

HERITAGE VAUGHAN COMMITTEE MAY 22, 2013

7. 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 outlined resolution included in the analysis portion of this report to amend the approved Heritage Permit, be approved as presented for the subject property, and;
 - ii. That the applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
 - iii. That the applicant submit two sets of final revised architectural drawings capturing all required revisions referred to above for review and approval by Cultural Services staff; and,
 - iv. That the owner obtain approval from all other City departments, as required and;
 - v. That the applicant be advised 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 subject proposal; and,
 - vi. The applicant is 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 changes listed above were discussed at the April 17, 103 Heritage Vaughan meeting, and the following recommendation was approved:

- 1) *That the applicant meet with Cultural Services staff to resolve this matter as soon as possible; and,*
- 2) *That in resolving this matter, consideration be given to converting the structure back to a contributing building by removing 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; and,*
- 3) *That the amended Heritage Permit application, including revised drawings, be brought back to Heritage Vaughan for review and approval.*

Analysis

The applicant has been in consultation with staff and has submitted a revised front and side elevation drawings (please see attachments), as well as met with staff to reach a resolution outlined below.

The following issues were discussed at last April 17, 2013 Heritage Vaughan meeting and reiterated to the applicant at their meeting with staff.

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.

The following resolution was reached with the owner in a meeting with staff:

1) Redraw architectural drawings and submit for approval to Cultural Services and Heritage Vaughan review, a new design for the front porch structure. Reconstruct the front porch roof structure, to follow previously existing design elements, characterized by the return eaves/fascia detailing among others. Replace posts with a sympathetic design as depicted in the attached images. Railing may not be necessary, however if contemplated, then follow photo for style and submit specifications for review and approval. Please see attached photo 1, 2 and 3.

2) Trim materials are recommended to be wood for paint or prefinished wood product such as previously approved, Maibec or similar to be reviewed and approved by Cultural Services and Heritage Vaughan.

3) Change roof material to previously approved shingles, or paint the existing metal roof a mat (not shiny) black finish.

4) Paint quoining the same grey as the rest of the stucco, to make them blend into the background as soon as possible.

5) Add stucco lintel and keystone detail on top of all windows and doors and paint these white, as well as the rest of the window surround detail.

6) Do not add the previously discussed brackets.

- 7) Add a flat stucco band of approximately 8" thick, white in colour, under soffit.
- 8) Paint all trim in building white, including visible red metal band belonging to red main roof.
- 9) Please submit material samples and front porch post selection options for review.

Cultural Services finds that the resolution listed above, and as reflected in the revised drawings, would soften the existing presence on the streetscape and relate better to contributing buildings.

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. Proposed Changes, Front Elevation
7. Proposed Changes, East Elevation
8. Front Elevation Comparison of Approved(bottom) and Proposed
- 9.and 10. Site Visit February 2013

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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)

