

HERITAGE VAUGHAN REPORT

DATE: Wednesday, June 20, 2018

WARD(S): 1

**TITLE: NEW CONSTRUCTION – DAYCARE CENTRE ADDITION
10110 ISLINGTON AVENUE, KLEINBURG-NASHVILLE
HERITAGE CONSERVATION DISTRICT**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Heritage Vaughan Committee regarding the proposed construction of an addition to the existing school located at 10110 Islington Avenue, a property located in the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”) and designated under Part V of the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing an addition to the existing school located at 10110 Islington Avenue.
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- Heritage Vaughan approval is required under the *Ontario Heritage Act*.
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

Recommendations

1. THAT Heritage Vaughan approve the Heritage Permit application, subject to final approval of the Site Development File DA.18.009 under the *Planning Act*, for the proposed addition to the existing school at 10110 Islington Avenue under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b) That Heritage Vaughan Committee's recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
 - c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Background

The subject property is municipally known as 10110 Islington Avenue and is located on the west side of Islington Avenue, north of Major Mackenzie Drive. There is an existing one-storey, flat roof school. The gym is in the middle of the building and rises above the one-storey portion of the school in a window-less structure clad in vertical metal siding. The existing building height is approximately 8 m. This school was constructed in 1970 and is currently used by the École élémentaire La Fontaine. The subject property is not identified as a contributing property within the KNHCD Plan. The Joseph Capner House (10072 Islington Avenue) is directly south of the subject property and is a contributing property within the KNHCD Plan area.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner is proposing an addition to the existing school on the subject property

The Owner is proposing a 610.8 m² addition to the existing one-storey elementary school (Ecole Elementaire La Fontaine) along the north facade of the existing building and a parking lot expansion. The existing parking lot will be reconfigured and expanded,

as the proposed addition is to be in an area containing existing parking. The addition is for a new Daycare and Literacy Hub, as shown on Attachment #4.

The proposed one-storey addition will be constructed with tilt-up concrete panel cladding in different shades of brown and grey. All facades will include circular accents of the same colour and the north and west elevations will have windows placed at different angles. As stated in the submitted Heritage Impact Assessment (HIA), the intention of these design features is to have a playful look reflecting the use of the addition as a daycare centre.

The proposed parking lot extension to the north of the property will maintain the existing Islington Avenue entrances and will include a total of 44 parking spaces (including 2 accessible parking spaces). The existing bus loop will be re-located to the north end of the proposed addition. The proposed landscape includes grassed areas, concrete with tree plantings along Islington Avenue, and an outdoor playground enclosure for the daycare centre just north of the proposed addition.

Minor Variances are not required to permit the new addition

A related Site Development Application (File DA.18.009) has been submitted to permit the addition. The application has been reviewed by the Building Standards Department, and the applicant has confirmed that variances to Zoning By-law 1-88 will be not be required.

The proposed addition is consistent with the following relevant sections of the KNHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety

New Development

Section 6.3 – Policies for New Development

“New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture and general design to the heritage buildings around them”.

- The existing building is a flat roof building with a mix of brick and concrete materials. The proposed addition is also a flat roof building that utilizes concrete paneling with circular accents.
- The materiality and window design along the front façade are sympathetic to the heritage character of the KNHCD Plan and the existing building.
- The remaining facades introduce irregularly oriented windows that are not consistent with the existing building or the heritage character of the District. However, Cultural Heritage staff have determined that these facades will have

minimal visibility from the Islington Avenue street frontage. The applicant has noted that these design elements are desired due to the intended use as a daycare centre.

- The siting and scale of the addition is subordinate to the existing building and the scale of the addition is sympathetic to the heritage character of the District.

“New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building”.

- The addition will be located on a vacant portion the property that currently contains a non-contributing building.

“New development within the District should be consistent with the Guidelines in Section 9.5”.

- See following discussion on Section 9.5 below.

Design

Section 9.4.1.2 Existing Non-Heritage Buildings – Contemporary Alteration

“Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building”.

- The massing and roofline are consistent with the existing building and the use of concrete is appropriate to match the materials found in the existing building.

“The Guidelines in Section 9.3.4 [9.3.7] for additions to heritage buildings apply, in terms of siting, scale and location of additions”.

- See following discussion on Section 9.3.7.

Section 9.3.7 – New Additions to Heritage Buildings

“Don’t design additions to a greater height or scale than the original building”.

- The proposed addition height is 3.8 metres and the existing building is approximately 8 metres in height.
- As noted in the submitted HIA, the proposed addition is subordinate in scale to the existing building as it is 38.56% of the existing building in size.

“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 original building”.

- The proposed addition is located on the north side of the building and is setback approximately 17 metres from the existing building’s front façade.

The Inventory Page from the KNHCD Plan should also be referenced, which states:

“Any new addition to the building should be flat-roofed, but not necessarily in a style similar to the existing structure”.

- The proposed addition is flat-roofed and is contemporary in style to match the existing building, but presents a window orientation along the north and west facades that is not found in the existing building. As these facades will not be entirely visible from the Islington Avenue streetscape, Cultural Heritage staff recommend that these design features be permitted.

Landscaping

Section 9.2.3 Heritage Design and Detail – Fencing

“By the Victorian era, plain and decorated metal fencing began to be used around wealthier properties”.

- Based on the above description, the proposed plain metal fencing is appropriate.

Section 9.9.2 The Village Forest – Character

- The applicant is proposing six (6) Streetkeeper Honey Locust Trees along the Islington Avenue streetscape to buffer the proposed parking lot. This tree species is not included as an “inappropriate species” list of Section 9.9.2 of the KNHCD Plan, and the Urban Design Section has confirmed that they are satisfied with the proposed landscape.

Materials

Section 9.10.2 Non-Heritage Buildings – Appropriate Materials

“Exterior Finish: Use materials compatible with the original design.”

- The proposed concrete panels are consistent with the materials used in the existing building, which includes a mix of concrete and brick.

“Roofs: Slopes and layouts compatible with the original design.”

- The proposed flat roof is consistent with the flat roof of the existing building.

“Doors and Windows: Use materials and designs compatible with the original design.”

- The door design along all facades of the proposed addition are consistent with the original design, as the doors on the existing building are metal. The proposed aluminum windows along the east elevation (fronting onto Islington Avenue) are consistent with the window design and materials on the existing building. Final building material information for the new doors and windows is included as a condition of approval.
- As previously noted, the remaining facades introduce irregularly oriented windows that are not consistent with the existing building. However, Cultural Heritage staff have determined that these facades will have minimal visibility from the Islington Avenue street frontage. The applicant has noted that these design elements are desired to convey the playful nature of the daycare centre.

Timeline

This Application is subject to the 90 day review under the *Ontario Heritage Act*. This Application was declared complete on June 5, 2018 and must be deliberated upon by September 3, 2018 to meet the 90 day timeline.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the Heritage Permit application to permit an addition to the existing school on the property municipally known as 10110 Islington Avenue and is satisfied that the proposed addition is consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed alteration under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

For more information, please contact: Shelby Blundell, Cultural Heritage Coordinator, ext. 8813.

