

## **HERITAGE VAUGHAN COMMITTEE – NOVEMBER 21, 2012**

### **4. 8191 KIPLING AVENUE – HERITAGE REVIEW OF PROPOSED ADDITION AND DEMOLITION OF EXISTING ADDITION – WARD 2**

Applicants: Anna Blarowska and Mieczyslaw Moron

#### **Recommendation**

Cultural Services staff recommends:

1. That Heritage Vaughan approve the demolition of the existing rear extension.
2. That Heritage Vaughan approve the proposal for the new rear extension subject to the following conditions:
  - 1) All windows shall be 2/2 sash windows.
  - 2) Proposed building materials will require review by Cultural Services staff.
  - 3) Every effort should be made by the applicant to salvage materials from the existing back extension in order to be reused in the new addition.
3. The applicant is to be advised that if there are any 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, 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**

To consider this report prepared by Cultural Services Staff and approve the proposed addition.

#### **Proposal**

The proposed addition will require the demolition of an existing rear addition as the proposed rear extension will stand where the existing rear extension stands. The proposed extension is larger than the existing extension and will result in a minor increase to the footprint of the building with the proposed addition extending 1.73 metres farther to the south (figure 11). The demolition and addition will only affect the rear extension of the house and will not jeopardize, nor negatively

impact, the L-shaped brick portion of the house (figure 10). The back extension will be partially visible from Kipling Avenue (figure 6) but will be primarily obscured by trees and other vegetation.

With respect to massing, the extension will respect the heritage house and will match the height at one-and-a-half storeys. The extension will be clad in board and batten with asphalt shingles on the roof, a bay window with a second storey balcony, and sash windows (figures 6 to 9). Some of these windows need to be changed as all windows must be 2/2 sash windows. The gable on the addition on the Right (south) Elevation (figure 7) matches the pitch of the heritage house while the eaves are shorter in length. The gable on the Rear (East) Elevation (figure 8) of the extension has a much lower pitch than the heritage house.

## **Background and Analysis**

### **Background**

Heritage Status and location: Designated Part V of the Ontario Heritage Act and located within the Woodbridge Heritage Conservation District; located in the Kipling Avenue North and South Character Area; listed on the Vaughan Register LSHS; built in 1881; located on the east side of Kipling, north of Porter Avenue, south of Meeting House Road.

### **History of the house**

The subject property, 8191 Kipling, is also known as the William Watson House, named after the property's first owner. The land was acquired in February of 1881 after Thomas P. Wright, a local carpenter, built the house that sits there today. Thomas P. Wright also built several other houses in the near vicinity and resided at 8161 Kipling Avenue. William Watson purchased the house as a retirement dwelling and he resided there with his wife Jane, born 1851 and sister Ellen, born 1840. In 1916, the property was transferred to Watson's niece, Bertha Graham, and it remained in the family until 1954. In 1985, the property was sold to Mrs. Lillian M. Christie (compiled from Kathryn Anderson, 1989, Heritage Resources Department report, Town of Vaughan). The property was sold to its current owners, Anna Blarowska and Mieczyslaw Moron in July of 2002.

### **Architectural Description**

The subject property contains a Gothic Revival L-shaped one-and-a-half storey house with a one-and-a-half storey rear extension, a gabled roof, a front porch, a back porch, and two chimneys. The wood-frame house is clad in running stretcher bond di-chromatic red brick, with beige brick quoining along the corners, impressive beige arches, and a patterned beige stringcourse with diaper patterning along the second storey. The Kipling Avenue façade contains two windows along the second storey that both utilize the space provided by the gable openings (figure 3). The remaining king posts at the apex of the gables hint at bargeboard trim that was later removed. The porch contains some elaborate gingerbread trim that connects the chamfered columns, and appears to be original, with a wood soffit. One of the arches, on the second storey, appears to be a replacement arch and contains machine-cut bricks of a sympathetic red colour. The arch does not, however, match the detail of the original beige arches. The house contains 2/2 sash windows with 1/1 storm windows on the exterior and one original arched hinged window on the Kipling façade. The roof is covered in contemporary asphalt shingles that have been recently replaced.

