

**950 NASHVILLE ROAD, HERITAGE REVIEW FOR ADDITION TO EXISTING BUILDING-  
WARD 1**

**Recommendation**

Cultural Services recommends:

- 1) That Heritage Vaughan approve the proposed additions to 950 Nashville Road subject to the following condition:
  - i. That proposed building materials be reviewed and approved by Cultural Services staff.
- 2) That the applicant be advised that if there are any new changes as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, and Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

**Economic Impact**

N/A

**Communications Plan**

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant city departments, applicants and their representatives.

**Purpose**

The applicant is proposing a 2-storey addition to an existing building at 950 Nashville Road in the Kleinburg-Nashville Heritage Conservation District. The existing building is considered a non-heritage style in the District.

**Background - Analysis and Options**

The subject property is located in the Kleinburg-Nashville Heritage District and is therefore designated Part V of the Ontario Heritage Act. As such, renovations, new construction, and alterations to the property require a Heritage Permit and review by the Heritage Vaughan Committee.

The property is located on the north side of Nashville Road, east of Huntington Road.

The building previously functioned as a monument business and is a non-heritage style building located within the District.

An earlier proposal of this property was presented to Heritage Vaughan at the January 16, 2008 meeting. The initial proposal, presented to Heritage Vaughan, contained a 2-storey addition on the eastern side of the property and changes to the existing 1-storey building. The proposal was approved with several conditions pertaining to the design of the building. Below is the recommendation extracted from the Heritage Vaughan minutes:

*That the following recommendation contained in the report of Cultural Services, dated January 16,*

2008, be approved:

*That, Heritage Vaughan approve the proposed design presented by Cultural Service on 16 January 2008 for alterations and an addition to the existing building at 950 Nashville Road (Heritage Permit HP 2008.002) with the following revisions:*

- *raise front wall parapet of the flat roof building so that the soffits of the front gable addition are at the same height*
- *board and batten exterior should extend below the window sill*
- *horizontal boards of siding should not be seen as a sill course*
- *windows need to have traditional sills*
- *the continuous stone sill course does not fit with historical period or emulated style*
- *stone foundation should appear below and under the siding and emulate traditional fieldstone*
- *shopfront windows and doors should take the form of traditional late 19<sup>th</sup> to early 20<sup>th</sup> century designs ie. flat heads, large glass panes and, if possible, inset doors*
- *shopfront doors should emulate the traditional half-glass wood door*
- *coupled window arrangements should either have flat heads or separate segmental arch heads over the 2-over-2 sashes*
- *signage seems generally appropriate but should only be located over doors or windows*
- *gooseneck exterior lighting is appropriate but should not be used over the door hoods and should be placed higher at the centre of the front wall of the addition*
- *landscaping - consideration should be given to a driveway and parking surface other than asphalt*

*That, Heritage Vaughan request the applicant provide a full set of drawings reflecting these revisions (including a site plan and four elevations) for final approval by Cultural Services staff.*

*That, Heritage Vaughan request the applicant provide samples of shingles, siding and paint finishes for consideration and approval by Cultural Services staff.*

The current proposal has shifted the 2-storey addition to the front of the property, south of the existing building, and now contains a more prominent frontage on Nashville Road. The applicant has worked with staff to revise the current proposal to create a design that better conforms to the Kleinburg-Nashville Heritage Conservation District Guidelines. Staff support the new design of the building.

### Analysis

#### Examination of the Kleinburg-Nashville HCD Guidelines that support the proposal

- The proposal follows a design approach explained in the Kleinburg-Nashville HCD Guidelines – the Historical Conversion Approach.
- The proposed design readily relates to the Georgian Neo-Classical architectural style, which is recognized in the Kleinburg-Nashville HCD Guidelines
- The original portion of the building is distinguishable from the proposed addition.

Section 9.4 of the Kleinburg-Nashville Heritage Conservation District Guidelines describes the two different design approaches to non-heritage styles in the district. This project is undertaking the Historical Conversion approach (Section 9.4.1.1) as it is converting the existing building into a Georgian Neo-Classical design. This style is a recognized style in the Guidelines (Section 9.2.1).

