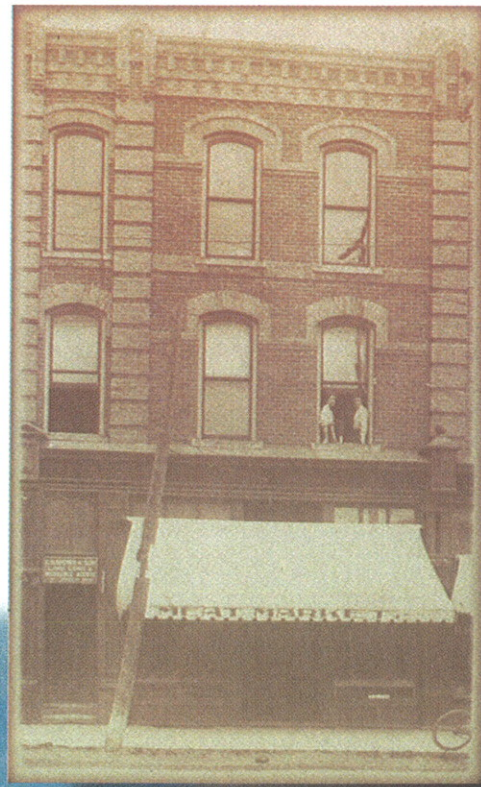
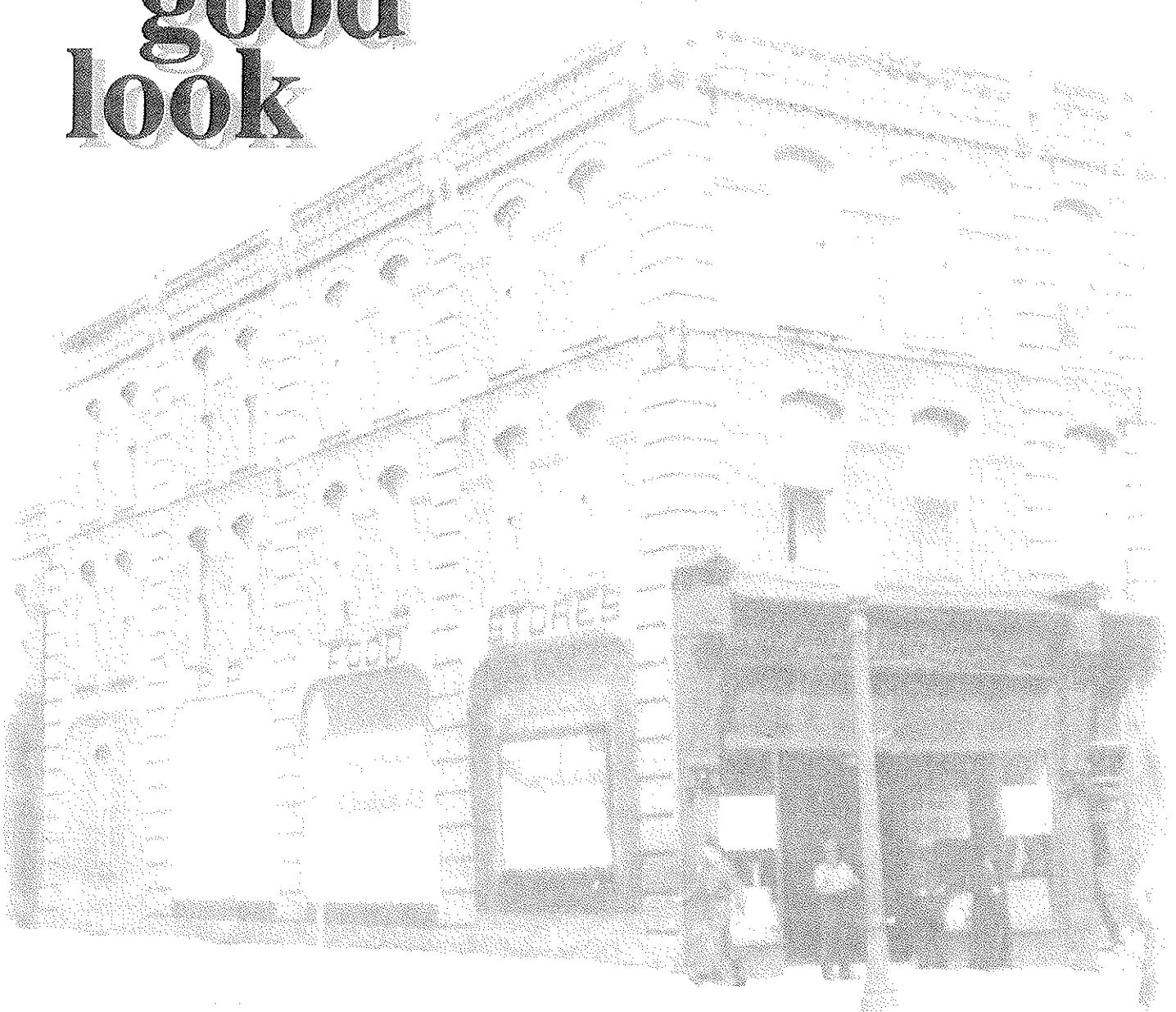


Take a good look



**Maintaining, Restoring, and Constructing Building
Facades in Orangeville's Central Business District**

Take a good look



Town of Orangeville Downtown Heritage
District Facade Improvement Committee
1998



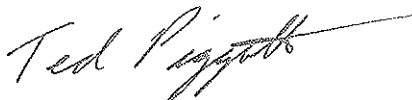
Foreword

Over the years, the Town of Orangeville has renewed its hard services such as watermain, sewers, lighting, pavements and sidewalks, and completed street landscaping on Broadway and elsewhere within the town core. There was a lack of progress, however, on the next logical phase of the area's overall improvement, namely the individual building fronts or facades. To remedy this situation, in 1995, Orangeville Council created a partnership which combines political, business, and heritage interests to promote the benefits of facade improvement and to encourage and support, where possible, the efforts of individual property owners and business operators.

This partnership, the Downtown Heritage District Facade Improvement Committee, includes representatives of Council, Town Staff, the Business Improvement Area Board (BIA), and the Local Architectural Conservation Advisory Committee (LACAC). The aim of the Committee is to promote the next phase in the revitalization of Orangeville's traditional core. A great deal of work already has been done to assist individuals at several locations and the results are starting to become evident.

This brochure, *Take a Good Look – Maintaining, Restoring, and Constructing Building Facades in Orangeville's Central Business District*, is the next step in the programme. It is intended to be a resource document that supplies basic information and guidance for anyone contemplating facade improvements.

We extend an invitation to all property owners and business operators to participate in the facade improvement effort. Projects need not be massive in scale. It is sometimes better to start with a good plan and progress in manageable phases. Each completed facade improvement will further enhance the Downtown Heritage District and will serve as an example for other owners and businesses. Ultimately, the benefits of these improvements will be realized by all.



