

HERITAGE VAUGHAN COMMITTEE SEPTEMBER 11, 2013

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

Recommendation

Cultural Services recommends:

- 1) That the proposed alterations to 10483 Islington Avenue, be approved subject to the following condition:
 - a. The final building materials/colours be reviewed and approved by Cultural Services staff.
- 2) That the applicant be advised that if there are any changes to the application (eg. coverage, height, building elevation, site plan) as a result of addressing issues by other departments, a new submittal for review for the Heritage Vaughan Committee may be required 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 review the proposed renovations of 10483 Islington Avenue.

Background - Analysis and Options

Relevant policies

9.3.2 Historical and Technical Research

The original state of existing heritage buildings should be researched before work is undertaken. On-site investigation often reveals original details concealed under later work.

Comment: This property was researched and investigated by talking with the current longtime owner and undertaking un-invasive removal of cladding for the annex extension.

9.3.6 Renovations

When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design, or is unsympathetic to it.

Comment: The annex and rear extension are currently clad or constructed in later materials that, at times, do not compliment the building. For example, wood siding is being proposed where aluminum board and batten is currently located.

Location and Heritage Status

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

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 until the present and has been under the same ownership the entire time.

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.

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 made of aluminum walls. The front façade of the annex was more recently covered with wood paneling. Historical pictures appear to have the annex façade as brick, but this is topical insul brick atop 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

The applicant is proposing to convert the building to an eating establishment/pub from its current use as a jewelry shop. The conversion will not require demolition of any structures but will see interior renovations to the entire building and exterior renovations on the annex and shed portions. Wherever possible, the applicant intends to use the existing counters and interior elements for the proposed eating establishment/pub use.

The annex extension façade will be opened up to create a storefront window that will match up with the neighbouring storefront entranceway of the main portion. A porch and veranda will also be added along the annex façade and will include signage that will match the main portion. The right side elevation will be altered to include windows and a doorway at the rear. The rear elevation will have windows, a doorway, and signage installed and a chimney will be added to the rear portion of building to better relate the back extension to the main portion of the building. The signage on the main portion of the building will be replaced in kind with signage for the proposed new use. The rear yard of the building will be paved to allow for parking and a low-sloped disability access.

Zoning issues and possible variances

There are possible variances for side yard and front yard setbacks, landscaping, lot coverage, and parking. With the exception of extending the front patio, these variances are intended to conform the building to the Zoning Bylaw. The applicant has calculated that the allowable coverage is 30% and they will be requiring 31.22%.

The number of required parking spaces falls well below the requirement in the Vaughan Zoning Bylaw and so the applicant will be submitting a parking study that will be reviewed by the Engineering Department.