Attachments

1. Location Map
2. Subject Property
3. Site Photos
4. Site Plan and Enlarged Site Plan and Site Plan Details, Barry Bryan Associates, dated May 14, 2018
5. Building Elevations, Barry Bryan Associates, dated May 14, 2018
6. Landscape Plans, Barry Bryan Associates, dated May 14, 2018
7. Heritage Impact Assessment, Martindale Planning Services, December 2017

Prepared by

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/CM

Location Map

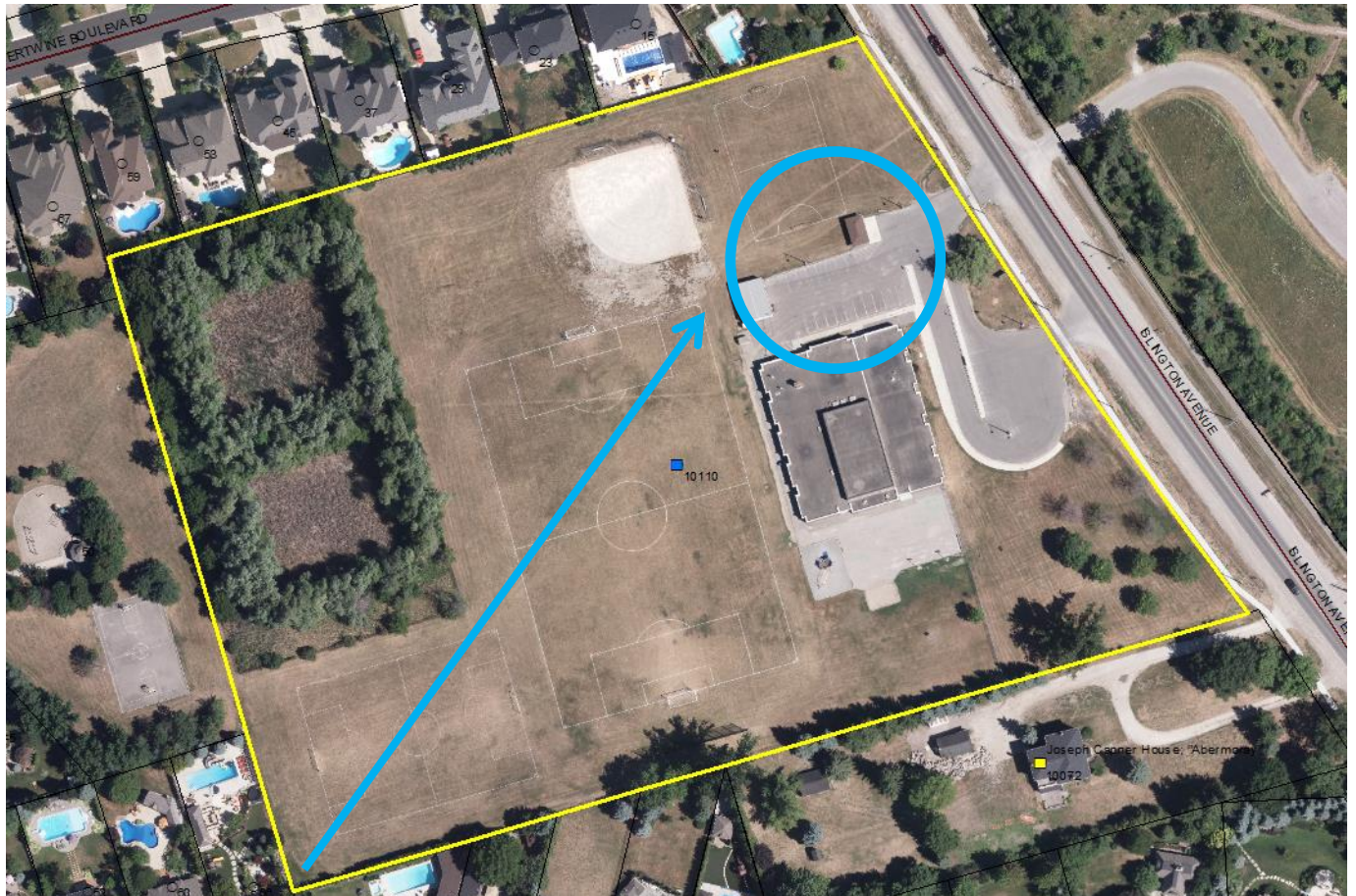


Kleinburg-Nashville HCD (Green shaded area)

10110 Islington Avenue

Attachment 2

Subject Property



Location of proposed addition

Attachment 3

Existing School



Location of Proposed Addition



Existing Rear Elevation



Existing Garbage Enclosure



Existing Entrance #1



Existing Entrance #2



View of Adjacent Contributing Building – 10072 Islington Avenue




Existing Soccer Field



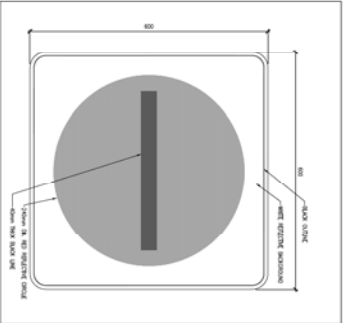
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NO.	STATUS	DATE	BY
1	ENTERED FOR PLAN REVIEW	1/1/00	BOB
2	ENTERED FOR PLAN REVIEW	1/1/00	BOB
3	ENTERED FOR REVIEW ONLY	1/1/00	BOB

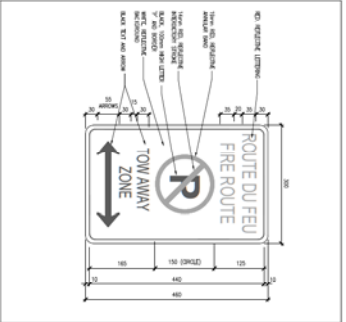
PROJECT:		Ecole Elementaire LaFontaine	
		11115 BLANCHET AVENUE KILMERING, ONTARIO	
DRAWING:		CONCRETE SQUARE FLOORING	
SITE PLAN			
			
BARRY RIVAN ARCHITECT ASSOCIATES 1000 SHEPPARD AVENUE EAST SUITE 1000 VICTORIA PARK VICTORIA, BC V8N 1X1 TEL: (604) 686-2826 FAX: (604) 686-2827 WWW.BRIVANARCHITECTS.COM			
DRAWING NO. 17157	REVISION NO. A101	DRAWING DATE 17157	REVISION DATE A101



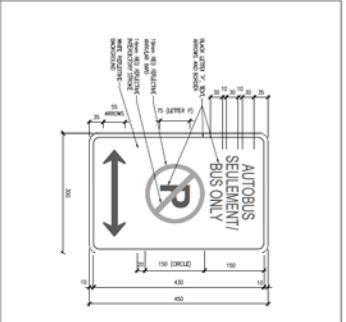
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A102 1.8



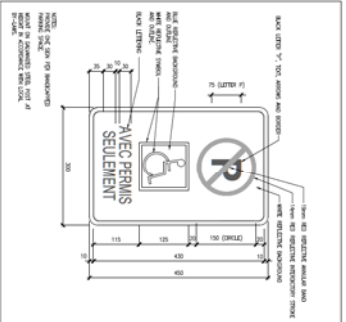
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A102 1.8



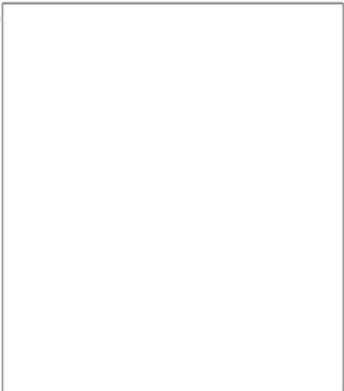
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A102 1.8



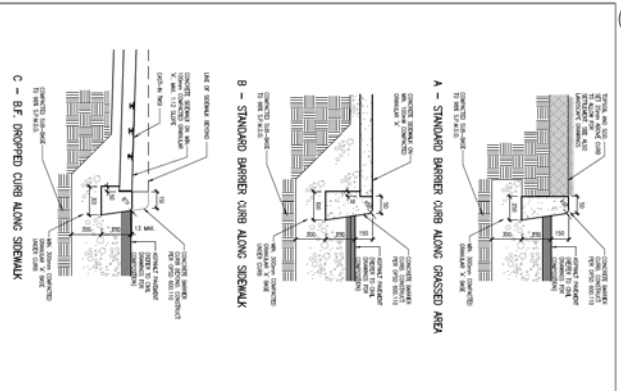
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A102 1.8



