercial Core New buildings were a mix of purpose-built commercial structures and house-form residential. Some residential buildings had storefronts added after construction, even at a very early date. Most of the buildings, even purpose-built ones, had gable roofs. New construction in the Commercial Core should reflect its historic built form.

New buildings should be designed to one of the local heritage styles described and depicted in Section 9.2. Use of a style should be thorough and consistent; materials, scale, detail and ornament, should accurately reflect the qualities of the chosen style. In particular, windows, doors, trim, and decoration should be properly detailed. See Section 9.9 for a list of appropriate materials, and a discussion of the deficiencies of most off-the-shelf 'traditional' detail products.

The most typical village shop is a simple gabled two storey building. In Kleinburg, porches were ubiquitous.



Guidelines:

- Use a local heritage style shown in Section 9.2 as a design precedent. Follow the precedent in all details, such as roof pitches, window types, and detailing
- Do not use hybrid designs that mix elements from different historical styles.
- Do not use historical styles that are not indigenous to the area, such French Manor or Greek Revival.

Scale and Massing, Islington Avenue Commercial Core

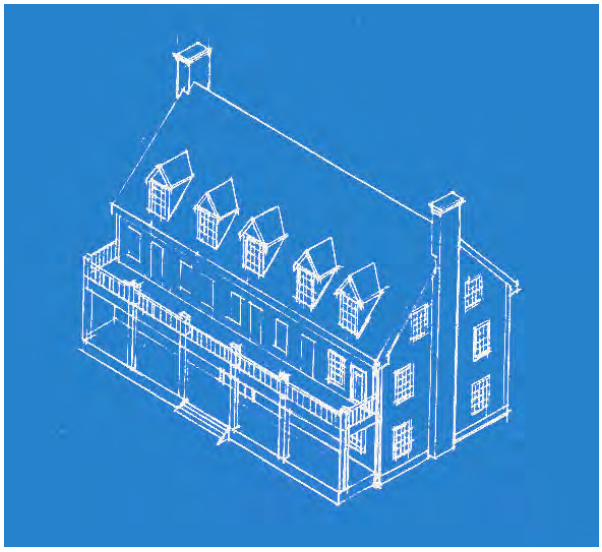
New construction in the Commercial Core should respect local heritage precedents. This includes existing heritage building, as well as those that have been lost, but are recorded in historical photographs.

Guidelines:

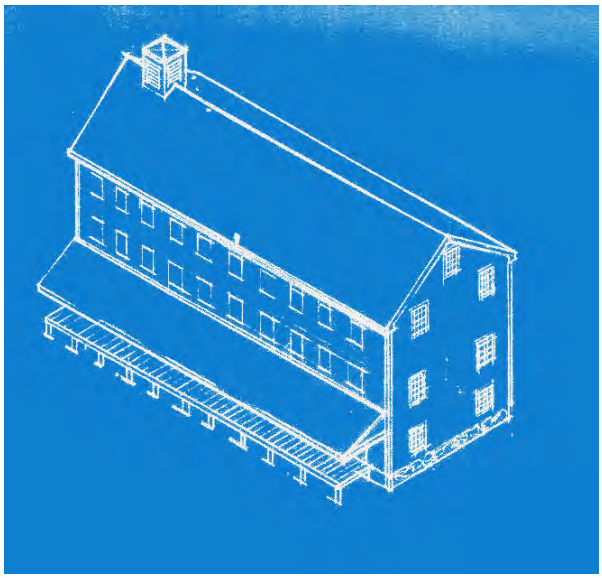
- The building height provisions in Section 4.7.6.7 of the Official Plan will be stringently applied.

- Designs based on larger heritage precedents, such as hotels and mills, should be limited to 18 metres of frontage in the Commercial Core.

- For frontages larger than 18 metres, the building mass should be subdivided into discrete elements. These elements should reflect the historical scale, and should have varied setbacks in keeping with the village character.



Historic hotels provide a good model for larger in-town commercial development.



Historic Mills provide a good model for larger developments in the vallevs.

The Planing Mill in Unionville is a new up-scale shopping centre, based on the design of a historic mill.

9.5.2 Islington Avenue Commercial Core

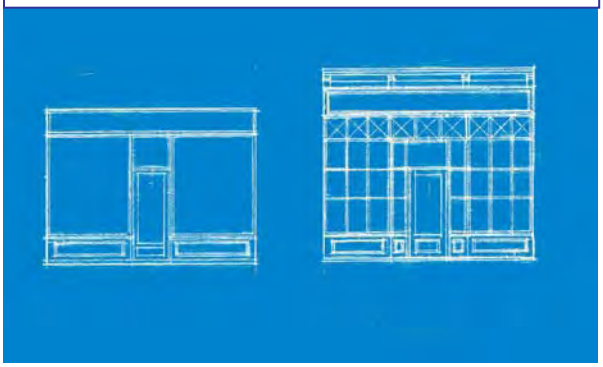
9.5.2.4 Storefronts

As noted under Architectural Style, above, historic commercial buildings may have been purpose-built or converted from residences. This is typical of a village commercial streetscape, and differentiates it from shopping areas in larger towns and cities. As a result, there is a variety of heritage precedents available for the design of new shopfronts.

There are no existing examples of the classic 19th Century storefront in Kleinburg, though the old Post Office at 10483 Islington has the typical large, high plate glass windows of this type. It lacks the normal bracketed and corniced signband, having a full width porch above the windows, instead. Historical photographs of Kleinburg show that such porches on commercial buildings were very common, to the extent that they defined the commercial character a century ago.

Historical conversions of residential buildings to commercial use often inserted a large window opening, perhaps on only one side of a central door, rather than full width storefront. More recent conversions often leave the original residential window openings in place, if the kind of business doesn't require large display windows.

