

HERITAGE VAUGHAN COMMITTEE MARCH 20, 2013

8039 KIPLING AVENUE – CHANGES TO APPROVED HERITAGE PERMIT – WARD 2

Recommendation

1. That Heritage Vaughan considers the proposed changes to the structure at 8039 Kipling Avenue, and should it decide to approve these, that they be subject to the following conditions:
 - i. That the proposed amendment to the approved Heritage Permit as presented for the subject property, be approved, and;
 - ii. the applicant submits material samples for review and approval by Cultural Services staff when these are available; and,
 - iii. That the applicant work with Cultural Services in the finalization of the design changes to the front elevation, and;
 - iv. That the applicant submit revised architectural drawings capturing all revisions for review and approval by Cultural Services staff, and;
 - v. That the owner obtain approval from all other City departments, and;
 - vi. That Heritage Vaughan Committee approvals do not constitute specific support for any variances, permits or requirements by other City reviewing bodies, that may be sought in the future by the applicant in relation to the proposal reviewed under this item, and;
 - vii. The applicant is hereby advised that if the design 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

To consider the background and analysis portions of this report in order to review the request for changes to the approved heritage permit.

Background - Analysis and Options

The subject property is Designated Part V under the Ontario Heritage Act as it is located within the Woodbridge Heritage Conservation District. The original structure, in poor condition, was identified as contributing in the Heritage District's inventory.

All new construction, additions, demolitions and changes to the exterior of buildings within the subject properties will require approval of a Heritage Permit application, with Heritage Vaughan Committee review and approval, in addition to other City permits such as Building Permits or Planning Application approvals. Proposed changes to properties designated within heritage conservation districts must be in keeping with the heritage character of the building, the historical streetscape and must be in conformance with the heritage district plan and design guidelines.

The owner obtained a Heritage Permit in order to raise the roof, move the home onto a new foundation and re-clad the building.

The owner has made some changes to the original design on site and is seeking approval for these changes. The changes made to the structure are as follows:

1. New added window locations and styles
2. Roof cladding material is red metal roof tile in Spanish revival style (HP approval given for grey asphalt shingles, installed does not comply with Woodbridge Heritage Conservation District Guidelines, WHCDG)
3. New front porch design (HP approval given to repair existing)
4. Stucco quoining and window surround detailing (not consistent with original HP approved drawings and not consistent with original style of house, it does not comply with the WHCDG)
5. Second floor covered back porch (no HP approval was given for this addition)
6. Stucco field color approval is for a lighter color than installed (approval was for 216-11, Regatta, Rona collection - although it is an acceptable variation)
7. newly installed trim is brown prefinished metal (approved is prefinished painted wood (maibec to be Expression Gallery Birch white colour- the installed is not consistent with the original style of the house and approved drawings)

The applicant has been in consultation with staff and has submitted a revised front elevation drawing. Please refer to analysis portion of this report and attachments.

Analysis

The applicant has been working with his architect and has consulted Cultural Services staff to address the issues and propose design changes to address them.

The Guidelines require that contributing buildings be restored in a sympathetic way to their original character defining elements.

The original style of the home was a late Victorian homestead, simple, one and a half storey gable roof structure, with front porch.

The applicant has gone ahead with the installation of non-approved materials and detailing, which gives the house the overall appearance of having a Spanish revival influence. This style is not consistent with the original style of the house. The style is also not a heritage style found in the heritage conservation district.

The Heritage Conservation District Guidelines for Woodbridge recommend that a contributing building be conserved while a contemporary approach to design should be taken when proposing new structures in the district, save an except in some special cases where a structure that is no longer there can be reconstructed based on historic research. The approach taken by the applicant does not fall under these categories nor do the changes qualify as being of the contemporary design style.

Given the extent of the changes done to the structure, the design no longer makes a contributing presence on the streetscape. Being that the aim is to make the modest structure a contributing structure once more the following are options on the design approach:

1. treat the structure as a new building: remove all unnecessary detailing and simplify the design to take a contemporary design approach.
2. treat the structure as an existing contributing building: remove roofing material and stucco quoining and other detailing, change window style in order to revert back to the simple late Victorian Cottage style with simple Edwardian influences in the front porch roof design.
3. choose an alternate historic style found in the district that approximates the aesthetic of the changes done to date and improve on it following that style.