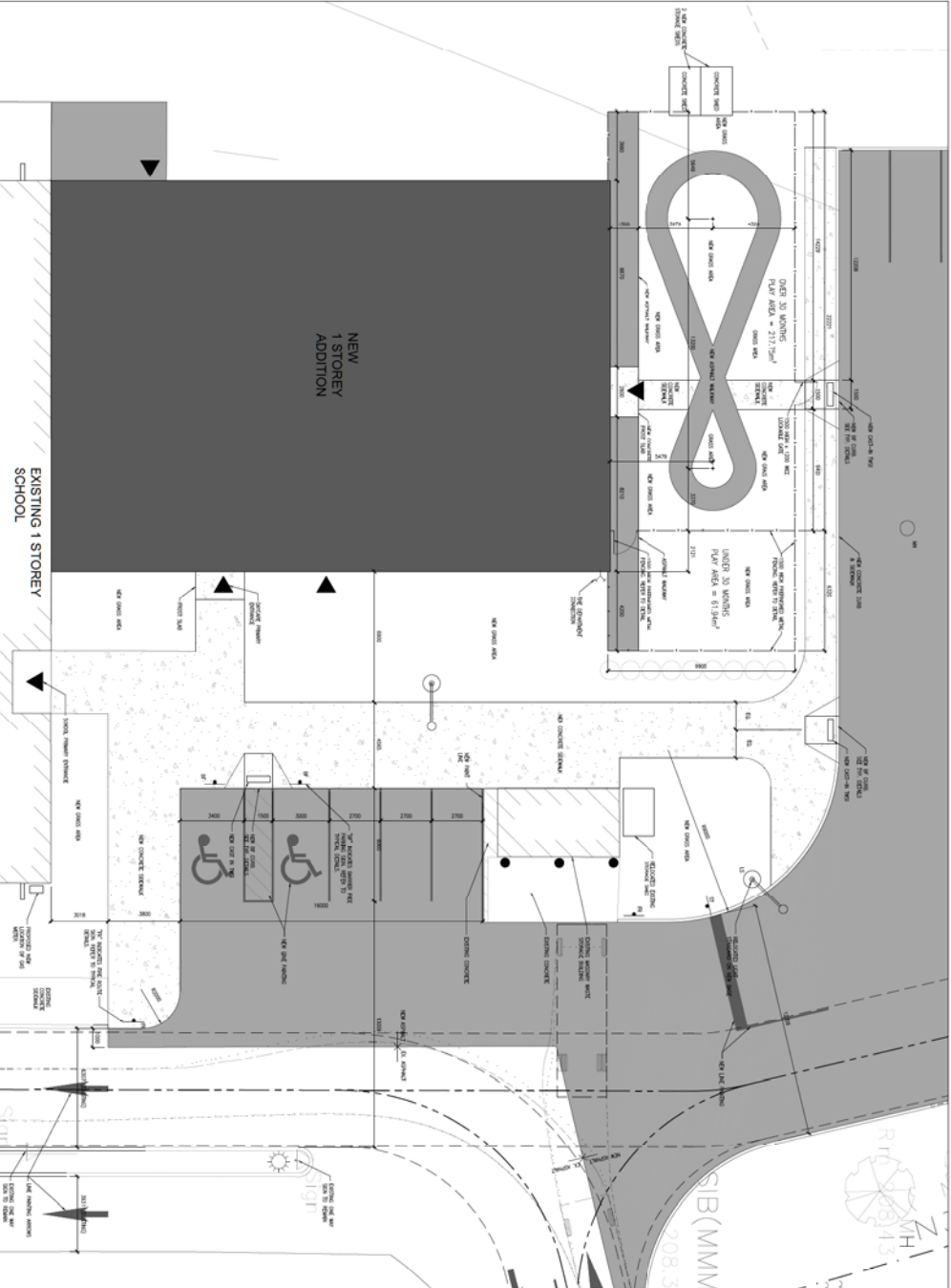
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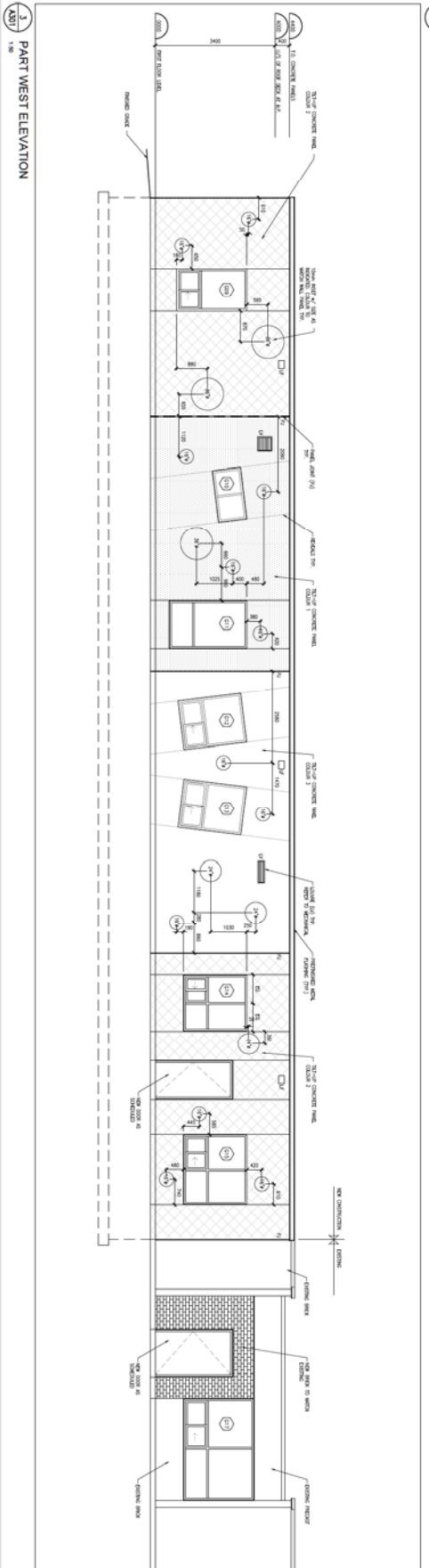
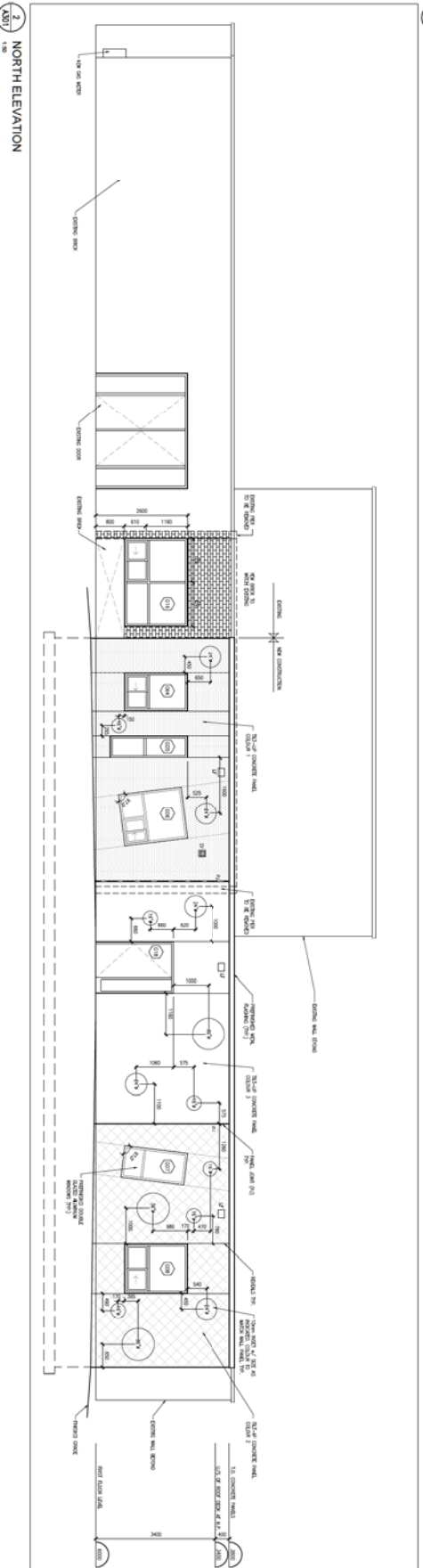
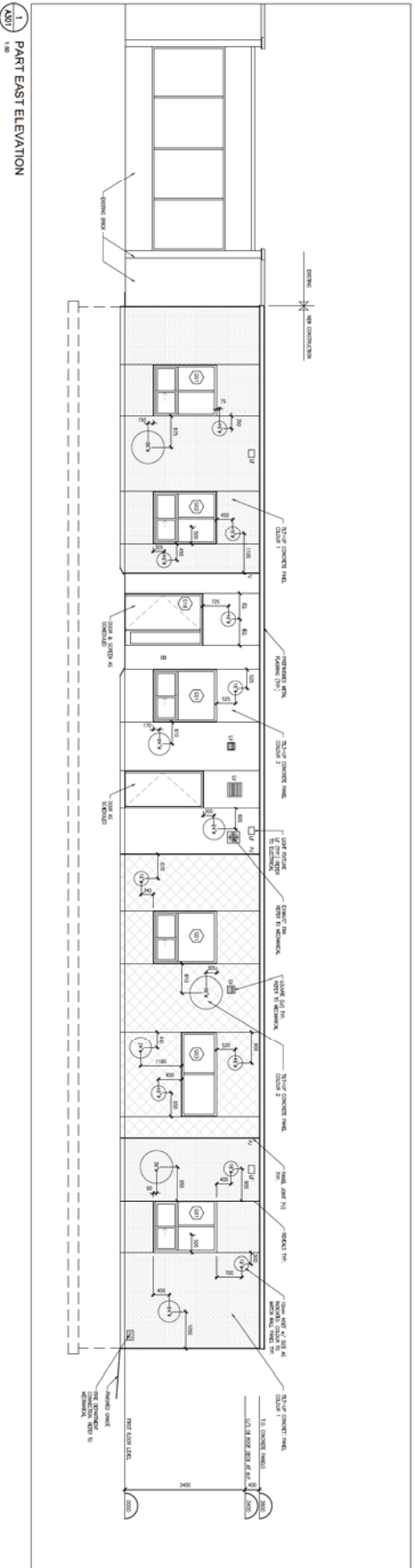
2 NOT USED
A102 1.8



