

AURORA'S ARCHITECTURAL SALVAGE PROGRAM



A PROJECT BY:
THE HERITAGE ADVISORY COMMITTEE OF AURORA





Aurora Architectural Salvage Program

Background

While a principle objective of heritage conservation is the preservation of heritage resources, occasionally, due to various reasons it is not possible to preserve a resource on site.

The recent changes to the Ontario Heritage Act, passed on April 28, 2005, which gives municipalities the ability to prevent the demolition of heritage resources under the Act should help to limit the number of buildings that are demolished in Aurora.

The Provincial Policy Statement, which sets the policy foundation for regulating the development and use of land, should also assist the municipality to protect heritage resources through section 2.6.1 which states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

Occasionally, however, there will be circumstances such as new road construction or widening, etc., where it is not possible to preserve a heritage resource on its original site, and where applications for demolition are received.

By establishing a clear, objective policy for addressing such circumstances, the Heritage Advisory Committee of Aurora can be certain that all possible options for retention of a resource have been exhausted prior to issuance of a demolition permit, and that if a demolition permit is issued, the resource will be adequately documented, made available for salvage and commemorated where appropriate.

Purpose

The purpose of Aurora’s Architectural Salvage Program is to encourage the conservation of Aurora’s architectural heritage by identifying, salvaging, and managing the adaptive re-use of heritage materials from buildings proposed for demolition.

Objectives

The underlying objectives of Aurora’s Architectural Salvage Program are:

1. To develop a process for salvaging heritage building materials from properties proposed for demolition
2. To consider options for encouraging property owners to donate salvageable materials to the Town of Aurora and to discourage them from disposing of the materials in local landfills.

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3. To develop a program for the re-use of heritage building materials in the possession of the Town of Aurora.
4. To ensure the salvaged heritage building materials are distributed in a fair and consistent manner.

Preferred Preservation

The purpose of salvaging heritage building materials is to preserve portions or features of buildings or structures which have significant historical, architectural, or cultural value to the Town of Aurora and divert them from the landfill. Please note that the Aurora Architectural Salvage Program is a last resort only after the following options have been considered by the Town of Aurora and the property owner:

1. Retention of entire or part of the heritage building on the original site.
2. Relocation of entire or part of the heritage building to a different site.

Criteria for Salvage Material

Should no acceptable alternatives to demolition of the heritage property exist, then the property owner will allow the Town of Aurora to photo-document the building's exterior and interior. The property owner will then be requested to salvage whole or part of their heritage building and donate it to the Town of Aurora, should it meet the following criteria:

1. The building has heritage value to the Town of Aurora; that is, it has historical, cultural or architectural significance.
2. The building has elements that are suitable for re-use in other buildings. Material should not be irreparably damaged or infested. Suitable elements include (but are not limited to):
 - Window sashes and panes
 - Doors, interior and exterior
 - Interior trim and wainscoting, baseboards, casings, corner base blocks, brackets, columns, crown, chair & picture rails
 - Timber framing and beams
 - Wooden exterior cladding – vertical and horizontal planks, logs
 - Floorboards
 - Exterior trim, columns, posts, finials, barge boards, corbels, eaves, brackets, dentil moldings & gingerbread
 - Hardware

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Aurora Architectural Salvage Program

- Fireplaces
 - Fences and gates
 - Shutters
 - Light fixtures
 - Historic brick, slate, marble, granite
 - Signage
 - Railings, balusters, spindles, columns, posts
 - Tin ceiling tiles
3. The cost of dismantling, transporting, and storing the material should not be prohibitive to the Town of Aurora or the property owner.

Transportation and Storage of Salvage Material

The donor of the property to be demolished is responsible for the removal of the salvaged material before or during the demolition process, and its transportation to the appropriate storage facility. In necessary, the Town of Aurora can arrange for the removal of the salvaged material to the appropriate storage facility.

Inventory of Salvage Material

An inventory listing all salvaged heritage building material will be available from the Heritage Advisory Committee of Aurora, or the Community Planner. The inventory will list the each item in storage, with a brief description, including dimensions and material of each item, as well as a photograph. Each item in the inventory will also be assigned a collection number.

When items are removed from the inventory, the list will be updated in a reasonable amount of time.