Considering the present as-built condition of the structure, Cultural Services has been working with the owner in order to arrive at an approach that would be feasible for the owner. The owner has requested to keep and enhance some of the detailing and therefore take inspiration from the Italianate architectural historic precedent – a heritage style in the district. Therefore, the following includes the list of minimum recommended changes:

- Add pieces to stucco quoining in order to approximate the detailing to the typical way it is found in the Italianate precedent
- Add pieces of stucco to give a simple shadow effect under the soffits and include brackets
- Remove existing metal terracotta style imitation roof and replace with shingles or paint roof matt black.

The owner has advised that he would like to keep the roof as is. There are examples of Italianate style structures, with red roof shingles (please see attachments). However, no examples have been found with terracotta roof tiles, or of the inspired version of the same in metal. Traditionally most commonly, metal roofs are of the standing seam type.

Cultural Services finds that in terms of the Guidelines the preferred approach would be to make it a structure of a contributing contemporary aesthetic or to restore the structure to its original Victorian cottage roots with modest Edwardian influence in the front porch design. However, the owner prefers the option of conversion to the Italianate style. Cultural Services finds that this would soften its presence on the streetscape and relate better to contributing buildings with Italianate influences within the district rather than the current as-built condition.

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

Please refer to recommendation section of this report.

Attachments

1. Location Map
2. Photo Prior to Construction 2011 and Approved Heritage Permit 2011.006.00
- 3 to 5. Approved Heritage Permit 2011.006.00
6. to 8. Proposed Changes
9. and 10. Site Visit February 2013
- 11 and 12. Historic Precedents

Report prepared by:

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Cultural Heritage Coordinator, Ext. 8115

Angela Palermo
Manager of Cultural Services, Ext. 8139



Location Map

Attachment 2



Photo in 2011 prior to construction and Approved Heritage Permit 2011.00.600

Attachment 2 to HP. 2011.00.600

June 20, 2011

8039 Kipling Avenue
Approved Sample List

Shingles:

Manufacturer: not provided
Type: standard asphalt shingle
Color: light grey (see sample)

Cladding:

Stucco:

Manufacturer: Durock
Texture: Equivalent to Durex's marble coat texture (average spread)
Color: Rona Collection 216-11 (regatta)