The proposed addition is a two-storey, side gable building, with 16 over 16 double hung windows along the first storey and 12 over 12 windows along the second storey, board and batten wood siding, a central dormer, rubble stone skirting, and a 6-paneled front entrance door with a paneled transom and paneled sidelights. The detailing, massing, and symmetry of the design lend itself easily to the Georgian Neo-Classical architectural style.

The proposed 2-storey addition will be attached to the south side of the existing building and is offset to the west to identify the existing portion of the building. The existing 1-storey building will be altered

to include board and batten wood siding, 16 over 16 double hung windows, and rubble stone skirting. The second floor of the addition extends partially onto the existing 1-storey building and creates a rear balcony on the second storey.

Guiding principle number 7 of Section 3.2 in the Kleinburg-Nashville HCD Guidelines state, *Legibility: New work should be distinguishable from old.* The proposed addition is offset to the west of the existing structure and will articulate the existing portion of the building.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:  
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however the necessary resources have not been allocated and approved.

### **Regional Implications**

N/A

### **Conclusion**

Cultural Services staff recommend the approval of the proposed addition as it is compatible with the site and conforms to the Kleinburg-Nashville Heritage Conservation District Guidelines.

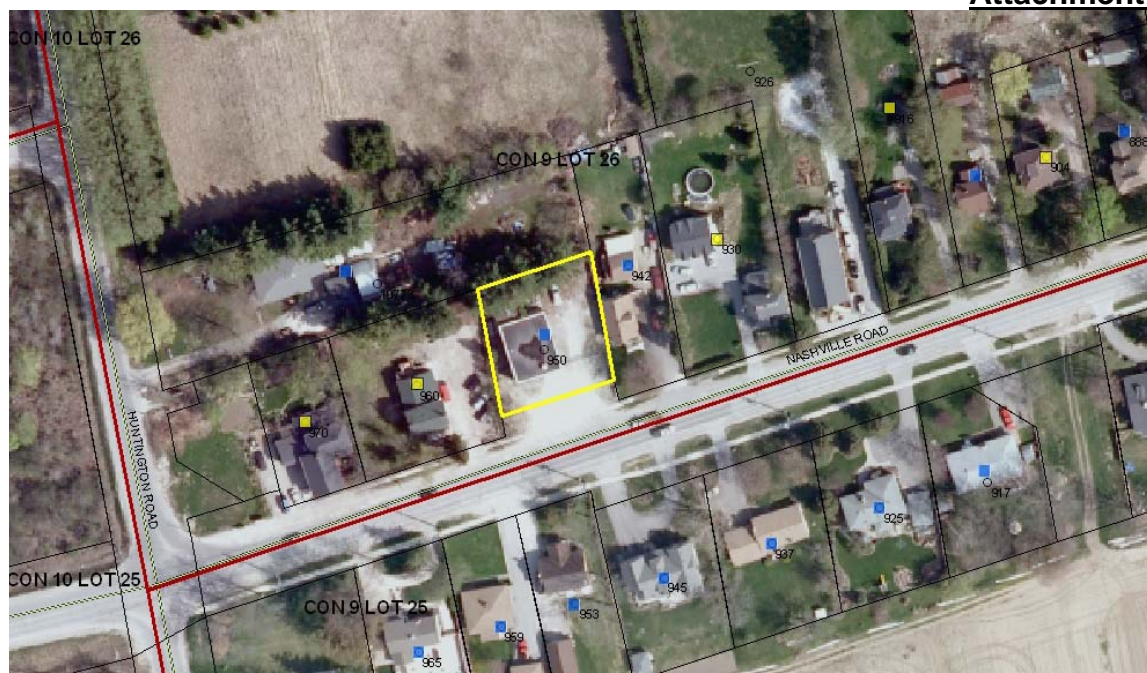
### **Attachments**

1. Location Map, Site as a monument business, photo courtesy of Cultural Services staff, 2002
2. Site Plan, dated February 14, 2013
3. Front and east elevations dated February 14, 2013
4. Rear and west elevations, dated February 14, 2013

### **Report prepared by:**

Daniel Rende  
Cultural Heritage Coordinator, ext. 8112  
Recreation and Culture Department