1 TYPICAL CONCRETE CURB DETAILS
A102 1.8



1 ENLARGED PART SITE PLAN
A102 1.8



17157 A301

BBA

BARRY BRYAN ARCHITECTS

10110 ISLINGTON AVENUE
SCARBOROUGH, ONTARIO M1V 4Y7

TEL: (416) 291-8888
WWW.BBAA301.COM

PROJECT:
Ecole Elementaire
LaFontaine

ADDRESS:
10110 ISLINGTON AVENUE
SCARBOROUGH, ONTARIO M1V 4Y7

CONTRACT SQUARE FOOTAGE:
17157

DRAWING:
BUILDING ELEVATIONS

NO. **DESCRIPTION** **DATE** **BY**

1	EXISTING ELEVATION	2017	BB
2	EXISTING ELEVATION	2017	BB
3	EXISTING ELEVATION	2017	BB

Legend:

1	EXISTING ELEVATION	2017	BB
2	EXISTING ELEVATION	2017	BB
3	EXISTING ELEVATION	2017	BB

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- ## NOTES

MADE WATER TO BE PROVIDED AND SEWERS FOR PROJECT CONSULTANTS AND DEPOSIT TO BE MADE BY CONTRACTOR FOR REMOVAL OF FLAME WATER.

- DETENTION BASIN SEED MIX BY PICKSEED

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- 3
L101
TYPICAL FENCE GATE DETAIL
N.T.S.

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-
1. BARK
2. CAMBIUM
3. XYLEM
4. PITH
5. PHLOEM
6. HEARTWOOD
7. SAPWOOD
8. DENDROCHRONOLOGY
9. LENTICEL
10. VESSEL
11. TRACHEID
12. SIEVE TUBE
13. COMPANION CELL
14. PHLOEM PARENCHYMA
15. XYLEM PARENCHYMA

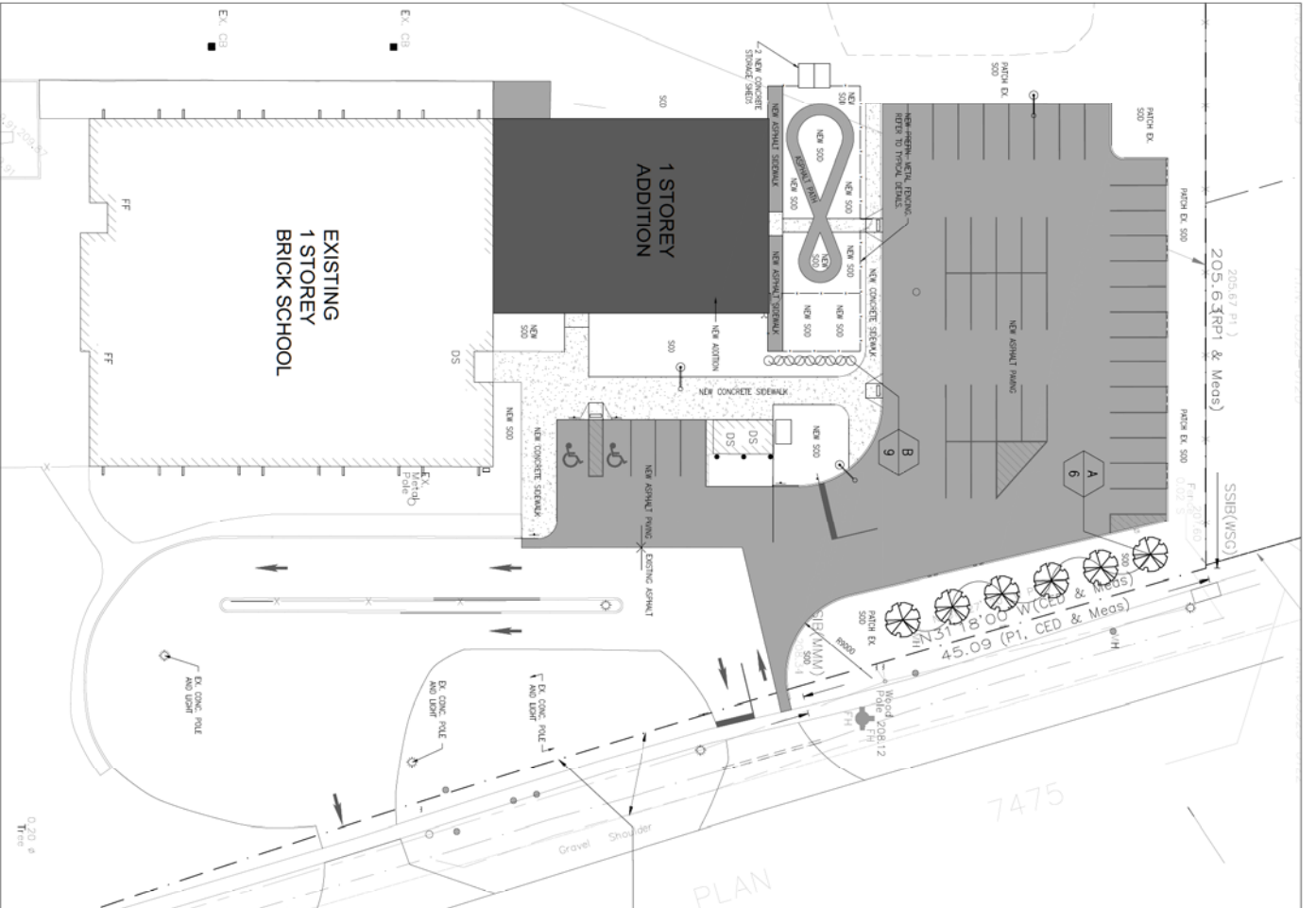
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1. FOR USE DEPENDS ON FIRST RECORD, RECORD AND END SLIPS. DEPENDS FIRST FOR ALL RECORDS. LABELS.
2. REFERS TO ANOTHER RECORD. RECORDS REFERS FOR DATA SLIP. DATA SLIP RECORDED ON RECORD AND ANOTHER DATA SLIP.
3. THE SLIP OF A FIELD WHICH BEING ON PREVIOUS RECORD REFERS TO ANOTHER RECORD.