Distribution of Salvaged Material

The material salvaged from heritage buildings will be distributed by the Town of Aurora through a set process. Priority will be given to applicants who plan to use the materials on designated property (under Part IV or Part V of the Ontario Heritage Act). The following process will be used to distribute all salvaged in the Town of Aurora's possession.

1. A brief application form will be filled out by the owner of the property which the salvaged materials will be used for. Application forms will be available from the Planning Department at Aurora Town Hall.

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2. Applicants will be required to briefly describe the project, its location, and where the salvaged materials will be used. A site plan showing the salvaged heritage materials in relation to new/original materials is encouraged.
3. Owners of designated property (under Part IV and Part V of the Ontario Heritage Act) who will be using the salvaged material *on the designated property* will be exempt from all fees. Other applicants are welcome to apply, but will be required to pay for their requested materials. Prices for items will be set at the discretion of the Community Planner and Heritage Advisory Committee of Aurora. All monies received from Aurora's Architectural Salvage Program will be directed back to the Heritage Advisory Committee of Aurora for use in heritage education, promotion and events.
4. Applications are submitted to the Community Planner, who presents them to the Heritage Advisory Committee of Aurora for approval. The criteria for evaluating applications will be as follows:
 - Priority will be given to owners of designated property (under Part IV and Part V of the Ontario Heritage Act) who will be using the salvaged material *on the designated property*.
 - The use of the salvaged heritage materials will be used in a context or manner which enhances or compliments its heritage value
 - The salvaged heritage materials will preferably remain in Aurora, or surrounding region.
 - Demonstrated financial need on behalf of the applicant may also be considered.
5. Applicants will be notified by mail by the Heritage Advisory Committee of Aurora, or the Community Planner. Successful applicants will be required to sign an agreement with the Town of Aurora that outlines the recipient's responsibilities. Once the agreement has been signed, the applicant may arrange to pick up the specified building materials.

Responsibilities of the Recipient

Recipients are responsible for the following:

1. Transportation of the heritage material from the Town of Aurora's storage facility.

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2. All costs associated with the project.
3. Using the materials in the manner approved by the Heritage Advisory Committee of Aurora.
4. Appropriate care and preservation of the salvaged heritage materials once installed in the project.

Conclusion

Aurora's Architectural Salvage Program recognizes the inevitability of change, and provides a last resort tool for the preservation of heritage building elements, and diversion of waste to local landfills. Without a strategy to identify, salvage and re-use heritage buildings proposed for demolition, these historical, cultural and architectural connections to Aurora's past would be lost forever.

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Aurora Architectural Salvage Program

Salvage Program Cataloguing System

Doors (D)

- Interior (D-I)
- Exterior (D-E)

Hardware (H)

- Interior (H-I)
- Exterior (H-E)

Windows (W)

- Sash (W-S)
- Casement (W-C)
- Stained/Coloured Glass (W-SG)
- Shutters (W-SH)

Fireplaces (FP)

Floorboards (FB)

Fencing (F)

- Gates (F-G)

Timber (T)

- Framing (T-F)
- Beams (T-B)

Stairway Systems (SS)

- Railings (SS-R)
- Balusters (SS-B)

- Posts/Columns (SS-P)

Trim (TR)

- Interior (TR-I)
- Exterior (TR-E)

Light fixtures (L)

Exterior Cladding (EC)

- Wooden (EC-W)
- Brick (EC-B)
- Stone (includes slate, marble, granite, cut stone, limestone) (EC-S)

Signage (S)

Ceiling (C)

- Tin (C-T)
- Wood (C-W)

I.e. Catalogue # D-I-1106-1 = Door, Interior, catalogued in November 2006, first in series

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Inventory Sheet Sample

Catalogue number: D-I-1106-1
Item Description: Door, interior, 4 panels
Date of Inventory: November 29, 2006
Date of Delivery: November 28, 2006
Location in Storage: West wall, north half
Dimensions: 2'6 wide x 7'0 high 1 ¾ thick
Materials: Wood - oak
Original Location: 111 Wellington Street East, Aurora
Previous Owners: Pine Ridge School Board
Original Owners: Seth Burnham
Historical Notes: Seth Burnham built a one room schoolhouse in 1848 on Leslie Street. The building was moved to 111 Wellington Street East in 1958 and used as office space by the Pine Ridge School Board. It was converted into a residence in 1976, and demolished on November 27, 2006.
Photograph Number: DI001

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