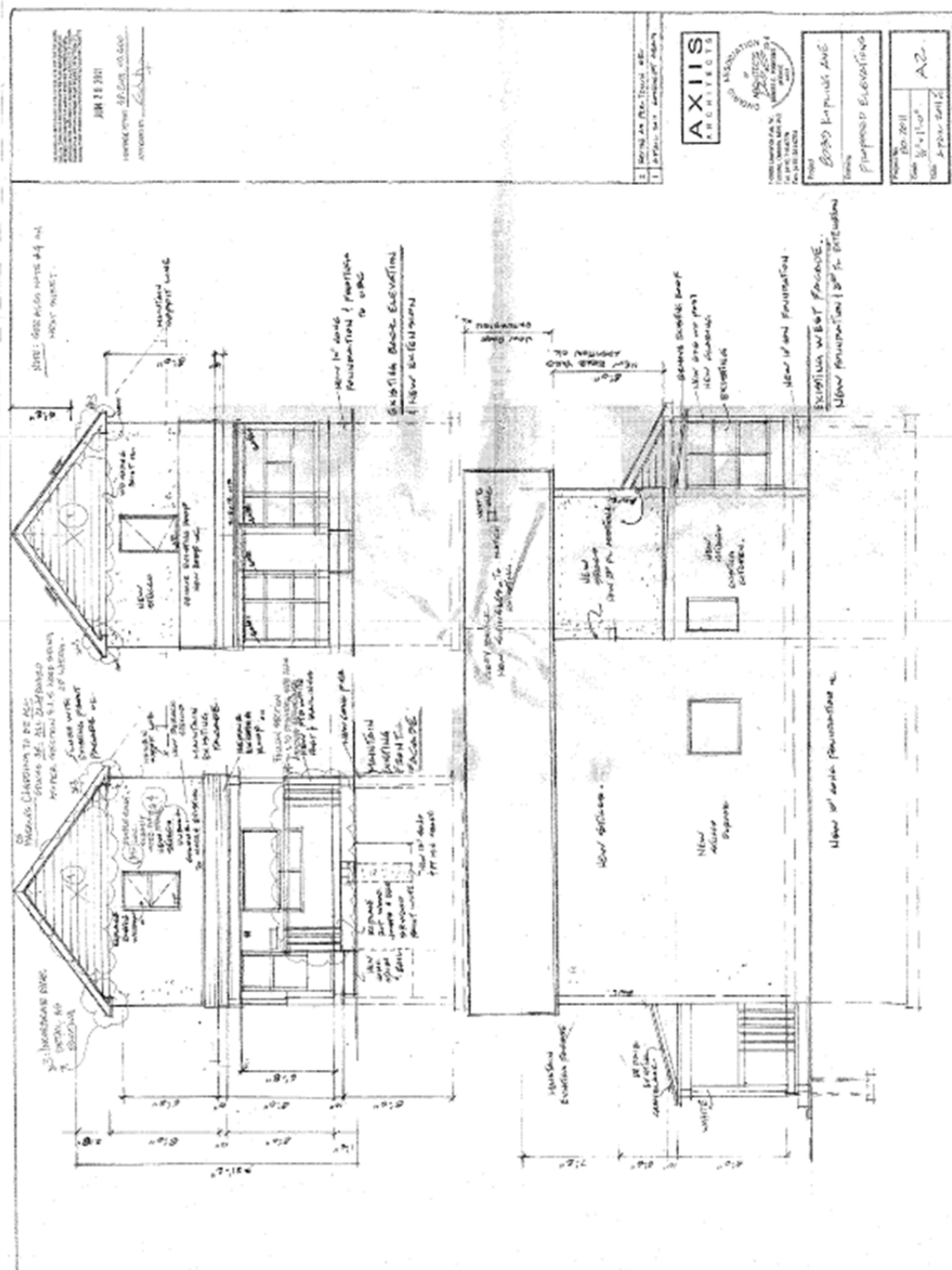
Trim:

