

## **HERITAGE VAUGHAN COMMITTEE AUGUST 21, 2013**

### **1. 1 CLADDAMOUR PLACE – PROPOSED CHANGE TO APPROVED DESIGN FOR PROPOSED NEW CONSTRUCTION – WARD 2**

#### **Recommendation**

Cultural Services recommends:

1. That Heritage Vaughan not support the proposed revisions to the proposed design for 1 Claddamour Place, Woodbridge.

#### **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.

At the past July 17, 2013 meeting, a proposed design for new construction on the subject lot was approved, and the following recommendation noted below was approved:

Heritage Vaughan recommends to Council:

- 1) *That the following recommendation of Cultural Services, dated July 17, 2013, be approved:*

#### **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.*

The applicant has since has requested that a change in the elevation incorporating wood panels between the two windows on the second floor of the east block on the Claddamour elevation.

### Analysis of Design

#### Concept B Option for Claddamour Place Elevation

The applicant has presented this option, a variation of the concept approved in the July meeting 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 previously approved. *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 19<sup>th</sup> 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. Having the punched windows on the elevation is a direct reference to traditional architecture in the area. Adding wood paneling between them blurs this significant reference to the contributing context. The aim of the guidelines in terms of contemporary design is to make the design contributing with obvious references to traditional building in the composition.

Based on the analysis, staff finds that the design as approved in the July meeting 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. The approved design has 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 punched windows, 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.

#### **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. Approved July 17, 2013: North Elevation (facing Claddamour)
4. Approved July 17, 2013: East Elevation (facing Clarence)
5. Approved July 17, 2013: South Elevation
6. Approved July 17, 2013: West Elevation
7. Approved and Concept B: alternative design for Claddamour elevation.
- 8 to 12. Photos of site visit, June 11, 2013

**Report prepared by:**

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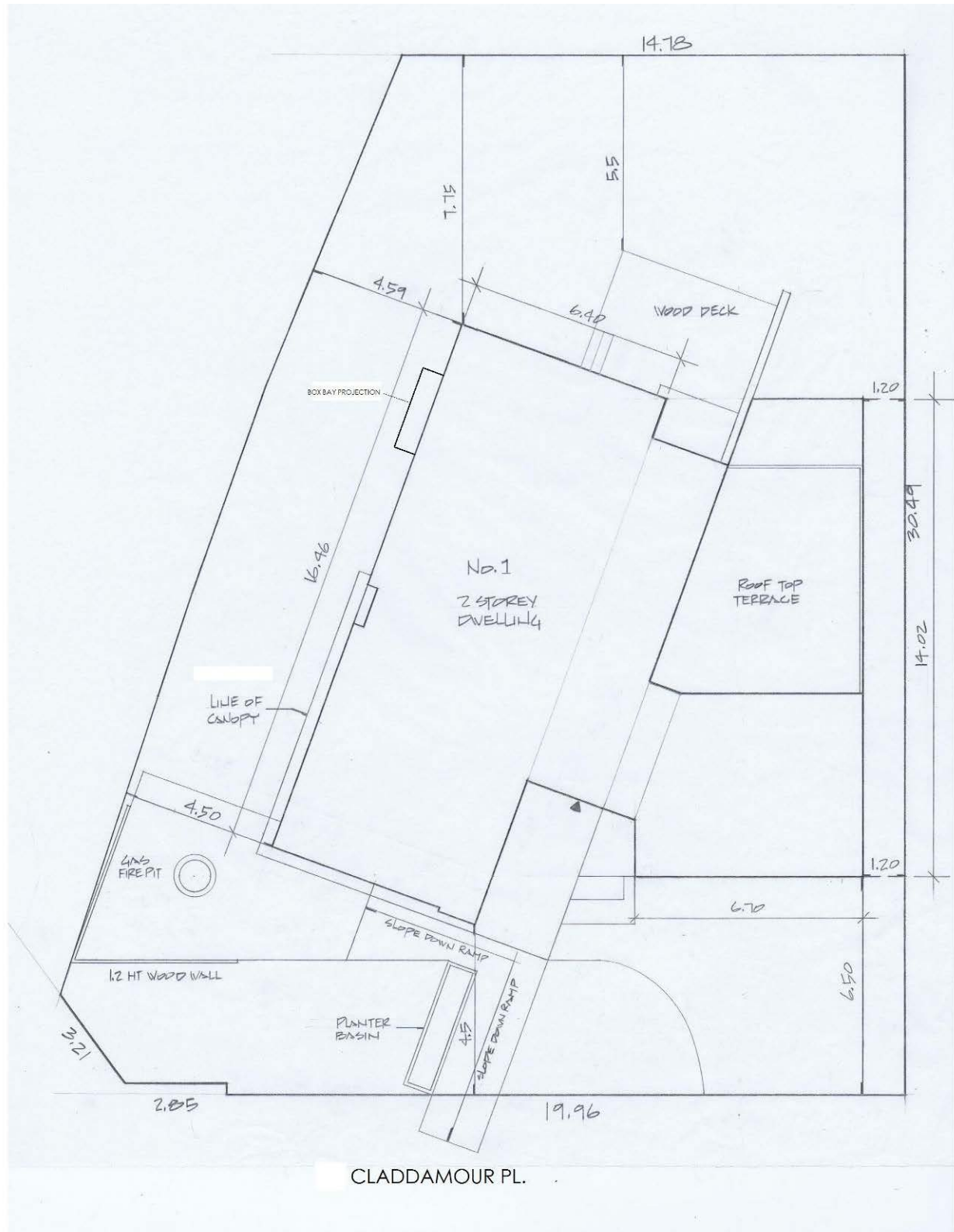
Angela Palermo  
Manager of Cultural Services, Ext. 8139  
Recreation and Culture Department

