

Scoped Heritage Impact Assessment  
Residential Conversion of Outbuilding at  
376 Stegman's Mill Road, Kleinburg, ON  
In the City of Vaughan  
01 April 2024



Figure 1. East façade of outbuilding. All photos provided by owner.

Paul Durfee Oberst, B. Arch. (Hons), CAHP  
Professional Heritage Consultant and Retired Architect

Owner: Josie Zuccaro  
376 Stegman's Mill Road, Kleinburg ON, L0J 1C0

Heritage Consultant: Paul Durfee Oberst  
31 Province Street South,  
Hamilton ON, L8K 2K7  
[pauldurfeeoberst@gmail.com](mailto:pauldurfeeoberst@gmail.com)

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### **Appendix:**

- Heritage Consultant's C.V.
- Drawing set illustrating the existing and proposed design renderings of the outbuilding.

## 1. Existing Outbuilding

The building was built in 1981 as a two-car garage for the residence at 376 Stegman's Mill Road (Building Permit 81-1748). The driveway extended east to Napier Street, so the garage doors are on the east façade of the building. It has a steep metal gable roof with the ridge running east-west. There are snow guards on the south slope. The siding is vertical wood board and batten, and the gable ends are decorated with a finial at the peak and, on the east façade, six bits of gingerbread on each leg of the gable.

Subsequently, the east side of the lot was severed for the construction of a new dwelling, cutting off the driveway and so ending the building's career as a garage.



Figure 2. South façade.



Figure 3. View from west. New dwelling on the severed lot is in the background.



Figure 4. View from northeast.

## 2. Proposal

The owners propose to convert the building to an accessory residential unit. The form of the building will be retained. The roof and snow guards will remain. The gable gingerbread will remain. The openings will be revised: garage doors to be closed, new windows and doors to be installed. Board and batten siding matching the existing will be installed. The proposed appearance may be described as a Victorian potting shed. The building will be almost invisible from the public realm, blocked by planting to the south and by the new dwelling to the east. See attached appendix for detailed drawings of the existing and proposed alterations to the outbuilding to be converted into a garden suite.

Summary of proposed changes to the existing outbuilding.

- Looking North: Proposed front porch for covered man door entrance and window to bedroom.
- Looking South: Proposed double garden door and window to kitchen.
- Looking West: Propose to replace garage doors with two (2) windows. Remaining opening will be clad with matching board and batten siding. Third window installed above the two windows. Rose trellis to be installed on the side.
- Looking East: Existing door to be removed and opening to be clad with matching board and batten siding. Proposed new window to kitchen. Second window installed above in center of wall side.



Figure 5. Proposed garden suite design. View from northwest.

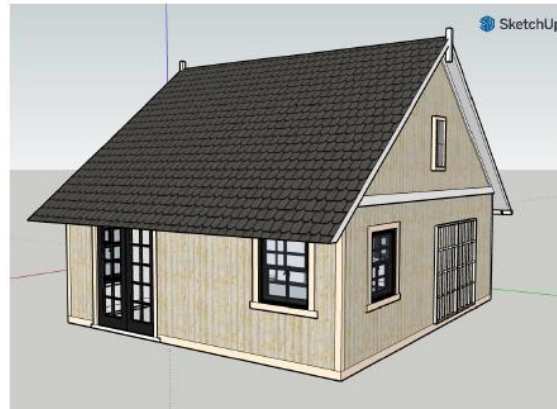


Figure 6. Proposed garden suite design. View from southeast.



### 3. Conclusions

The alterations to the existing building will be minimal. The garage door openings will be closed, and new openings will be added to support the new residential use. The materiality will be unchanged. Proposed design alterations meet the heritage requirements of the Kleinburg-Nashville Heritage Conservation District Plan. Additionally, the building is invisible to a great extent, as seen from the public realm.

In my professional opinion, the alteration of the outbuilding at 376 Stegman's Mill Road in Kleinburg, will have no negative effect on the heritage character of the site or the Kleinburg-Nashville Heritage Conservation District. I recommend granting heritage approval for the project.



Figure 7. View from south on Stegman's Mill Road. Main dwelling is on the left. Outbuilding is hidden by the planting.



Figure 8. View from east on Napier Street. Only the top of the gable end is visible.