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

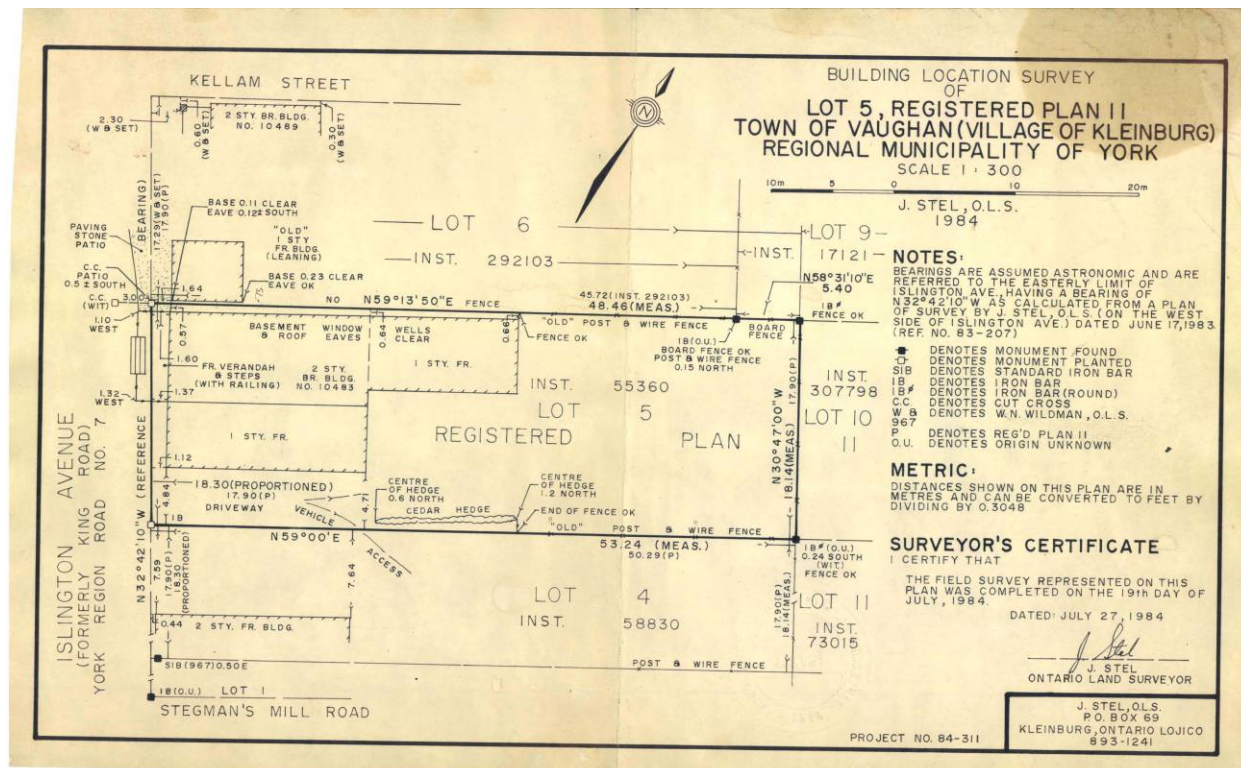
1. Location Map and Survey submitted by applicant, August 28, 2013
2. Rear Elevation. July 12, 2013
3. Building details. July 12, 2013
4. Boomtown façade on annex extension. July 12, 2013
5. Front Boomtown façade facing Islington Avenue. July 12, 2013
6. Storefront window and annex extension façade. July 12, 2013
7. Site Plan. Received August 28, 2013
8. Existing and Proposed West (front) elevations. Received August 28, 2013
9. Existing and Proposed South (right) Elevations. Received August 28, 2013
10. Existing and Proposed East (rear) Elevations. Received August 28, 2013
11. Existing and Proposed North (left) Elevations. Received August 28, 2013
12. Coloured Rendering Front Elevation. Received August 28, 2013
13. Coloured Rendering Right Elevation. Received August 28, 2013
14. Coloured Rendering Rear Elevation. Received August 28, 2013

Report prepared by:

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Cultural Heritage Coordinator
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services
Recreation and Culture Department