Ted Piggott
Chairperson, Facade
Improvement Committee

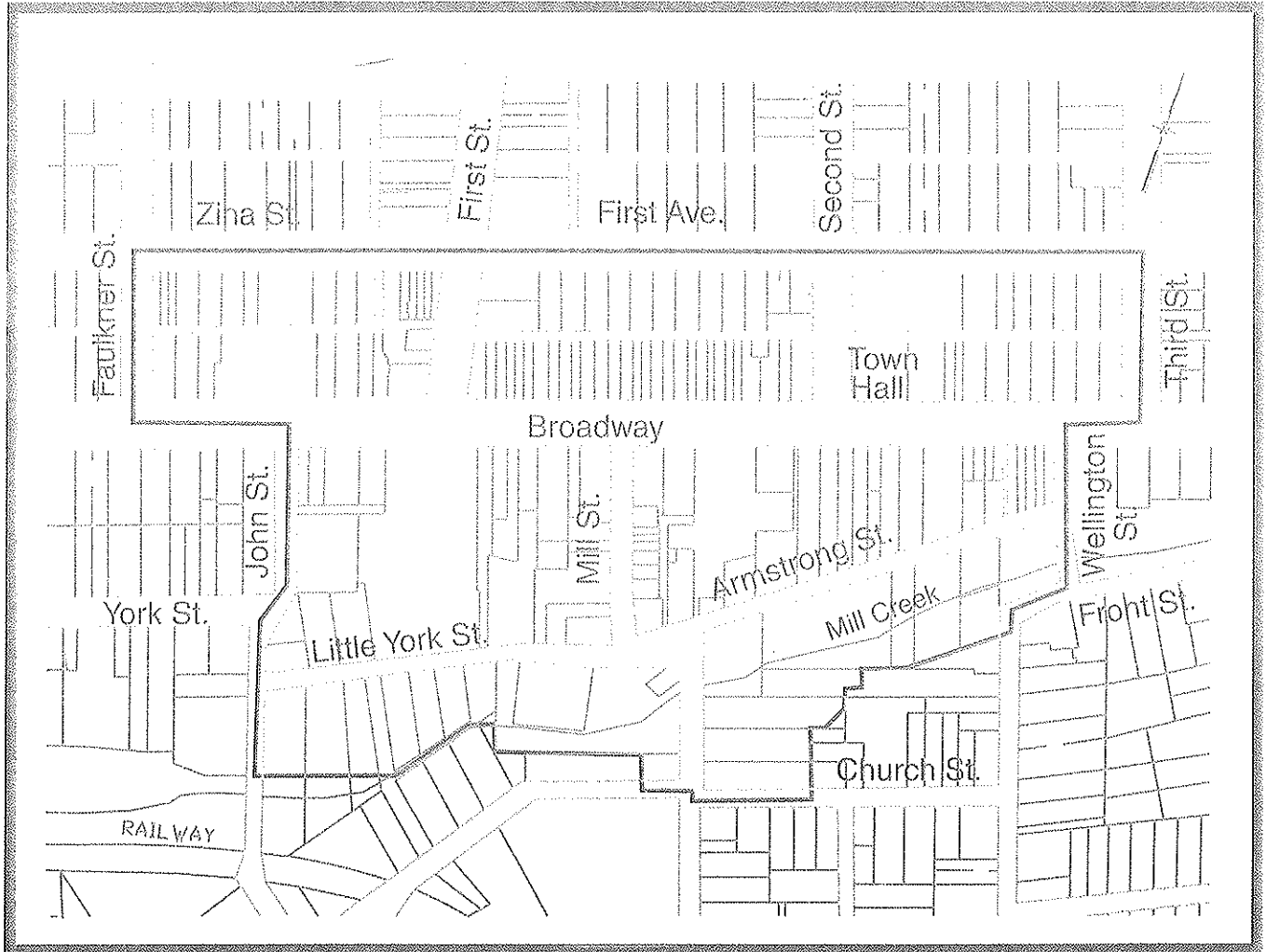


Mayor Robert S. Adams
Town of Orangeville Council



Paul Korsten
Chairperson,
Orangeville BIA

Central Business District



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Improving Downtown Commercial Facades

A. Good Beginning

In Ontario, main street was the central transportation route where commercial buildings were built, usually in a cluster at an intersection which became the centre of town. Facades were designed to appear as rows of attached buildings, although these could be block buildings, each with several storefronts, and separated by single infill buildings. The effect of these rows of two and three storey structures was to enclose the street and make it an identifiable and defined space. With concentrations of buildings containing any variety of shops, hotels, the town hall, post office, and newspaper offices, the main street was the heart and soul of the town. The architecture in the town core, coupled with side streets lined by trees and stately homes, is the essence of the characteristic charm of early Ontario towns. People had a sense of place and community as well as pride in their town's prominent buildings.

Although Broadway is now the main street, Orangeville's historic origins were in the lower half of the south side of the present town. Mill Creek once ran with sufficient volume to power several mills. Broadway was laid out by Orange Lawrence who called it Main Street. In 1856, Jesse Ketchum set the width at one hundred feet – the *broad way*. It quickly became the main thoroughfare away from the mills and industries to the south and has been described as one of the finest business streets in Ontario. The quality of its buildings has always been part of a tradition of pride in doing business in Orangeville.

Where are We Now?

Over the years there have been many pressures on our downtown core. The rise in suburban communities often results in the relocation of businesses to areas beyond the traditional central business district. Improvements in transportation, notably the automobile, allow residents to shop in larger outside centres. Traffic patterns, parking, lighting, vacancies, in fact, any number of circumstances can affect the downtown.

Changing architectural and storefront style trends also alter a streetscape like Broadway where there now is a mix of two-storey Georgian buildings, late nineteenth-century Victorian designs, and twentieth century examples. Over the years, the introduction of new materials and construction techniques has been both positive and negative. When quality materials were used, new work was compatible with the original design, and a commitment was made to routine maintenance, the resulting building facades have enhanced the look of the main street and endured over time. Unsympathetic changes, the use of poor quality materials, and a lack of maintenance have resulted in further makeshift repairs, poor upgrades, fading facades, and, in some cases, the unnecessary demolition of important buildings.

In spite of these pressures and some incompatible new construction, Orangeville still holds a wealth of architectural assets. Continuing neglect and inappropriate repairs, however, will ultimately result in these valuable resources being irreversibly altered or lost. The overall character of the downtown heritage district also will suffer if new construction in the vacancies created by the demolition of heritage buildings is not sympathetic to the character of the adjacent structures and historic streetscape. To realize their full potential, Orangeville's architectural treasure chest of whole buildings and their individual components need to be better preserved and carefully enhanced.

What Does the Future Hold?

If the facades on Broadway are allowed to deteriorate, the economic and aesthetic benefits associated with attractive heritage buildings and a vibrant downtown core will be lost. Business resale values, return on investment, new investment potential, and the overall vitality of the community will be at risk. Investing in facade improvements has been proven to have positive economic benefits. Attractive facades can help to create a pleasant business atmosphere which will attract clientele and improve sales. A revitalized commercial district creates optimism, community employment opportunities, stability, and a reliable tax base for the municipality. If done correctly, improvements to a building facade will increase its value and protect the overall investment.

Can Further Decline be Prevented?

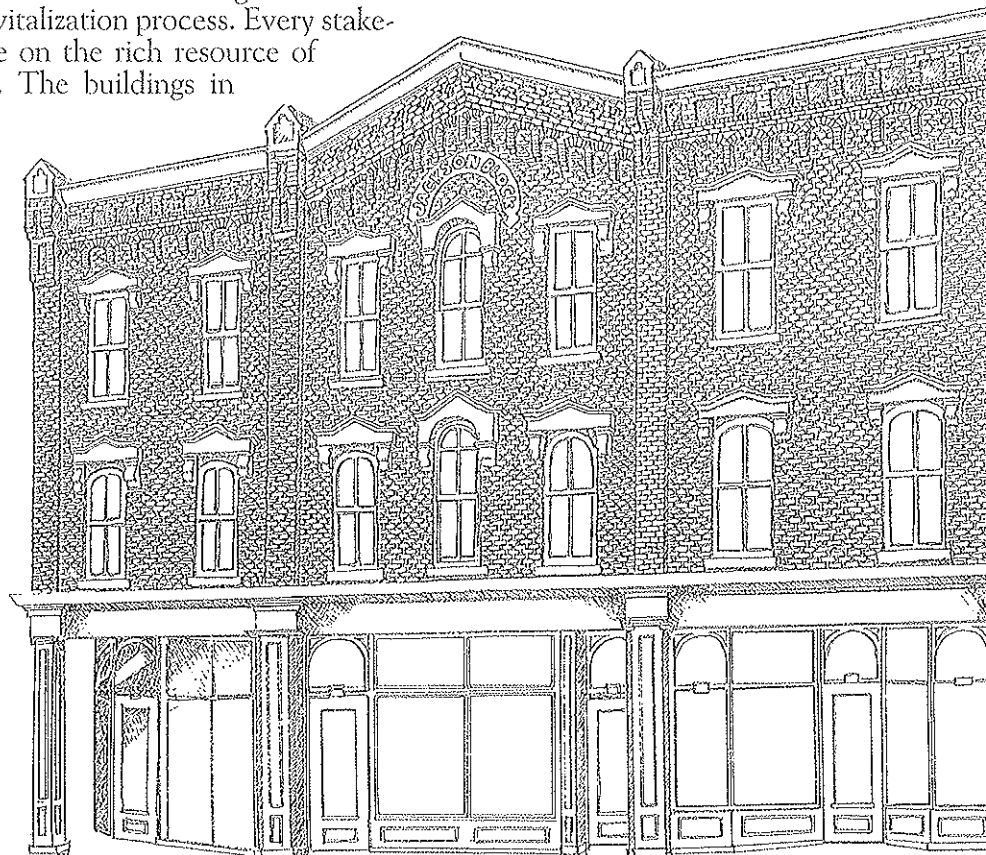
The Town of Orangeville Council and staff, the Business Improvement Area Board, and the Local Architectural Conservation Advisory Committee (LACAC) believe that a great deal can be done to stabilize and enhance the downtown core. In 1995, the Town of Orangeville Downtown Heritage District Facade Improvement Committee was established to guide owners in making improvements that will enhance the heritage character of their buildings and revitalize the downtown.