The back extension sits on a concrete block foundation and is clad with board and batten siding and aluminum siding on the first storey with wood shingle cladding on the second storey (figures 4 and 5). The extension contains some original 2/2 sash windows with some covered in storm windows (adapted from site visits and research from Kathryn Anderson, 1989, Heritage Resources Department report, Town of Vaughan). The first storey of the back extension would have been constructed with the rest of the house in 1881, however, in the 1900s, likely the 1930s, a second storey was added to the extension and the foundation was replaced with

concrete block. At some point later, part of the wooden board and batten siding was replaced with unsympathetic aluminum.

## Analysis

### Comments / Analysis

As the property falls within the Kipling Avenue North and South Character Area, the following guideline applies:

**6.1.2 Guidelines 2. h)** *New and renovated buildings and landscapes must provide a design that is sympathetic with the character of adjacent properties.*

Comment:

The proposed addition is sympathetic to the existing house at 8191 Kipling with respect to architectural style, massing, and height.

### **6.2.1 Standards and Guidelines for Conservation**

#### Rehabilitation

*The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the feature or may be a new design that is compatible with the style, era, and character of the heritage resource.*

Comment:

As the rear addition is in poor condition and has been extensively altered and stripped of its key heritage attributes, this project will be regarded as a rehabilitation project. The proposed renovations will ensure the continued use of the existing brick heritage structure and will maintain its integrity while accommodating the owner's desire for more living space.

### **Section 6.2.2 Conservation Guidelines**

- *conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.*
- *repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.*
- *replace using like materials any extensively deteriorated or missing parts of heritage attributes.*
- *undertake any work required to preserve heritage attributes physically and visually compatible with the character of the heritage resource as commonly found in the District.*

Comment:

These selected guidelines support the repair of a heritage structure and strongly discourage its demolition. However, the rear extension cannot be viewed in isolation but rather as part of a larger heritage structure. Therefore, this proposed addition can be considered necessary repair work, with replacement parts that are of a compatible style, that will ensure the maintenance of the existing significant heritage features, namely the brick structure.

### **6.5 Transitions of New Buildings in Relation to Heritage Resources**

## ii. Conservation of Heritage Character

*Contributing buildings display a variety of setbacks and side yard conditions, reflecting the different construction periods and original use.*

- *New development must be sympathetic to this character and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage contributing resources, as per the following height and setback guidelines.*
- *The historic setbacks of contributing buildings should be maintained and contributing buildings should not be relocated to a new setback line. New buildings must be sympathetic to the setbacks of adjacent contributing buildings. (See Section 6.4.1 Guidelines)*

*In addition to the following HCD's guidelines, new and renovated structures and landscapes, as well as additions to existing structures and landscapes, must be sensitive to the heritage character and the heritage attributes of adjacent heritage resources. This includes properties immediately adjacent to an HCD.*

Comment:

The proposed rear addition is sympathetic to the existing brick heritage house and to the Heritage Conservation District on the whole in terms of architectural style, massing, and height. As the addition will attach to the rear of the property, away from Kipling Avenue, it will not detract from the existing brick heritage house.

## 6.5

### iv. Sideyard and Backyard Setback Guidelines

*Consideration may be given to the construction of new buildings, and additions to contributing buildings, joining with contributing buildings only when:*

- *new construction is located in the parts of the contributing building that is not visible from the street or from a public space;*
- *new construction is setback from the street frontage of the contributing building, to maintain open views and vantage points from the street to the contributing buildings and to support the unique heritage character of the street;*
- *the parts of the contributing building that will be enclosed or hidden from view by the new construction, do not contain significant heritage attributes, and the three dimensional form of contributing buildings can be maintained; and,*

Comment:

The proposed addition will be located in the rear of the property, away from Kipling Avenue, and will be significantly obscured by trees and vegetation. Furthermore, the addition is largely being situated in the envelope of an existing rear addition (figure 11) and will not enclose or hide significant heritage attributes (e.g. arches, doorways, entranceways).

### **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, and the necessary resources to implement this program have been allocated and approved.

