

1. 1 CLADDAMOUR PLACE – PROPOSED NEW CONSTRUCTION – WARD 2

Recommendation

Cultural Services recommends:

1. That the applicant work on the design in order to comply with the heritage district guidelines and return to a future heritage Vaughan meeting with a revised proposal, including the changes listed below:
 - i. East (Clarence) and North elevation (Claddamour) be revised as necessary in order to comply with the range of solid transparent ratio range of 40% to 80% solid; and,
 - ii. East (Clarence) and North elevation (Claddamour) form and compositions be revised to clearly reflect the idea reflected in plan of two rectangular blocks joined by a link, that result from the shape of the lot and its required zoning setbacks. That this link be clad in glass or stucco in order to boldly differentiate it from the two main blocks; and,
 - iii. That the design be simplified in form, articulation and material assignments for each area and be consistent with its main driving idea of “two prisms joined by a link of irregular shape confirming to the shape of the lot, as part of the idea of connecting to the surrounding context in a contemporary way; and,
 - iv. That the second floor “cubes” that are clad in stucco, as perceived from the Claddamour elevation, be redesigned, re-positioned in order to emphasize the “link” feature, on both first and second floor of this feature and de-emphasize them as “cubes”; and,
 - v. That the Clarence Street elevation composition be designed in such a way that it relates to the characteristics of the contributing buildings in the Clarence Street Character area, which include a vertical proportioning system for the windows, as well as main symmetries, or traditional alignment of architectural elements from bay to bay and level to level, (As per Section 6.3.3 of the Heritage District Guidelines); and,
 - vi. That the south elevation be revised to follow through in material composition with the main design premise of two geometric shapes linked by a third; and,
 - vii. That the cladding materials be chosen so that they blend in with the surrounding natural environment, including the tree bark and foliage.

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 portion of this report in order to review the proposal for a new single family home, new construction at the subject property.

Background - Analysis and Options

Background

Heritage Status of the property is that it is Designated Part V, as part of Woodbridge Heritage Conservation District.

The subject property is the result of a severance application from the original lot identified as 250 Clarence Street, and included in the Woodbridge Heritage Conservation District. 250 Clarence was subdivided into two lots in 2010, the other lot is now known as 5 Claddamour Place. A new contemporary structure on this adjacent lot was approved by the Heritage Vaughan in 2011, and is now complete.

The property is situated in the south west corner of Mounsey Street and Clarence Street, at the northern most end of the Clarence Street Character Area as identified within the Woodbridge Heritage Conservation District.

Mounsey Street continued in the south western direction across a hanging bridge over the Humber to Meeting House Road. This branch of the Humber was re-routed northbound after Hurricane Hazel, sometime in the 1960's, creating the conditions surrounding the subject property today, including ending Mounsey street at the west end of the property, and introducing the Humber River as a western limit.

In May 2013, Cultural Services staff was contacted by the current owners of the subject lot and initiated a pre-consultation process providing preliminary comment on the proposed design.

In response to feedback requested by staff, the owner, who is also the designer of the proposed building, provided the rationale and material found in the attachment portions of this report explaining the rationale of the design.

Analysis

In summary, the Woodbridge Heritage Conservation District Guidelines state that for New Buildings, Additions, and Alterations (Section 6.3) two approaches to new design may be pursued:

1. Replica/Reconstruction: appropriate on a few sites, where good documentary evidence exists; or,
2. Contemporary Design: must be "Contributing" and respect:
 - Attributes of subject character area, requirements in scale, height, setbacks, angular plane, among others
 - Material palette drawn from historical precedents in a new composition together with sensitive use of other modern materials
 - Proportion of Parts that relate to immediate contributing built context
 - Solidity vs. transparency
 - Detailing that relates in scale, repetition, lines and levels (extrapolation of lines/ beam and column solid and transparent that relates to contributing context)
 - Adjacent contributing buildings
 - New work should not be "aggressively idiosyncratic" but it should fit the village context while at the same time represent current design philosophy

Adjacency is defined in section 6.5 as follows:

"For the purpose of this Plan, the term "adjacent" includes properties that a) touch; b) form part of a cluster; c) form part of a continuous street wall; and d) are visible from each other."

Summary of Proponent's Rationale of Building's Design

Please refer to the attachments of the report.

Proposed Site Plan and Rationale of Building's Design

The applicant concludes that the building's *form* is a direct response to the shape of the buildable area in the lot, resulting from allowable setbacks. The form is generated from an analysis in plan resulting in a "collision of two geometric cubes conforming to the shape of the land boundaries. The two cubes are fused together by a third cube... connecting the interior space both horizontally via passage ways and vertically to lower and upper levels... The building is connected to Claddamour Place by the gentle slope of a ramp from the front door to the road. This ramp also slopes down towards Clarence Street to a gathering space. This is an attempt to associate and connect the formal entry from Claddamour to the Clarence Street side".

The site plan is useful to understand the basis for the form of the design as two blocks coming together with a resulting and connecting middle geometry as described as well by the applicant/architect. The geometry is derived from the identification of the simple geometries that fit within the shape of the corner lot and its allowable setbacks. Each simple rectangular shape in plan shares characteristics with the straightforward geometries in plan exhibited by traditional homes of the 19th century such as Georgian or Victorian. Even though the shapes are arranged in a more contemporary way, there is potential to develop a sympathetic contemporary design within the District.

The applicant identifies in his analysis that the *materials* are drawn from a traditional palette interpreted in contemporary products including, brick with faint glaze, natural stone veneer, wood veneer paneling, stucco. *"The dark brick is used to anchor the building to the landscape"* as referenced in *Attachment 11 – Material Composition*.