Take a Good Look – Maintaining, Restoring, and Constructing Building Facades in Orangeville's Central Business District offers business operators and building owners the information they need to be part of the revitalization process. Every stakeholder is encouraged to capitalize on the rich resource of Orangeville's historic downtown. The buildings in the Central Business District still have a great deal to offer for success. Through individual efforts and group cooperation, everyone in Orangeville today and in the future will benefit.

Aging buildings cannot wait forever.

We need to accelerate the revitalization process now. An improved facade is a sound investment in Orangeville's future.

Jackson Block - southwest corner
Broadway and Mill St.
Facade drawings



What are the Key Components of a Facade?

The storefront has always been the single most important feature of main street buildings, visually and socially. Each is a statement of its owner or occupant. This pride of ownership traditionally is reflected in fashionable architectural styles, quality materials, and more directly, in the owner's or business name written in brick, stone, or some other means on the facade.

Base Panel

A base panel is where the building meets the ground. It provides a strong anchor to the storefront and acts as a base for the display window, placing it at an effective viewing height. Base panels also act as kickplates. For fit and durability, the original base panels are the most practical and easiest to maintain with painting and periodic repairs with complementary, durable materials.

Display Windows

Display windows are important visually and socially. They allow potential customers to view the merchandise on display as well as the inside of the store. Daylight entering the store through the display window will increase the sense of openness and reduce the barrier between the store and customer on the sidewalk. Due to their importance, display windows should not be blocked off or reduced in size. Generally, original window frames can be repaired. Missing frames can be replaced using patterns similar to the original.



Source: *Planning and Design for Commercial Facade Improvements*

Storefront Entries and Floors

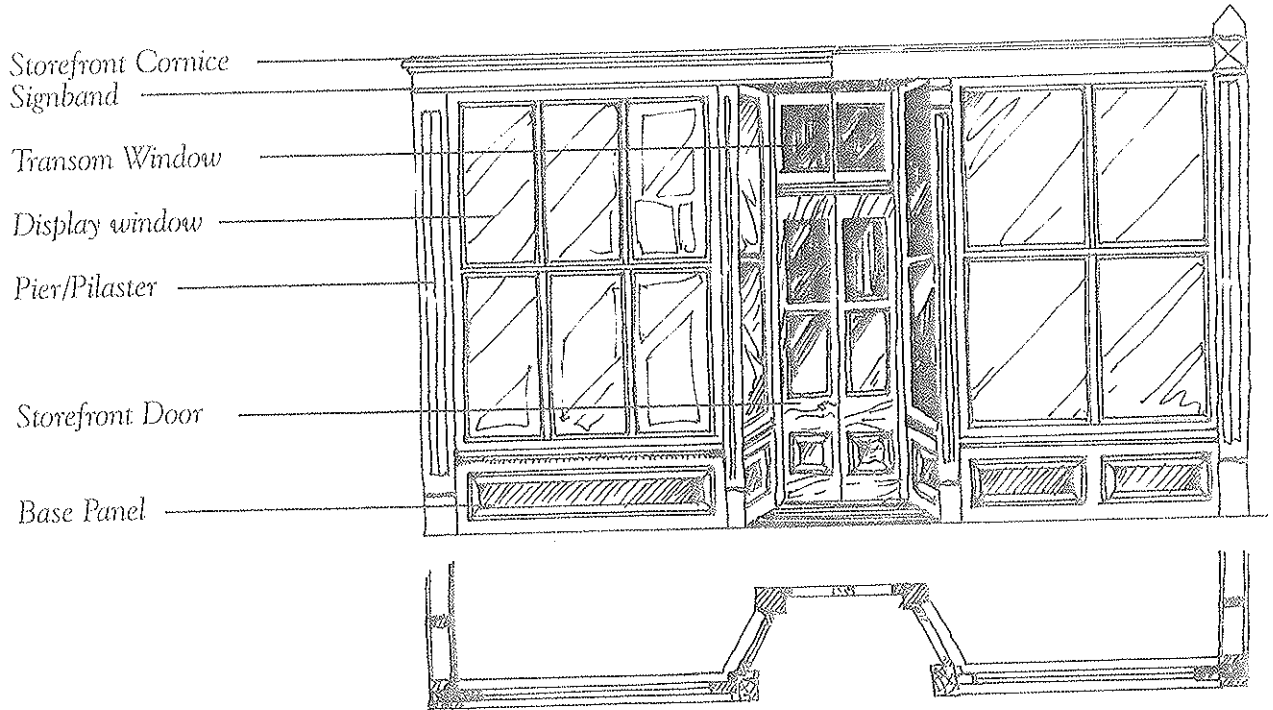
The storefront entrance is traditionally recessed or pushed in from the display window. In this way, attention focuses on the doorway while leaving the display windows in a prominent position. Recessed entries contribute important qualities of depth and shade and when repeated in adjacent stores, create one of the important rhythms in a traditional commercial area. The floor surface within the recessed entry can be an important welcome mat to the customer and add to the quality of the greeting. Original tile and terrazzo floors should be maintained, not only because they are prestigious but also as they are difficult to remove and replace. Concrete, terrazzo, stone, brick, and tile are the most wear and weather resistant for use as entry floors.

Storefront Doors

The best storefront doors attempt to impress through their proportions and quality of materials. As the door is the first contact the customer has with the business, its feel, weight, operation, and hardware should be considered carefully. Doors can reinforce the character of the overall design and appearance of the building. Original doors are the most effective. Replacement doors should harmonize with the existing facade.

159 Broadway
Period storefront door





Awnings

Awnings provide a physical extension of the building over the sidewalk. They create a contained and protected space where shoppers can step away from traffic, seek shelter from the weather, and examine the displays of the shop inside. They also provide shelter for merchandise displayed on the sidewalk. Awnings can attract positive attention and offer a location for store identification. Consistency in storefront heights and awning locations reinforce the important patterns of the facades and street wall.

Signs

Signs play a key role on commercial streets and traditionally have a standard location and format. They should not overpower the facade but harmonize with the design and historic period of the storefront. The message should be clear and visible to the target market. Traditionally, there is both a standard location and format for signage. The Town of Orangeville sign by-law and guidelines provide direction for signage in the Central Business District.

Storefront Cornice

The traditional storefront cornice or entablature clearly caps the storefront and separates it from the middle facade. Collectively, storefront cornices form the strongest and most continuous line on the street, uniting various buildings regardless of design. The most common problem with the cornice is deterioration, especially in the flashing and caulking. This has made it the most likely facade element to be altered or covered. It is an important component in achieving a sense of proportion and visual harmony to the facade and the streetscape.

Middle Facade

The middle facade of a commercial building is characterized by a flat wall, largely solid in appearance with regularly spaced windows cut into it. The original masonry is best maintained and conserved. New exterior cladding should be avoided as it may create moisture problems and could detract from the historical appearance of the facade. New cladding also adds a thickness that may conceal existing openings and decoration. If the masonry has been painted, various options are available to enhance the building, including cleaning and/or repainting in a compatible colour. Unpainted masonry can be lightly cleaned and repaired. Masonry should never be sandblasted.

Windows

Windows are not just glass. They are among the most conspicuous of any building's features and are the most used: visually, physically, and decoratively. Their arrangement and design define much of the style and character of a building. Their size, proportion of glass to masonry, spacing, and decorative features contribute to the unity of the street as well as the effectiveness of the individual facade. Windows should be maintained, not boarded up, reduced in size or shape, or redivided by incorrect placement of the muntin bars which hold the panes of glass. They do require periodic checking on all surfaces, particularly sills where water may collect. Caulking, painting, and proper drainage will give the windows long-term service. Similarly, well fitted and maintained storm systems can provide an acceptable performance level even when compared to modern products. If a window has deteriorated so badly that it cannot be repaired, find a replacement that matches the original. Shutters should be added to a facade only if they are known to have been originally there. Choose a shutter that is the correct size, proportion, and colour.