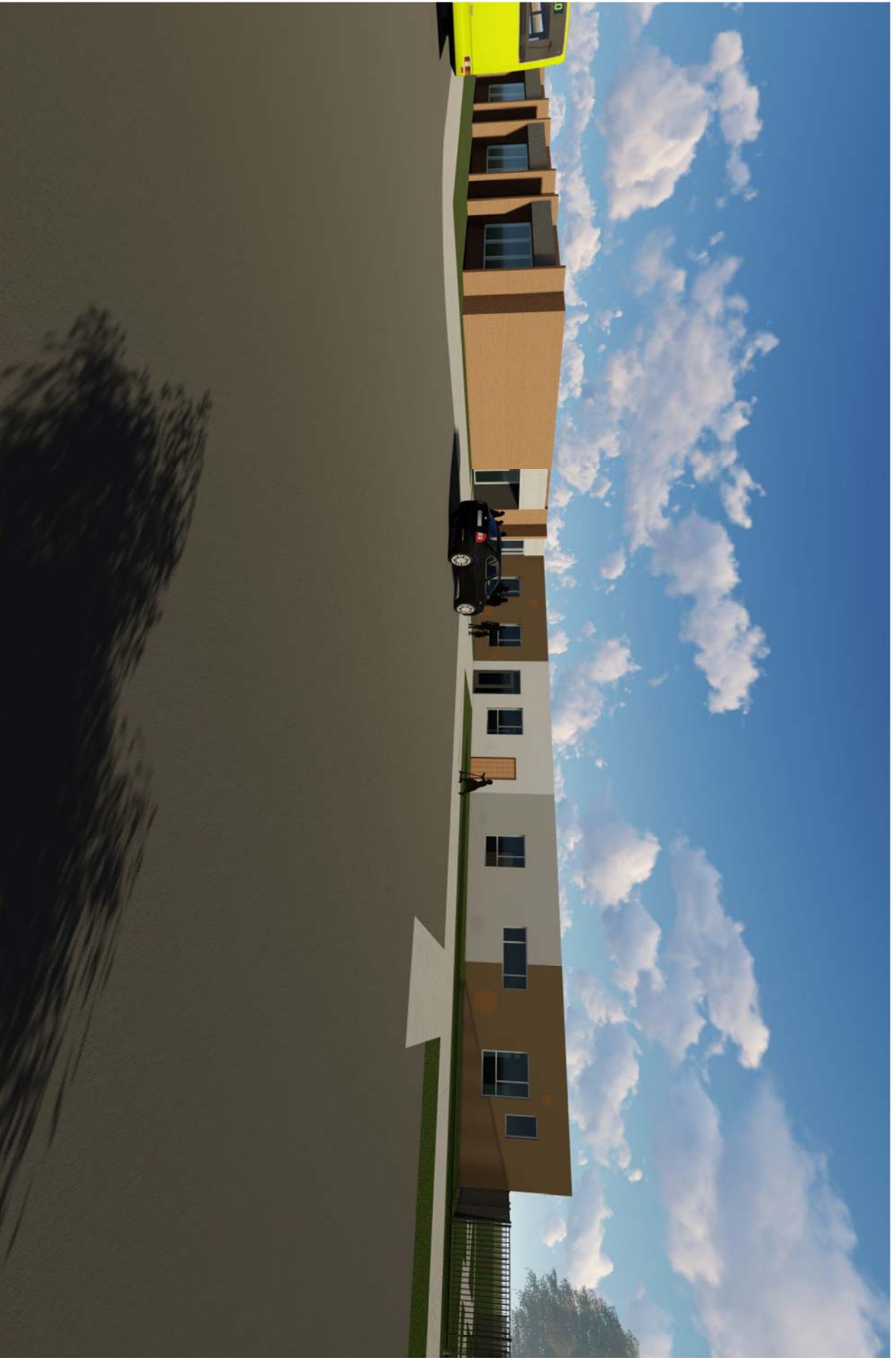
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TYPICAL METAL FENCE DETAIL

LANDSCAPE PLAN



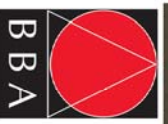
LANDSCAPE PLAN



PROPOSED DAYCARE ADDITION TO ECOLE ELEMENTAIRE LA FONTAINE

FrancoAchat-Conseil scolaire Viamonde

Kleinburg, Ontario



Barry Bryan Associates, Architects, Engineers, Project Managers

BBA Project No. 17157

Date: April 30, 2018



PROPOSED DAYCARE ADDITION TO ECOLE ELEMENTAIRE LA FONTAINE

FrancoAchat-Conseil scolaire Viamonde

Kleinburg, Ontario



BARRY BRYAN ASSOCIATES, Architects, Engineers, Project Managers

BBA PROJECT NO. 17157

DATE: April 30, 2018

HERITAGE IMPACT ASSESSMENT

ECOLE LA FONTAINE
10110 Islington Avenue, Kleinburg, ON



PREPARED FOR: CONSEIL SCOLAIRE VIAMONDE

PREPARED BY: MARTINDALE PLANNING SERVICES - URBAN PLANNING,
HERITAGE AND DEVELOPMENT CONSULTANTS

DECEMBER 2017



MARTINDALE PLANNING SERVICES • URBAN PLANNING & DEVELOPMENT CONSULTANTS

December 2017

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1.0 Introduction and Purpose of Report

Conseil Scolaire Viamonde intends to erect a 546.5 sq. m one-storey addition to an existing French elementary school, Ecole La Fontaine, in Kleinburg in order to provide a day care centre and Literacy Hub at the facility. The property is located at 10110 Islington Avenue just north of Major Mackenzie Drive (see Figure 1 - Location Map and Planning Context). Since the site is within the Kleinburg-Nashville Heritage Conservation District, a Cultural Heritage Impact Assessment is required to evaluate the impact of the addition on the heritage resources in the district and assess its conformity with the design guidelines contained in the District Plan (see Figure 2, District Boundary).

This report has been prepared in accordance with the City of Vaughan's "Guidelines for Cultural Heritage Impact Assessments", updated in February 2017.

2.0 Applicant/Owner Contact Information

The owner of the property is Conseil Scolaire Viamonde and the contact person is Luis Trellis Turgeon, Project Manager, whose phone number is 416-614-5925 and e-mail address is [trellisturgeonl@CSViamonde.ca].

3.0 Description of Property

The subject property is a 4.04 ha site with approximately 182 m of frontage on Islington Ave. and is located near the southerly boundary of the heritage district (see Figure 5, Site Plan). The existing school, built c. 1970 as the public elementary school for Kleinburg, has a floor area of 1,621.02 sq. m with seven classrooms, a library, office space and a gym. Architecturally, it is a flat-roofed, red-brick and concrete building divided into five bays separated by wing walls. The gym is in the middle of the building and rises above the one-storey body of the school in a window-less structure clad in vertical metal siding. To the north of the school is a 22.92 sq. m bricked-in garbage enclosure. Two one-way entrances to the parking lot are provided from Islington Avenue, with a landscaped island in between. The school presently has 24 parking spaces. Topographically, the site is flat and virtually devoid of vegetation. Figure 7 shows a photograph and detailed description of the property.

Behind the school are two soccer fields and an unused baseball diamond; the diamond and one soccer field will be removed in order to accommodate a new parking lot north of the school. A 36.98 sq. m portable, also to be removed, is located in this area as well.

To the north of the school is a recent subdivision (Bindertwine Blvd.); to the east is open space (William T. Foster Woods); to the south is a heritage home (10072 Islington Ave.) with detached homes behind; and to the immediate west is a parkette surrounded by a subdivision. These land uses are shown on Figure 1, Location Plan and Planning Context.

According to the Kleinburg-Nashville Heritage Conservation District Plan, the subject property is classified as “non-contributing” and therefore a Statement of Significance has not been prepared. The architectural description of the school in the Plan states that “this modern school is rather dull but typical of its type, and is in good condition” (see Figure 4).

In view of this situation and the fact that the land use is institutional in nature, heritage staff have advised that a chronological description of the site and a chain of title is not required for this report.

4.0 Adjacent Heritage Resources

The only heritage resource within close proximity to the school is the dwelling immediately to the south, known as “Abermoray”. This property is individually designated under Part IV of the Ontario Heritage Act, as well as being part of the heritage district. Built by Joseph Capner in 1862, it is described in the Heritage Inventory accompanying the plan as “an imposing, hip-roofed, Georgian-style, red and buff brick house with various unusual original features ... a large and dignified house in good repair, although missing bell-cast verandah and period chimneys, and with unsuitable storm windows.”