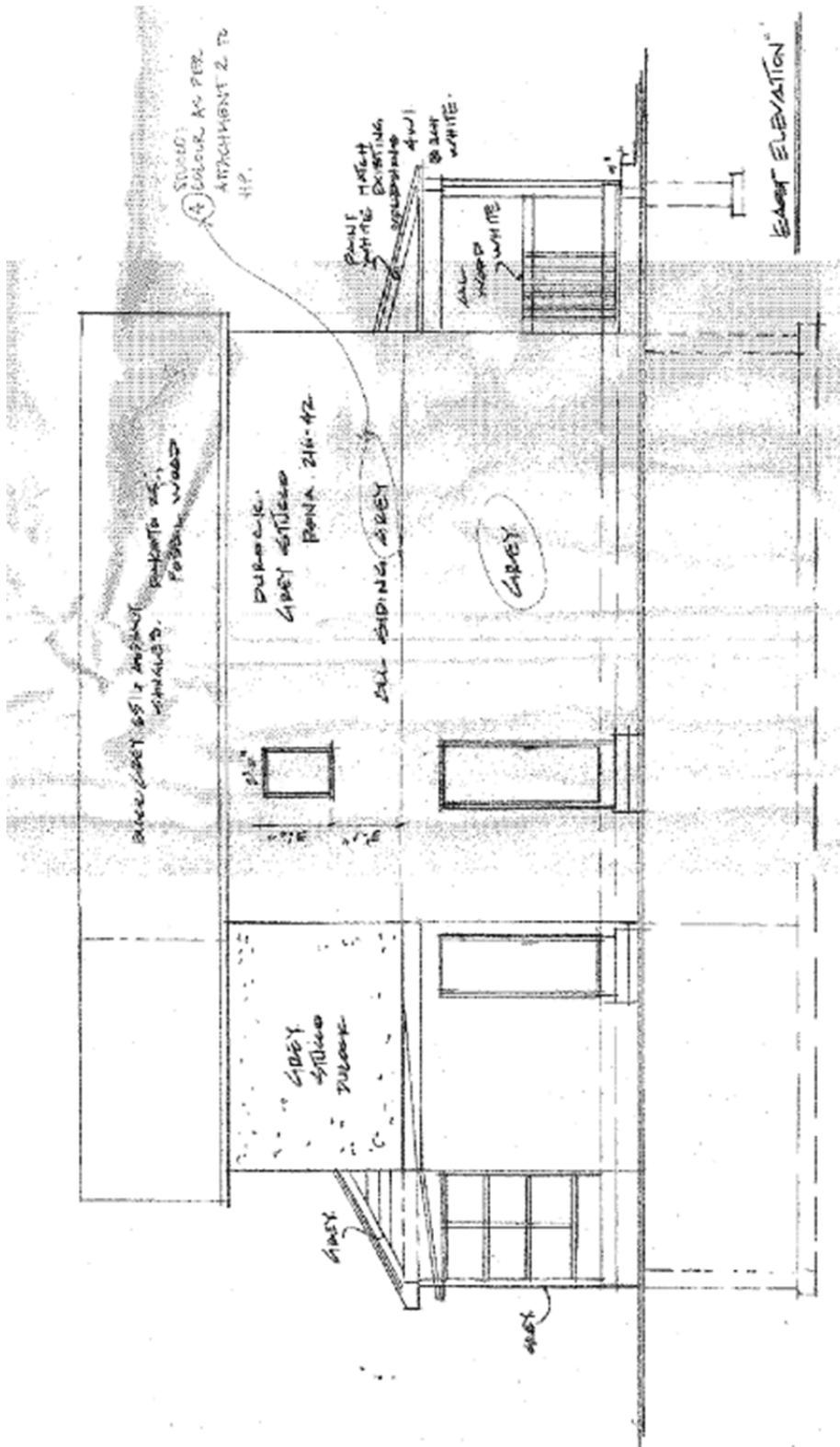
Manufacturer: Maibec fascia board
Typ. Size: 1"x 6" and all other trim to be this material: prefinished wood
Color: Expressions Gallery 4W1 Birch White