There is a wide variety of historical precedent for storefront design. Historical photographs show that porches were a Kleinburg signature



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

Guidelines

- Storefront design should reflect local historic precedents. Design elements within any chosen precedent should be consistently applied.
- Full-width porches are appropriate elements in storefront design.
- Retractable awnings are appropriate. Rigid awnings are inappropriate.
- Use of traditional wood and glass construction for storefronts is encouraged.
- If modern materials are used they should be detailed to replicate traditional designs in scale, proportion and architectural effect. For example, the use of wood trim at jambs, posts, and panels can enhance the heritage effect of standard storefront and glazing systems.
- Both *Preservation Briefs* and *Architectural Conservation Notes* have information on heritage storefronts. See Section 9.3.2.

9.5.2 Islington Avenue Commercial Core

9.5.2.5 Signage

The City of Vaughan Sign By-law, designates the commercial core of Kleinberg as a "Special Sign District" in Schedule B. Section 11 of the By-law regulates signs in these districts, subject to the General Provisions for All Signs in Section 6, (and notwithstanding the Requirements of Section 8). Areas of the District outside of the commercial core are subject only to the signage regulations that govern the City as a whole. In order to preserve its heritage character, additional guidelines are required for signage in the District. Recommendations for strengthening the provisions of the Sign By-law for Special Sign Districts are given in Section 7.2.6, above.

Historic photographs of Kleinburg show projecting signs, window signs, soffit signs, as well as signs installed above porch roofs, which might be termed 'inverted soffit' signs. The signs are generally quite small: in a village of 300 souls, a shop would be known to everyone without much by way of signage. The store-wide sign fascia, with cornice and mouldings was common in larger villages: it provides a reasonable historic precedent that meets modern commercial needs.

Guidelines

- The provisions of By-Law 203-92 for the Kleinburg Special Sign District form part of these Guidelines, and will apply to the entire District. These provisions will be stringently applied.
- Integrate signage with the design of the storefront, based on historical precedent.
- Back-lit or internally illuminated signs, including awning signs, are not appropriate.
- Neon and readograph signs are not appropriate.
- Third-party signs are not appropriate.
- Awning signs, other than lettering, no more than 6" high, on awning skirts, are not appropriate.

Moulded signbands integrated with historic storefronts, small soffit signs above or below porch fascias, and flat externally illuminated wall signs are appropriate in the District.

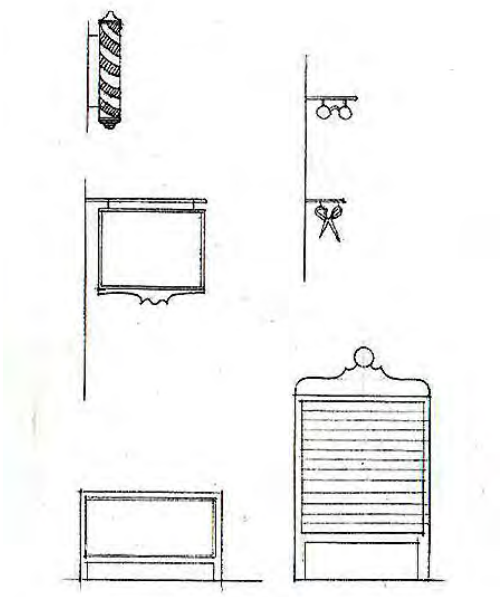
Signs that are modern in form, too large, or that obscure architectural detail are not appropriate in the District.

Guidelines

- Ground signs are without heritage precedent, and are generally not appropriate. If other sign types would obscure architectural detail on a heritage building, a low ground sign, no higher than 1.0metres, is acceptable.
- Directory ground signs, listing tenants of a commercial development, are not appropriate.
- Replacement of existing non-conforming signage should be included as part of any work undertaken on properties in the District.

Too many signs, and unsightly, too. These were all installed during the course of the Study.

Lovingly crafted, but too many signs nonetheless.



Many so-called 'traditional' signage styles are not in keeping with local heritage precedent, and they are inappropriate for the

9.5.3 Residential Villages

9.5.3.1 Site Planning

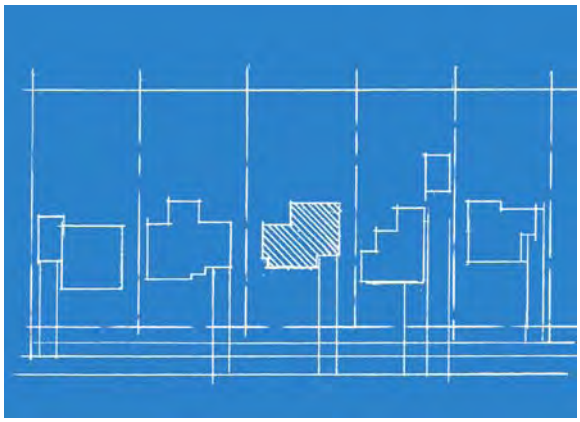
The historical residential villages were laid out with large lots, ranging between a quarter- to a half-acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Front yard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self-sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:

- Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development.
- A variety of frontyard setbacks.
- Original yards may have been enclosed with low picket fencing. Currently, fenced front yards are rare.
- The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.

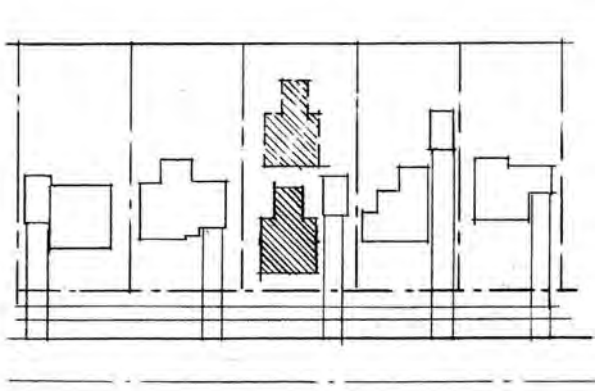
The site plan characteristics of the residential villages include varied, but similar, front yard set-backs, and a lush forest of mature trees.