### **Regional Implications**

N/A

### **Conclusion**

While the Heritage District Guidelines do not support demolition of existing heritage features, the rear addition has been altered to the point where it is not a contributing component any longer. Furthermore, the proposed addition is in keeping with the District Guidelines for new development and will not negatively impact the existing brick house on the property. This addition will ensure the continued use of a contributing heritage building in the Woodbridge Heritage Conservation District.

The proposed design is acceptable as it relates to the Gothic Revival heritage style, a style that is native to the Woodbridge Heritage Conservation District. Elaborating on the Gothic Revival style, page 41 of the Heritage District Guidelines explains that, "Verticality was emphasized wherever possible, with features such as board and batten cladding, crenellations, extra gables, and pointed arches for windows and entrances". Similarly, rear extensions for kitchens were common on Gothic Revival residences of that time. Furthermore, the addition is acceptable because it is sympathetic in style to the existing house and Heritage Conservation District while appearing distinct from the original house (a principle in the *Appleton Charter for the Protection and Enhancement of the Built Environment*). Finally, with the exception of the removal of the wooden shingles, it matches the materials from the previous back extension.

### **Attachments**

1. Location map, larger and smaller scale.
2. Existing conditions, west, north, south elevations.
3. Proposed addition, front (west) and right (south) elevations.
4. Proposed addition, rear (east) and left (north) elevations.
5. Site plan.

### **Report Prepared by**

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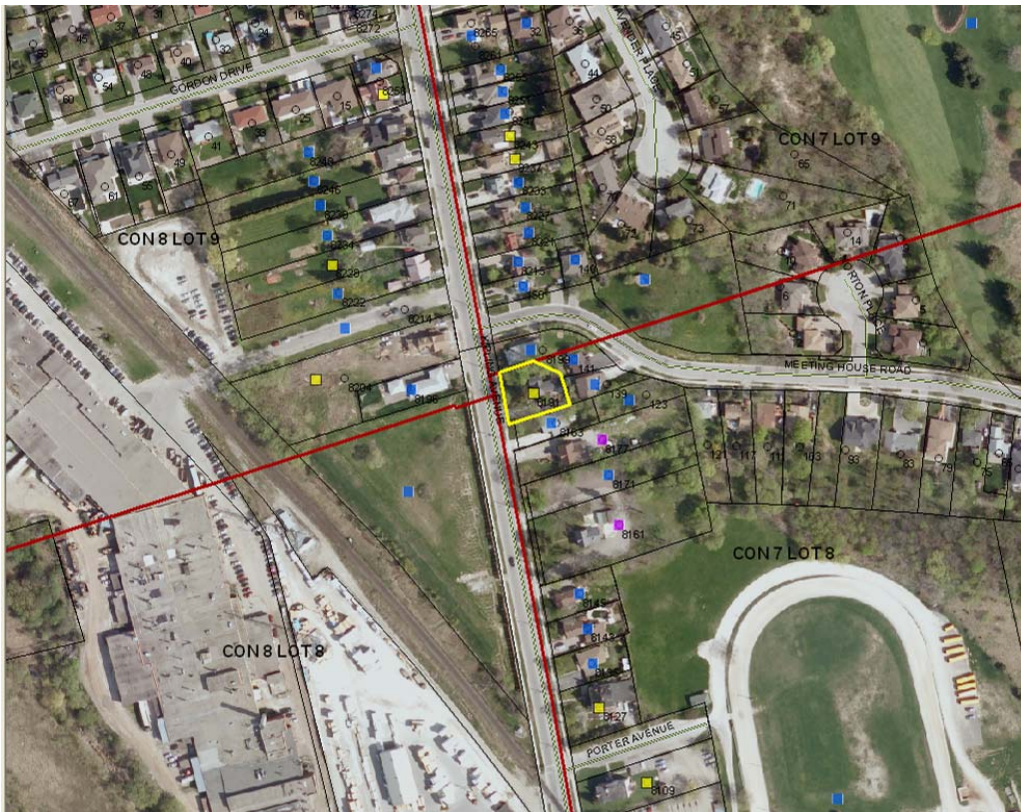