Left

1. Painted brick
2. Cladding on cornice
3. Window openings boxed
4. Sash replaced without division

Right

1. Paint removed
2. Cornice restored
3. Sash replaced with period style and shape of openings
4. Repainted frames



127 / 125 Broadway



Roof Cornice

Usually a decorative cornice or pitched roof (or both) top off a commercial facade. Without these capping features, the building will look incomplete and less substantial. Cornices can be made of brick, stone, wood, pressed metal, metal-clad, terra cotta, or ceramic tiles. Inadequate or deteriorated caulking, flashing, and roof drainage are the most common problems leading to the reduction or, more commonly, the early removal of the roof cornice. If the existing cornice is in poor condition, repair is generally cheaper and preferable to replacement.

Quoins

From the French word for coin or corner, quoins are contrasting or projecting bricks, stones, or paint schemes that define the vertical edges of the facade. Painting or cladding over the quoins will remove the visual separation of one building from the next. Where possible, original quoins should be maintained.

Pilasters

A pilaster is a vertical element which may be attached to or partially built into a wall. They often are used in pairs to frame an entrance way or divide a facade into vertical sections. Many pilasters are covered or obscured by layers of new cladding. Their bases or plinths also become buried by rising sidewalk levels or are covered by new base panels. Pilasters are important to the definition of an historic storefront and should be uncovered, repaired, or recreated where possible.

193 Broadway
Pilaster Detailing

Steps to the Improvement of a Facade

There are several ways to approach the revitalization of a heritage building. Each can be effective and practical. The choice really depends on the significance of the building, its condition, business goals, and budget. Do not be discouraged if your building is part of a row of facades in need of improvements. Improving one facade could be the catalyst for improvements to others.

Step 1 The Evaluation

Evaluation involves the careful observation of the existing facade and its setting. It is best to view the building from many angles. Try to identify the architectural style or styles and how your building compares to others in the block and along the street. If all or portions of the original facade are covered, the careful removal of small areas of the new cladding may reveal unexpected structural problems. Improvements made over the years may have covered patterns and features which are still intact and could become an important part of a new design. Record physical patterns of deterioration, damaged windows, and evidence of weathering. This examination may require the expertise of a contractor and, perhaps, an architect or heritage building specialist. A successful design should incorporate solutions to any identified problems.

Researching the history of the building and searching for old photographs are useful ways to gain a better understanding of the building's original function and features. Knowing more about its history makes it easier to take advantage of what is already there.

Don't make the common mistake of ignoring this evaluation step and proceeding immediately to the design stage. The drawback is that the design will start to dictate the needs, such as size of display windows, rather than the other way around.

Step 2 Inquiries

Before proceeding, contact the Town Planning and Building and By-law Enforcement departments, as well as the Facade Committee for their guidance, input, and availability of assistance.

Step 3 Setting Priorities

Once an understanding of the facade and its context is achieved through evaluation, the broad concerns to be dealt with can be itemized. Diagnosing problems and setting priorities to achieve structural stability, current fire and safety standards, and weatherproofing are essential first steps in the overall improvement of a facade. Only then can personal goals, specific objectives, merchandising needs, and a reasonable range of possible actions for the facade be considered.

*Paint removal and
cornice repair
using safe
scaffolding and
pedestrian
protection*

Step 4 Design Plan

While personal tastes will be a determining factor, the needed repairs, budget, and architectural style of the building will influence the final design plan.

Redesign

Redesign involves the complete reconstruction of a facade to obtain an unusual or new image. This approach is a major and costly

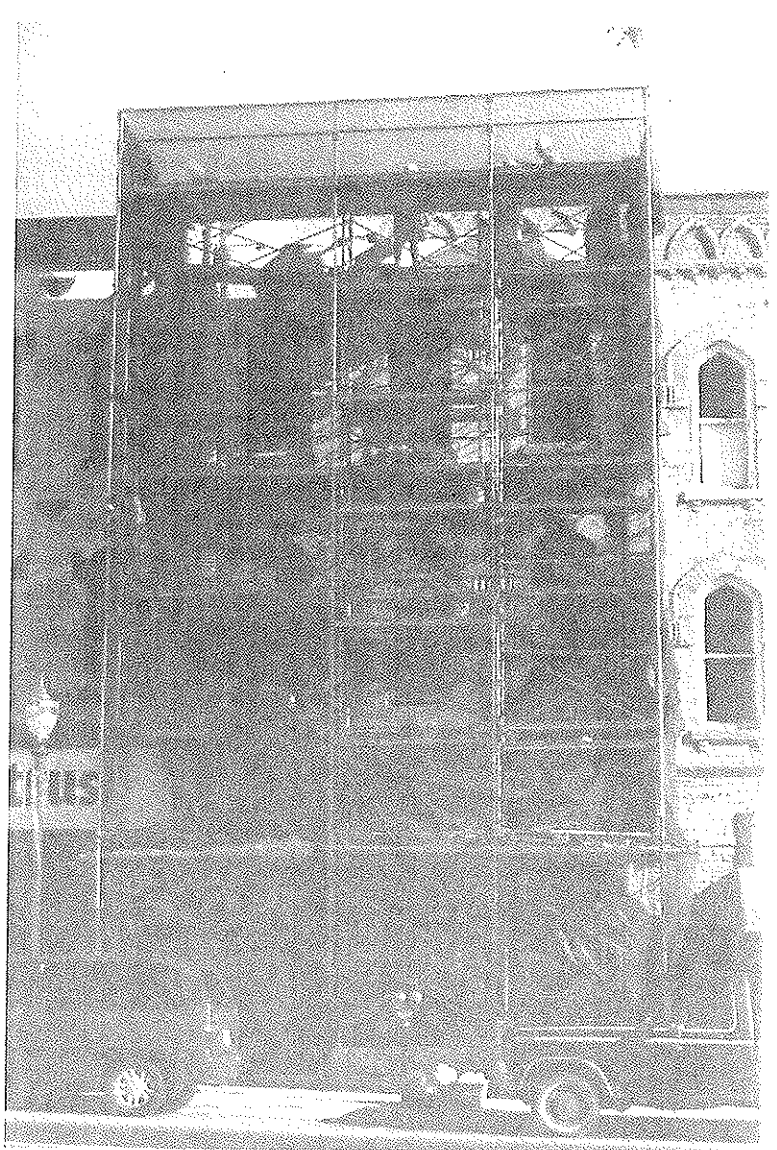
undertaking. Good redesign respects the building context by maintaining the characteristic height, width, setbacks, and architectural styles in the area. While redesign can improve a poorly designed existing facade, this approach demands professional design advice and experienced contractors to be successful.

Restoration

Restoration typically takes the appearance of the existing facade back to a particular point in history (usually the date of construction or a major renovation). While the work may be extensive and require considerable time to complete, it is the best approach for historically significant facades. Restoration requires research on building materials, colours, and period architectural style to achieve authenticity.

Renovation

Renovation is probably the most practical solution for most building owners. It involves the revitalization of the original strengths and design of the facade. Since many original facades work well, they do not need to be modified extensively. Often all that is required is careful repainting, changing a poorly designed sign, or removing convenient but inappropriate materials applied over time. This approach incorporates the best aspects of the other two strategies. Original elements that enhance the building are maintained and accentuated, even though complete historical accuracy may not be achieved



Step 5 Costs and Feasibility

Cost is an important factor in the decision to improve a facade. Obtaining costs estimates for the full range of repairs and improvements will assist in determining the feasibility of the project and developing an overall budget. Improvement costs can then be measured against the anticipated spinoffs and return on investment. It may be necessary to set priorities and phase the proposed improvements.

Step 6 Final Concept

Once the design plan and budget are established, it is necessary to get it on paper. Begin with a base drawing showing the existing facade using photographs and key measurements. Identify problem areas as well as the important features which are to be maintained. Using the base drawing, prepare several conceptual sketches. Based on these sketches, choose a design which fits best with the priorities and budget. Depending on the extent of the work proposed, detailed drawings may be needed.