Guidelines:

- Site new houses to provide setbacks that contrast with adjacent properties, in order to create the variety characteristic of the village.
- Site new houses to preserve existing mature trees. See Section 9.9



In the village setting, set backs are generally consistent, but not identical.



Extreme difference in setback from neighbouring houses is not appropriate

9.5.3 RESIDENTIAL VILLAGES

9.5.3.2 ARCHITECTURAL STYLE

New construction in the Residential Villages should reflect the historic built form of its neighbours.

Guidelines:

- Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2.
- Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor, or French Manor, are not appropriate.
- Use authentic detail, consistent with the Architectural Style. See Section 9.2.1
- Research the chosen Architectural Style. See Section 10 for useful research sources.
- Use appropriate materials. See Section 9.10

This recent house at 40 Nashville Road is a very skilled rendition of a Georgian house with a porch addition. It is very convincing in design and detailing The porch railing uses a raised top rail to meet the height requirements of the current Building Code, leaving the pickets at the shorter height found in historical railings.

9.5.3 Residential Villages

9.5.3.3 Scale and Massing

New residential construction in the Residential Villages should respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots. 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.

A new house should fit in with the scale of its neighbourhood.

Guidelines:

- New buildings should be designed to preserve the generous side-yards typical in the villages. As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1 1/2-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.
- For garages, see Section 9.3.7.

A new house that is out of scale with its neighbours is not appropriate to the village character.

9.5.4 VALLEY OUTLIERS

A variety of relatively recent developments has occurred in the valley lands, some as stand-alone buildings, and some as part of rural residential developments. In addition, the Highway 27 Corridor Study has identified a few developable sites in the Main Humber Valley. These existing developments and potential sites call for special consideration, since they are not part of either the historic villages or the natural and rural landscape. Nonetheless, they are intimately embedded in that landscape in a variety of ways, and suitable guidelines for these properties must deal with their built and natural surroundings.

As described in Section 1.4, the resettling of Kleinburg as a rural retreat in the postwar years represented a second pioneer era. During the first two decades of this era, the consciously modern ideas of the 'Natural House', as espoused by architects like Frank Lloyd Wright, were quite influential. These ideas lost some of their edge as they filtered down to builders' houses, but many significant aspects were retained: a horizontal emphasis, an open-plan that opened to nature (the patio door became ubiquitous), large lots when affordable, mature trees if present, and a landscaping attitude that sought to place the house in a natural or naturalized setting.

Developments using these ideas are no longer produced, and these areas have their own neighbourhood characters, which merit preservation.

9.6 THE ROAD LINKS

9.6.1 CONTEXTS

The District Structure Map in Section 2.10.3 defines the road links as consisting of the public rights of way on Nashville Road and Islington Avenue, with three minor additions. These are:

- Lands immediately about the Islington-Major Mackenzie intersection. These lands are all either publicly owned or zoned as open space. Guidelines in Section 9.8.5, Gateways, apply to these lands.
- The Part IV designated property at ????? Islington (Abermory). This property is included in the District, but governed by its designation under Part IV of the Hertiage Act, in accordance with the recent revisions to the Act.
- The public school property adjacent to Abermory. This property is to be treated as if it were part of the Village of Kleinburg. Guidelines in Sections 9.4, Non-Heritage Buildings apply to this property for additions, and those in Section 9.5.2, Islington Avenue Commercial Core apply to this property for new construction.

Work in the road allowances is discussed in Section 9.8, below.

DRAFT

This Section is currently in Draft Form

9.7 The Valley Setting

9.7.1 Overview

The valley lands and the rivers within them have major heritage significance. Their historical role in the origin and development of Kleinburg and Nashville, and their continuing role as the setting for the villages make them worthy of conservation. As noted in various sections above, suitable development in the valleys, and maintenance of a healthy ecology in the natural environment are both necessary parts of that preservation.

Most of the East Humber Valley within the District is owned or managed by the Toronto Region Conservation Authority (TRCA), and is subject to their *Boyd North and Glassco Park Management Plan, 1999.* Many of the guidelines here derive from this excellent document.

9.7.2 New Development in the Valleys

There are few sites in the valleys suitable for new development, all in the Main Humber Valley. Those sites south of Nashville Road are subject to the Highway 27 Corridor Study, which has been running concurrently with this Study. Developments on all sites should conform to the Policies for Natural and Agricultural Areas in Section 7.2.8, and respect and preserve both the heritage character and the natural ecology of the valleys.

Guidelines:

- Design new developments in the valleys so that they fit into the rural landscape.
- Use local historical precedent, suitable for the valley landscape, such as mill buildings, farmhouses and rural buildings, or village-like clusters of buildings. See Section 9.1 for Architectural Styles and Details.

  Or, use modern designs that deliberately fit tightly into the landscape, making use of low profiles, natural materials, bermed walls, planted roofs.
- Locate parking lots away from roads and screen them from view by generous planting. See Section 9.7.7 for planting guidelines.
- Minimize changes to landform; minimize removal of native topsoil; minimize non permeable paving
- Redevelopment should preserve the Natural Experience in rural, open space and valley areas. See Section 9.7.4, below.

9.7.3 REDEVELOPMENT IN THE VALLEYS

Existing buildings in the valleys are mostly residential; most are fairly modern, most are well treed, and most are modest in scale. Notwithstanding the large size of valley lots, redevelopment of these site should preserve the modest scale and planted character of the properties.

