

HERITAGE VAUGHAN COMMITTEE JULY 16, 2014

2. HERITAGE REVIEW OF PROPOSED RENOVATIONS TO 10483 ISLINGTON AVENUE – WARD 1

Recommendation

Cultural Heritage staff recommends:

1. That Heritage Vaughan have no objections to the proposed concept renovations to 10483 Islington Avenue, subject to the following conditions:
 - a) That the application be circulated through the Site Plan application process as required by the City's Site Plan Control By-law 123-2013; and,
 - b) That a Heritage Permit be issued at the staff level if no further changes are made to the concept plan and/or elevations as a result of the site plan review (eg. coverage, height, building elevation, site plan); and,
 - c) That should changes occur to the concept plans a result of the site plan review, a new submittal for Heritage Vaughan Committee for approval will be required and any previous approval granted will be deemed invalid; and,
 - d) That final building materials/colours be reviewed and approved by Cultural Heritage staff; and,
 - e) A document detailing all brick repair work must be submitted for review and approval by Cultural Heritage staff.

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 review the proposed concept renovations to 10483 Islington Avenue.

Background - Analysis and Options

Similar Proposal Approved by Heritage Vaughan

A proposal to renovate the exterior of the building and extend the front porch for this building was approved by Heritage Vaughan on September 11, 2013. The design of this application, now with a new applicant and architect, was modeled after the original proposal with a different colour scheme and a new configuration of the rear extension.

Designated Part IV and Part V

The subject property is located on the east side of Islington Avenue between Stegman's Mill Road and Kellam Street. The subject property is located within the Kleinburg-Nashville Heritage Conservation District, and as such, is designated Part V of the Ontario Heritage Act. The building, also known as the Kleinburg General Store and Post Office, is also designated Part IV of the Ontario Heritage Act (bylaw 32-85). The subject property is also included on the City of Vaughan's Register of Property of Cultural Heritage Value.

History of Building

The building was constructed in the Boomtown architectural style in 1901 with its original owner being James F. East. The building was constructed as a general store and post office during the growing years of the Kleinburg and Nashville communities. The villages were already home to hotels, churches, and industry. The side extension was constructed shortly after and functioned as a livery stable while back shed extensions were also constructed at that time. The livery stable would be used by travelers staying the night at nearby hotels in Kleinburg. The building ceased functioning as a post office in 1973 and was used as a jewelry, silver and goldsmith shop under the same ownership until recently.

The interior of the building has been altered throughout the years since the building's construction and the exterior has undergone repairs and sympathetic alterations, but the exterior of the building and overall integrity of the building has largely remained intact over more than 110 years.

Boomtown Architectural Style

The boomtown is a prime example of commercial architecture found in rural communities in villages and it is one of the most significant buildings of the Kleinburg-Nashville Heritage Conservation District. The building is a wood frame construction with brick exterior and a false façade on the Islington Avenue elevation with a two-storey porch and veranda. The annex right side extension has been re-clad with vinyl siding and the back shed is constructed of aluminum walls. The front façade of the annex was more recently covered with wood paneling. Historical pictures appear to indicate the annex façade as brick, but this is topical insul brick on wood paneling.

The windows are 2 over 2 with coursed lintels above and the main entrance is surrounded by large storefront windows that run the length of the first storey. The entrance door is not original but is sympathetic to the style of the building.

The building is sited on a large lot with mature trees along the rear yard boundaries.

Proposal to Extend Front Porch and Rear Addition

The applicant is proposing to renovate the exterior of the building by recladding the right (annex) extension, extending the porch, adding signage, and demolishing and re-orienting the rear extension of the building. The current design was modeled after the proposal that was approved by Heritage Vaughan on September 11, 2013. This latest proposal extends the porch and storefront windows from the main portion of the building into the annex (right) extension while also extending the signage. The side of the building will be re-clad and window openings created. The back extension will be re-oriented to create more rear yard space, a second storey patio, and an exterior stairway.

The existing front porch and flower bed currently encroaches onto City property, therefore, the proposed porch extension will also encroach onto City property. To address this, the applicant is applying for an encroachment agreement with the City.