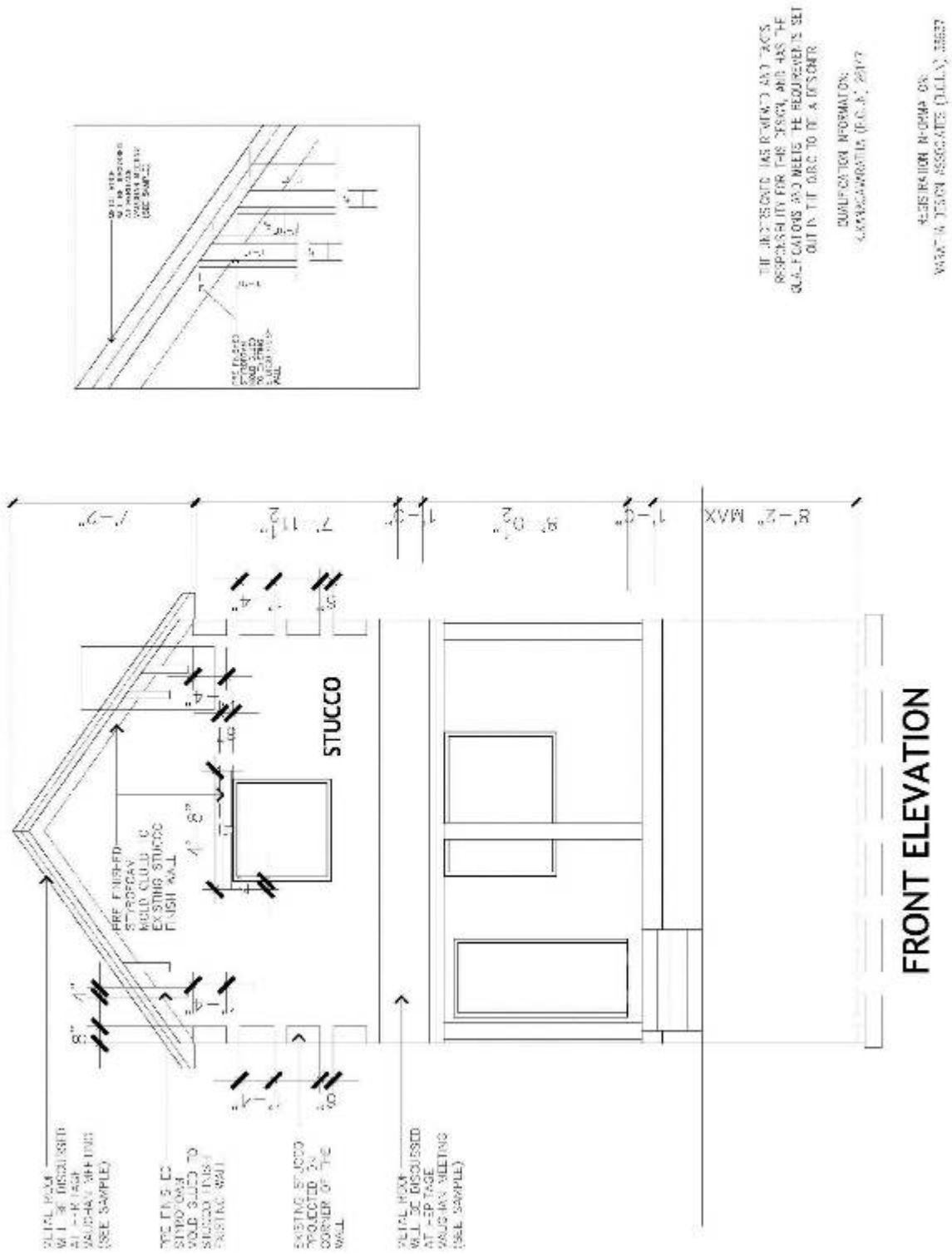
Windows:

Supplier/manufacturer: Norwood
Material: Wood
Color: White non reflective.
Style: Double hung or single hung.