Once the components of the facade are precisely located and measured, select the construction materials on the basis of availability, ease of maintenance, cost, colour, durability, etc. A timetable for construction and accompanying activities can be useful.

Step 7 Hiring a Contractor and Tradespeople

Quality and price are normally the two most important considerations when hiring a contractor or tradesperson. Experience with heritage buildings can also reduce any potential risk in dealing with older materials and construction techniques. The contractor and tradesperson should be able to explain clearly and simply all aspects of the construction process. They should be open to suggestions and willing to offer reliable advice. Ask those who have dealt with the person before whether he generally adheres to estimates and is easy to contact during and after construction. Ensure that the requirements for providing insurance, Workers' Compensation coverage, and bonds are clearly stated in the contract. A clear understanding of who is coordinating the work can ensure good communications. The safety of workers, the public, and the work site should be a primary concern at all times.

Step 8 Permits

The Town of Orangeville is committed to streamlining the municipal permit process. Questions regarding zoning should be discussed with the Planning Department, particularly if there is a proposal for new construction.

The Building and By-Law Enforcement Department will advise of any permit requirements. Town Council has approved "the waiving of permit fees for property owners within the Heritage District who are proposing to make facade improvements that have been reviewed by the Facade Committee and deemed to be consistent with the goals and objectives of the Town's Heritage District Facade Improvement Program." (Resolution 396-96) Sketches or detailed drawings and other documents outlining the work will allow the Facade Committee to determine whether the fee can be waived. When establishing a timetable for the project, remember to include the time it takes to arrive at a final design that is ready for construction.

Protecting Your Investment

General Principles

The basic principle in dealing with an older building is to repair rather than replace materials and finishes. Generally, each component of a heritage building is there for a reason. Even seemingly decorative elements can have a practical purpose. A careful evaluation of the strengths, weaknesses, and needs of the building will go a long way in protecting the investment.

Maintenance

Frequent inspection and routine maintenance are the most cost effective ways to maintain an attractive, structurally stable building. Unfortunately, many heritage buildings are neglected or are repaired with incompatible, quick-fix materials that in the long term cause greater problems. The major cause of building damage is unwanted water. All roofs, eavestroughs, flashings, chimneys, cladding, masonry, paint, door and window openings, and drainage should be kept in good condition in order to prevent serious damage.

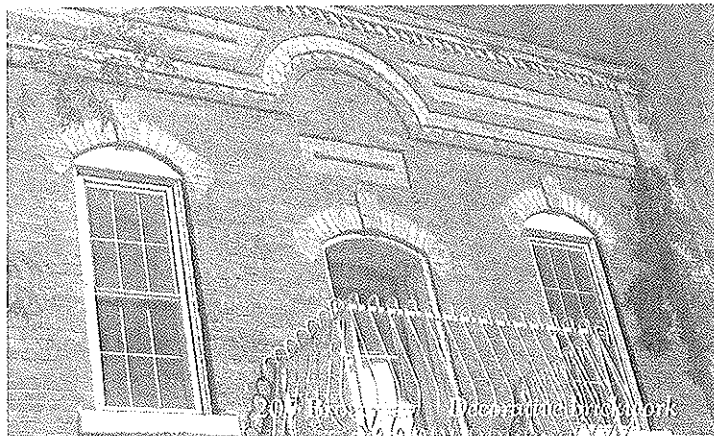
Masonry

The greatest danger to masonry buildings is from recent repairs using hard mortar of high cement content. Historic construction (almost every pre-1920 building) used soft mortar with a high lime content and little cement to bind together bricks or stone of varying hardness to produce walls that can absorb stresses and thermal movements with few, if any, control joints. This is the reverse of modern practice. Hard-mortar repairs which transmit rather than absorb stresses, simply crack and crush historic stone or brick, often in a very short time. Soft flexible mortar is also the safety valve for allowing water and salts to migrate out of the wall. Keep a masonry wall in good repair by eliminating any causes of brick or stone damage, repair vertical cracks, and repoint where necessary using a mortar mix no stronger than the historic mortar. A qualified mason should be able to determine the correct mortar mix.

Most historic masonry was unpainted and performs best in this condition. In some cases where soft brick was used instead of hardened or face brick, paint provided the weatherproof skin. Buff and red dyes also were applied to even out brick colour variations. A careful examination of the building should identify the original treatment.

Masonry does not need to be cleaned nearly as often as it is, or as deeply. Careless, high pressure cleaning and sandblasting can cause long term structural damage as it literally blows away or erodes the protective skin of the building. The wrong choice of chemical cleaning

methods can also cause long term problems. When considering cleaning or paint removal, it is important to consult with an historic building specialist.



Cladding a masonry building in modern materials is not recommended. Not only may the new material cause structural damage, but it will detract from the other attractive elements on the facade and be incompatible with the streetscape.

Exterior Woodwork

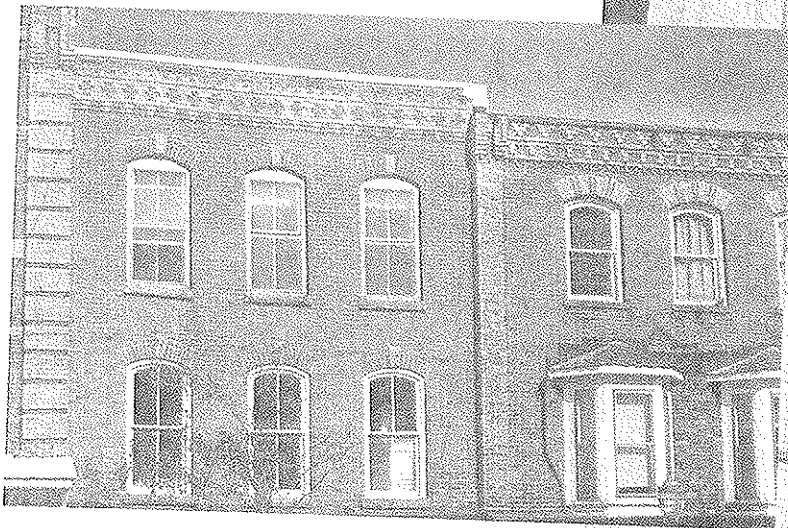
When paint blisters, cracks, peels, or deteriorates in any way, it is usually a symptom of worse problems underneath. Exterior woodwork should be inspected frequently for structural stability and any sources of damage. As each paint or wood problem is identified, an appropriate strategy for correcting the situation and preparing the surface for repainting can be chosen. Using only one method of surface preparation may not be appropriate. The least destructive method is usually the most effective in the long term. Do not strip previously painted wood to its base and varnish or seal it to appear unpainted. Not only is this modern practice not historically authentic, but an inadequate coating will expose the wood to ultraviolet light and atmospheric damage. Layers of paint only need to be removed to a layer of well bonded paint before repainting.

Be aware that some early paints were lead-based. Ensure that anyone sanding or removing early paint layers wears a face mask, coveralls, and gloves, works in a well-ventilated area, and carefully disposes of all paint chips and dust.