Figure 1 – location map, larger scale

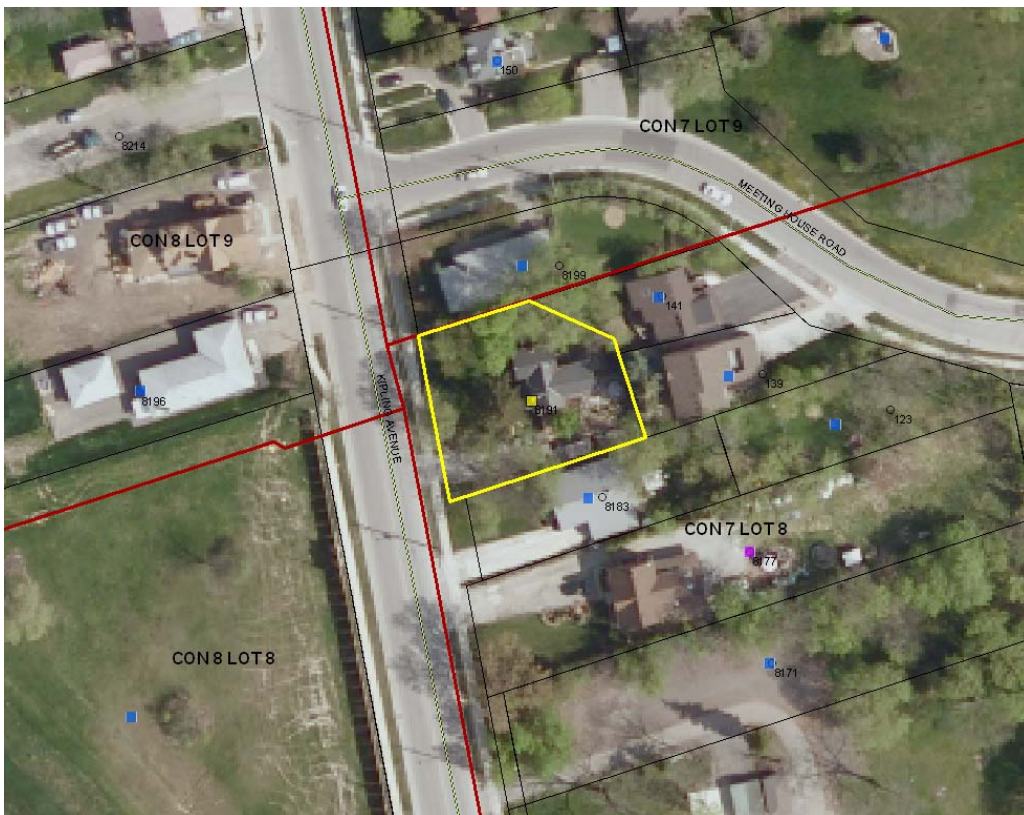


Figure 2 – location map, smaller scale





Figure 3 – existing conditions, front (west) elevation



Figures 4 – existing conditions, left (north) elevation of rear extension  
Figure 5 – existing conditions, right (south) elevation of rear extension