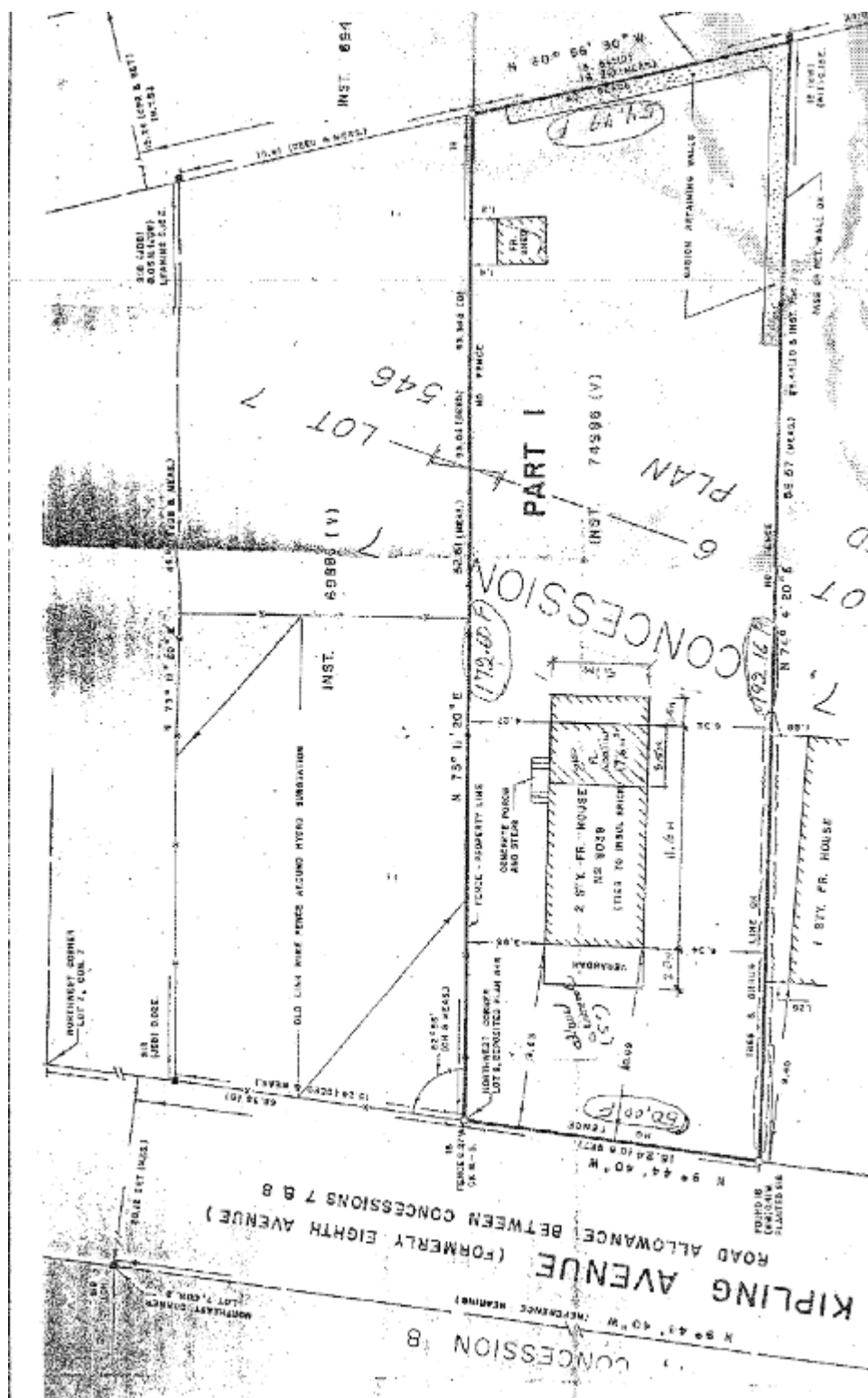
Trim:

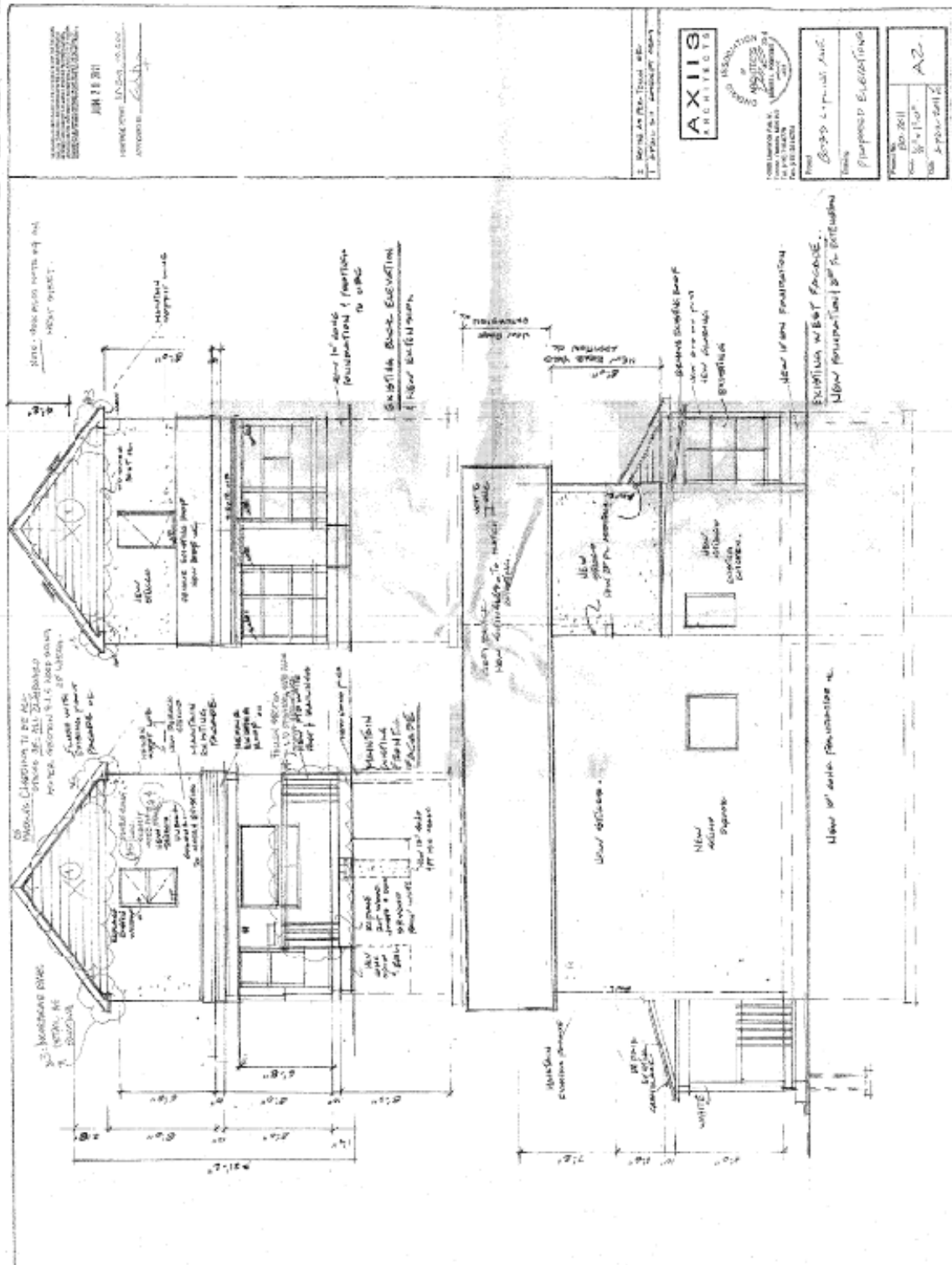
Manufacturer: Maibec fascia board
Typ. Size: 1"x 6" and all other trim to be this material: prefinished wood
Color: Expressions Gallery 4W1 Birch White

Windows:

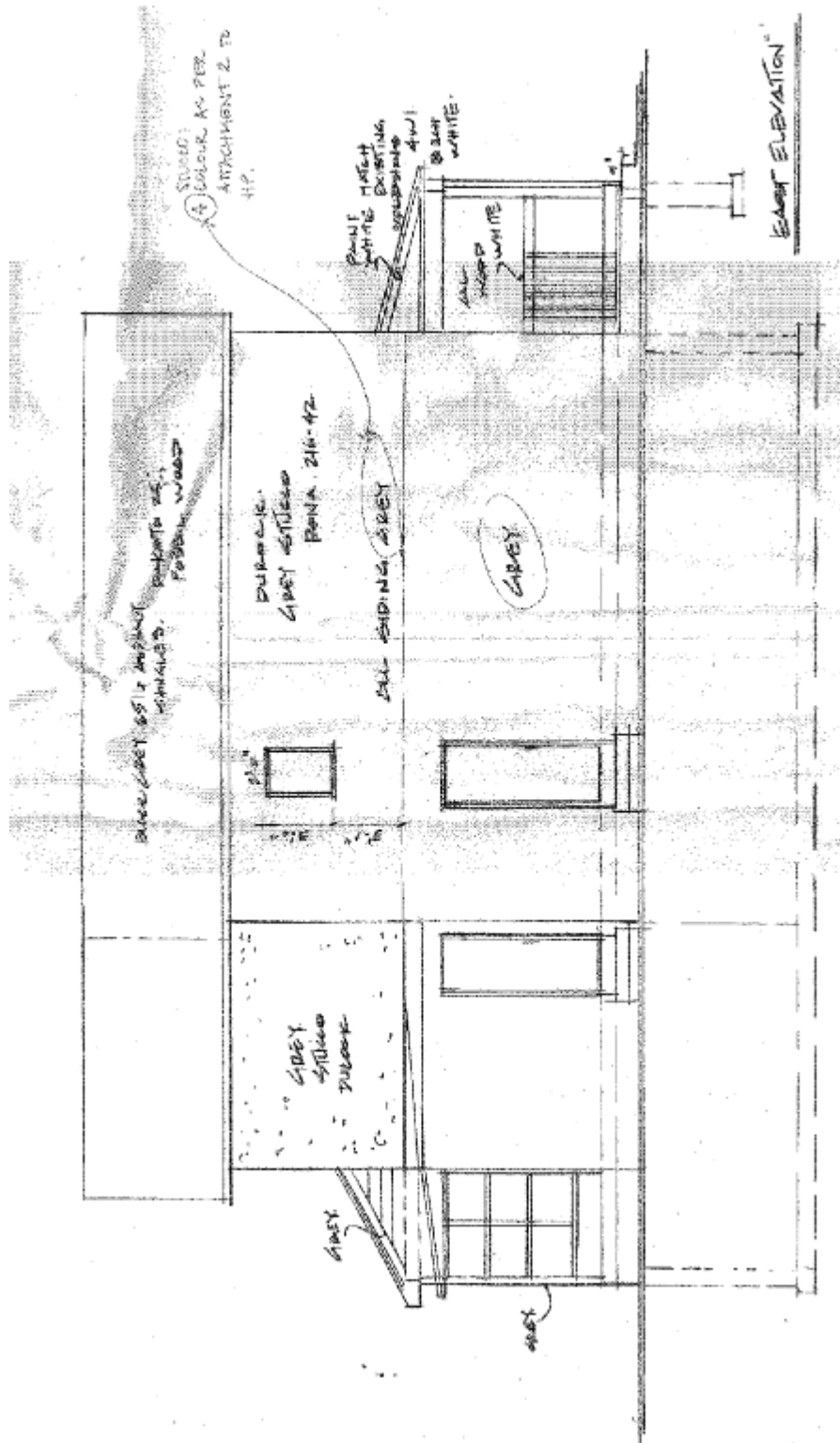
Supplier/manufacturer: Norwood
Material: Wood
Color: White non reflective.
Style: Double hung or single hung.