A more detailed description and photograph is attached as Figure 8.

5.0 Outline of Development Proposal

Conseil Scolaire Viamonde intends to construct a 616.30 sq. m addition at the north end of the building to accommodate a day care centre which would accommodate approximately 50 children and 10 staff. It is also intended to serve as a community room/hub/literacy centre. The addition will be masonry

construction with a cladding of pre-finished metal siding, preferably rendered in different shades of brown and grey to provide relief from the bland appearance of the existing school. The proposed design is intended to complement the original building architecturally (see Figure 6, Elevation Drawings). Reflecting the use of the addition for a day care centre, it will have a somewhat playful look with circular accents and windows placed at different angles.

The existing entrances off Islington Avenue will be retained and 44 parking spaces will be provided, most of them in a new parking area north of the addition, along with 11 spaces located just in front of the existing building. The existing bus loop will be re-located to the north end of the addition. An outdoor playground enclosure for the day nursery is also proposed.

Internally, the addition will comprise two infant rooms, a toddler room, a pre-school room, a literacy room, a meeting room, a kitchen, offices and ancillary spaces.

6.0 Evaluation of Heritage Impact

Because the school is located well away from the historic core of Kleinburg, it does not in our view form a functional part of the heritage district and was likely included only because of its proximity to Abermoray. In fact, there are several recent subdivisions between this property and the concentration of heritage resources in downtown Kleinburg.

The study states that “any new addition to the building should be flat-roofed, but not necessarily in a style similar to the existing structure.”

Section 9.4 of the District Plan addresses the issue of contemporary alterations. Although oriented primarily to residential construction, the general policy is that “a modern building may be altered in a way that respects and complements its original design”. More specifically, the Plan states that the guidelines in section 9.3.4 for additions to heritage buildings apply, in terms of siting, scale and location of additions. In examining each of these criteria in relation to the proposed school addition, we would comment as follows.

1. Design Compatibility

The addition will complement the original building insofar as it will have a similar profile and height. Although it will feature different materials and much smaller windows, the overall impression will be complementary.

2. Siting and Location

The location of the addition is unobtrusive, as it is on the west side of the north face of the school and partially hidden by the existing garbage enclosure. Set well back from Islington Avenue, it is in keeping with the northwesterly orientation of the street at this location. If it was on the south side of the building, it would be much more visible and might adversely affect the view of the heritage building from the north.

3. Scale

The addition is in scale with and subordinate to the main building, amounting to 38.56% of the size of the school.

7.0 Conservation/Mitigation Options

Since the original building is not considered a heritage resource, and is being maintained, it is not considered necessary to examine and evaluate the appropriateness of conservation and/or mitigation options. The approach being taken here could in a sense be classified as “avoidance mitigation” in that the existing building is being retained with only minor internal changes, thereby maintaining its integrity.

8.0 Conclusions and Recommendation

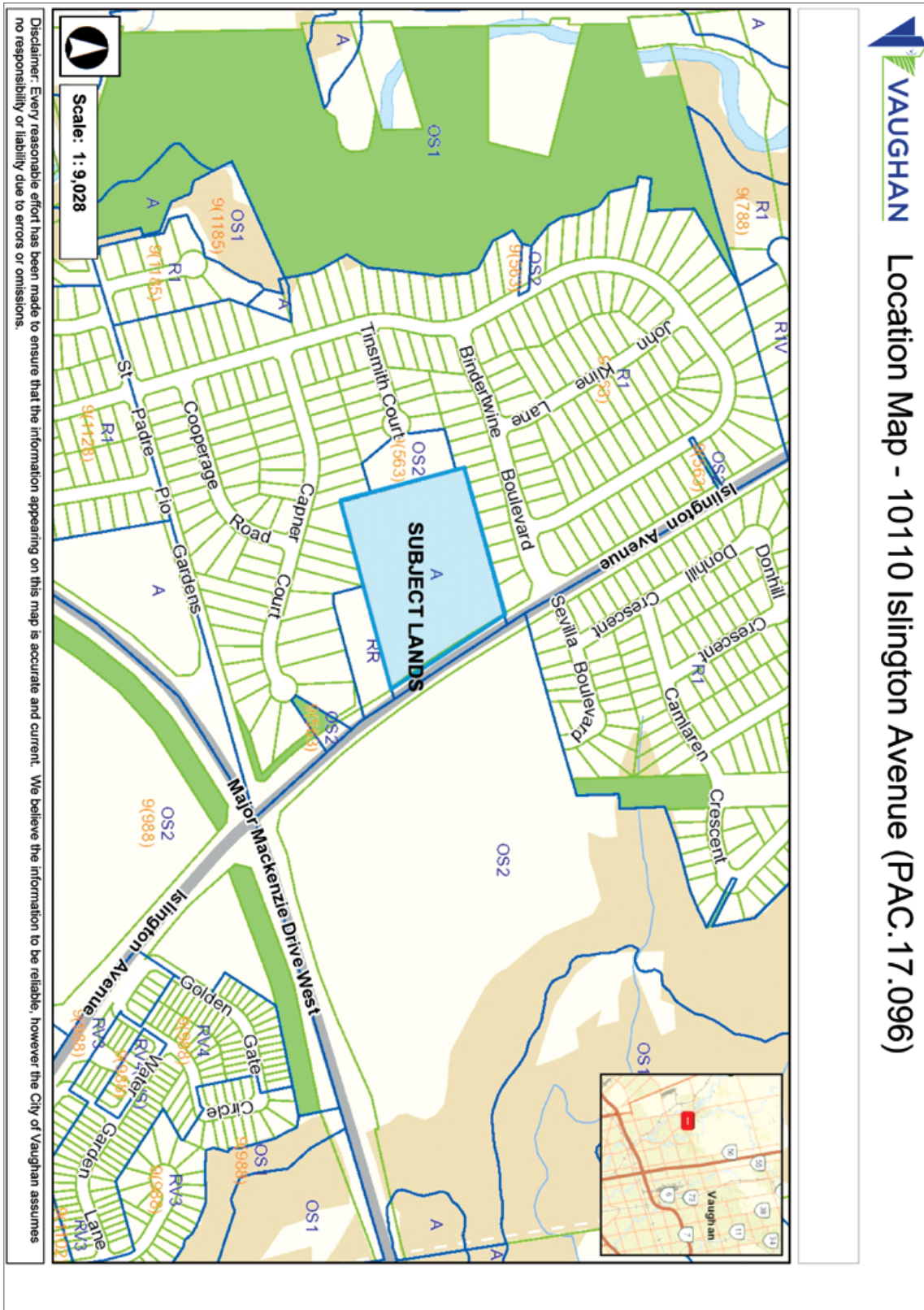
In light of our examination of the plans for the proposed addition and the policies of the Kleinburg-Nashville Heritage Conservation District Plan, we are satisfied that the proposed daycare addition to Ecole Elementaire La Fontaine is appropriate and in accordance with the objectives, policies and design guidelines contained in the Plan. We would therefore recommend that the appropriate heritage permit be issued for this project.

