

HERITAGE VAUGHAN COMMITTEE JULY 17, 2013

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

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan approve the proposed design as shown in the Concept A included in the attachment section of this report, with the following conditions:
 - a. That the applicant work with staff to finalize the design for the south and west elevations of the design following the concepts depicted in the attached north and east elevations; and,
 - b. That the applicant proceed to finalize the heritage permit architectural drawings and consult with staff as necessary in order to ensure that the design concepts are carried through; and,
 - c. That the applicant submit material samples for review and approval by Cultural Services staff when these are available; and,
 - d. That the applicant submit two copies of a finalized set of architectural permit drawings for review and approval by Cultural Services staff, including site plan, plans elevations; and,
 - e. The applicant is advised that if the design changes as a result of addressing issues from review by other departments, the applicant is required to contact Cultural Services in order to consult and obtain approval of a revised Heritage Permit. The new submittal may require review by the Heritage Vaughan Committee 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 portion of this report in order to review the proposal for a new single family home at the subject property.

Background - Analysis and Options

Background

The property 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.

The proposal was considered by the Heritage Vaughan Committee at their past June 19, 2013 meeting and the following recommendation noted below was approved:

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.*

The applicant has since met with staff and worked on the design in order to follow the adopted recommendation.

Analysis of Design Concept A

Please also refer to the attachments in this report.

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

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.”

Proposed Site Plan and Rationale of Overall Building's Design

The applicant has explained 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 canopy leading to the front door on Claddamour continues as a fascia line and wraps around to the elevation on Clarence, in an interpretation of a wraparound verandah.

The composition of the Claddamour façade, which is officially the front of the building, works with a subtle play of symmetry reflected in the relationship of solid to void elements in the arrangement of the window panes and alignment of windows and garage door.

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.

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 is clearly discernible in form and distinct cladding material that has been assigned to it (two blocks fused together). The link would be flush at roof with the adjacent blocks. The module represented in the single rectangular window pane follows a close proportion to a traditional 1 to 2 vertical proportion. This module idea, sometimes adjusted to fit within other important compositional lines, is used to make the different window compositions. Using a vertical window proportion connects with the traditional notion of a window.

The natural stone clad wall reaches out to the front yard and continues through the house and out to the back yard. The design also introduces a cantilevered flat front porch roof. The fascia line of the roof continues to wrap around to the Clarence Street façade, as a nod to the wrap around porch concept. The feature takes advantage of the corner lot to make this a visible feature.

The Garage door material will be frosted glass, following the rhythm of solid to transparent established by the composition of the windows on the same elevation.

East Elevation

The Clarence Street elevation has been greatly simplified to articulate one main block in dark and the use punched windows of vertical proportion.

The projecting two storey window bay adds interest to the composition, using a natural stone for the cladding making a link to the continuation of the stone wall visible from the Claddamour façade.

Material Composition

The material composition has been revised to clearly support the driving design idea of two blocks clad in dark brick, coming together by a link clad in wood panels. The proposed design uses a contemporary architectural language and it is, in particular, subject to section 6.3 of the Heritage Conservation District Guidelines.

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 applicant has identified that the *materials* are drawn from a traditional palette interpreted in contemporary products including, dark brown brick, natural stone veneer, wood veneer paneling, stucco. *“The dark brick is used to anchor the building to the landscape”*. The brick closely approximates the traditional Ontario Size brick units, while the color choice resembles a burnt brick, although the aim is to approximate the colour to the tree barks and earth. 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. The colour for the wood panels will be close to a medium honey colour.

Design Concepts for Consideration

Concept A Option for Claddamour Place Elevation

Based on the analysis, staff finds that Concept A as presented is consistent in the main narrative as described above and shows sufficient references to the contributing context of the Clarence Street Character area. The proposed design provides a strong clear link to the traditional punched windows in traditional buildings on the east block of the design, while being very clearly consistent with the narrative of the distinct link and two blocks. Of the two variations of the developed design, Concept A is the clearest reference to the context while still maintaining a contemporary interpretation and consistency with the narrative of the middle link and blocks, connection to the natural environment of the character area through the material palette, reference to traditional palette in the brick size, wood palette, stone and colour of window frames, with the extended wrap around “canopy line” in reference to traditional wraparound porches. The idea discussed here was to make it look like a seamless fascia line.

Concept B Option for Claddamour Place Elevation

The applicant has presented this option, a variation of concept A's composition which shows additional wood paneling on the Claddamour façade and Clarence Street, filling in the gap between the windows on the upper floor, East block. The applicant has indicated that the paneling differentiates the East block containing quarters to the west, containing the more utilitarian section of the house. The rest of the elevations would be as shown for Concept A (see attachments).

