

**24 CENTRE STREET – HERITAGE REVIEW FOR ADDITION TO EXISTING BUILDING**

**Recommendation**

Cultural Services recommends:

- 1) That Heritage Vaughan approve the proposed additions to 24 Centre Street subject to the following conditions:
  - i. That proposed building materials be reviewed and approved by Cultural Services staff.
  - ii. That the applicant submit detailed drawings to be reviewed by Cultural Services staff that clearly depict the detail of the brickwork, windows, arches, shutters, accessibility ramp, and doors.
- 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 to construct a one-storey rear extension addition to an existing house that will replace an existing rear extension. The proposal also includes an accessibility ramp for the front entrance and an extension to a pathway along the east side of the building.

**Background - Analysis and Options**

The structure at 24 Centre Street is located in the Thornhill Heritage Conservation District and is therefore designated Part V under the Ontario Heritage Act. The property is also listed on the City of Vaughan's Register of Property of Cultural Value.

The subject property is located on the north side of Centre Street, west of Old Yonge Street. Zoning Exception 9(41) states that 18, 24, and 34, Centre Street should be considered as one lot for the purposes of calculating Zoning By-law requirements. All three properties are shown in the site plan provided.

The existing structure is an L-shaped one and half storey brick house constructed in 1894 in the Victorian Vernacular style (p.59 of THCD Guidelines) with a one-storey rear extension built shortly after followed by an additional board and batten rear extension. The original L-shape portion was constructed in common bond, with a header-stretcher course repeating every sixth row. The brick portion of the rear extension was constructed in running stretcher bond, just a

veneer, unlike the main portion of the house. The rear extension has undergone several poor repairs and alterations throughout the years. The existing extension contains unsympathetic replacement windows on the west elevation and brickwork that is cracking and in need of repair.

Demolition of contributing heritage resources is generally not supported in the Heritage District Guidelines, however, Cultural Services staff has determined that the rear extension does not contain significant cultural heritage value as it is a later addition to the building and does not contain the same degree of craftsmanship as the main portion.

The proposed extension is sympathetic to the existing house and conforms to the Thornhill Heritage Conservation District Guidelines. This proposal also includes the construction of a new accessibility ramp that will alter the existing front porch; the eastern portion of the balustrade will need to be removed or moved.

## Analysis

### Examination of Thornhill HCD Guidelines that pertain to this proposal

- The proposed addition relates to the existing structure of the house with respect to architectural style, massing, and siting
- The proposed addition will ensure a continued use of the existing heritage structure
- The proposed addition will be distinguishable from the existing structure
- The existing rear extension, to be removed, was constructed at a later date and does not present sufficient heritage value to warrant preservation

## *4.2 Heritage Buildings*

*Rehabilitation: The action or process of ensuring a continuing use or a compatible contemporary use of a heritage resource (or individual component) through repair, alterations, or additions, while protecting its heritage value.*

Comment: This proposal will ensure the continued use of the majority of the existing structure, and while it is preferable to repair than replace, the rear extension does not contain significant heritage value to warrant preservation.

The proposal contains an accessibility ramp on the east elevation. This ramp addition will further encourage the continuing use of the site.

### *4.2.2 Alterations and Additions to Heritage Buildings*

*a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*

Comment: While certain attributes will not be conserved, the proposal is visually compatible, subordinate, and distinguishable from the existing heritage resource. The extension will be constructed in the Victorian Vernacular architectural style like the existing front portion of the property.

### *9.3.7 New Additions to Heritage Buildings – Scale*

*New addition to heritage buildings should respect the scale of the original building.*

#### *Guidelines:*

- *Don't design addition to a greater height or scale than the original building.*
- *Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the building.*

Comment: The proposed rear extension will be smaller than the existing L-shape structure in height and width and will not predominate over the existing structure. Furthermore, the rear location of the addition is the preferred location for additions.

### *9.7 Landscaping*

*Site buildings and additions to preserve suitable mature trees.*

Comment: The proposal will require the removal of one tree.

### **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**

The proposed rear extension conforms to the Thornhill Heritage Conservation District Guidelines and replaces an existing rear extension that does not contain elements that warrant preservation. The main L-shaped portion of the house is being preserved and this extension will ensure the property's continued use.

### **Attachments**

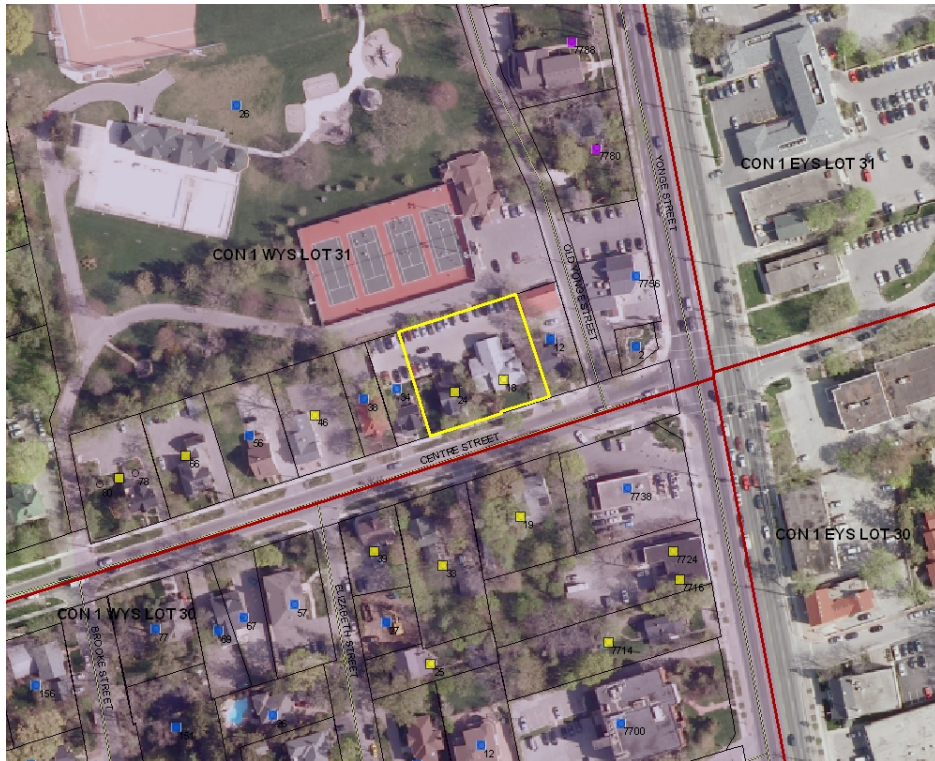
1. Location Map. 24 and 18 Centre Street highlighted in yellow, Front (south) Elevation, November 29, 2012
2. Detail of front L-shaped portion (west) and back addition (east). November 29, 2013, East side of property. Note walkway and existing tree. November 29, 2013, West side of property. Note unsympathetic windows and sunken bricks. November 29, 2013
3. Proposed site plan, received April 4, 2013
4. Proposed floor plans, received April 4, 2013
5. Proposed elevations, received April 4, 2013.

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## Attachment 1



Location Map 24 and 18 Centre Street highlighted in yellow.



Front (south) Elevation, November 29, 2012



## Attachment 2



Detail of front L-shaped portion (west) and back addition (east). November 29, 2013



East side of property. Note walkway and existing tree. November 29, 2013



West side of property. Note unsympathetic windows and sunken bricks. November 29, 2013