Guidelines:

- Re-development of isolated properties, like those along Highway 27, should conform to the provisions for New Development in the Valleys in Section 9.7.2, above.
- Redevelopment of properties that are grouped in suburban developments should respect their neighbours. The special character of the Windrush Co-operative is described in Section 2.4.4. The character of Cedar Valley Crescent is described in Section 2.4.3.
- Redevelopment should preserve the Natural Experience in rural, open space and valley areas. See Section 9.7.4, below.

9.7.4 PRESERVING THE NATURAL EXPERIENCE

The Official Plan addresses the wide range issues concerning the valley lands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre wide vegetative buffer strips are mandated along valley and stream corridors, and single-loaded roadways at valley edges are called for to preserve views and give public access into the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valley lands.

Guidelines:

- Screen ridgetop buildings from view by suitable planting consistent with existing valley vegetation.
- Screen modern installations, such as parking lots and fenced playing fields, by suitable planting consistent with existing valley vegetation.
- See Section 9.7.7 for suitable planting.
- If existing vegetation provides such screening, do not remove it.
- Do not obstruct existing views and vistas with new development.

9.7.5 RECREATIONAL AND ENVIRONMENTAL EDUCATION USES.

As noted, in Section 2.3, the predominant use of the valley lands is recreational and cultural. The East Humber Valley, with Bindertwine Park, the McMichael Gallery, and the TRCA lands is, almost entirely in that use category. Local and inter-regional trails abound on the TRCA-managed properties. The Main Humber Valley has substantial and TRCA holdings, the inter-regional trail is in process of being extended into it, and an active development proposal on the site of the golf driving range includes sports playing fields. All structures constructed in association with these uses require a heritage permit.

Guidelines:

- Design installations, such as bridges railings, fencing, signage, information kiosks, rest huts, and overlooks to be unobtrusive, and compatible with the environmental and heritage character of the valleys. Use natural and native materials to the greatest possible extent.
- Follow the TRCA Trails Manual and the TRCA Valley and Stream Corridor Management Program in planning and constructing trails. Avoid sensitive habitats.
- Follow lighting guidelines in Section 9.7.6, below.

9.7.6 EXTERIOR LIGHTING

The movement to preserve the night sky generally has gathered considerable momentum in recent years, and it is likely that "dark sky" regulations will become prevalent in North America. Particularly in the valleys, the experience of the night sky is an important part of the experience of the natural world. It is recommended in Section 7.? that the City adopt a night sky policy for the District.

Guidelines:

- Minimize exterior lighting in the valleys and on the ridgelines.
- Use small, low fixtures; use minimum required lighting levels.
- Use "dark sky" certified fixtures.
- Do not light trails.
- Delete or minimize existing exterior lighting in the valleys and on the ridgelines, on the basis of the normal replacement schedule.
- Prevent the spread of light beyond where it is required, by screening with suitable planting. See Section 9.7.? for planting guidelines.

Not a starry sky, but the lights of Eastern North America. Part of a NASA mosaic image of the entire earth at night.

9.7.7 PLANTINGS

A large part of the District's valley lands consist of what the Simms report calls 'significant woodlands', and substantial areas are recommended for forest regeneration and habitat enhancement. 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.

9.7.7.1 **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 the original European settlement, sometimes as deliberate introductions, and sometimes as accidental 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 thrive to the extent that they are able to outcompete native species, and may seriously threaten entire native ecosystems, replacing a host of native plants that together provided food and habitat for native wildlife. When the alien species poses such a threat it is termed 'invasive'.

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 Audobon Society Field Guides.

The Federation of Ontario Naturalists has more detailed information on invasive species and their control on their website:
www.ontarionature.org/enviroandcons/naturalinvaders/
invasive.html

Guidelines:

Avoid these invasive plant species.

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

9.7.7.2 River and Creek Valley

Flora on valley wall slopes, bottom lands, and in riparian zones are of vital importance to the health of the rivers themselves.

Guidelines:

- **Maintain existing indigenous species or trees and shrubs.**
- **Use suitable indigenous species or trees and shrubs for new planting.**
- **Remove, and do not plant unsuitable exotic or invasive species.**
- **Do not alter natural landforms.**

Species:

Valleys Slopes:	**Bottomlands:**	**Riparian Zones:**
Sugar Maple	White Cedar	Slippery elm
Red Oak	Silver Maple	Nannyberry
Balsam Poplar	Red Maple	Red Osier Dogwood
White Pine	Ironwood	Common Alder
Basswood	Red and White Ash	Button Bush
Beech		Black Willow
Trembling Aspen		Hackberry
White Ash		Blue Beech
		Witch Hazel

9.7.7.3 MANAGING EXISTING WOODLOTS

The district valleys and human settlement areas are largely dominated by trees found as forest blocks. These forests, the dramatic deep valleys and the generally modest nature of the built form define the landscape character of the district. The forests range in age from mature, semi mature and immature. Many of the mature district forests contain trees over 100 years of age. These forests provide beauty, abundant wildlife habitat and nourish and protect soils from wind and water erosion.

Conservation Guidelines

- Forest Management: Make use of the Simms Report and TRCA documents to develop a management plan for existing forests and woodlots.