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

1. Location Map, 1 Claddamour Place
2. Proposed Site Plan
3. Concept A: North Elevation (facing Claddamour)
4. Concept A: East Elevation (facing Clarence)
5. Concept A: South Elevation
6. Concept A: West Elevation
7. Concept A and Concept B Options for Claddamour Elevation
- 8 to 12. Photos of site visit, June 11, 2013

Report prepared by:

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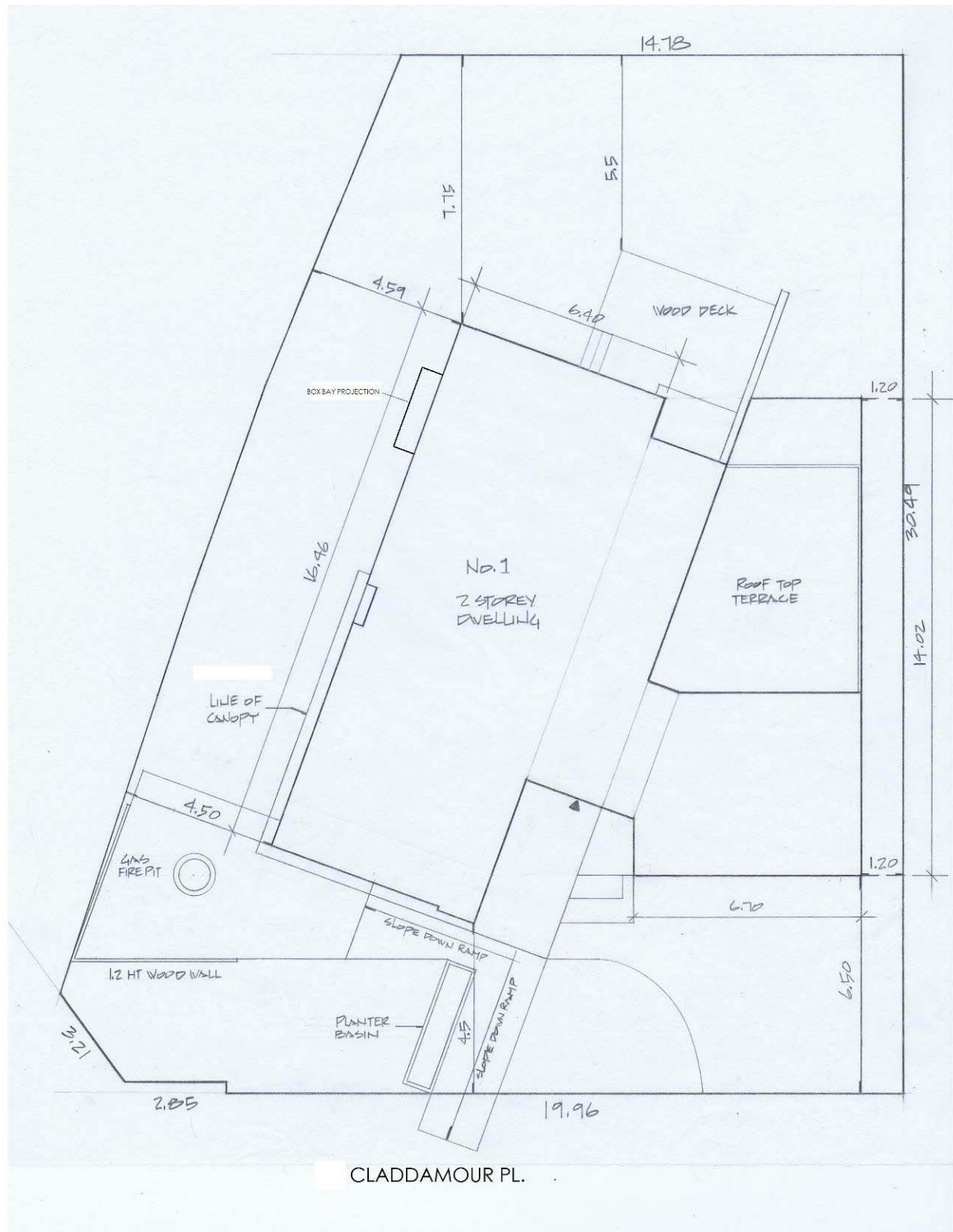
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Attachment 1