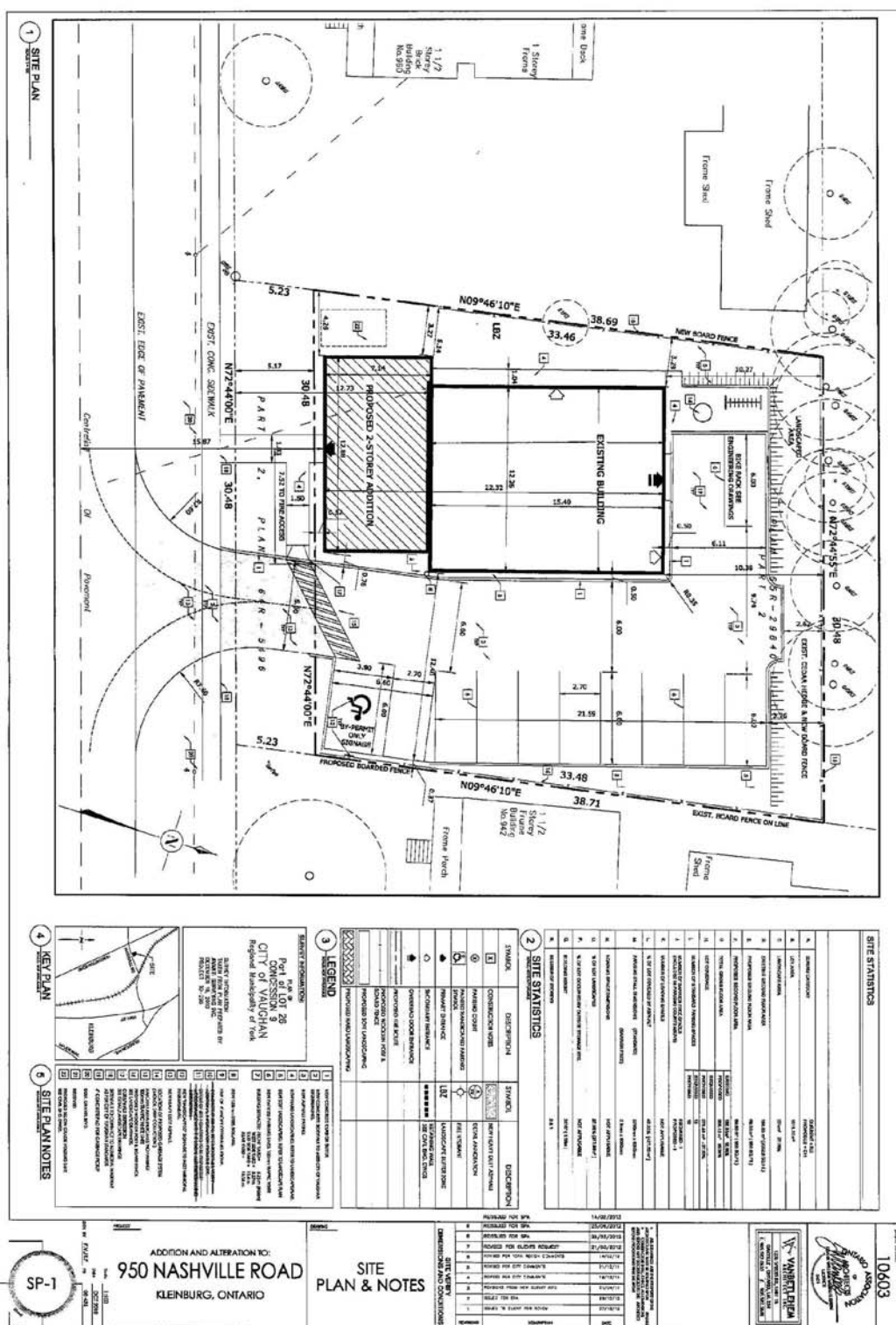
Angela Palermo  
Manager of Cultural Services, ext. 8139  
Recreation and Culture Department



Location Map



Site as a monument business, photo courtesy of Cultural Services staff, 2002







Front and east elevations dated February 14, 2013