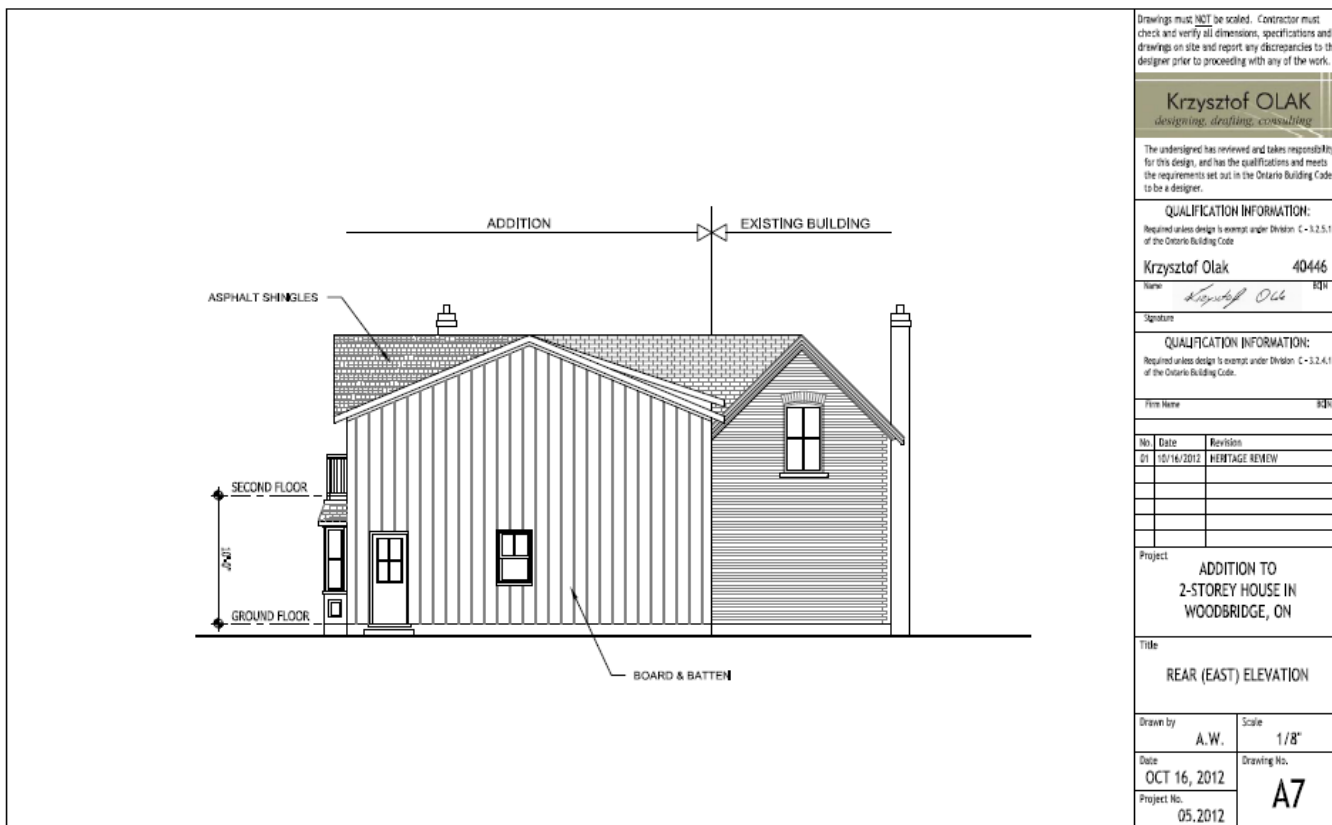


Figure 8 – proposed addition, rear (east) elevation