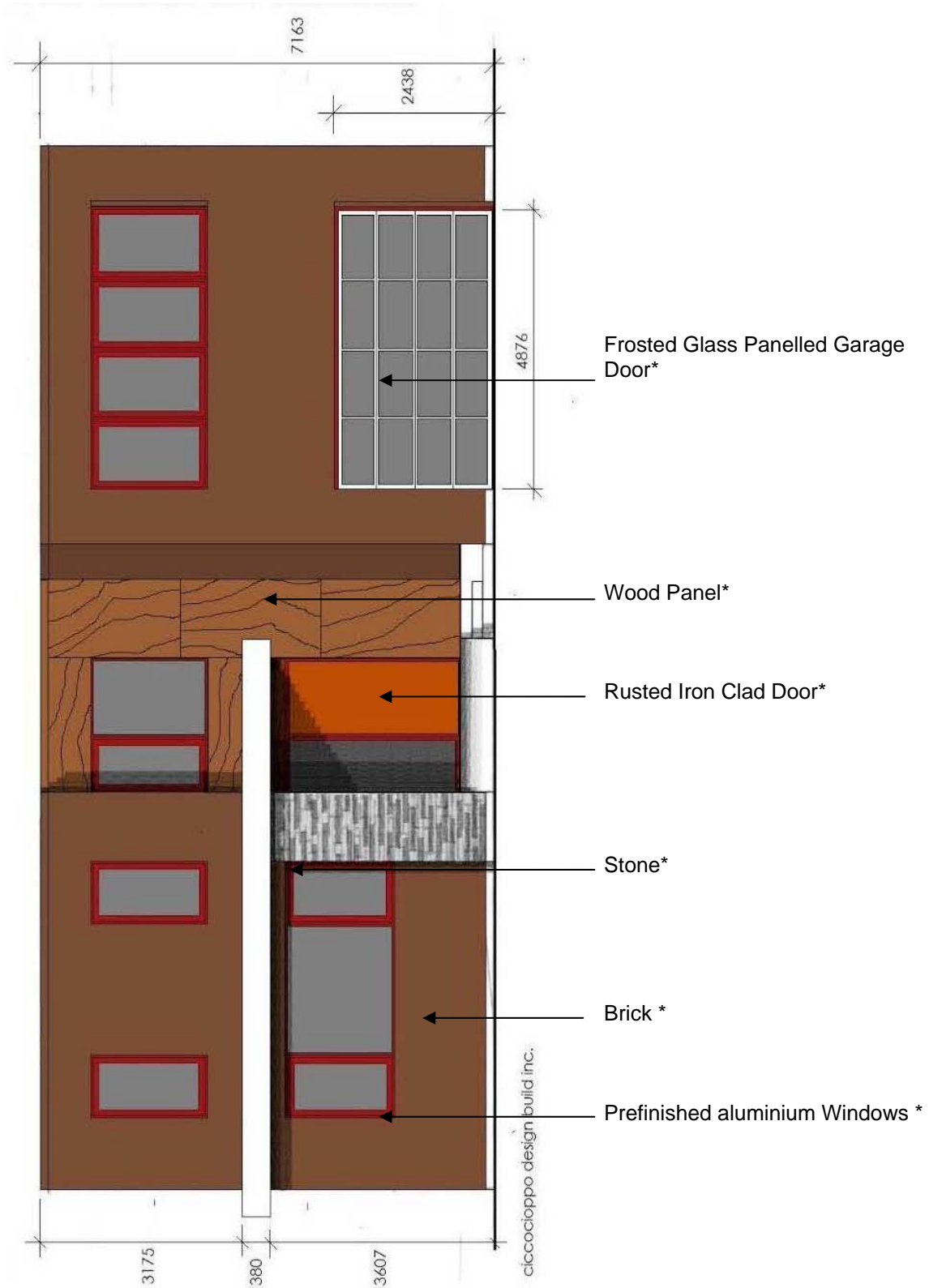
Location Map
1 Claddamour Place

Attachment 2

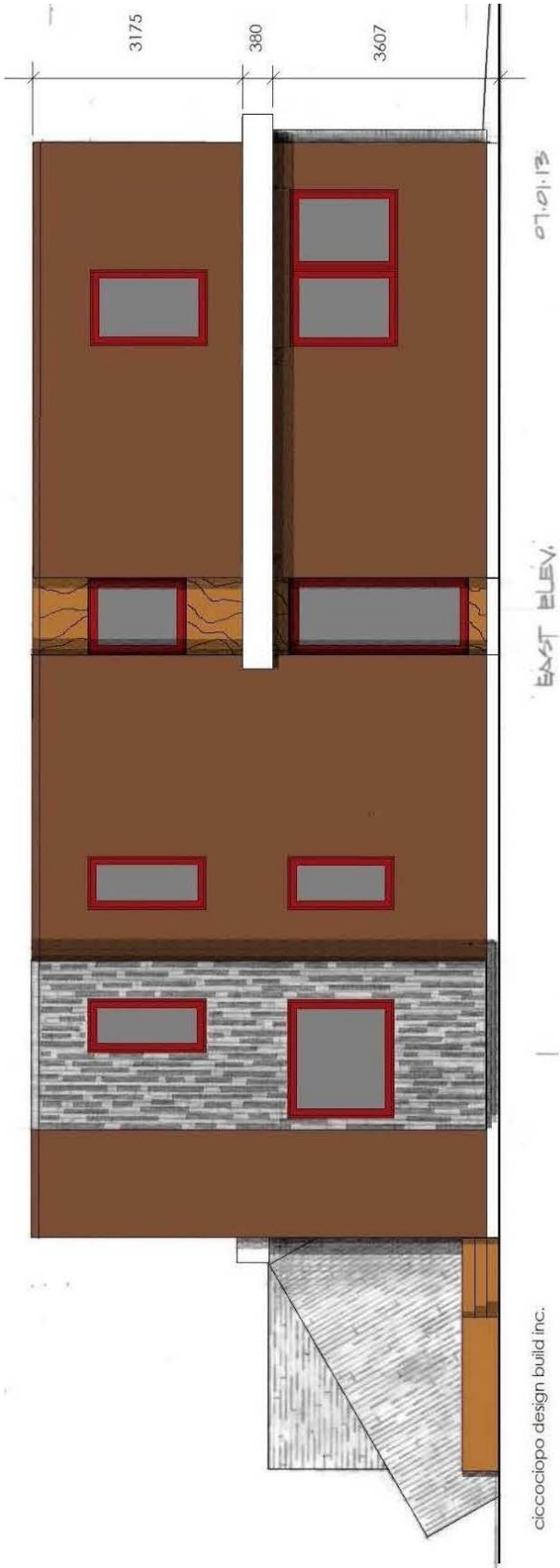


Proposed Site Plan

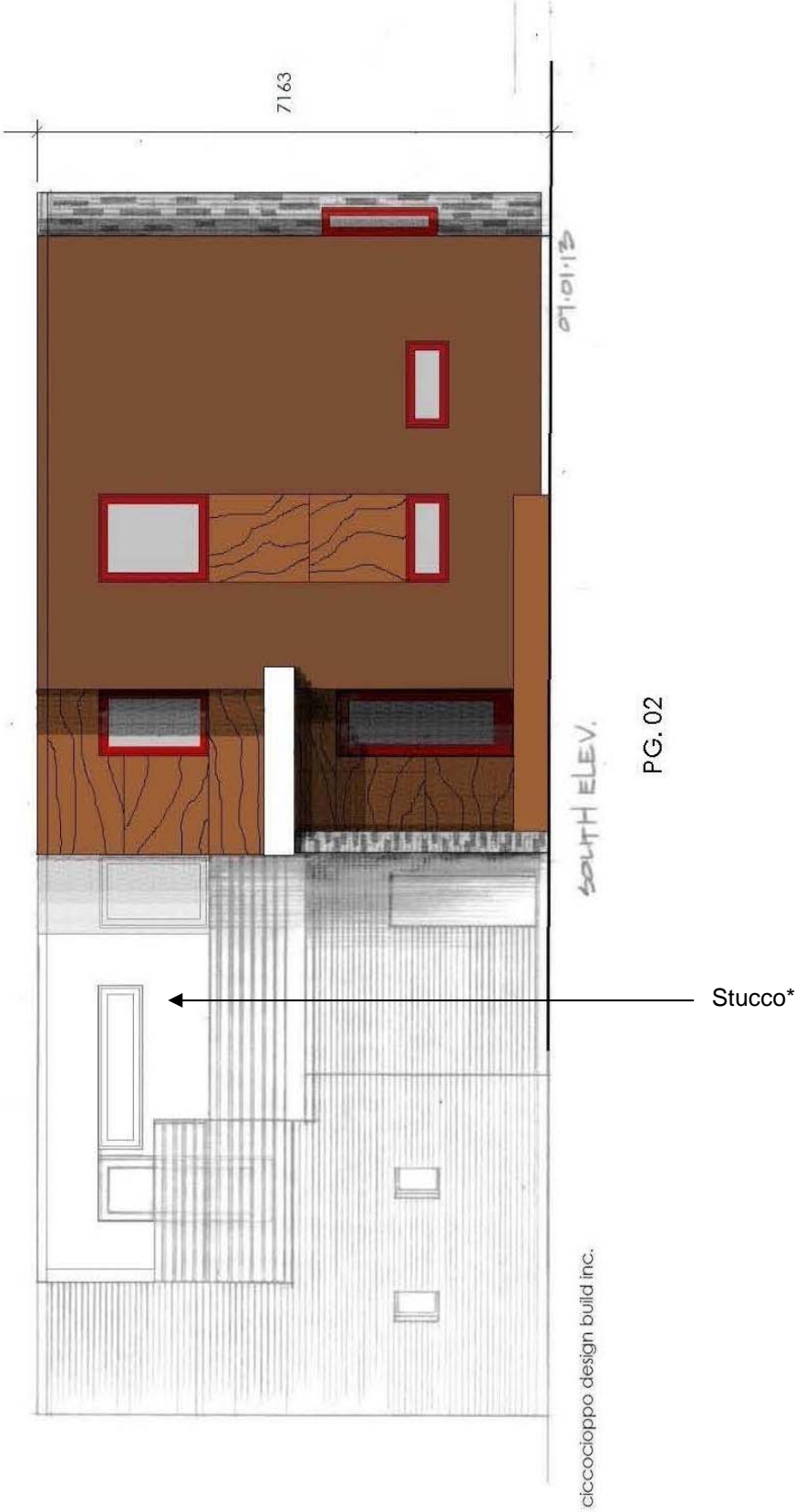
Attachment 3



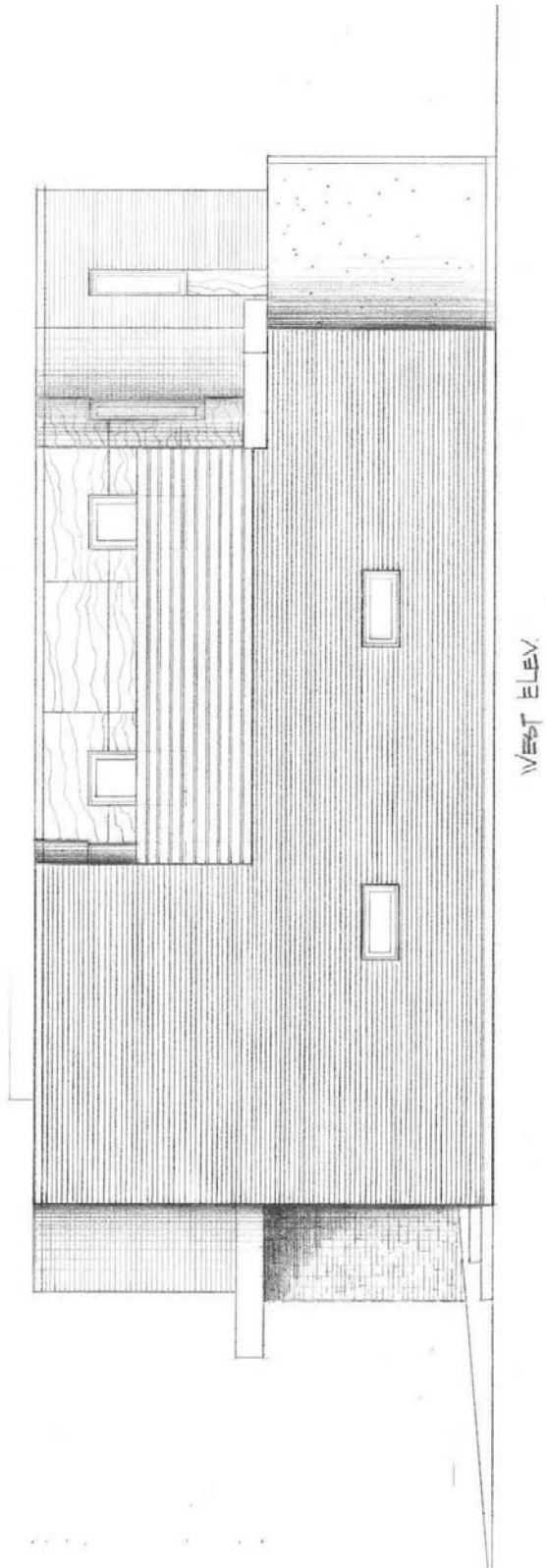
Concept A: North Elevation (facing Claddamour) - * all materials will require review of samples for approval



Concept A: East Elevation (facing Clarence Street)



Concept A: South Elevation



Concept A: West Elevation

Attachment 7



Concept A Option: Claddamur Elevation



Concept B Option: Claddamur Elevation

Attachment 8



Photos of site visit, June 11, 2013.

Attachment 9



Photos of site visit, June 11, 2013



Photos of site visit, June 11, 2013



Photos of site visit, June 11, 2013

Attachment 12



Photos of site visit, June 11, 2013