- Species recommended for planting are:

Sugar Maple	Trembling Aspen	Black Maple
Ash	l.t. Aspen	Blue Beech
Balsam Poplar	Black Locust	Cottonwood
Red Oak	Silver Maple	Bur Oak
White Cedar	Red Maple	Bitternut
Hemlock	Ironwood	Red Cedar
White Pine	White Birch	White
Basswood	Black Cherry	Spruce Alder
Beech	Yellow Birch	Elm
Willow	Butternut	

9.7.7.4 Creating New Wood Lots and Meadows

Recommendations in the Simms Report and the Boyd North and Glassco Park Management Plan call forest regeneration. This will create meadows and forests on agricultural land and old fields. Private land owners may wish to contribute to regeneration, as well. The trees, shrubs grasses and wildflowers of new woodlots and meadows should be selected to suit specific soil, slope, moisture and exposure conditions including those that are best suited to woodlot edge conditions. Regeneration strategies are listed below. The strategy chosen chosen may depend upon the purpose of the woodlot or meadow, its desired appearance, time and budget considerations. A combination of approaches may be desirable.

- Natural Regeneration is achieved primarily through wind and bird seeding and is the least costly. The first species to establish themselves can withstand severe competition. These often include hawthorn, cedar and dogwood species. It is recommended that undesirable species that may invade these areas such as Manitoba and Norway Maples be removed to encourage the establishment of more indigenous species.

- Managed succession includes the planting of pioneer species such as poplars, paper birch, hawthorns and sumac. These species provide more desirable growing conditions for the planting of climax species such as maple, beech and oak. These species should be planted about 5 years after the planting of the pioneer species. The site should be seeded with an indigenous seed mix in the fall and the site planted in the spring. Large weeds should be removed and the grasses not mown. Trees should be heavily mulched to reduce weed competition and conserve soil moisture.

- Climax species are those that naturally establish themselves when soil and microclimatic conditions exist to support their sustained growth both as individual species and as a woodlot or forest. These species are normally long lived thriving for fifty to one hundred years of age. The woodlot or forest itself usually thrives for an extremely long period of time lasting hundreds of years before it may enter a period of decline.

  Planting climax species accelerates the establishment of the woodlot and creates an immediate woodlot "look". A climax woodlot site should be prepared and managed in a similar manner to the managed succession woodlot.

Recommended Species:

Natural Regeneration	Upland (Well Drained)	Lowland (Poorly Drained)
Eastern White Cedar	Shagbark Hickory	Basswood
Trembling Aspen	Butternut	Burr Oak
Common Alder	Red and White Oak	Eastern White Pine
Red Osier Dogwood	Basswood	Red Pine
Sumac	Black Walnut	Black Ash
Apple	Sugar Maple	Green Ash
Lilac	Blue Beech	Silver Maple
	Eastern White Pine	Hackberry
	Beech	
	Hemlock	
	Yellow Birch	
	Ironwood	
	Butternut	
	Black Cherry	

9.7.7.5 Rural Lawns and Meadows

Manicured lawns consisting primarily of monocultures dominated by Kentucky Bluegrass require maintenance that is environmentally damaging: motor cutting, herbicides, pesticides, fertilizers and over-consumption of water. Lawns are also limited in providing nutrition and habitat for wildlife.

Meadows on the other hand require little or no cutting, need only an initial application of a herbicide and are drought tolerant. They contribute to a greater diversity of wildlife within the District, particularly song birds and butterflies.

Helpful material on naturalized gardens is found in "The Ontario Naturalized Garden" by Lorraine Johnson, 1995.

Guidelines:

- Minimize the size of manicured lawns.
- Plant, instead, meadows of drought-tolerant indigenous wildflowers and grasses.
- Do not plant invasive species.
- Minimize use of herbicides, pesticides and chemical fertilizers. Use selective herbicides, and spot spray selectively.
- Leave manicured lawns cut to a height of 50 mm or more. Leave cuttings on the lawn as a source of nitrogen.
- Consider the medieval idea of a 'flowery mede' by mixing low growing flowers in a lawn. Clovers provide nitrogen. Chamomile gives off it's herbal scent as it's trod on.

Be aware of invasive species. Reference the Federation of Ontario Naturalists booklet "Invasive Plants in Ontario"

9.7.7.6 Planting for Wildlife

Wildlife is integral to the natural character of the valleys, and it depends on a variety of connected terrestrial habitats for survival. Wildlife habitats extend from the valleys into the villages. Suitable planting can enhance these habitats, and increase them.

Guidelines:

- Provide a combination of open and enclosed spaces.
- Provide a diversity of layers: grasses, flowers, shrubs, small and large trees.
- Connect planted areas to existing habitat areas.
- Use indigenous plant species.
- Use plant species that provide wildlife with cover, nesting sites, and fruits, seeds, nuts, and pollen.
- Allow plant debris to decompose naturally.
- Avoid the use of herbicides and pesticides.

- Species recommended for planting to support wildlife.

  Large Trees: Oaks, White Birch, Hackberry, White Cedar.
  Small Trees: Hawthorne, Pin Cherry, Chokecherry, Staghorn Sumac, Nannyberry
  Shrubs: Serviceberrry , Elderberry, Gray Dogwood, High-bush Cranberry, Red Osier Dogwood, Pagoda Dogwood

9.8 Road Allowance Work

9.8.1 Overview

Work within the road allowance should be designed and executed to meet modern requirements, amenity and convenience without detriment to the heritage character of the District. This work is either undertaken by public authorities, as in the case of roadside planting and the construction of roads, curbs, sidewalks, lighting and road signage; or it is subject to approval by public authorities, as in the case of BIA installations, newspaper boxes, and tourism information or identity signage.