## **Attachment 1**



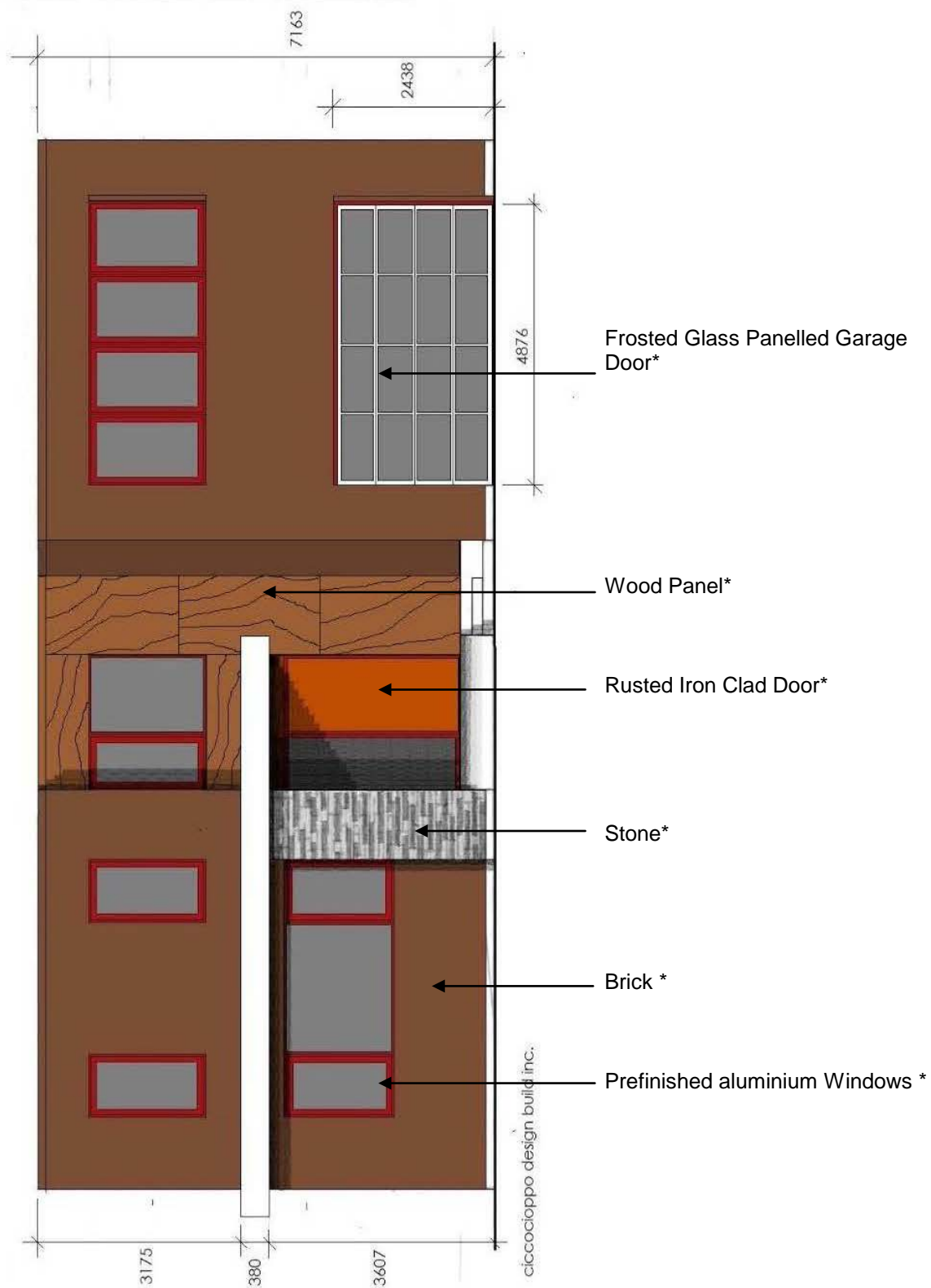
Location Map  
1 Claddamour Place

**Attachment 2**



Proposed Site Plan

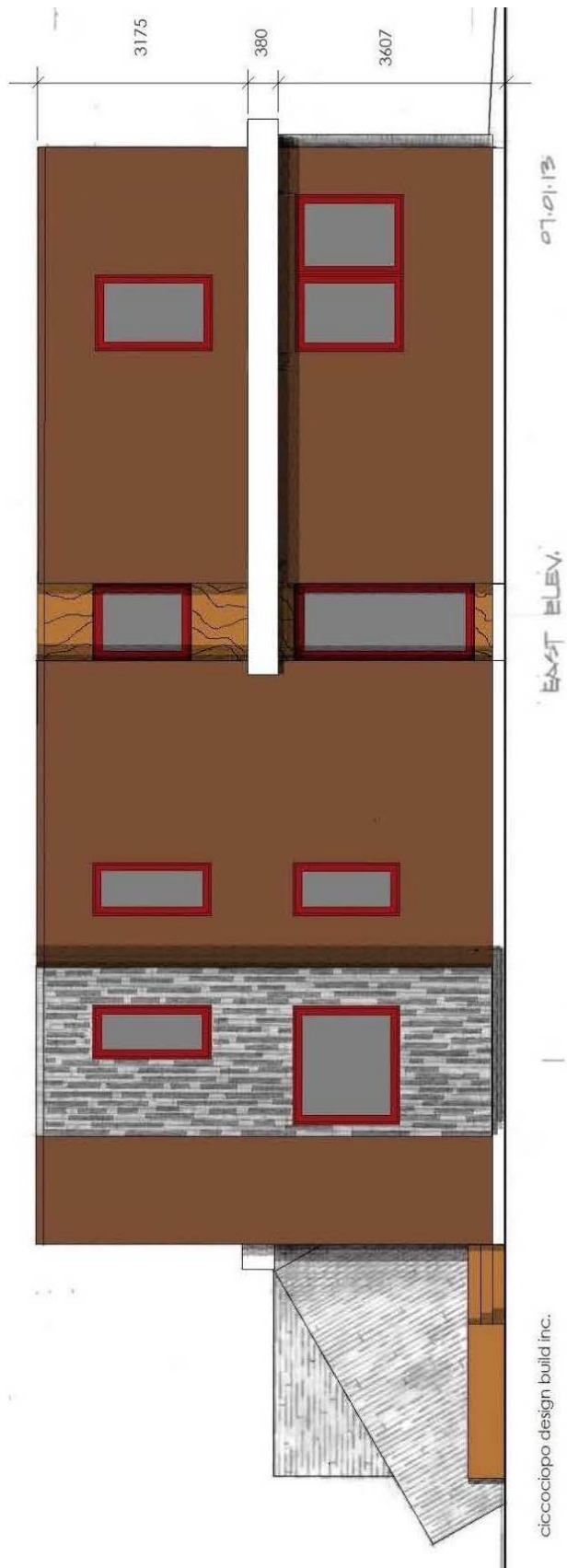
### Attachment 3



Approved July 17, 2013: North Elevation (facing Claddamour) - \* all materials will require review of samples for approval