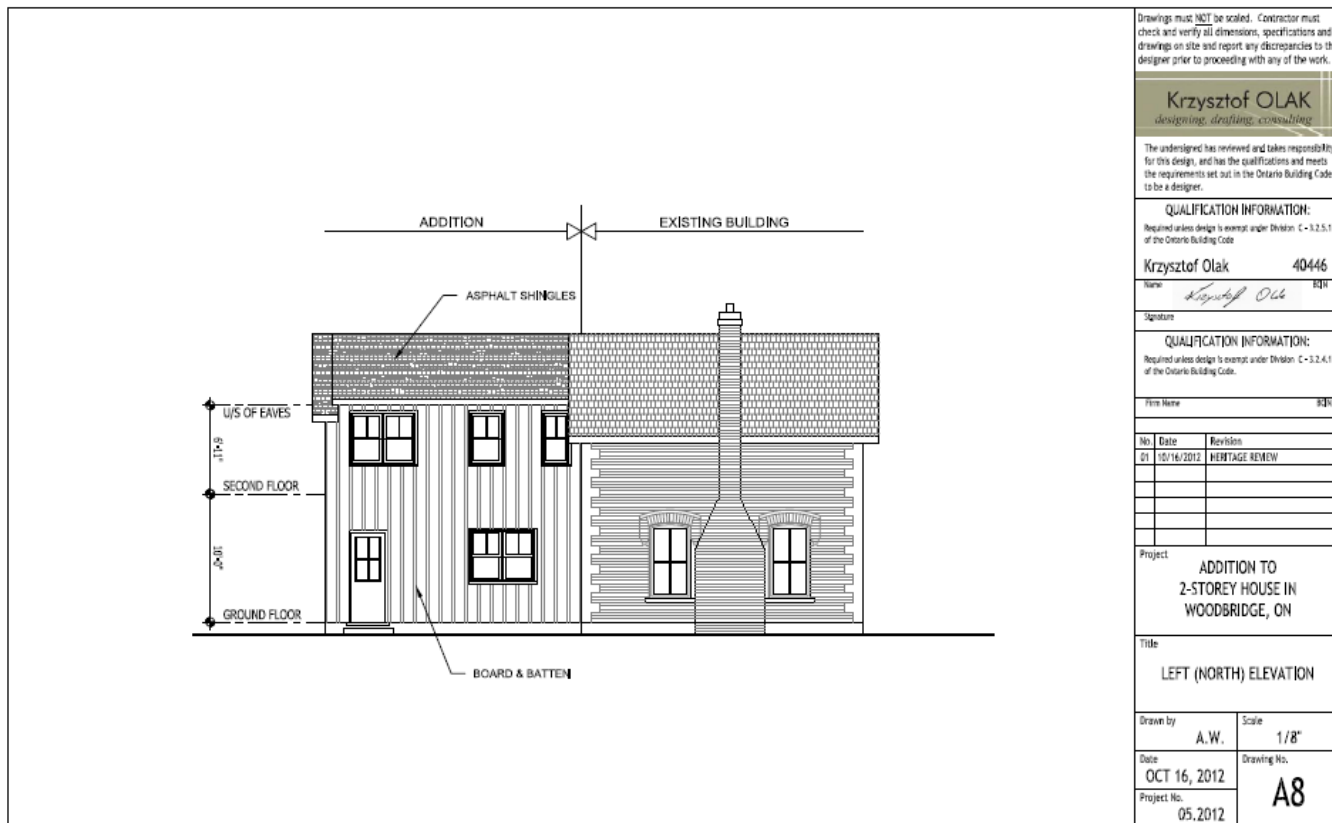


Figure 9 – proposed addition, left (north) elevation

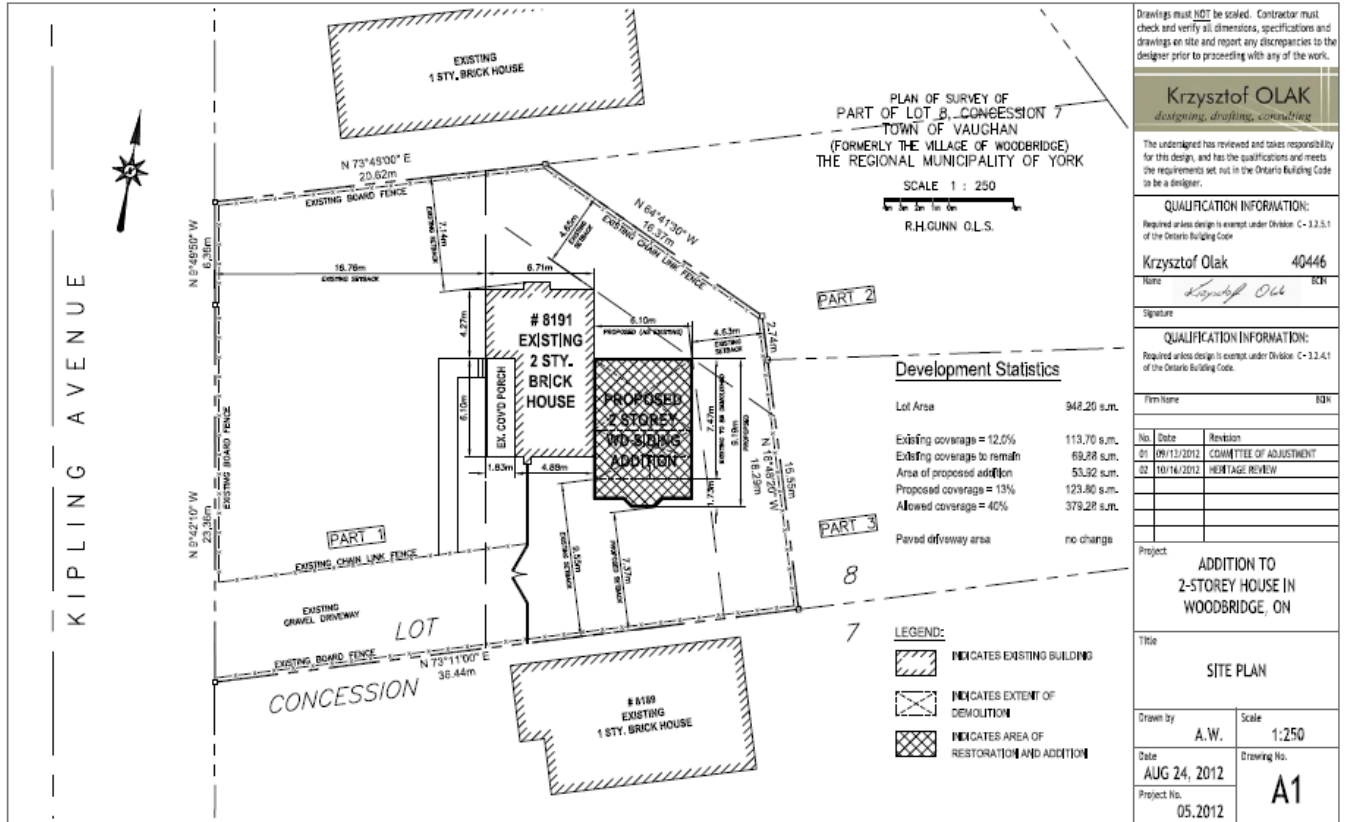