District Identity

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

Contexts

The historical context of Kleinburg-Nashville consists of two economically linked villages in a rural and riverine setting. Preservation and, to a certain extent, restoration of the historical character of the road allowances is an important aspect of preservation of heritage character. Guidelines for road allowance work are divided according to the contexts in the District:

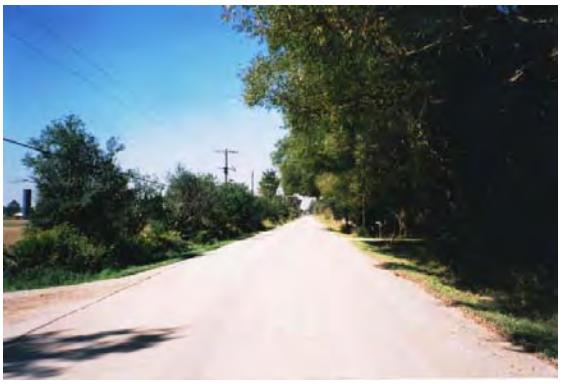
- Rural roadways
- The residential villages
- Kleinburg commercial core
- Gateways

9.8.2 The Rural Roadways

Most of City of Vaughan north of Major Mackenzie Drive is happily served by roads that retain their old rural character. They run past fenced farmland, the shoulders are narrow or non-existent, and the planting is naturalized, including wildflowers, large shrubbery and mature trees. None of the principal rural roads within the District have retained this character entirely, but in most cases the rural quality can be recaptured to some extent without a great deal of effort.

Scale and Ecology

A real rural road is modest in profile, but rich in ecology. This is Huntington Road just north of Nashville.



The term "rural profile" is commonly used to describe curbless crowned roadways, flanked by drainage ditches. The term describes the shape of a line, but doesn't capture the character of a roadway in terms of scale or ecosystem. The tendency of upgrading is to increase the scale of the pavement somewhat, increase the scale of the gravel shoulders many times over, and to replace the rich naturalized ecology, described above, with a monoculture of grass. It still has a "rural profile", but it has lost its character. In the discussion below, we use the term "configuration" to distinguish between these two scales of the rural profile. The original rural configuration is that shown in the picture to the left. We call the upgraded version of the rural profile an "arterial configuration".

Traffic Patterns

Theoretically, a road grid like Ontario's provides a variety of equal-opportunity routes for movement from point to point. In practice, "if you build it they will come", and roadway improvements attract traffic, which then creates the demand for further improvements. New road construction, like the creation of Highway 27 sixty-five years ago, or the projected extension of Highway 427, rearrange the traffic loads on surrounding routes, which become tributaries to the new main highway.

In general, a heritage district is not a suitable location for main or large tributary roads. The population within the District is small, and the Official Plan foresees very limited growth: The tendency to "upgrade" roads to "better modern standards" should be resisted. Future traffic planning should localize traffic within the District, and shift through traffic off of the Islington/Nashville route. Reconstituted as local roads, Islington and Nashville Road should be reconfigured in the direction of the rural configuration, and away from the arterial configuration.

Buffer Zones

Where the edge of a road allowance forms the District boundary, along parts of Islington Avenue, Nashville Road, and Major Mackenzie, the boundary areas of the lots outside of the road allowance are consdidered to be Buffer Zones, subject to Guidelines below, though the properties, as a whole, are not included in the district.

9.8.2.1 Islington Avenue

The intersection of Islington Avenue and Major Mackenzie is discussed in Section 9.8.5 Gateways. North of the intersection with Bindertwine Boulevard, Islington has retained an approximation of its original rural road profile, but south of this intersection it has been upgraded to the arterial configuration. This stretch of road is a candidate for the localization discussed above, and a return to a more rural configuration, to return it to the profile found further north.

The cul-de-sac layout of the recent suburban housing developments south of the old village means that it is rear and side yards, rather than frontages that present themselves to the street. On the west side, the fencing along the edge of the road allowance is quite attractive, and although the design doesn't reflect the original heritage of farm fencing, it nonetheless has a rural or rural estate aspect. Both sides of the road are considered to be within Buffer Zones, as described above, and Heritage Permits are required for new or replacement boundary fences.

9.8.2.2 Nashville Road

Nashville Road west of Highway 27 has been largely upgraded to the arterial configuration. It is currently heavily used by gravel trucks, but planning for tributary routes to the new 427 should deliberately phase out this kind of traffic. This road will return the road to local use and make it suitable for a more rural configuration. As on Islington, roadsides are considered to be within Buffer Zones, as described above, and Heritage Permits are required for new or replacement boundary fences.

9.8.2.3 Highway 27

Highway 27 was built as a provincial highway, more than a century after the original roads were cut. Though it remains a two-lane road, it has been upgraded over the years in keeping with its role as a significant north-south route. The construction of the 400, and the anticipated construction of the 427 extension, reduce its significance in the overall transportation network in and through the area. Between Rutherford Road and Islington, the highway lies in the Humber Valley, where flood-line have strictly limited development along the roadway. As a result, the surrounding lands retain their natural and agricultural aspect to a substantial degree. In the length of Highway 27, this stretch has a unique character.

In planning the future transportations network, consideration should be given to integration of the Humber Valley portion of Highway 27 with its natural setting and the outdoor recreation opportunites, such as the projected trail system, within it. The designation of a "Humber Valley Scenic Parkway", with reduced speeds and a down-rated roadway configuration could contribute to an enhanced recreational and natural area, for use by City and regional residents.

9.8.2.4 Stegman's Mill Road

Stegman's Mill Road retains the rural scale and much of the rural ecology. The southern side of the road, overlooking the valley and the recent suburban developments near Teston Road, is somewhat devoid of rural scale planting. The biggest issue facing Stegman's Mill Road is the scheduled construction of a Highway 400 interchange at Teston Road. To the extent that the interchange puts arterial traffic on Stegman's Mill, it will violate the principle that a heritage district is not a suitable location for such traffic. Any urge to upgrade the road to arterial standards should be resisted. The route from Highway 400, through Kleinburg, to the west should not be made convenient, but rather the opposite.

9.8.2.5 Stevenson Road

Stevenson Road retains the rural configuration, which should be preserved.

