

## Non-Contributing Properties

Non-contributing properties are those properties in the Heritage Conservation District which were identified in the creation of the Plan as disrupting the visual coherence of the District through incompatible scale, mass, height, material, proportion and colour. A full inventory of non-contributing properties is included in the Plan. If you wish to know whether a property is considered non-contributing you can refer to the full Heritage Conservation District plan, or contact the Town of Goderich at the number listed on the back of the brochure.



Non-contributing properties are subject to the same guidelines as contributing properties, with the following exceptions:

### Maintenance

Make efforts to carry out maintenance using materials and methods that do not detract from the heritage attributes of the area.

### Cladding

Existing cladding is permitted to be covered over with different cladding that is more compatible with the heritage character of the adjacent buildings.

## Multiple Dwelling Units

New multiple dwellings units proposed within an existing building can be considered.

### Windows

The location, size and shape of existing windows facing or visible from the street can be changed on non-contributing properties.

Horizontal slider windows should be avoided.

Where visible from the street, new window openings should ensure that the horizontal and vertical architectural elements are aligned with existing buildings.



The full Heritage Conservation District Plan is available online at:

[http://www.goderich.ca/en/Heritage/municipalan\\_dmarineheritagehomepage.asp](http://www.goderich.ca/en/Heritage/municipalan_dmarineheritagehomepage.asp)

For more information, contact the Town of Goderich at:

519-524-8344 x2

[heritage@goderich.ca](mailto:heritage@goderich.ca)

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## Non-Contributing Properties, New Construction & Demolition

**GODERICH**  
*Canada's prettiest town*



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PORT OF GODERICH  
MUNICIPAL AND MARINE  
HERITAGE COMMITTEE  
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## New Construction

### General

New buildings are not required to replicate an existing heritage style but should follow the façade proportions, proportion of window openings to wall area, materials, and design devices (e.g. cornices, string courses dividing storeys).

Attempt to match the setback, footprint, size, and massing patterns common to the streetscape in which the property is located, especially in the context of the immediate neighbouring properties. Take advantage of unique conditions, such as corner properties, by providing architectural details and features on both street facades.

If you are considering constructing a new building in the Heritage Conservation District, early consultation with the Town of Goderich is recommended.

### Massing

New construction should consider and respect the scale of adjacent buildings, reflecting the base, middle and top of those buildings.

New construction should generally maintain front wall alignment with adjacent existing building's front walls.

New construction should respect the pattern of façade division by ensuring that the horizontal and vertical architectural elements are aligned with neighbouring buildings.

New construction should maintain the height of adjacent buildings.

### Signage

Signage should be contained within the signboard above the main floor display windows or perpendicular to the façade.

Light signs directly with light fixtures attached to the building façade.

Do not use internally-lit plastic signage.

Lighting of fixed or hanging signage should meet dark sky guidelines to avoid light pollution by being directed downwards.

The use of decorative hanging signs projecting from the façade is encouraged, as is the use of retractable (not fixed) awnings, with incorporated signage.

### Windows

Windows should be vertically aligned from floor to floor and horizontally aligned with neighbouring buildings.

Entries and display windows should be placed at regular intervals consistent with the pattern established on the block.

A window/wall ratio that has a greater proportion of wall is preferred.

Large blank expanses of glass are discouraged, but the appearance of divided lights is not required.

Where 'false' divided lights are proposed, make efforts to use true muntins at the exterior surface of the glass.

Hung sash, casement, awning or hopper windows are acceptable.

Do not use horizontal slider windows.

Windows may be made of: wood; wood with painted extruded aluminum exterior; fiberglass with painted extruded aluminum; vinyl with painted extruded aluminum exterior; thermally broken extruded aluminum frames with painted exterior finish.

Avoid using white vinyl windows.

Do not use mirrored glass.

Use energy efficient (e.g. Energy Star-rated) windows.

### Roofs

Flat roofs are permitted in commercial buildings, but gable or mansard roofs are recommended in institutional and residential properties.

### Cladding

Acceptable cladding materials where permitted by Building Code include: Brick masonry; stone masonry; fibre cement board with paint finish; stucco.

## Demolition

Demolition of heritage and contributing properties in an HCD is a last resort, when all reasonable efforts to rehabilitate the building have been tried. Should demolition be necessary due to damage sufficient to require the Chief Building Official to issue a demolition permit, then the following guidelines apply:

- The demolition should be conducted in ways that allow salvage of historic material, such as masonry, wooden structural elements, and interior and exterior details, for potential reuse or interpretation. Recycle/reuse as many of the salvaged materials as possible to divert them from landfill.
- Photograph stages in the demolition process that reveal surviving elements of the building's original structure and materials; photographs to be submitted as part of the building permit process for the replacement structure.