Respectfully prepared by: Robert A. Martindale, MCIP, RPP, CAHP



December 18, 2017

Figure 1

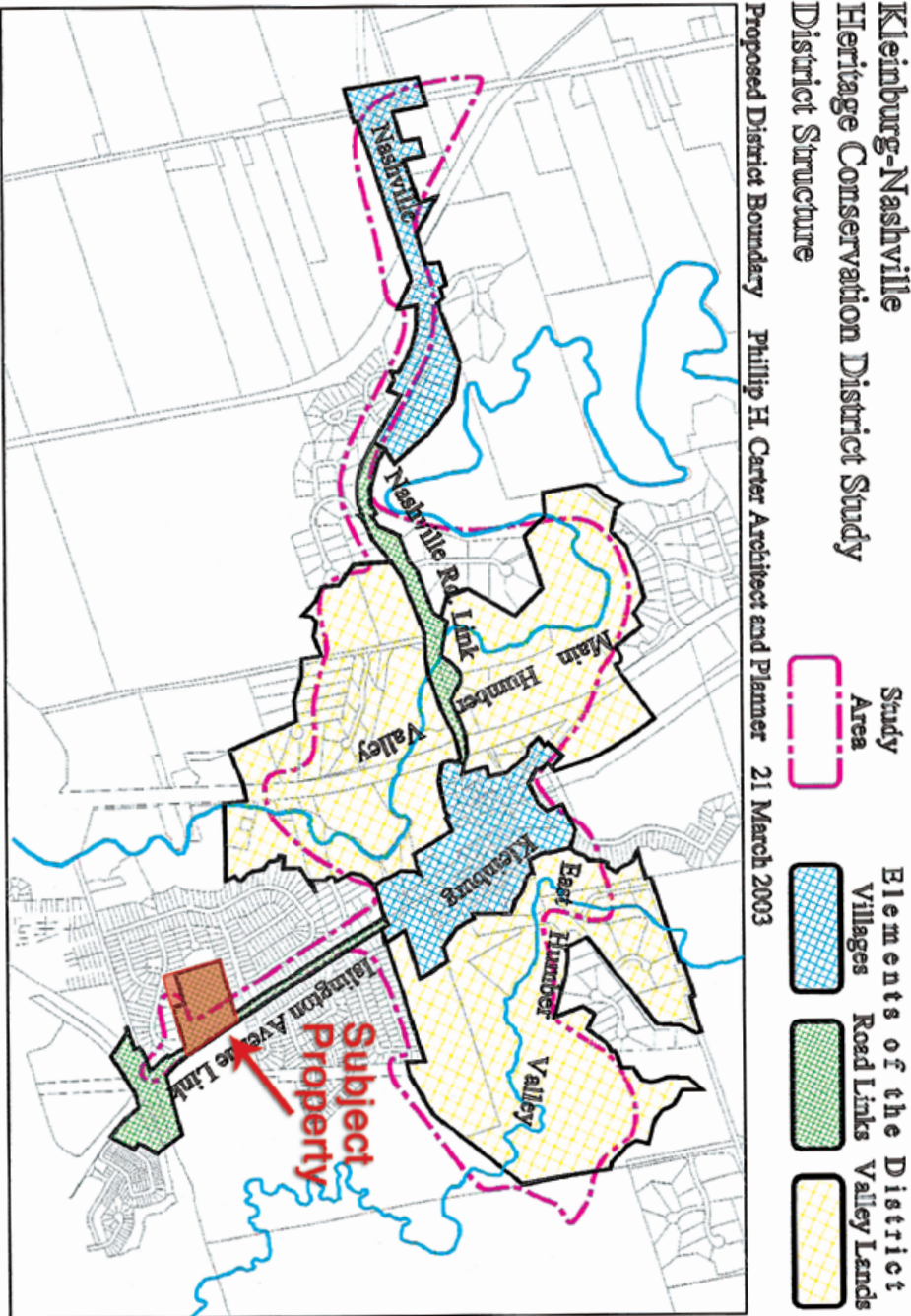


LOCATION MAP AND PLANNING CONTEXT

Figure 2

In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands. The design guidelines for new construction, in Section 9.5 of the Plan, reflect these differing contexts.

Kleinburg-Nashville
Heritage Conservation District Study
District Structure
Proposed District Boundary Philip H. Carter Architect and Planner 21 March 2003



Kleinburg-Nashville Heritage Conservation District Study and Plan 48

HERITAGE CONSERVATION DISTRICT BOUNDARY

Figure 3

Islington Avenue (west)

Kleinburg

**10110 Islington Avenue**

- One-storey, flat-roofed, red-brick and concrete school with upper volume at gym (c. 1970).
- **Description** – Flat-roofed, one-storey school (École La Fontaine) is divided into five, largely glazed bays separated by pier-walls consisting of red-brick walls with modest nib walls at either side. Corner piers are narrower and have nib walls adjacent windows only. Within each bay, are five large, aluminum-framed windows with alternating fixed, single-pane and operating, double-hung units. Walls above and below (i.e. spandrel panes) consist of plain, pre-cast concrete panels. Wide, red-brick pier-walls at structural grid rise slightly above general roofline to give vaguely crenellated effect. Roof edge and brick parapets are flashed in prominent, pre-painted aluminum, with no visible rainwater goods. Set well back from east elevation is volume of gymnasium, which rises above one-storey volume in window-less box clad in vertical metal siding. Entrance is from parking lot at north elevation.
- **Comments** – Modern school is rather dull but typical of type, and is in good condition. Any new addition to building should be flat-roofed, but not necessarily in a style similar to the existing structure. For possible future redevelopment of this site see the Plan and Guidelines.

