

HERITAGE VAUGHAN REPORT

DATE: Thursday, April 10, 2025

WARD: 1

TITLE: ALTERATION OF HERITAGE DWELLING LOCATED AT 10555 ISLINGTON AVENUE IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek a recommendation of approval from the Heritage Vaughan Committee regarding the proposed alteration of the heritage dwelling located at 10555 Islington Avenue, a property located in the Kleinburg-Nashville Heritage Conservation District (KNHCD) and designated under Part V of the *Ontario Heritage Act* (OHA).

Report Highlights

- The Owner is proposing an alteration of the heritage dwelling at 10555 Islington Avenue.
- The existing main dwelling is identified as a contributing property in the KNHCD Plan.
- The proposal is consistent with some of the relevant policies of the KNHCD Plan, excluding windows.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed alteration of the heritage dwelling at 10555 Islington Avenue under Section 42 of the OHA, subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development and Parks Planning and Senior Manager of Urban Design and Cultural Heritage;

- b) Prior to the issuance of the Heritage Permit, the applicant should submit final elevation drawings of the verandah to the satisfaction of the City.

Background

The property located at 10555 Islington Avenue is situated within the Kleinburg-Nashville Heritage Conservation District, features a contributing building, was built around 1920 and architecturally represents the Edwardian style, with a brick veneer cladding. Further analysis through the Cultural Heritage Impact Assessment (CHIA) (attachment 2) unveils the original framework of the home being that of the Georgian architectural style.

The following is an excerpt from the applicant submitted CHIA:

“On its face, the dwelling at 10555 Islington Avenue is a 2-storey solid brick Edwardian house from about 1920, with some later additions. The addition to the south is not present on a 1972 survey held by the Vaughan Archives, so we know it is younger than that. The house seems to resemble its neighbour at 10499 Islington and several other houses in Kleinburg and Nashville. But examination reveals a different and older story. Previous to the current owner taking possession of the property, the interior finishes were removed, exposing the construction of the building. The brick is a veneer, one wythe thick, installed over un-tapered flat clapboard siding, on a heavy wood frame, with posts and diagonal braces, and infill studding—much like a barn frame. This is an old way of framing a house. The only house I’ve worked on built this way dates from the 1830s. The framing also shows that the original clapboard house was only 1-½ stories high, with the additional ½ storey added later, presumably at the time the brick veneer was applied.”

The applicant has been actively maintaining the dwelling, with the most recent project being the replacement of the roof shingles in 2022. Cultural Heritage staff were engaged in February of 2025 with a proposal for alteration of the main dwelling. The proposed work is for the alteration of the verandah - which is not original to the house, painting of the siding on the addition of the house, replacing the windows and replacing the soffits and fascia.

Previous Reports/Authority

N/A

Analysis and Options

All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. The following is an analysis of the proposed development according the Kleinburg-Nashville HCD Plan.

The following is an analysis of the proposed alteration in accordance with the KNHCD Plan:

Alteration

The applicant is proposing to remove existing walls within the verandah (attachment 3), leaving the roof, which is to be supported by new posts. The posts are currently being sourced and upon satisfaction of the City, they will be approved. Additionally, the south addition will be re-painted. The colour of the paint will be the same as it is now, in white. Both the verandah and south addition are not original to the home. The addition to the south of the house does not appear on the 1972 survey (attachment 4), which suggests a younger build date. Soffits and Fascia will be replaced in aluminum and will be black in colour. There is no construction proposed for this project, as this is simply a 'clean-up' of the property.

Further to the alteration, a site visit with staff will be organized to observe completed work.

4.2.4.1 Renovation of a Heritage Building

When a renovation on a heritage building is undertaken, it shall be part of the renovation to remove later work that conceals the original design or is unsympathetic to it. Research shall be undertaken, and the design of new work shall restore the principal architectural features of the original building.

Windows

The applicant is proposing the use of wood-grain vinyl, produced in Canada, for the replacement of the current windows (attachment 5).

Although vinyl/plastic is mentioned as an inappropriate material for windows, the proposed windows do have a supported lifespan and warranty. Staff are also taking into consideration the rising costs of wood and aluminum material for the consumer.

The windows will be double-hanging, 6/6, like what is on the house currently, and the colour chosen will be a chestnut brown. Overall, the chosen material and colour will be sympathetic to the contributing heritage building.

4.2.3.3 Windows and Doors

Original window frames and sashes shall be repaired, if possible, rather than replaced. This is not only good heritage practice: it is usually less costly. Repair material shall be of the same species and profile as the originals. If replacement is necessary, wood shall be used, and window design shall match the original in type, glazing pattern, and detail. In many buildings, the existing windows are not original, so it will require some research to determine the original design.

Windows And Doors Guidelines

- *The original wood doors and windows in a renovation of an existing building shall be conserved and maintained.*
- *The use of windows in a renovation of an existing building or new windows for an addition in other materials such as aluminum, composites, wood clad are also acceptable. Use of Vinyl is not acceptable. Because of the short functional lifespan of plastic products exposed to elements, they are not a suitable material for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.*
- *Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the building.*
- *If a window or door (or component thereof) has deteriorated beyond repair as determined by heritage staff, the unit shall be replicated in the same material, style, and proportion. In many cases, only a small component (i.e., a window sash) requires replacement rather than the entire unit.*
- *If the newer windows and doors are unsympathetic to the heritage building, they shall be replaced with ones that are compatible.*

4.4.4.1 List of Appropriate Materials

Exterior Finish: Use materials compatible with the nearby contributing buildings which form the heritage context.

Roofs: Slopes and layouts compatible with the nearby contributing buildings which form the heritage context.

Windows: Use windows compatible with the nearby contributing buildings which form the heritage context.

Refer to Section 4.2.2 for a list of appropriate materials used in the HCD.

4.4.4.2 Inappropriate Materials

Exterior Detail:

• *Prefinished metal fascias and soffits; “Stock” suburban pre-manufactured shutters, railings, and trims; Unfinished pressure-treated wood decks, porches, railings, and trim;*

Windows:

• *Large “picture” windows; Curtain wall systems; Metal and plastic frames; Metal or plastic cladding; Awning, hopper, or sliding openers; and, “Snap-in” or tape simulated glazing bars.*

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

While the guidelines for windows under the KNHCD Plan have not been met, the Cultural Heritage division of the Development and Parks Planning Department is satisfied with the proposed work which mostly conforms to the policies and guidelines

within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed alteration of the heritage dwelling at 10555 Islington Avenue under the Ontario Heritage Act.

Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

For more information, please contact: Vanessa Lio, Heritage Specialist, ext. 8152

Attachments

1. Location Map
2. Cultural Heritage Impact Assessment
3. Concept Drawings
4. Site Plan and Survey
5. Materials

Prepared by

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