Pending Items: N/A

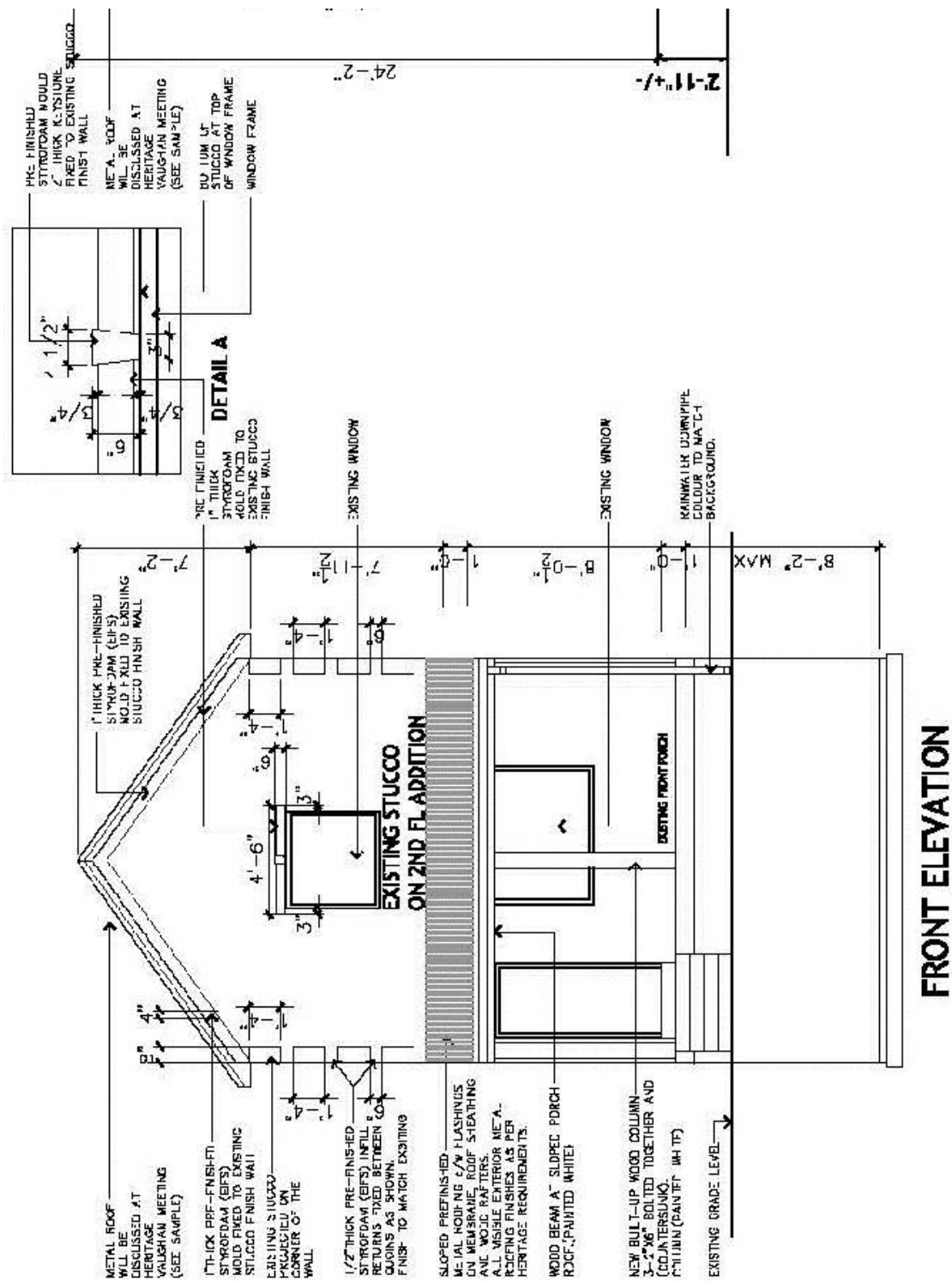




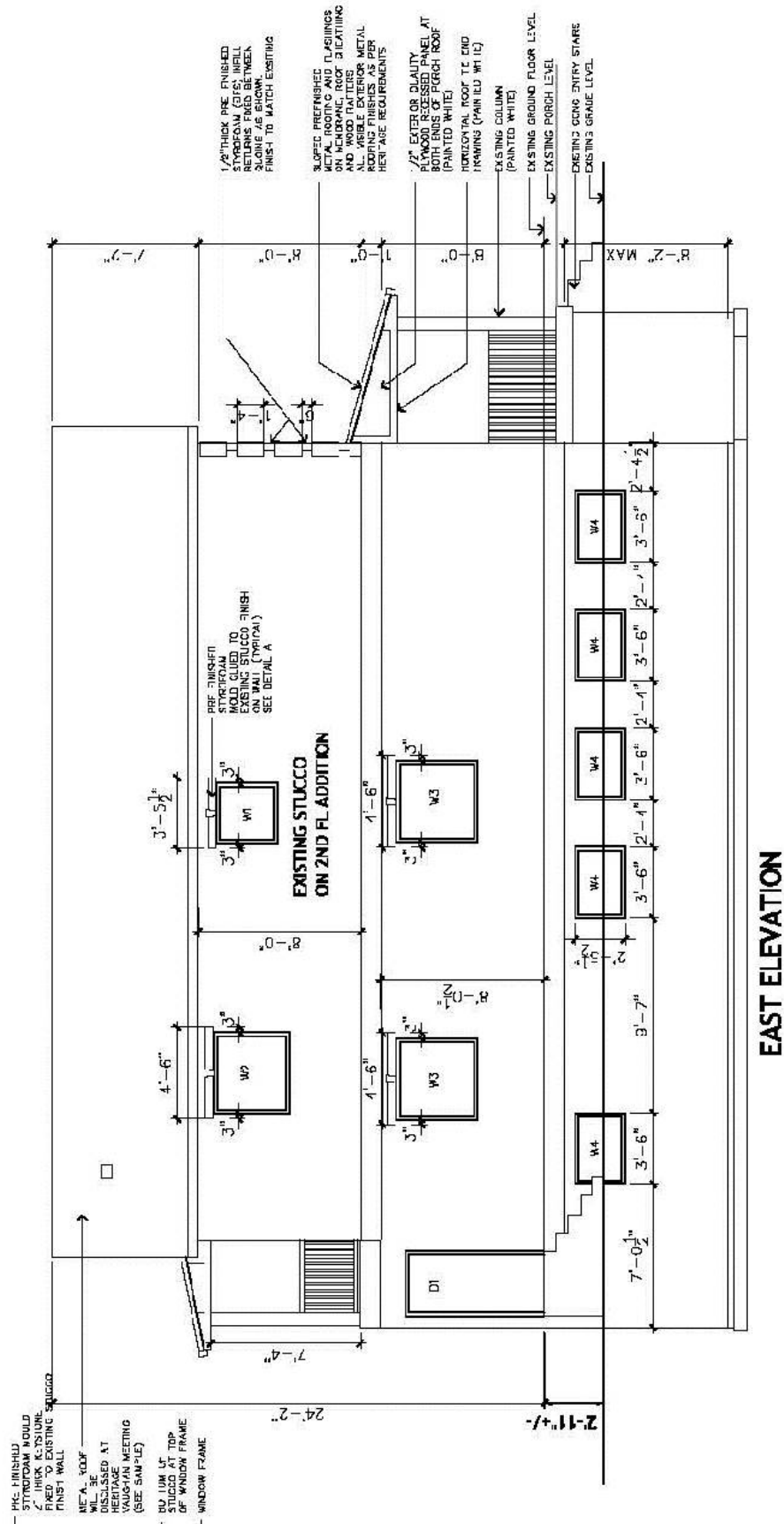
Approved Heritage Permit 2011.00.600