Attachment 1



Location Map and Survey submitted by applicant, August 28, 2013



Rear Elevation. July 12, 2013

Attachment 3



Building details. July 12, 2013



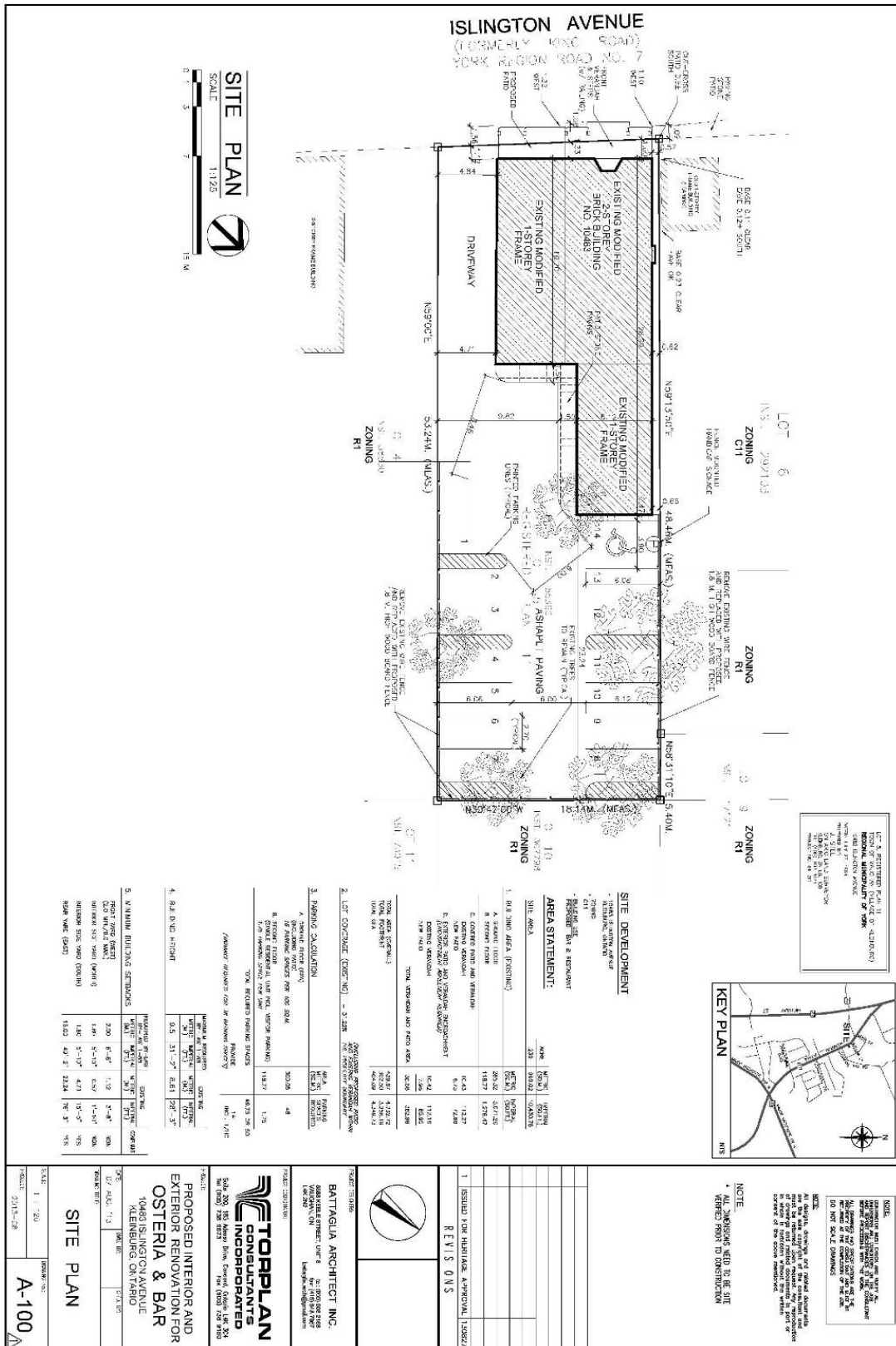
Boomtown façade on annex extension. July 12, 2013