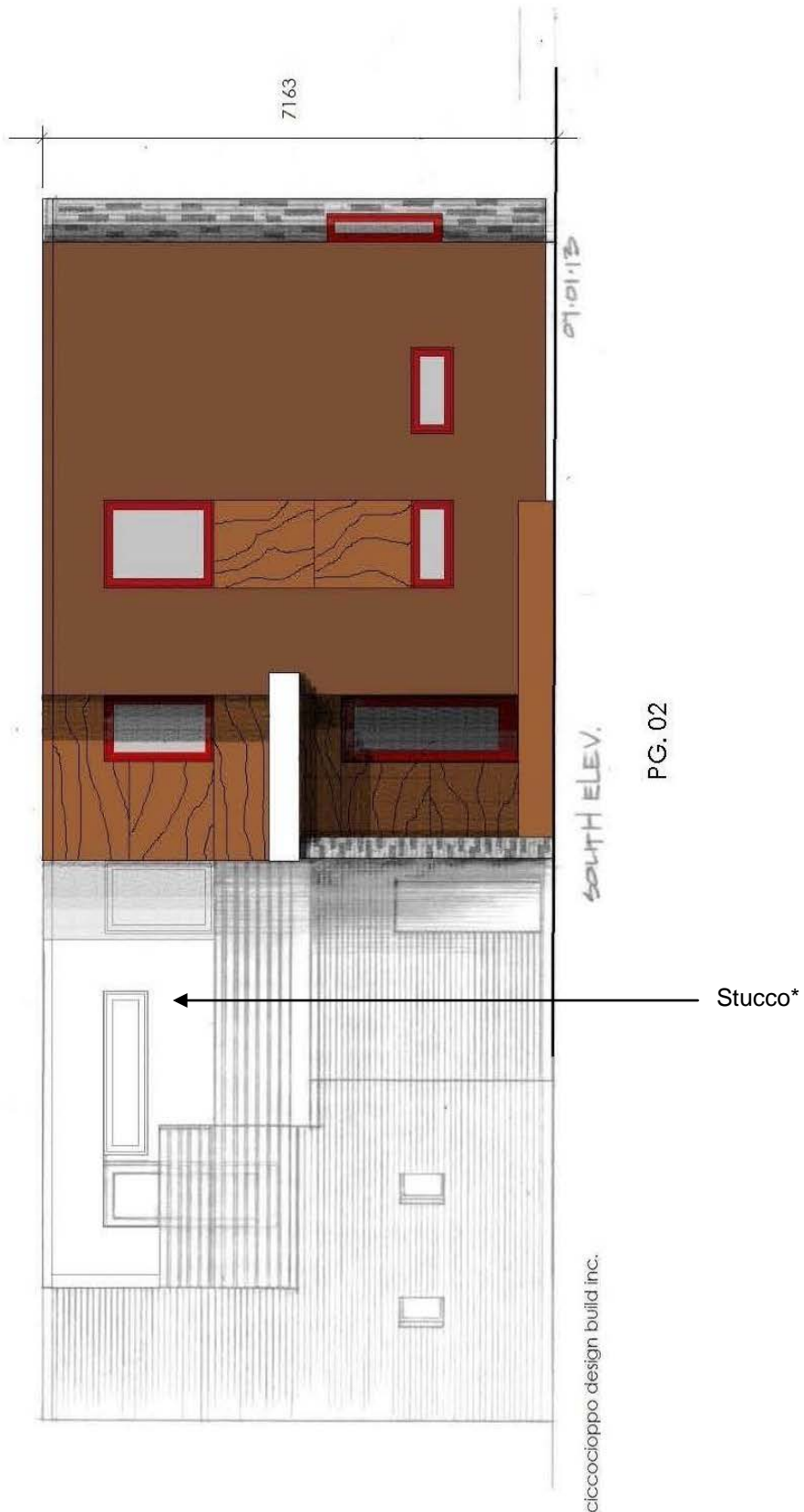


**Attachment 4**



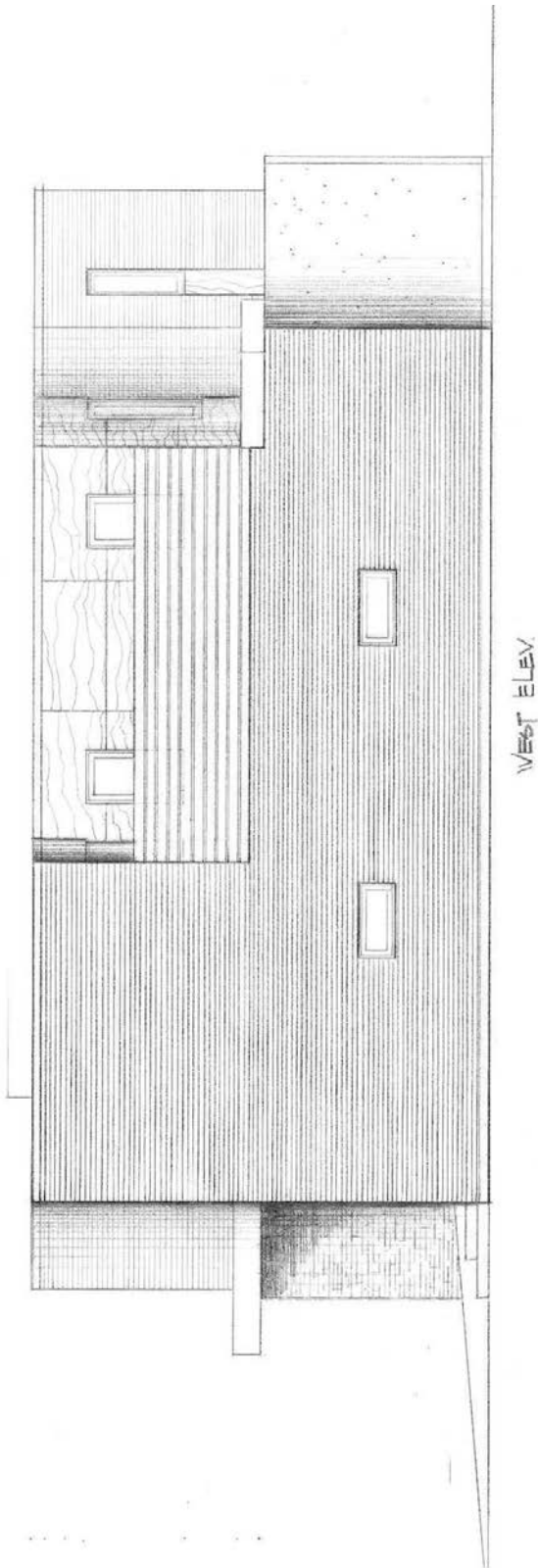
Approved July 17, 2013: East Elevation (facing Clarence Street)





Approved July 17, 2013: South Elevation

**Attachment 6**



Approved July 17, 2013: West Elevation

## Attachment 7



Approved July 17, 2013: Claddamour Elevation



Concept B: alternative design for Claddamour 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