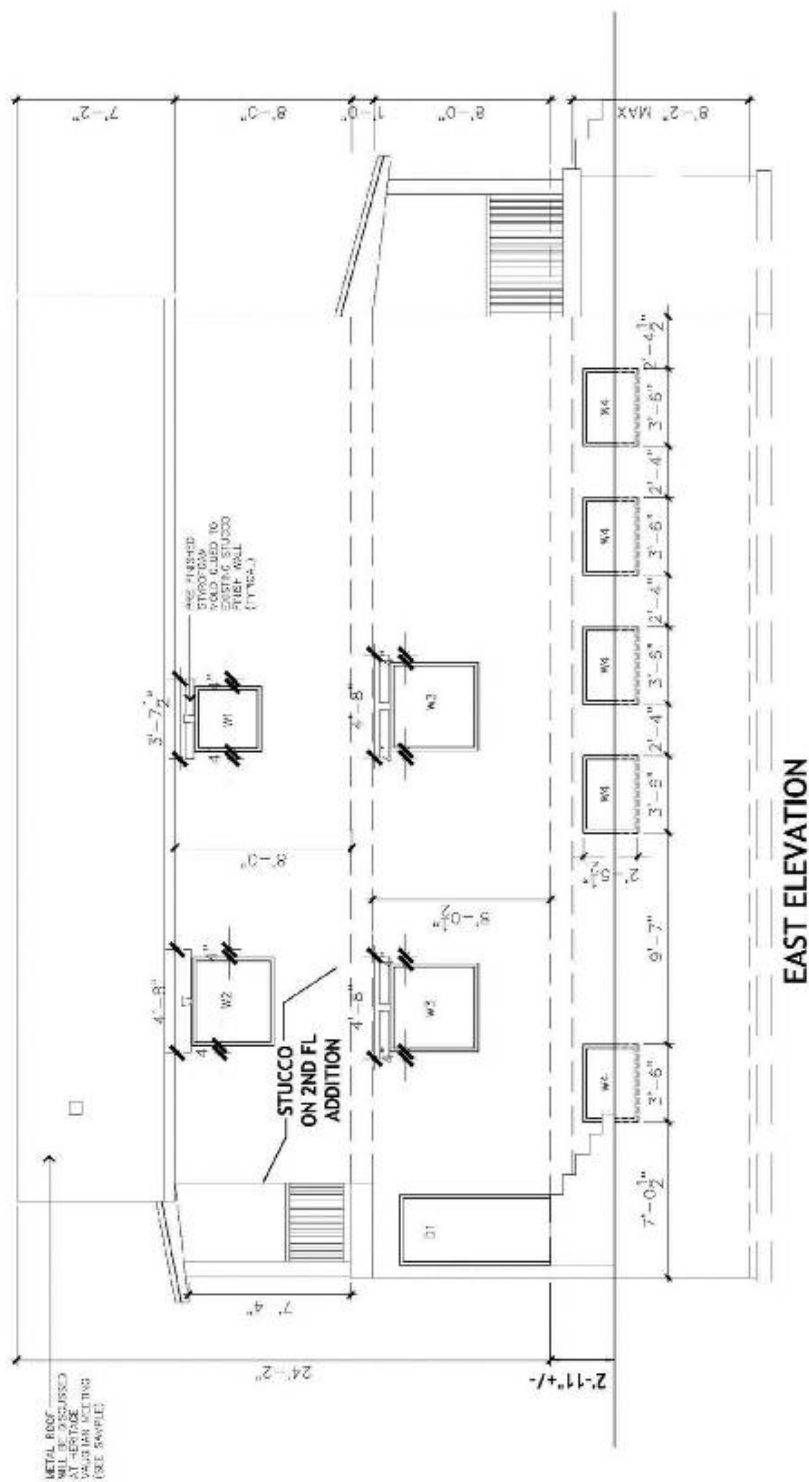
Pending Items: N/A







Proposed changes