The applicant is also proposing to clean and repair the brick of the main portion of the building. A document shall be submitted for review and approval by staff that outlines exactly the work to be undertaken and methods.

Site Plan Required and Variances or Zoning Amendment Required

	By-law	Proposal
Patio	Not permitted between building and R zone	Patio located between building and R zone
Parking	19 required	17 provided
Parking space length	6m	5.7m
Front porch	Buildings must be located within property lines	Porch (existing and proposed) extends beyond property line
Interior Side Yard	1.8m	0.34m (existing condition)

A Site Plan application will be required. A site plan application has not been submitted as of yet.

Outdoor patios for eating establishments in Commercial Zones cannot be located between a building and a neighbouring residential use, in this case Napier Street. If the subject property is to be used as an eating establishment, the outdoor patio must be removed or a variance or Zoning By-law Amendment will be required to permit this.

The required applications will be confirmed during a Pre-Application Consultation and this information will be confirmed by Zoning staff and Planning staff through the application circulation.

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

See recommendation.

Attachments

1. Location map and survey submitted by applicant, July 8, 2014
2. Rear elevation. July 12, 2013
3. Building details. July 12, 2013
4. Boomtown façade on annex extension. July 12, 2013
5. Front Boomtown façade facing Islington Avenue. July 12, 2013
6. Storefront window and annex extension façade. July 12, 2013
7. Site plan. Received July 8, 2014
- 8 - 10. Proposed elevations. Received July 8, 2014

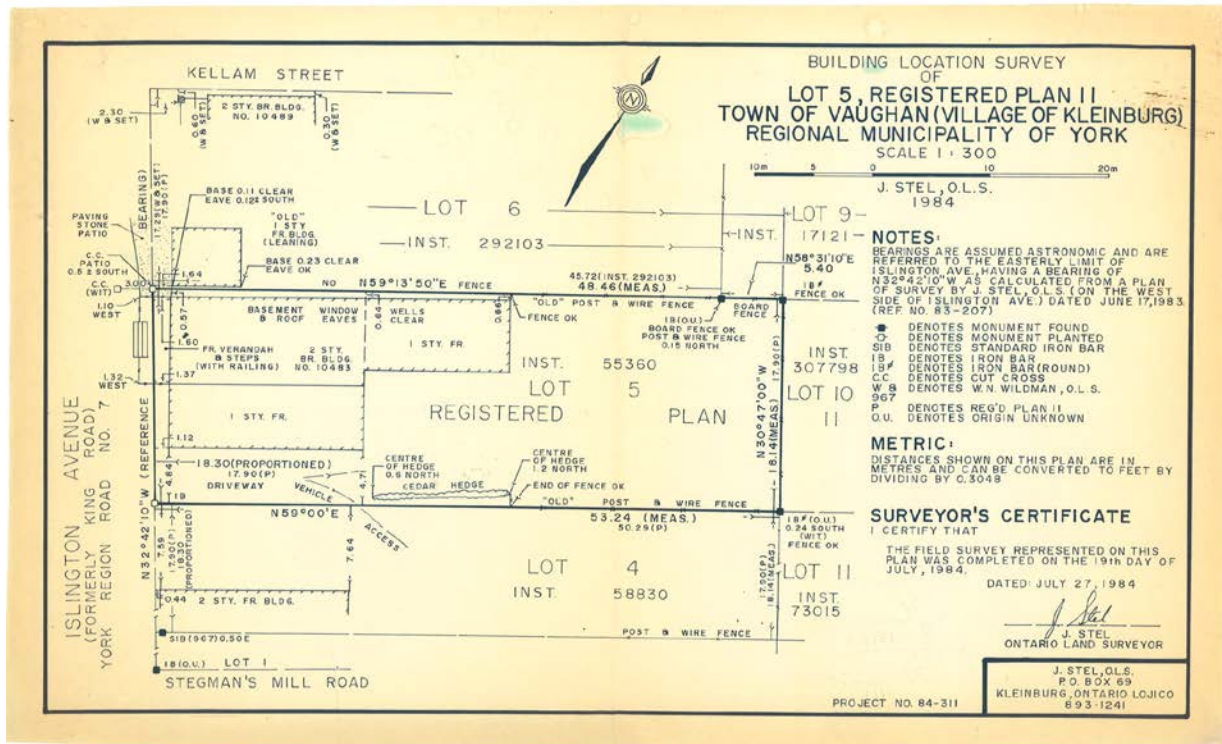
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Recreation and Culture Department