Proposed Changes, Front Elevation

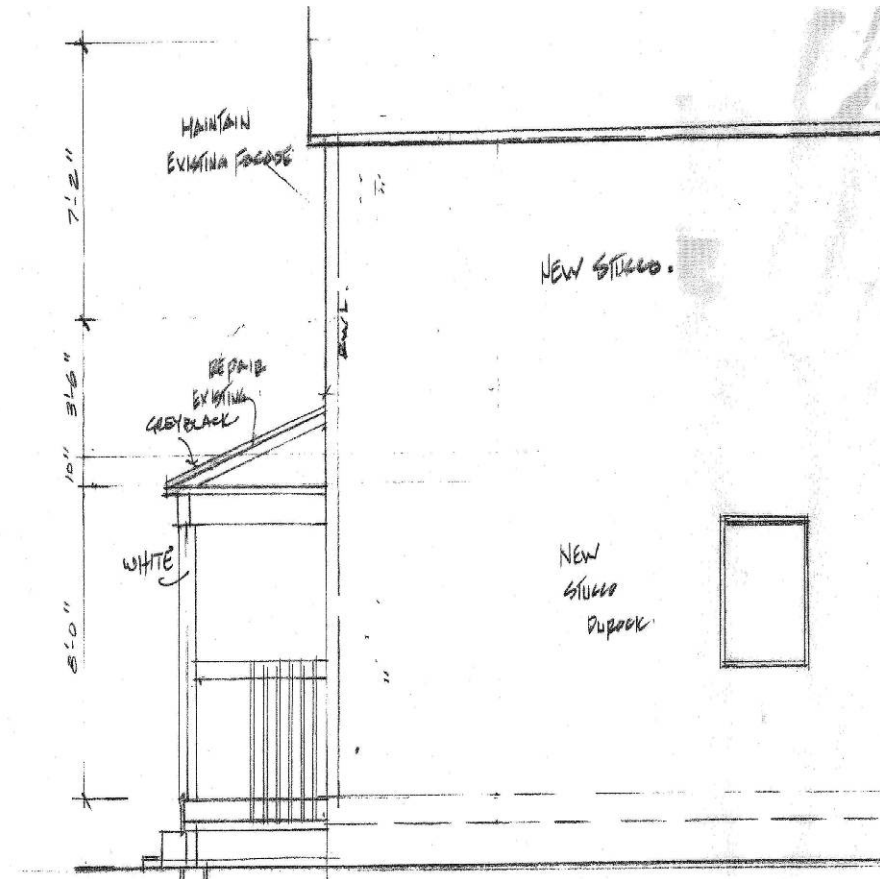
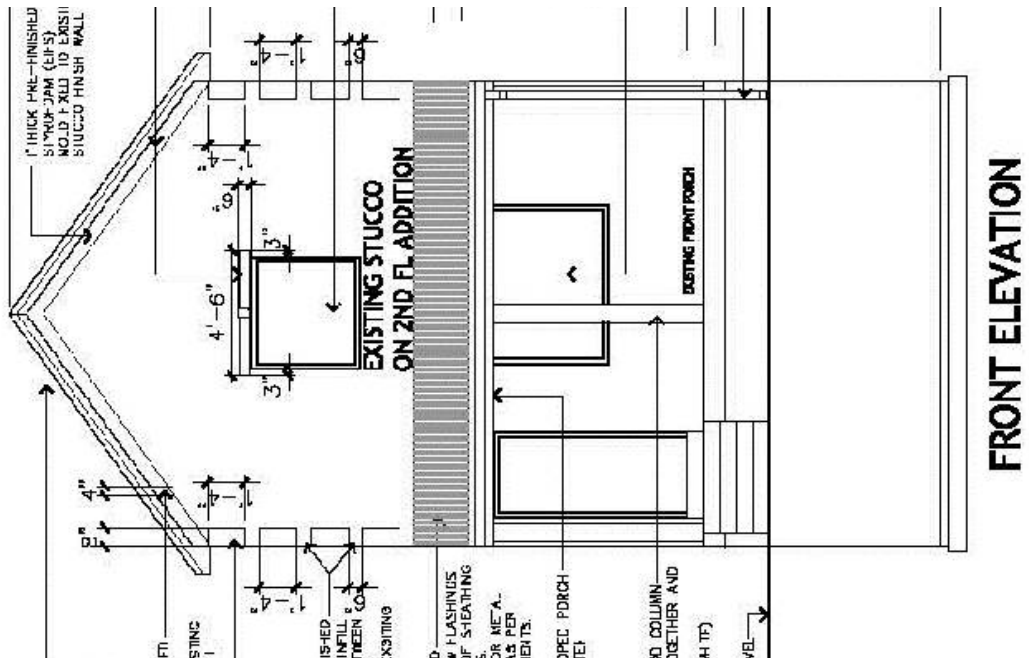


Proposed Changes, East Elevation



Attachment 8

Front Elevation Comparison of Approved (bottom) and Proposed



Site Visit February 2013



Attachment 10

Site Visit February 2013