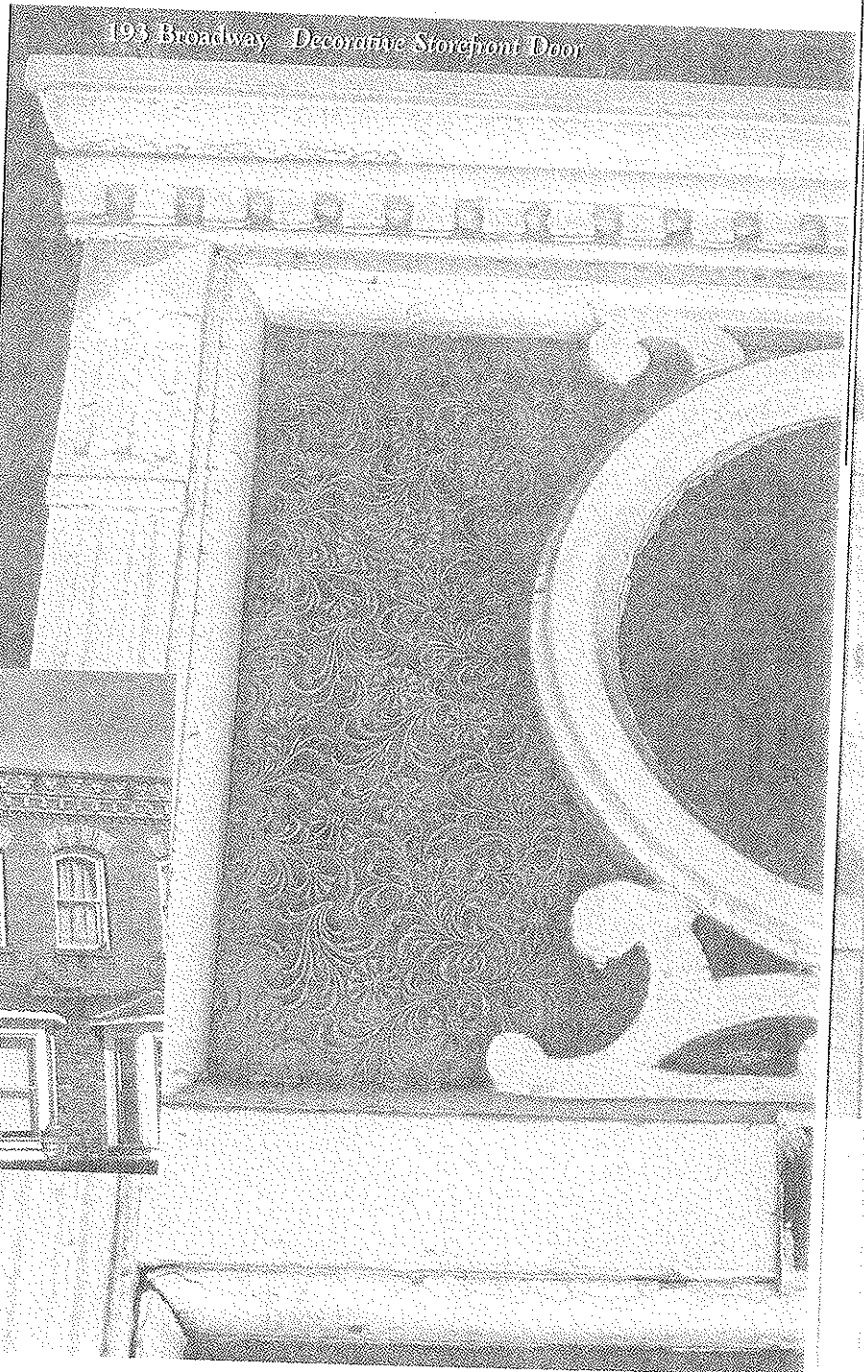
Carved, sawn, and turned decorations are very vulnerable to decay as their projecting surfaces expose more of the wood to the elements. Ensure that all fastenings are secure, repair with compatible, not quick-fix materials, and replace only the wood that is no longer sound or unable to hold paint. Reproductions that are sympathetic in scale, thickness, and choice of material will be the most successful.

New coverings such as aluminum or vinyl cladding can trap moisture against wooden surfaces creating ideal conditions for fungal growth and insect infestation which can cause more expensive damage.

185 / 181 Broadway



193 Broadway Decorative Storefront Door



Take a Good Look

We may pass a building every day, but how often do we stop to take a good look? Taking the time to analyze a building is an important first step in making facade improvements. Identifying the existing conditions of the storefront, middle, and upper facades and researching the history of the building are critical to making the right repair and design decisions. This Storefront Maintenance Template prepared by the Ministry of Citizenship, Culture and Recreation is a useful tool for examining existing facades. Copies are available at the Town Hall.

ARCHITECTURAL CONSERVATION

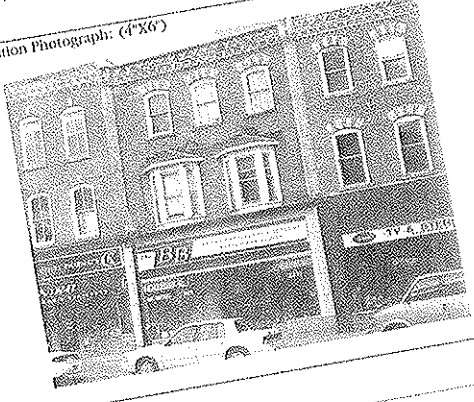
NOTES SUR LA CONSERVATION

NOTE # 9

STOREFRONT MAINTENANCE TEMPLATE

The purpose of this template is to assist property owners, merchants, LACs and concerned citizens in analyzing their storefronts and helping them make historically accurate repairs.

Background Information	
Name of Building:	Number of Storeys
Address:	Designated <input type="checkbox"/>
Property Owner: (Storefront Occupant/Tenant)	Listed <input type="checkbox"/>
Stakeholders and Roles: (e.g.)	
Planning Issues/Policies: (e.g.)	
Existing Condition Photograph: (4"X6")	



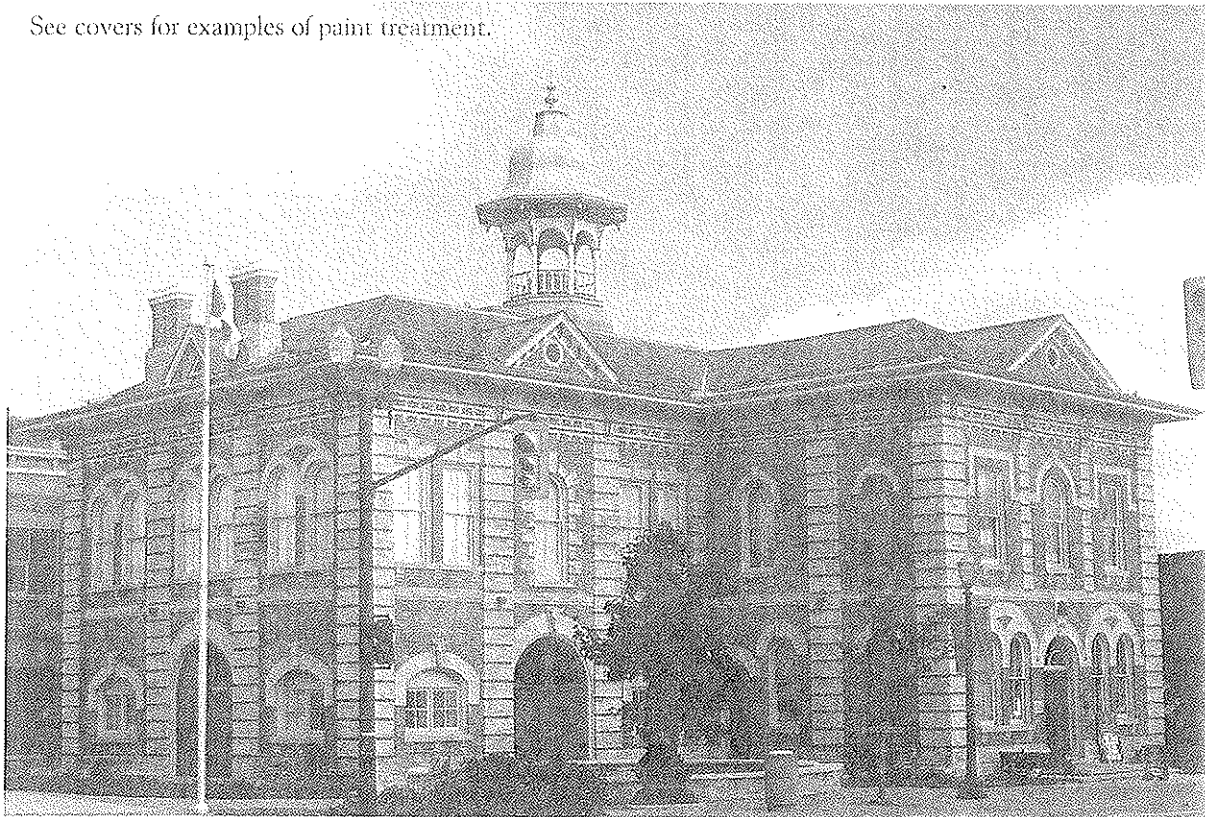
What About Colour?

Until late in the nineteenth-century, the most common exterior paint was whitewash. This was a mixture of lime and water with some linseed oil and colour pigments added. Premixed oil based exterior paints as we know them today became widely available in the 1870s. A rainbow of colours soon appeared in paint manufacturers' catalogues.