PHOTOGRAPH AND ARCHITECTURAL DESCRIPTION OF SCHOOL

Figure 4



AERIAL VIEW OF SCHOOL

Figure 5

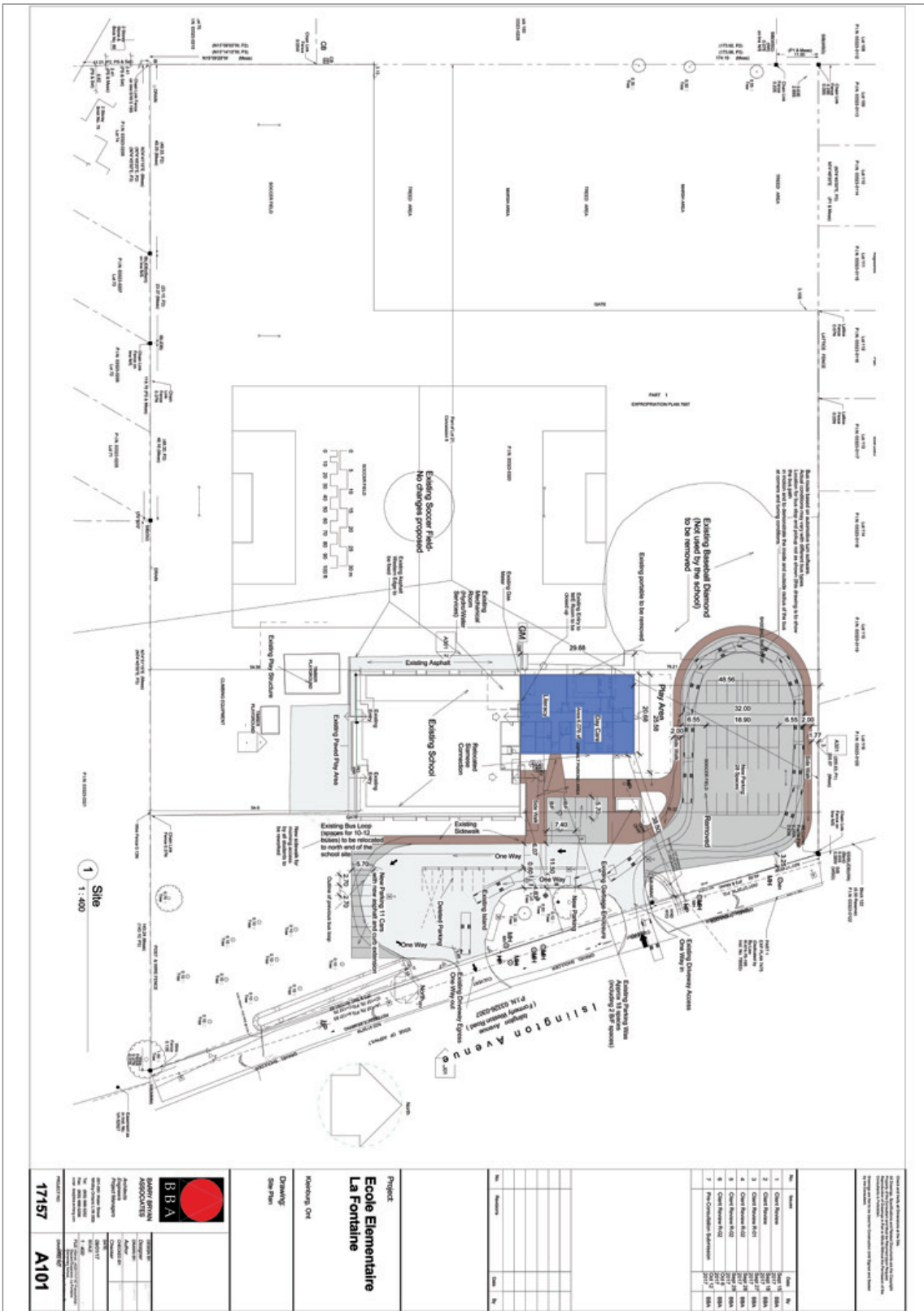


Figure 6

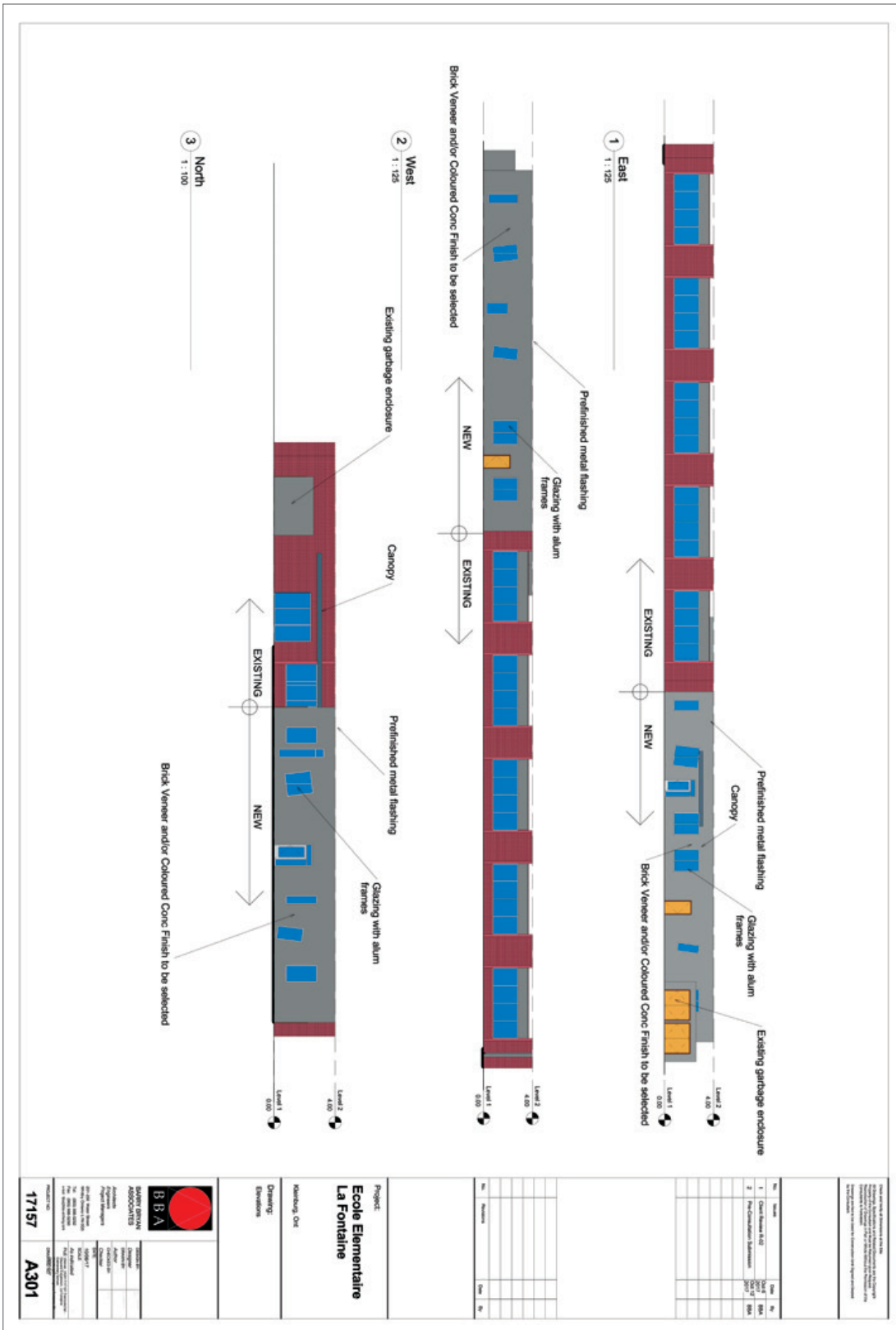


Figure 7



A

FRONT FAÇADE OF
SCHOOL LOOKING SOUTH

B

EXISTING GARBAGE
ENCLOSURE
(TO REMAIN)



C

VIEW LOOKING ACROSS
SCHOOLYARD TO THE
NORTH



PHOTOGRAPHS OF SUBJECT PROPERTY

Figure 7



D

VIEW LOOKING WEST
SHOWING EXISTING
PORTABLE
(TO BE REMOVED)

E

VIEW LOOKING NORTH
ACROSS SCHOOLYARD



F

NORTH FAÇADE LOOKING
TO THE WEST

PHOTOGRAPHS OF SUBJECT PROPERTY

Figure 7



G

VIEW OF PARKING LOT
(ISLINGTON AVE. IN BACK-
GROUND)

H

EXISTING PARKING IN
FRONT OF GARBAGE
ENCLOSURE



I

VIEW LOOKING NORTH
FROM PARKING LOT

PHOTOGRAPHS OF SUBJECT PROPERTY

Figure 7



REAR FAÇADE LOOKING
TO THE SOUTH

K

VIEW OF SCHOOL FROM
SOUTH END OF
PROPERTY



VIEW LOOKING SOUTH
FROM FRONT ENTRANCE

PHOTOGRAPHS OF SUBJECT PROPERTY



M

SCHOOL SIGN ON
ISLINGTON AVE., LOOKING
NORTH

Figure 7

PHOTOGRAPHS OF SUBJECT PROPERTY

Islington Avenue (west)

Kleinburg

**10072 Islington Avenue**

- Imposing, hip-roofed, Georgian-style, red- and buff-brick house with various unusual original features, and missing bell-cast verandah (now "Abermoray", built by Joseph Capner, 1862).
- **Description** – Elegant, dichromatic brick house has walls of hand-made red brick, in Flemish bond, with buff-brick at projecting quoins and throughout much of second floor. Witnesses on masonry indicate location and extent of former front verandah. Central entry, under small canopy with bell-cast roof, has four-panel door with dummy quirk and bolection mouldings. Two-pane sidelights have lower panels with similar mouldings. Clear-glass transom windows are tripartite, with square sashes either side of wider central light, and separated by profiled mullions. All ground-floor apertures have broad, segmental arches, with rubbed-brick voussoirs extending to sharply pitched springers at either side. Apertures at either side of entry have two-pane French doors between narrow two-pane casements, with single panels, mouldings and transom windows at described, and with fixed, wooden shutters. Buff-brick bandcourse separates ground from upper floor at second floor windowsill height, below which wooden moulding below hides witnesses of former verandah roof. Windows are square-headed, 2/2 throughout, paired at either side with broad buff-brick pier between and with modest wooden spandrel panels above. Apertures have wooden sills, and bricks at jambs and segmental arches have bevelled edge, except at brick keystones. Wooden shutters at windows are of unknown age. Additional courses of buff-brick crown wall-head, with deep, wooden cornice adjacent boarded soffits above. Gutters are conventional, ogee aluminum, with typical aluminum downspouts. Hipped roof is clad in dark-grey asphalt shingles, with lightning conductors, with white-glass balls, at either end of central pitch. Modest chimneys at north and south walls are rebuilt using more recent brick, with minor corbelling at heads.
- **Comments** – Large and dignified house is in good repair, although missing bell-cast verandah and period chimneys, and with unsuitable storm windows and. Reworking of these elements, together with cedar roof, would restore house; and repair is needed at various voussoirs. See also City of Vaughan files for additional information on the Capners, and on this property.

PHOTOGRAPH AND ARCHITECTURAL DESCRIPTION OF ADJACENT HERITAGE BUILDING