Attachment 1

Attachment 1



Location map and survey submitted by applicant, July 8, 2014



Rear elevation. July 12, 2013

Attachment 3



Building details. July 12, 2013



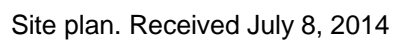
Boomtown façade on annex extension. July 12, 2013



Front Boomtown façade facing Islington Avenue. July 12, 2013

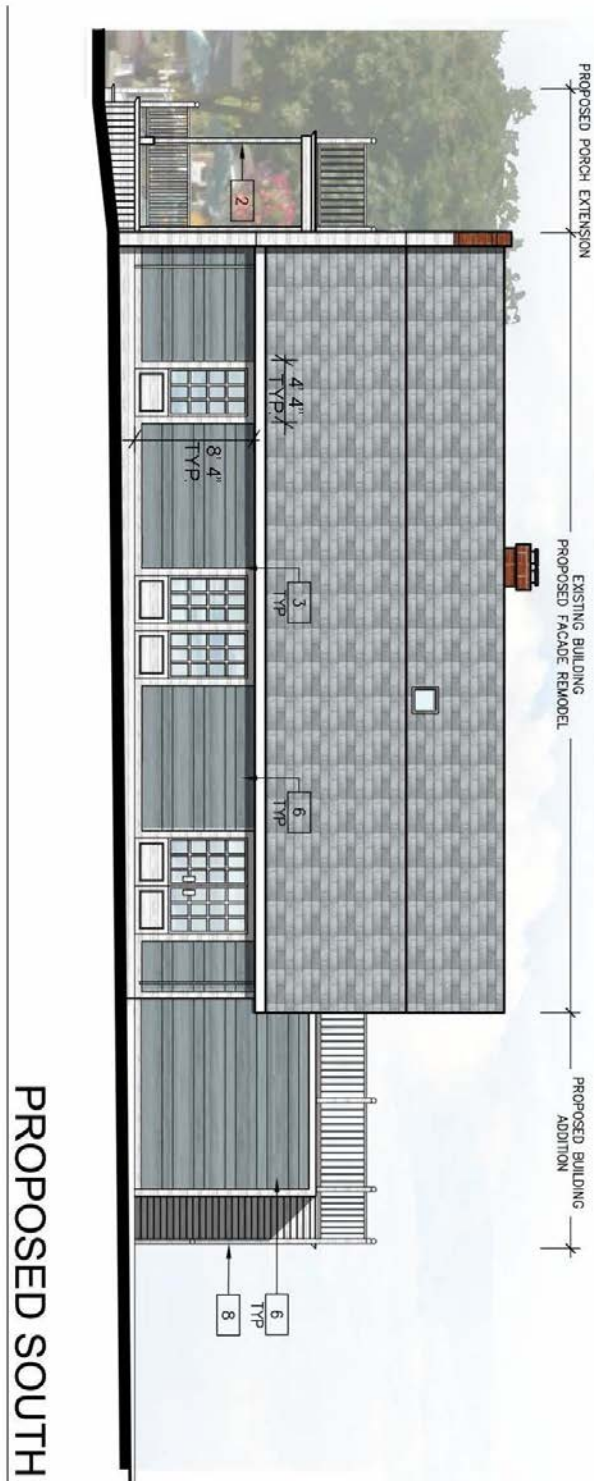


Storefront window and annex extension façade. July 12, 2013





Proposed front elevation. Received July 8, 2014



Proposed right side elevation. Received July 8, 2014



Proposed rear elevation. Received July 8, 2014