Figure 10 – site plan

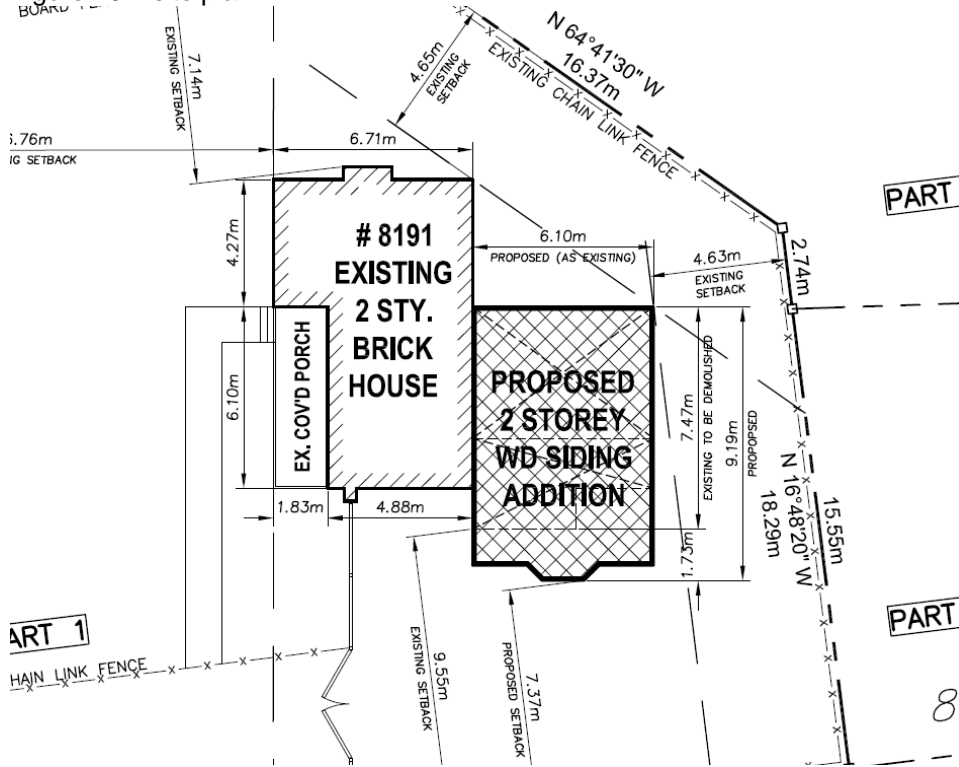


Figure 11 – site plan, smaller scale selection