9.8.3 The Residential Streets

Residential Roads in the District, both in the old villages, and in the more recently built outlying developments, have a curbless rural profile, with drainage to ditches on either side. These are an important part of the residential character, and should be preserved.

9.8.4 Islington Avenue Commercial Core

The Islington Avenue Commercial Core means the commercially zoned properties within the Kleinburg Village Core, which front on Islington Avenue and Nashville Road. This area contains almost all of the commercial uses in the District, and they comprise a mixture of locally-oriented and tourism-oriented businesses. Tourism generates cyclical parking loads, dependent on seasons and days of the week, and the road allowance has been called on to provide overflow parking spaces above those provided on-site by the commercial uses. In addition, modern requirements call for amenities and equipment that were not present in the historical village. The design of road allowance presents special challenges, if it is to preserve and enhance the heritage character of the Commercial Core. The intent of this Plan is to enhance the quality of the Commercial Core as a pedestrian-friendly village shopping environment.

Principles

Early 20th-Century photographs of the District show streetscapes very different from today's. An accurate "historical reproduction" of Kleinburg village would exclude automobiles, paving, lighting, highway signs, bollards, and benches. It's obvious that a lively commercial district requires all of these things, some of them because they enable and enhance public use and commercial activity in the village core; many of them because regulations and standards govern the design of traffic systems, lighting levels, and so on. There is an inherent historical ambiguity in a Heritage District that must be dealt with in the evaluation of the design of these modern installations. The following principles apply to such an evaluation:

1. Accept the automotive streetscape: As the list of modern artifacts above shows, the automobile and its infrastructure accounts for much of the visible non-heritage installations in the District. There is a built-in division of the streetscape in its historical aspect: it is inescapably modern from curb to curb. Modern accessories like waste receptacles and street lighting should be placed near to the curb, where they form a transition band between the heritage experience of the buildings and the modern experience of the roadway.

2. Don't accentuate non-heritage installations: Human perception is very good at filtering out unimportant and repetitive information. The modern enthusiasm for heritage has produced a host of "old-fashioned" products. Many of these are poorly executed and overly fussy. As a result, they call undeserved attention to themselves and the attention, thus directed, detects the fraud. Often, a very plain modern item will fade into the recesses of perception, and be less intrusive than a deliberately "historical" version.

3. Maintain historical integrity: Even when they don't represent an accurate reconstruction, it is important to choose "historical" items in the context of history. For example: the streetlighting of 1890 can't be reconstructed because there was none. The designer should bear in mind that Kleinburg and Nashville were modest villages, and ask "if the village HAD installed early lighting, what sort of fixtures would have been chosen?" They would have been simple and functional, and would not have had the ornate qualities of lighting for a big city promenade.

9.8.4.1 LIGHTING

The lighting fixtures currently installed in the Commercial Core are suitable for the village, in terms of the principles outlined above. When replacement becomes necessary, due to aging or upgraded standards for light levels and 'dark skies', fixtures of a similar simplicity should be chosen.

9.8.4.2 STREET FURNITURE

Selection of street furniture should follow the principles outlined above. In general, items that might have appeared in a village environment 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, and is a historic colour for painting metal items like light posts and bench ends.

Applying artificial heritage to modern items only calls attention the inauthenticity of the exercise. It's better to choose inobtrusive designs. In the example below from Markham village, the bus shelter doesn't work, but the waste container does.

Benches should be the traditional flat-slat type with cast metal ends, in a simple design. Bench castings are available with cast-in or bolted on lettering, which could serve as a District identity marker. Tropical woods, which resist weathering in an unfinished state, are available to minimize maintenance.

Waste and Recycling Bins should have a simple design, and should be constructed so that plastic garbage-bag liners are not visible. Box-type recycling bins bearing advertising are not appropriate.

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

Bollards should have a simple design, and their use should be minimized by the use of other elements to perform their functions. The 'serried ranks' appearance of a long row of bollards is not in keeping with a village character. Bollards may be replaced, in some places, by alterations to paving and curbing; in other places, a mix of bollards, planting tubs and bike rings may be appropriate.

Planters were not part of the historic streetscape, but they have become established as 'softeners' in business areas everywhere. In that sense, they resemble the non-functional "heritage" dormers, cupolas, and gazebos that flourish on recent shopping plazas. To the extent that planters are part of the modern commercial landscape, they should take a form that reflects traditional garden planting. The use of square containers in place of the existing round tubs would allow planters to be put together to form longer rectangular displays. This reflects the shape of traditional planting beds, and would distinguish the village planting from the standard urban business district model. Increased use of front yard planting on private land, in accordance with the Guidelines in Section 9.5.2, will provide in-ground floral display, and minimize the need for sidewalk tubs. Hanging flower baskets should be minimized, since they were not part of the historic streetscape.

9.8.4.3 PAVEMENTS AND BOULEVARDS

On-street parking has been an integral part of business districts since the vehicles were drawn by horses. Although parked cars present some visual clutter, they also form a barrier between passing traffic and the pedestrian zone, and contribute to the sense of pedestrian security. The current arrangement of roll-curbs with a parking zone of precast pavers adjacent to the sidewalks creates an ambiguity between automotive and pedestrian zones. Reconfiguration of pavements and boulevards, along the following lines should be considered, over time.

Vehicular width:

In keeping with the traffic calming ideas outlined above, and to reduce the visual width of the road way, the demarcation line between traffic lanes and parking areas should be moved as far toward the centreline of the roadway as possible.

Curbing:

The current roll-curb, and change of pavement to precast pavers, narrows the visual width of the roadway, but there is no curb between the sidewalk and the parking area. Replacement of the roll-curb with a flat concrete strip, and introduction of a curb at the outer edge of the parking zone would delineate the boundary between pedestrian and vehicular zones. If the traffic lanes are narrowed, there might be room for a narrow planting strip between this curb and the sidewalk.