The Victorians responded to the availability of ready-mixed paints by developing standard practices for colour placement, light and shadowing, decorative finishes, and complementary paint schemes from the roof cornice to base panel. For most mid to late nineteenth-century buildings, the general colour strategy reinforced the effects of projecting and receding planes. Darker colours for doors and window sash (not their surrounding frames) emphasized openings receding into the facade. A careful examination of the paint layers on a heritage building may reveal a paint artistry that is often overlooked today. Orangeville's Town Hall and Opera House is one example of an historic paint treatment. The windows and trim are taupe, doors and other trim are red, the soffits are ivory, and other details are mustard.

The best advice is to paint all surfaces that were historically painted. This does not mean that the original paint scheme must be duplicated, but do pick colours that are appropriate to the era and style of the building. In most cases, white is not one of the colour choices. When matching historic to contemporary colours, consider the changeable quality of daylight, fading, primer versus finish colours, and dry as opposed to wet colours.

See covers for examples of paint treatment.



Town Hall, 87 Broadway *Restored in 1994*

Considering New Construction?

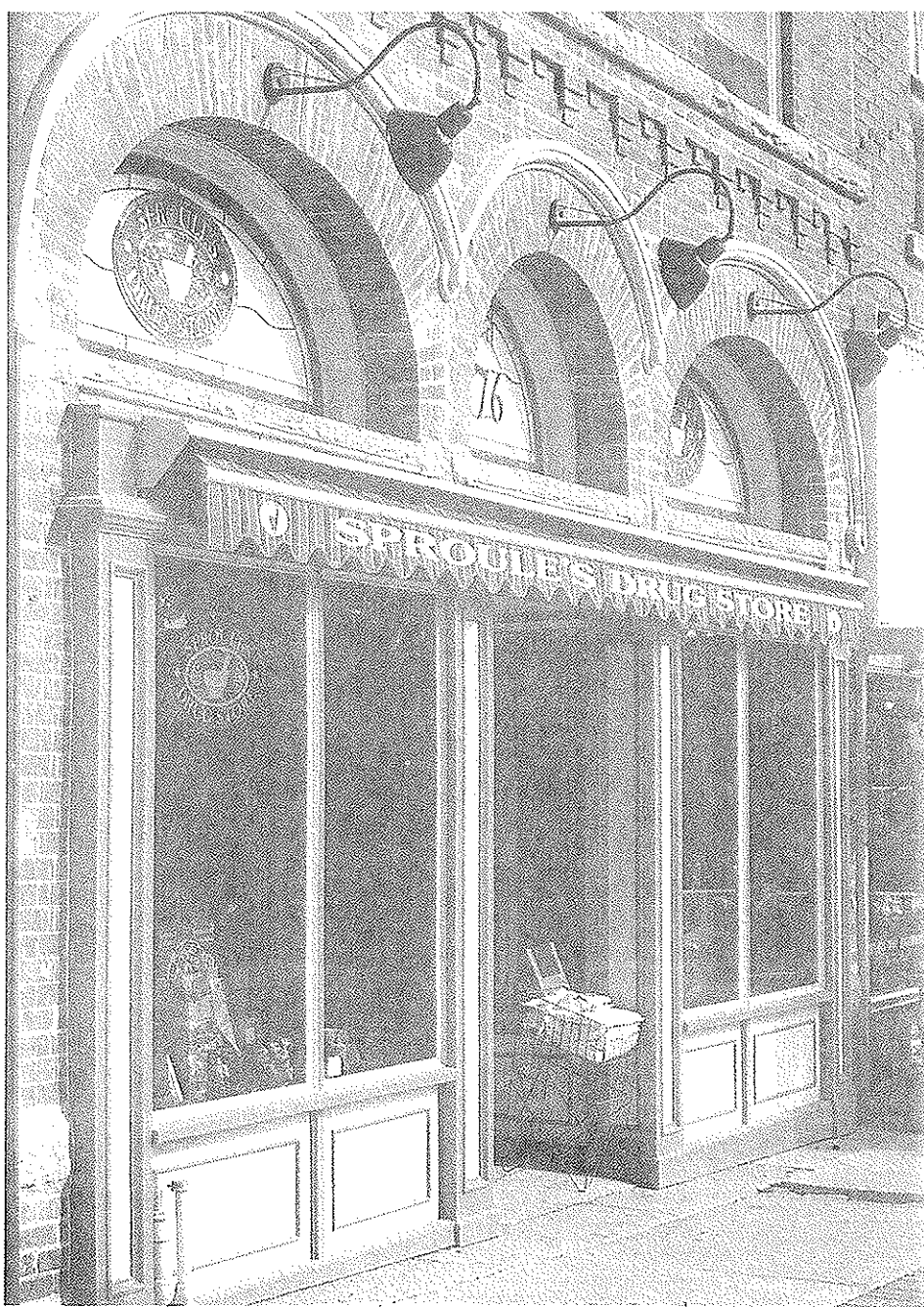
Cooperation and maintaining a sense of unity are important factors when designing a new building or facade for an existing streetscape. This does not mean that new construction needs to copy a local heritage building, but it will be a more effective design if attention is paid to the existing horizontal and vertical alignments, height, mass, and overall or special forms of the neighbouring buildings and streetscape.

The Town is very supportive of the role of the Central Business District as a commercial focal point and is committed to the protection and enhancement of this area. Of major importance in the Town's *Site Plan Approval Procedures and Design Guidelines* is the concept "that buildings should fit well in their context and complement each other, so that the total overall effect is greater than merely the sum of the parts." In the site plan approval process for new construction, the existing heritage buildings are referred to for "guidance for future development in terms of acceptable building height, fenestration, setbacks, materials, and use of colour." When considering new construction in the Central Business District, be sure to consult with the Planning Department.