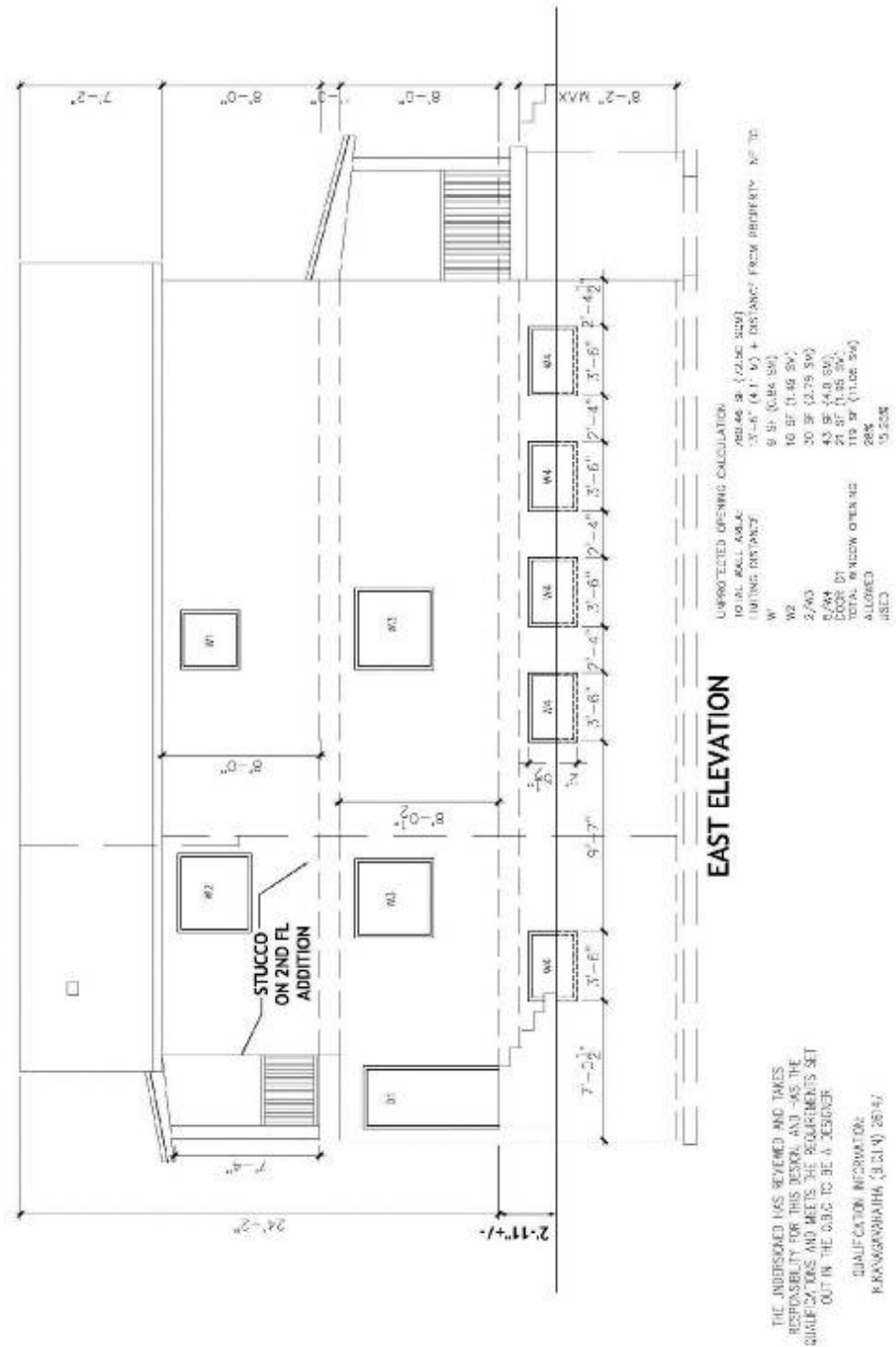


THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER.