Traffic Pavement

Consideration should be given to paving the traffic lanes with hard-burned clay paving bricks (not standard concrete pavers). This would create a unique character in the Village Core.

- It is recommended that a study be undertaken to examine the streetcape issues in the Village Core. The length of frontage is very short, and the conditions are so varied, with intersections and entrances, that the study should take the form of a concrete design study, rather than the development of verbal and graphic guidelines.

9.8.5 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. Markers should be placed so that they reinforce an existing sense of entrance, rather than at the exact point that a roadway crosses the District boundary.

GUIDELINES

- Markers should be placed:

  on both northern corners of the MajorMackenzie-Islington intersection.

  on Islington south of its intersection with Highway 27.

  on the east and west sides of Highway 27 at Nashville Road.

  on Nashville Road west of the District Boundary.

- Markers should have a unique quality that reflects the pioneer heritage of the District.

  An inexpensive and authentic marker could be created with a length of traditional cedar rail fencing in front of a District sign, perhaps in the form of a large squared timber, or a traditional framed, painted sign, such as would have appeared on a 19th-Century shopfront. A standard naturalized planting scheme using evergreens and birches as background, and day-lilies in front of the fencing could reinforce the rural character of the hard elements of the gateway markers.

A simple pioneer cedar rail fence would be an inexpensive basis for Gateway Markers

9.9 THE VILLAGE FORESTS

9.9.1 OVERVIEW

As noted in sections above, the existence of rich mature village forests in Kleinburg and Nashville contribute to the environmental health of the surrounding valley lands, and are a significant aspect of the heritage character of the villages. It is recommended, in Section 7.2.3, that a Heritage Tree By-law be enacted to protect mature trees. The Ontario Heritage Act does not require a heritage permit for planting or removing trees. The guidelines below are offered to assist those who wish to preserve and enhance the historic village character when undertaking landscaping projects.

9.9.2 CHARACTER

In Kleinburg, the village forest appears to spring from the surrounding wooded valleys. Trees seem to "encroach" on the street from the valleys beyond, appearing behind, beside or between the buildings. Even when the planting is deliberate, the size and density of the trees and shrubbery creates a continuity with the surrounding natural environment. Particularly on the residential streets, the buildings seem to live in forest clearings.

Nashville's surroundings are mostly open lands, so the connection is not to the valley woodlands. But the trees within the village are as large and dense as those in Kleinburg. They connect with the mature trees and rich ecology of the old rural roadsides on Nashville Road and Huntington Road, to the North, South, and West.

Guidelines:

Preserve a suitable village forest.

- **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 Species:

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

Unsuitable Species:

- Manitoba Maple, Hawthorne, Black Locust, Buckthorn tend to be invasive.
- Ornamental species, particularly Norway Maple cultivars , are extremely invasive.
- See Section 9.7.7 for more information on invasive plants.

9.10 Construction Materials Checklist

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

9.10.1 Heritage Buildings

Appropriate Materials:

Exterior Finish:	**Smooth red clay face brick, with smooth buff clay face brick as** accent.
	Wood clapboard, 4" to the weather.
	Smooth, painted, wood board and batten siding.
Exterior Detail:	Cut stone or reconstituted stone for trim in brick buildings.
	Wood shingles, stucco or terra-cotta wall tiles in gable ends.
	Painted wood porches, railings, decortive trim, shutters, fascias and soffits.
	Painted wood gingerbread bargeboards and trim, where appropriate to the design.
Shopfronts:	Wood frames, glazing bars, and panels with glazed wood doors are preferred.
	Metal shopfronts, detailed and proportioned to be compatible with heritage shop fronts, are acceptable.
Roofs:	Hipped or gable roof as appropriate to the architectural style.
	Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour.
	Standing seam metal roofing, if appropriate to the style.
	Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.
Doors:	Wood doors and frames, panel construction, may be glazed.
	Transom windows and paired sidelights.
	Wood french doors for porch entrances.
	Single-bay wood panelled garage doors.
Windows:	Wood frames; double hung; lights as appropriate to the architectural style.
	Real glazing bars, or high quality simulated glazing bars.
	Vertical proportion, ranging from 3:5 to 3:7.
Flashings:	Visible step flashings should be painted the colour of the wall.

9.10.2 HERITAGE BUILDINGS

Inappropriate Materials:

Exterior Finish:	Concrete block; calcite or concrete brick.
	Textured, clinker or wire cut brick.
	Prccast concrete panels or cast-in-place concrete.
	Pre-fabricated metal or plastic siding.
	Stone or ceramic tile facing.
	¨Rustic¨ clapboard or 'rustic' board and batten siding; Wood shake siding.
Exterior Detail:	Prefinished metal fascias and soffits.
	¨Stock¨ suburban pre-manufactured shutters, railings and trims.
	Unfinished pressure-treated wood decks, porches, railings, and trim.
Roofs:	Slopes or layouts not suitable to the architectural style.
	Non-traditional metal roofing such as pre-finished or corrugated metal.
	Modern skylights, when facing the street.
Doors:	¨Stock¨ suburban door assemblies.
	Flush doors.
	Sidelights on one side only.
	Aluminum storm and screen doors.
	Sliding patio doors.
	Double-bay, slab or metal garage doors.
Windows:	Large ¨picture¨ windows.
	Curtain wall systems.
	Metal, plastic, or fiberglass frames.
	Metal or plastic cladding.
	Awning, hopper or sliding openers.
	¨Snap-in¨ or tape simulated glazing bars.
Flashings:	Pre-finished metal in inappropriate colours.

9.10.2 NON-HERITAGE BUILDINGS

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

Appropriate Materials:

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