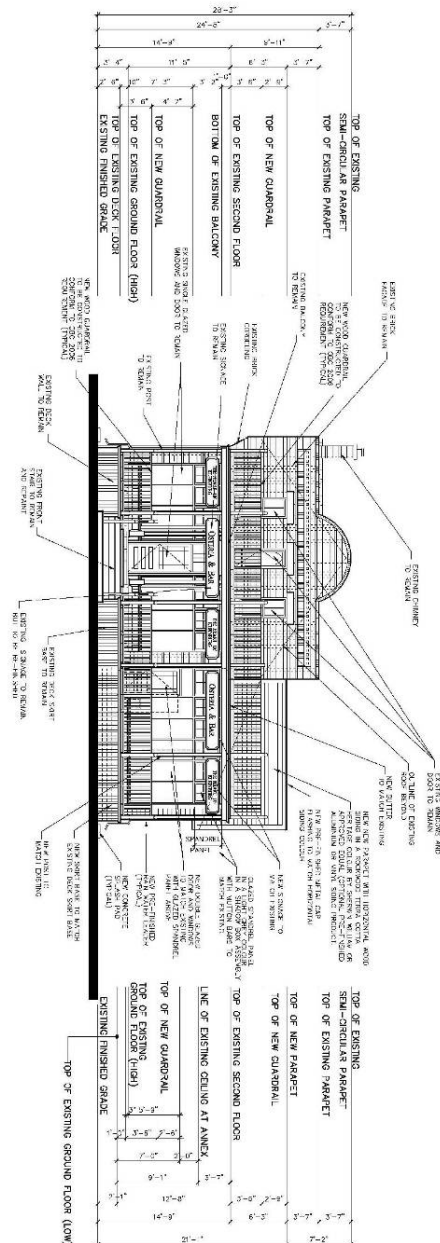


Front Boomtown façade facing Islington Avenue. July 12, 2013

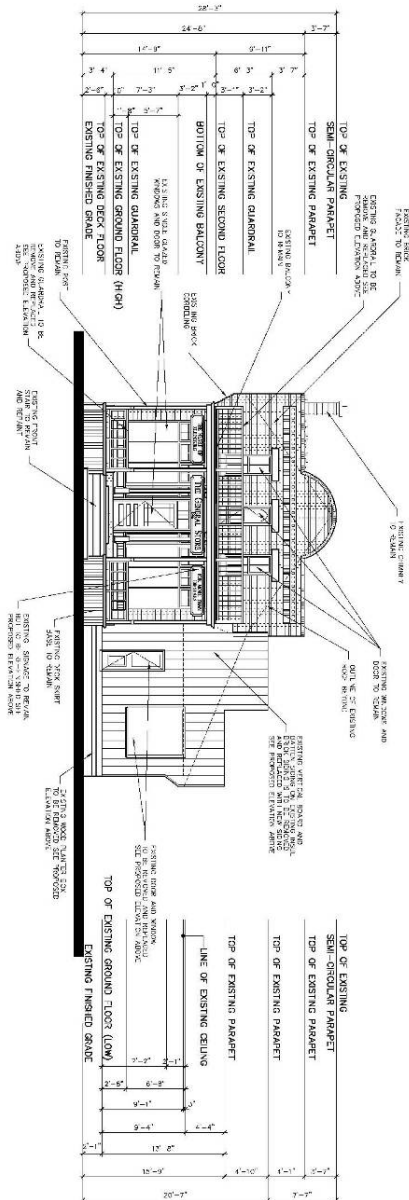


Storefront window and annex extension façade. July 12, 2013





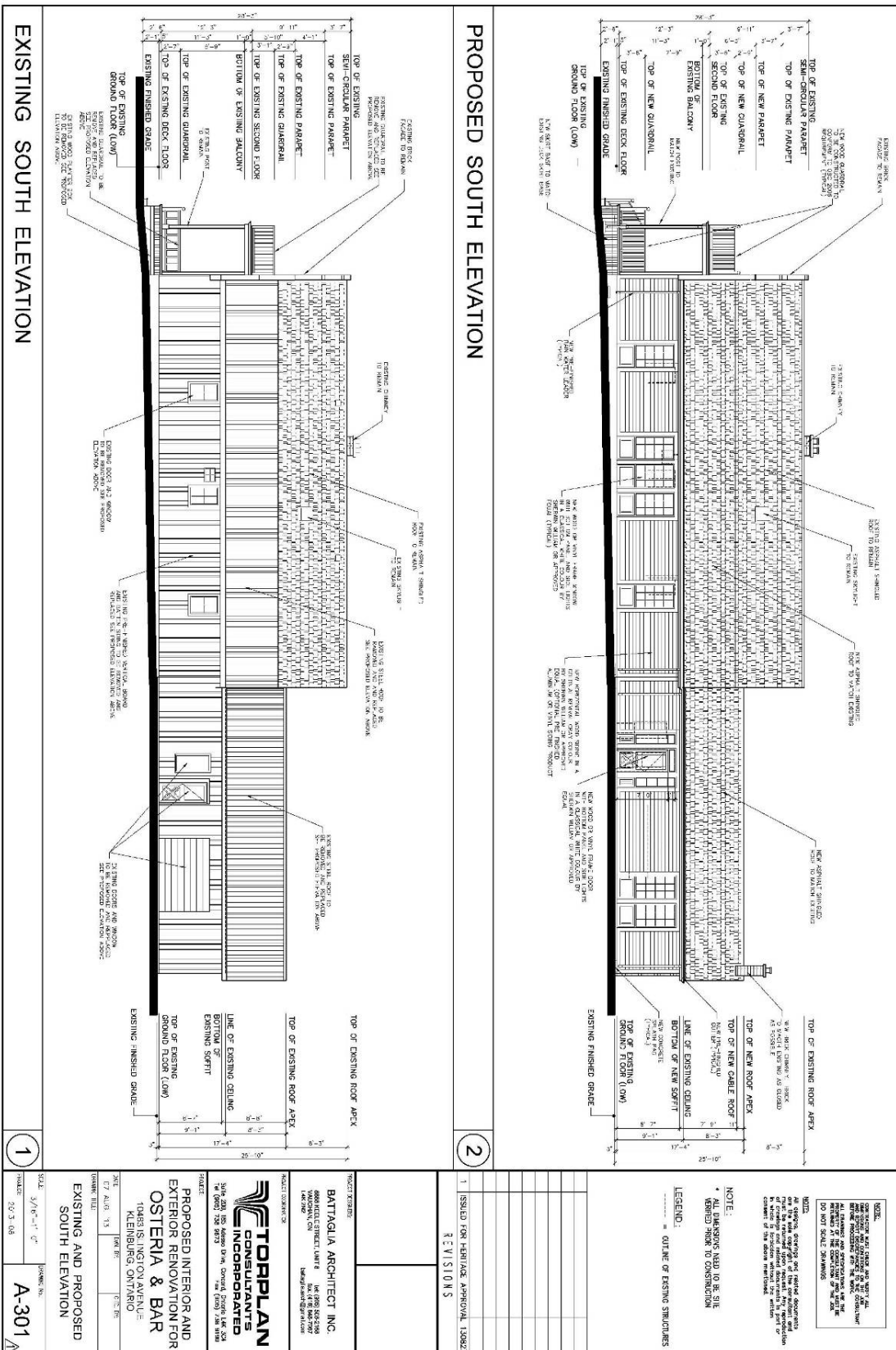
PROPOSED WEST ELEVATION

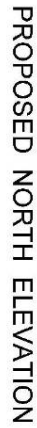


EXISTING WEST ELEVATION

[illegible]

<p>DATE: 2013.06.03</p> <p>SCALE: 3/4" = 1' - 0"</p>		<p>DATE: 2013.06.03</p> <p>SCALE: 3/4" = 1' - 0"</p>	
<p>PROJECT: 10483 ISLINGTON AVENUE KLEINBURG, ONTARIO</p> <p>PROPOSED INTERIOR AND EXTERIOR RENOVATION FOR OSTERIA & BAR</p>		<p>PROJECT: 10483 ISLINGTON AVENUE KLEINBURG, ONTARIO</p> <p>PROPOSED INTERIOR AND EXTERIOR RENOVATION FOR OSTERIA & BAR</p>	