QUALIFICATION INFORMATION
KANNAGAVARATHA (E.CIN) 28147

REGISTRATION INFORMATION:
VARATHA DESIGN ASSOCIATES (B.C.L.N.) 33927

Proposed Changes



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QUALIFICATION INFORMATION:
KUNGSBERGSHÄLLA (B.C.N.) 26042

REGISTRATION INFORMATION:
VARATHIA DEEEN ASSOCIATES (P.L.L.C.) 33927

Attachment 9

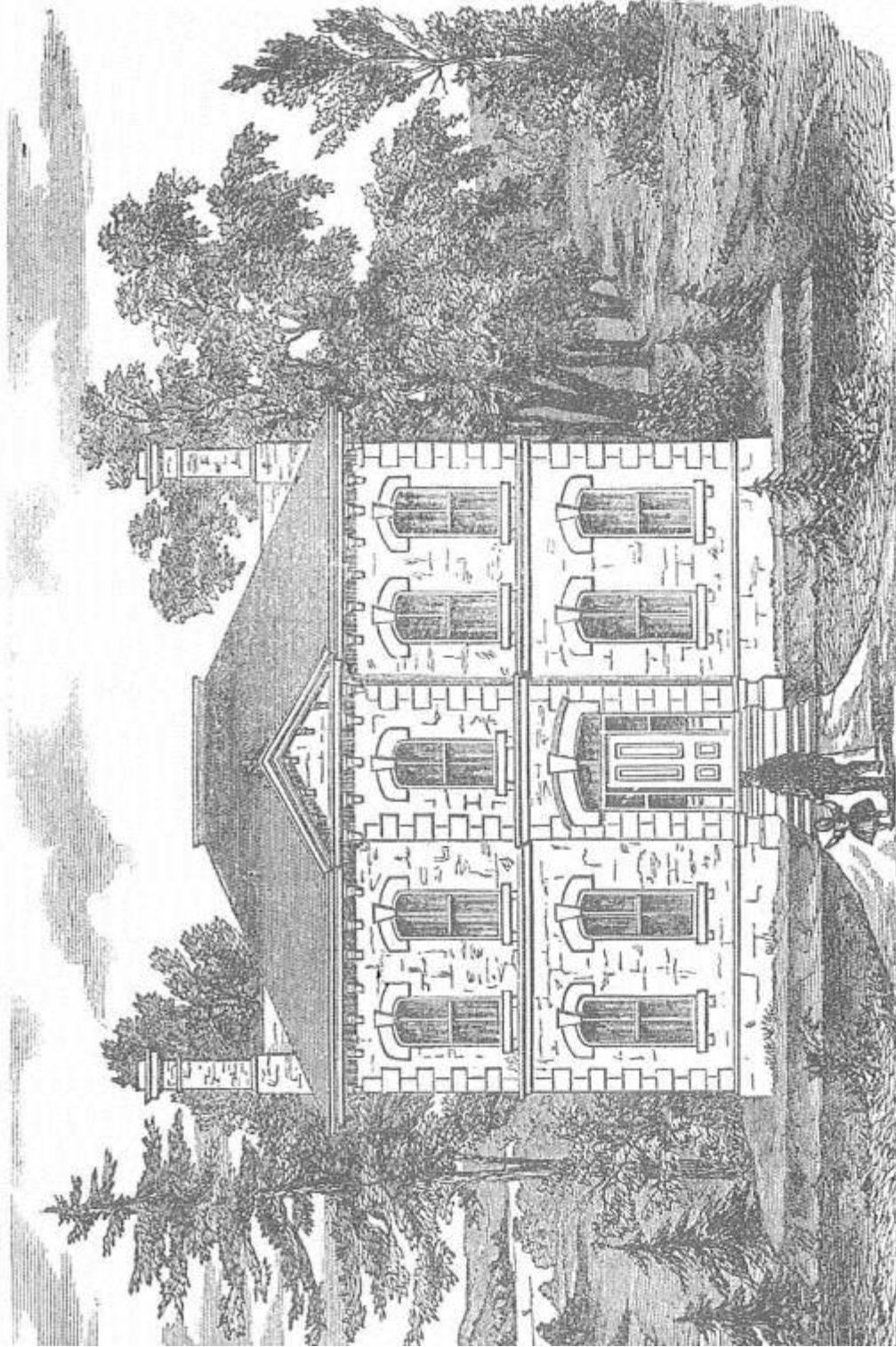


Site Visit February 2013

Attachment 10



Site Visit February 2013



7-1

Noteworthy features on this model house from The Canada Farmer include:

- hip roof with deck
- pedimented projecting frontispiece
- strongly accentuated corners
- eyebrowlike segmentally arched window cornices
- large-paned sash-type windows
- tall chimneys

Historic Precedents

Woodstock

At least one Italianate villa could be counted among the mansions in the more prosperous Ontario towns at the time of Confederation, and few are more faithful to the formula than the John Parker House, a landmark on Woodstock's most fashionable street. Designed with the airy country abodes of Tuscany in mind, the villa was the darling of architectural writers such as Andrew Jackson Downing and John Claudius Loudon. The irregular façade was a prerequisite, as were the elongated arched windows, the asymmetrical placement of the verandah and prolific use of brackets under the eaves. The signature mark, however, was the watchtower, and it commanded most of the architectural limelight. Builders of lesser means would sometimes forgo the tower, but without it, much of the romance was missing. Although inspired by the countryside, Italianate villas were an urban phenomenon. Similar dwellings stand in Port Hope, Toronto, Niagara-on-the-Lake and Kingston.



Above: Red asphalt shingle roof on an Italianate villa in Woodstock Ontario known as Parker House. Image and text from "Old Ontario Houses" by Tom Cruickshank and John De Visser.

Below: Red painted cedar roof on Bellevue House, Kingston (c. 1840, Parks Canada National Historic site)

