

COMMITTEE OF THE WHOLE – JANUARY 12, 2010

HERITAGE PERMIT APPLICATION, 21 NASHVILLE ROAD (THE DOCTOR'S HOUSE)

Recommendation

Heritage Vaughan Committee recommends:

1. That the Heritage Permit application for an addition to the existing structure at 21 Nashville Road, (as per Attachment 1) be approved; and,
2. That the applicant provide samples of all exterior cladding materials and paint samples for consideration and approval by Cultural Services staff.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan:

- 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

There is no economic impact associated with the approval of this report.

Communications Plan

The owner will be communicated any decision of Council.

Purpose

The purpose of this report is to review the Heritage Permit application for the proposed Doctor's House addition at 21 Nashville Road, which will add a 3-storey, 72 suite inn to the existing banquet and restaurant facility.

Background - Analysis and Options

The subject property, located at 21 Nashville Road, City of Vaughan, also known as "The Doctor's House", is individually designated under Part IV of the Ontario Heritage Act (By-law 48-79). The subject property is also located within the Kleinberg-Nashville Heritage Conservation District and is therefore designated under Part V of the Ontario Heritage Act (By-laws 183-2003; 184-2003; 268-2003). The applicant, The Doctor's House Dining Corporation, have submitted a Heritage Permit Application to build an addition to the existing Doctor's House facility and a new suite inn on the property.

At the 18 November 2009 meeting, Heritage Vaughan reviewed the application and recommended that the Heritage Permit application be approved. Heritage Vaughan committee is a statutory advisory committee of Council and makes recommendations as it relates to heritage matters and matters as authorized under the Ontario Heritage Act. As a property designated under Part V of the Ontario Heritage Act, Council must review all large-scale Heritage Permit applications and recommend approval or refusal.

The subject property was owned by John N. Klein until 1848 when he sold it to James Robinson. In 1867 James Robinson sold the property to John Deziel for \$800, who in the same year built the

residence now known as “The Doctor’s House”. In 1870 John Deziel died, leaving his home and the lands described in his will to his widow, Mary, described as ‘being part of the lot lying next to Mr. Donalds Tavern’. Mary sold to Dr. Thomas Harvey Robinson in 1878. Dr. Robinson lived in the residence until 1929.

At the time of designation in 1979, the house served as the location of a tea house and gift shop and was affiliated with the Livery. Since then it has been converted into a dining and banquet facility. The current property owners intend to expand the current structure in order to facilitate a new inn hotel and to increase the capacity of the current restaurant and banquet hall. This proposed addition would add to the existing and add a separate 3-storey, 72 suite inn at the back of the historical main facility.

The current proposal has incorporated many of the aspects discussed with the architect and has improved greatly and come closer to compliance. The proposed building envelope and footprint of the current proposal has been revised in accordance to the comments received in order to better comply with City’s requirements and K-NHCD guidelines.

A detailed analysis and design recommendations of the updated elevations and site plan drawings are as follows:

A) Site Plan & Landscaping:

- The footprint of the proposed Inn and restaurant addition has been revised to better relate it to 19th Century Inn and “Wing and Tail” concept of additions.
- In the currently proposed site plan, the proposed asphalt area will be reduced of a total of 1,375 m (14,800 sf.), exactly one third of an acre.
- This was achieved by introducing an underground parking area. The formerly proposed partial second level of parking has now been removed and all parking is now either at level or underground.

B) East Elevation

Restaurant Addition:

- The design of the entrance to the proposed restaurant addition had been revised by introducing “a more simplistic transition piece” a design more in keeping with a simplistic Georgian design.
- The roof line has also been simplified somewhat, although not to a pure hip or gable form, which would be preferred.

Typical 19th Century Inn:

- As it was originally submitted, this portion reads very well and its precedent is very clear and compatible with the K-NHCD Guidelines. It is identifiable as a main component of the typical way in which subsequent tails and wings would have been added to homes and Inns in the 19th century.
- While the elevations of the inn portion have not changed the proposed building has been rotated at a greater angle than before.
- Part of the building mass of the proposed portion of the inn to the south has been extended out, and a simple transitional elevation has been introduced as requested.
- Window types within the half dormers have been revised to comply with the K-NHCD guidelines.
- The entrance to the garage has been relocated in order to provide a façade which better relates to 19th century architecture.

C) West Elevation

Proposed Restaurant Addition:

- The roof lines in this area have been simplified, although not to a pure hip or gable form, as was recommended.

Proposed Inn:

- The revised design of the West Elevation now better correlates with the forms and components in the East elevation.
- The corresponding chimneys are now shown in related elevations, as was requested.

D) Roof Plan:

- As before, the overall massing of the proposed development is still a departure from the guidelines. In particular the multiple roof types (including flat).
- There is no residential or Inn precedent in the K-NHCD for a flat roof design or combination as shown.
- As per the request of Cultural Services, the direct relationship between east and west façade composition has been altered to more clearly show in the design of the roof.
- The central flat roof still apparent in the design has been explained as containing major mechanical equipment. The surrounding sloping roofs will project over this area, providing a high parapet which will effectively hide mechanical units.
- The applicant argues that, should all flat roof surfaces be eliminated and kept to pure hip or gable roofs, all mechanical units will have to sit on top of these roofs or scattered on the ground.
- Proposed building sections have been submitted in order to show the aesthetic impact of the proposed mechanical equipment on the flat roof surfaces.

E) South Elevation:

- Fascia and soffit are now continued in front of the brick chimney.

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, and the necessary resources to implement this program have been allocated and approved.

Regional Implications

N/A

Conclusion

The subject property, located at 21 Nashville Rd. is individually designated under Part IV of the Ontario Heritage Act and is located within the Kleinberg-Nashville Heritage Conservation District. The applicants, The Doctor's House Dining Corporation has submitted a Heritage Permit Application to build an addition to the existing Doctor's House facility and a new suite inn on the property. The subject application has been through an extensive consultation process that has included feedback from Cultural Services staff, as well as from the Heritage Vaughan Committee. The current proposal has been revised according to the comments received to better comply with the City's requirements and the K-NHCD guidelines. In general, the elevations have improved and a stronger correlation between Kleinburg Village residential design and typical 19th century Inn design has been established.

Attachments

1. Elevation Drawings and Site Plan of Proposed Development

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext.8234
Angela Palermo, Cultural Services Manager, ext. 8139
Lauren Archer, Cultural Heritage Coordinator, ext 3128

Respectfully submitted,

John Mifsud
Chair, Heritage Vaughan Committee

1. Elevation Drawings and Site Plan of 21 Nashville Road



PROJECT No. 7005
NOV., 2009

PROPOSED DOCTOR'S HOUSE ADDITION
21 Nashville Road, Kleinburg, CITY OF VAUGHAN

SOUTH ELEVATION