NOTE: ALL DIMENSIONS NEED TO BE SITE VERIFIED PRIOR TO CONSTRUCTION

ISSUED FOR HERITAGE APPROVAL 13082
REVSIONS

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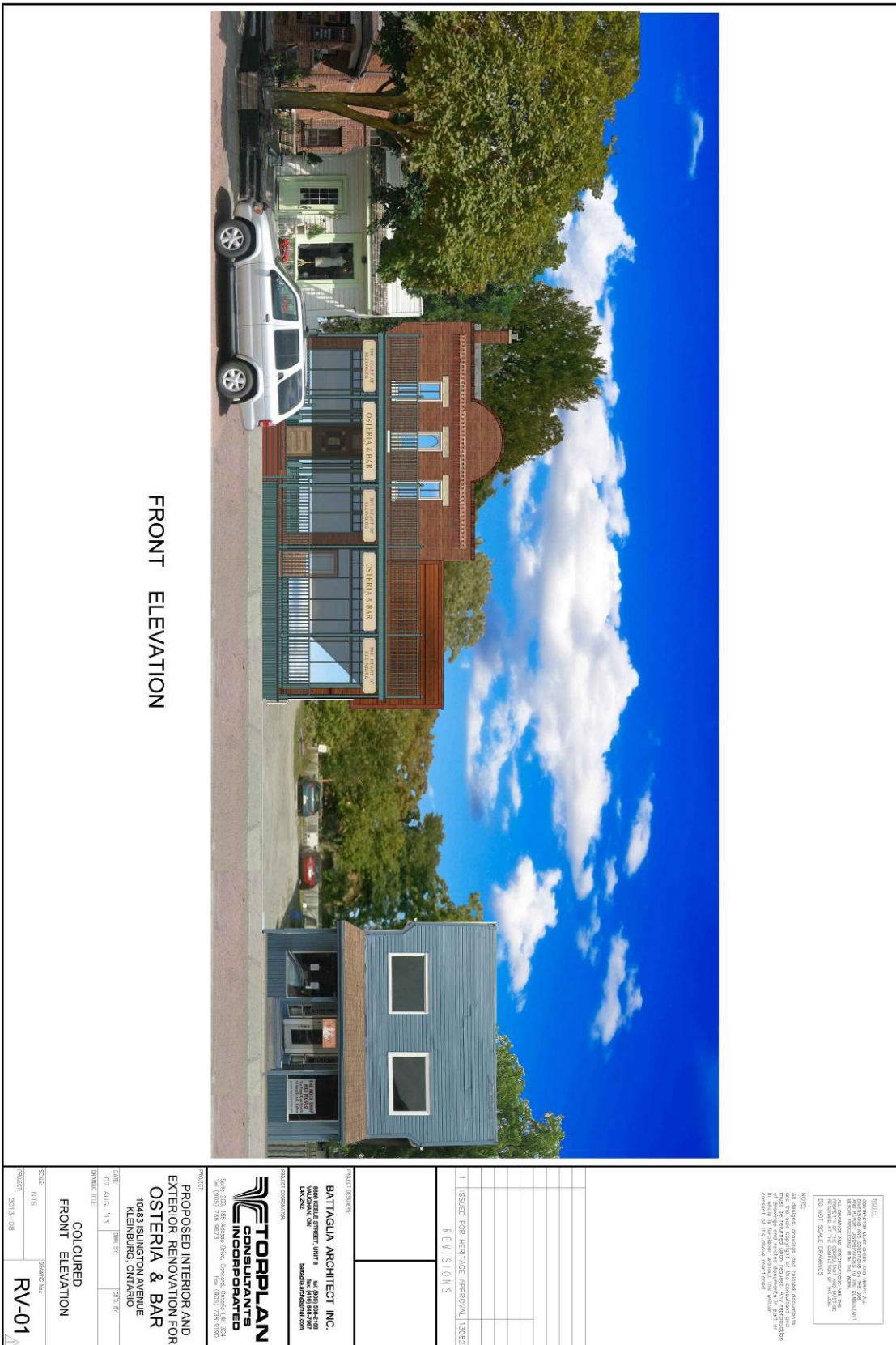
TOPPLAN
CONSULTANTS
INCORPORATED

Suite 200, 115 Adelaide Drive, Concord, Ontario L4K 3C4
Tel (905) 738-9873 Fax (905) 739-9191

PROPOSED INTERIOR AND
EXTERIOR RENOVATION FOR
OSTERIA & BAR
10483 SUNGTON AVENUE
KLEINBURG, ONTARIO
DATE: 07 AUG, 13
DRAWN: TEG
EXISTING AND PROPOSED
NORTH ELEVATION

SCALE	3/8"=1' 0"
PROJECT	207-3-08

DRAWING NO. **A-303**






Coloured Rendering Right Elevation. Received August 28, 2013



REAR ELEVATION

<p>  TORPLAN CONSULTANTS INCORPORATED 100-10000 Highway 7, Suite 100, Richmond Hill, Ontario L4B 1N2 Tel: (905) 709-8888 Fax: (905) 709-8889 Toll Free: 1-800-387-7222 </p>		<p> BATTAGLIA ARCHITECT INC. 100-10000 Highway 7, Suite 100 Richmond Hill, Ontario L4B 1N2 Tel: (905) 709-8888 Fax: (905) 709-8889 Toll Free: 1-800-387-7222 </p>		<p> PROPOSED INTERIOR AND EXTERIOR RENOVATION FOR OSTERIA & BAR 10481 JARVIS AVENUE KILMERIDGE, ONTARIO L3R 9V7 </p>		<p> COLOURED REAR ELEVATION </p>		<p> RV-03 </p>	
<p> <small>DATE: 10/21/2015</small> <small>BY: [Signature]</small> </p>		<p> <small>DATE: 10/21/2015</small> <small>BY: [Signature]</small> </p>		<p> <small>DATE: 10/21/2015</small> <small>BY: [Signature]</small> </p>		<p> <small>DATE: 10/21/2015</small> <small>BY: [Signature]</small> </p>		<p> <small>DATE: 10/21/2015</small> <small>BY: [Signature]</small> </p>	