The proposed design uses a contemporary architectural language and it is, in particular, subject to section 6.3 of the Heritage Conservation District Guidelines.

Claddamour Elevation (façade)

The block on the left and the block on the right are discernible and are consistent with the rationale for the design in plan shown in the site plan. The form of the link portion on the second floor, however, is lost and other cubes are found on the second floor of the west block that does not follow the narrative (two blocks fused together).

East Elevation

The Clarence Street elevation or east elevation composition reflects a series of elements "nested" or arranged to either puncturing a veneer of brick, or appearing behind it. The main block could be considered to be the brick wall or the block appearing behind it. It is not clear how this composition relates to the contributing built or natural context or how it relates to the main driving design concept.

There is an abstracted distribution and choice of materials that puts together an interesting elevation however not linked to the premise of the design nor the contributing context. The design would benefit of a narrative that is consistent from plan to elevation. The chimney clad in logs is an interesting interpretation of the log house that previously existed on site, however the log house was made of square cut logs, laid horizontally and chinked, with a stone chimney. Therefore the interpretation is too abstract and not directly related to the log house that once existed on site.

Material Composition

The material composition has been revised to clad the middle portion and the cubes on the second floor (right). It does help the design to have the middle section clad in stucco, however, the second floor "cubes" that are attached to the link, interfere with the link reading as in fact a linking element.

The second floor wood-clad rectangular prism is singled out as a separate prism in that it is assigned a different material than on the second floor. The reason for this is not clearly given.

Based on Section 6.3.3. *Material Palette*, the applicant has provided a material palette that complies with the district guidelines. The material palette complies with the mandate to incorporate the new materials and traditional materials set forth in section 6.3.3. The proposed palette is composed of brick, stone, and wood. The brick closely approximates the traditional Ontario Size brick units, while the color choice resembles a burnt brick and has a contemporary light glaze on it. The stone proposed is a natural slate laid in a contemporary but naturally textured manner. The wood cladding panels are a contemporary product, which showcases a natural wood grain although of a bright colour. . The material type itself is acceptable, although the colour should be darker in order to blend in with the tree bark surrounding the site.

Recommended Revisions by Cultural Services

In its review, staff finds that although the design incorporates a lot of interesting ideas about architectural design, the proponent has not provided a rationale of the design that relates to section 6.3.3. *Architectural Guidelines, Proportion of Parts, Solidity versus Transparency and Detailing* or the HCD guidelines in general.

The composition of the materials on the elevation is contemporary however, it is not used as a medium to express the extrapolation of lines from the surrounding built context as mandated in the design guidelines but rather it is used exclusively to express the form of the building which is driven by the shape of the corner lot. Relating to the shape of the corner lot is acceptable; however, the form of the buildings, elevation composition, together with the assignment of the type of material to each element does not follow a consistent, narrative discernible in the design that relates to the contributing context. This results in an overly idiosyncratic design which is not supported in the Woodbridge Heritage District Guidelines (*Section 6.3.3 Contemporary Design*). The combination of narratives may have been abstracted to a degree which results in the design ceasing to maintain a discernible relationship to the context.

A discernible relationship to the context is crucial to achieving a good fit within the Heritage Conservation District. The Woodbridge Heritage Conservation District states the following as it relates to context:

"The proportional use of materials, use of extrapolated construction lines (window head, or cornices for example) projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition".(Section 6.3.3. p. 81).

In order for the design to be consistent with the proposed, design rationale as provided by the owner, the following revisions and considerations are recommended:

East (Clarence) and North elevation (Claddamour) be revised as necessary in order to comply with the range of solid transparent ratio range of 40% to 80% solid; and,

East (Clarence) and North elevation (Claddamour) form and compositions be revised to clearly reflect the idea reflected in plan of two rectangular blocks joined by a link, that result from the shape of the lot and its required zoning setbacks. That this link be clad in glass or stucco in order to boldly differentiate it from the two main blocks; and,

That at minimum, the East elevation composition be based on and establish a discernible relationship with the characteristics of the surrounding contributing built context as required in the Heritage District Guidelines section 6.3.3; and,

That the design be simplified in form, articulation and material assignments for each area and be consistent with its main driving idea of "two prisms joined by a link of irregular shape

confirming to the shape of the lot, as part of the idea of connecting to the surrounding context in a contemporary way; and,

That the second floor “cubes” that are clad in stucco, as perceived from the Claddamour elevation, be redesigned, re-positioned in order to emphasize the “link” feature, on both first and second floor of this feature and de-emphasize them as “cubes”; and,

That the Clarence Street elevation composition be designed in such a way that it relates to the characteristics of the contributing buildings in the Clarence Street Character area, which include a vertical proportioning system for the windows, as well as main symmetries, or traditional alignment of architectural elements from bay to bay and level to level (see section 6.3.3 of the Heritage District Guidelines); and,

That the south elevation be revised to follow through in material composition with the main design premise of two geometric shapes linked by a third; and,

That the cladding materials be chosen so that they blend in with the surrounding natural environment, including the tree bark and foliage.

It is recommended that the applicant continue to work on the design so as to achieve a consistent design within itself, the context of the site and the Heritage Conservation District Guidelines.

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 the recommendation section of the report.

Attachments

Please refer to attachments in main agenda report.

Report prepared by:

Cecilia Nin Hernandez
Cultural Heritage Coordinator, Ext. 8115
Recreation and Culture Department

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