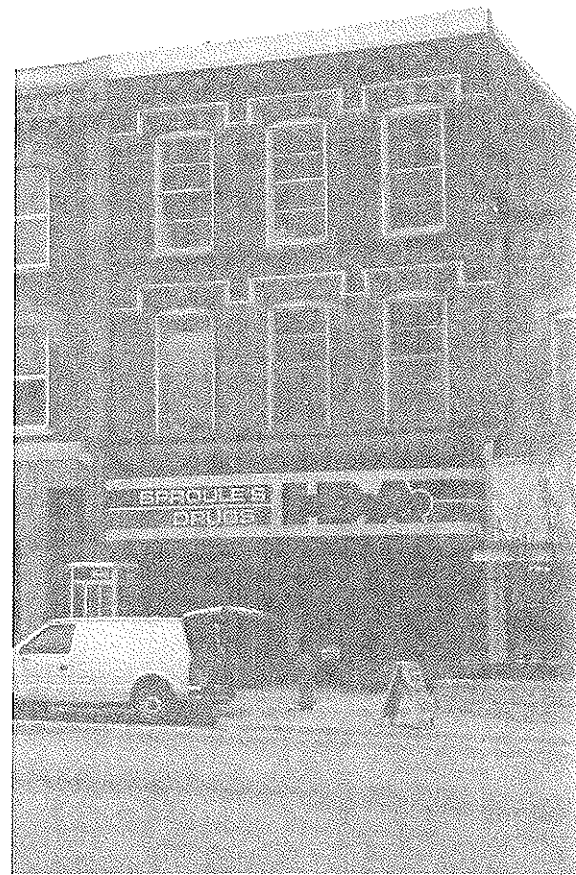
Sample Design Guideline



Source: Ministry of Citizenship, Culture and Recreation



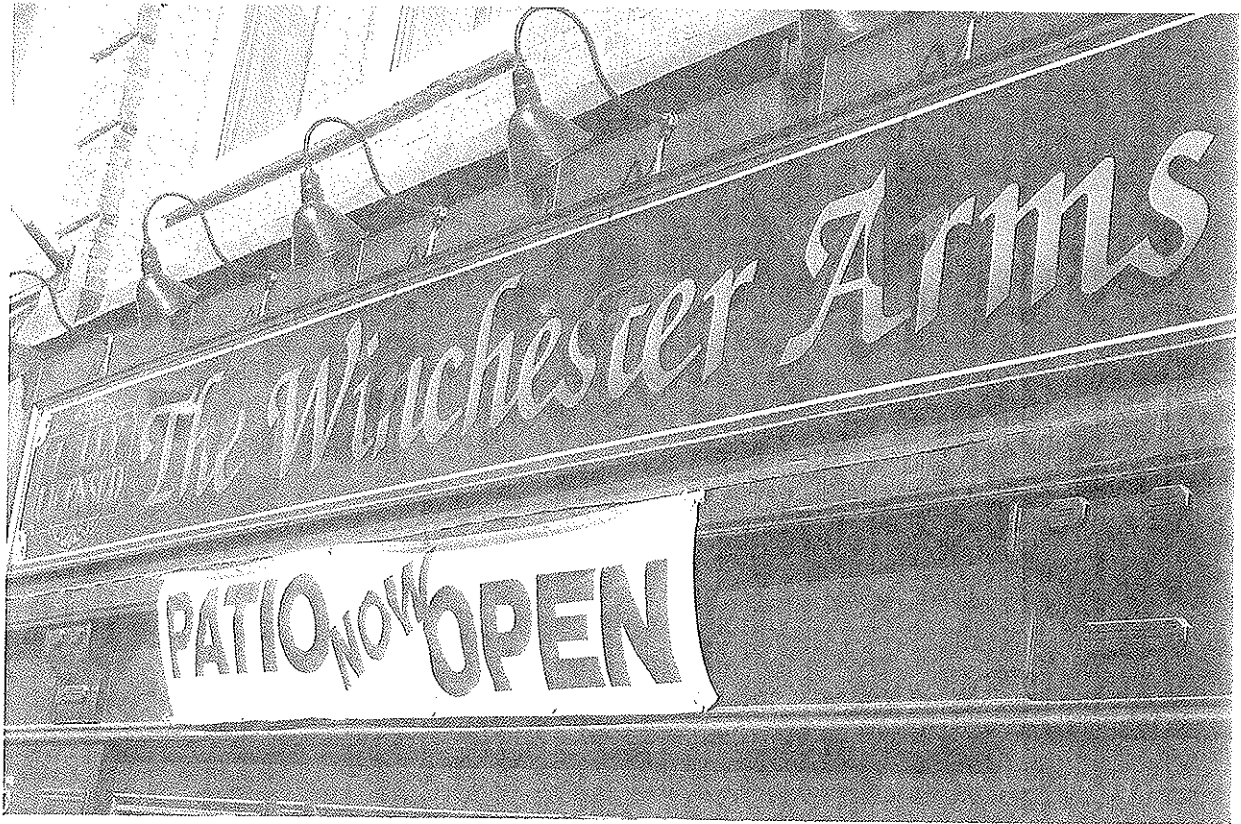
153 Broadway *Facade improvement, 1997*



Sproule's Drug Store before improvements

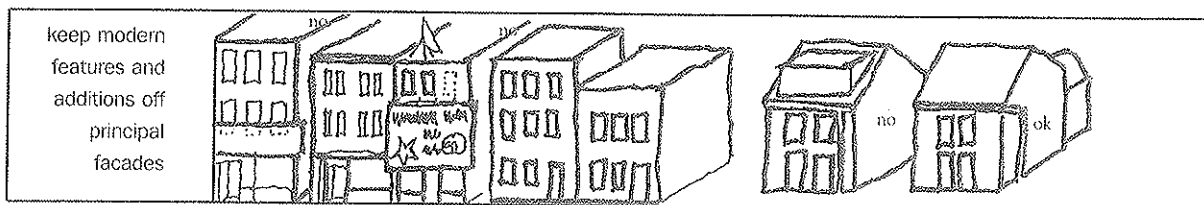
Is Signage Important?

The facade of your storefront or office says a great deal about the image you present to the public. Good signage complements your building, attracts clients, and makes a positive statement about your business. In Orangeville, any alterations to signs or the putting up of new signs within the Heritage Sign Special Policy District must conform to sign by-law 78-95. This by-law states the regulations and is supplemented by a separate guidelines document for all signage within the Central Business District. A sign permit from the Building and By-law Enforcement Department is required for new signage and for some alterations to existing signs. The BIA has developed a set of guidelines to assist in selecting appropriate signage.



171 Broadway

Sample Design Guideline



A Checklist For Good Signage

Avoid clutter.

Choose a clear, easily read typeface.

Limit your choice to two or three colours that complement your building.

Express your message clearly and briefly.

In designing and placing your sign, target a specific audience.

Signs on buildings should complement, not obscure, the architectural features.

Indirect lighting is the most effective for heritage buildings.

Back lit fluorescent signs are not permitted.

Who Can Help?

The Town of Orangeville Downtown Heritage District Facade Improvement Committee consists of two Town of Orangeville councillors, two representatives of the Business Improvement Area Board, one staff member from the Town Planning Department, and two members of the Local Architectural Conservation Advisory Committee.

The Town of Orangeville Planning Department, 519-941-2084, Building and By-law Enforcement Department, 519-941-8891, and Local Architectural Conservation Advisory Committee (LACAC) 519-941-0439

The Business Improvement Area (BIA), 172 Broadway, L9W 1K3, Contact Denyse Turrell 519-942-0087

Dufferin County Museum and Archives, PO Box 120, Rosemont, ON, L0N 1R0, 519-941-7787 (Contact Steve Brown)

Ministry of Citizenship, Culture and Recreation, Cultural Programs Branch, 77 Bloor Street, West, 2nd Floor, Toronto, ON, M7A 2R9, Contact John Ota, 416-314-7132

Heritage Canada, Ontario Region, 29 Dickson Street, Suite 202, Cambridge, ON, N1R 1T5, 519-622-3036

The Canadian Association of Professional Heritage Consultants, PO Box 1023, Station F, Toronto, ON, M4Y 2T7

About This Brochure

Take a Good Look – Maintaining, Restoring, and Constructing Building Facades in Orangeville's Central Business District was prepared by Su Murdoch Archival and Historical Consulting, 47 Rodney Street, Barrie, ON, L4M 4B6, 705-728-5342. Imaging and production was by The Marketing Co., 32 Taylor Dr., Barrie, ON, L4N 8K6, 705-737-1156.

The guidance of Ted Piggott of the Orangeville LACAC is appreciated. Portions of this document were extracted from the *City of Barrie (Facades) Guideline; facades: Improving Commercial Building Fronts*; and Architectural Conservation Note #8, *The Conservation and Maintenance of Storefronts* published by the Ministry of Citizenship, Culture and Recreation.

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Copies are available at no charge from the Town of Orangeville Planning Department, 87 Broadway, Orangeville, ON, L9W 1K1, 519-941-2084.

Suggested Reading

*Orangeville's CAUSE, *Community Assist for an Urban Study Effort*. An Ontario Association of Architects' Program, 1993

*Orangeville Walking Tour published by the LACAC

*Orangeville BIA Sign Guidelines for the Heritage Sign Special Policy District

*P.R.I.D.E. in Orangeville. Downtown Orangeville Community Improvement Program, 1990

*Town of Orangeville's Official Plan

Appropriate Design on Main Street: A Main Street Canada Technical Manual. The Heritage Canada Foundation, 1989

facades: Improving Commercial Building Fronts. Ministry of Municipal Affairs

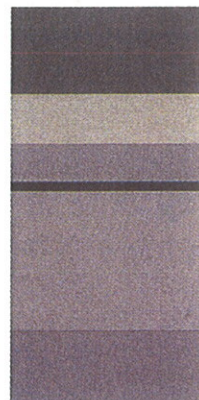
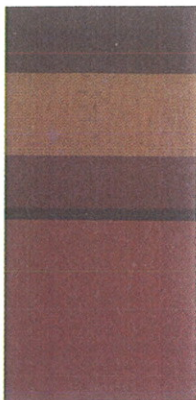
*Ontario's Heritage Conservation District Guidelines. Ministry of Citizenship, Culture and Recreation, 1985

Planning and Design for Commercial Facade Improvements. Ministry of Municipal Affairs, Community Planning Wing, 1985

*Fram, Mark. *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Ontario Heritage Foundation, 1988

*Moss, Roger W. and Gail Caskey Winkler. *Victorian Exterior Decoration: How to Paint Your Nineteenth-Century American House Historically*. Henry Holt and Company, 1987

* available at the Orangeville Public Library



**“An improved facade is a sound investment in
Orangeville’s future”**