

## 1.0 INTRODUCTION

## 1.1 PROPERTY DESCRIPTION

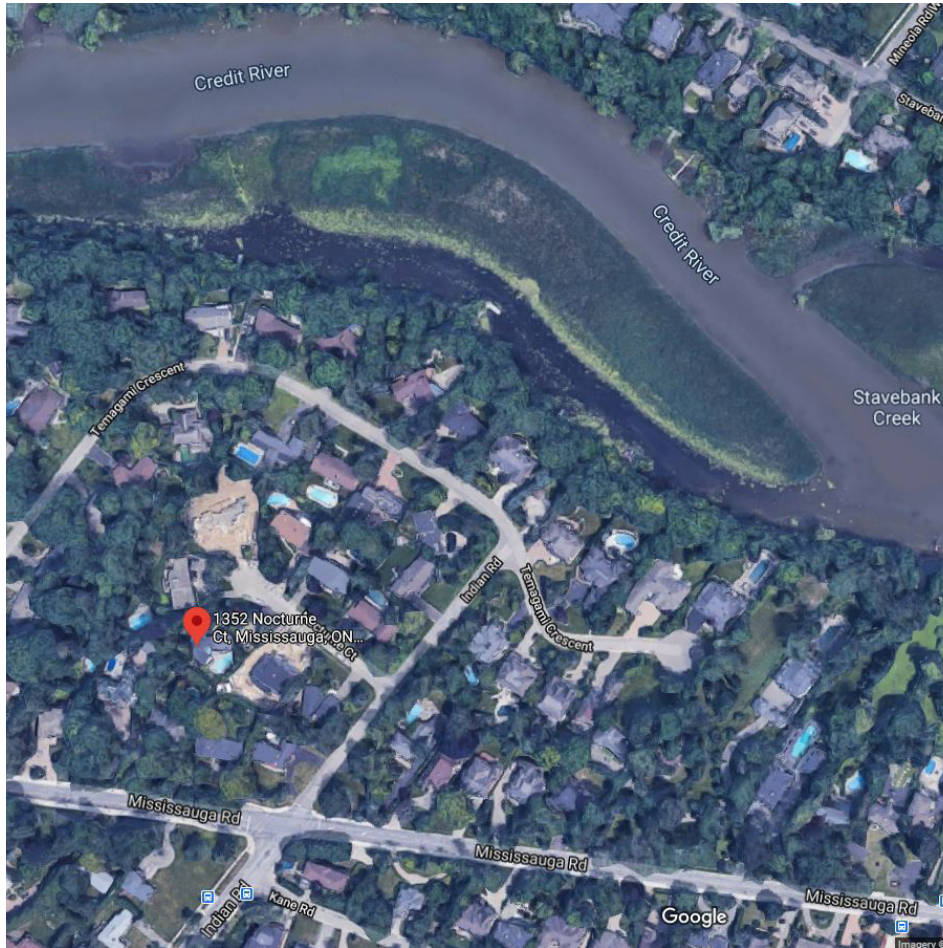


Fig 1. Aerial View - google maps

The heritage property is located at 1352 Nocturne Court, Mississauga, Ontario. It is situated north of the intersection at Mississauga Road and Indian Road, and is south of the Credit River. The site is indicated with a red arrow bubble.

The property is located on a court with other modernist style residences.

### PROPERTY DATA

Height in Storeys: 1-Storey

Use (of new building): Residential

Municipal Address:

1352 Nocturne Court, Mississauga,  
Ontario, Canada

## 2.1 HISTORICAL DESCRIPTION

1352 Nocturne Court residence was designed by Toronto Architect, Harry B. Kohl and constructed by G.S. Shipp & Sons Limited. The residence was showcased at a 1962 National Home Show in Toronto as a pre-fabricated structure. Known as “Vision ‘62”, it was marketed as a dream house, a suburban quest for ideal living.

Harry B. Kohl, a modernist architect based in Toronto, and known as a leading architect for the Jewish community, he graduated from the University of Toronto’s School of Architecture with a Bachelor of Architecture degree. After various apprenticeships in Toronto, he started his own practice in 1949 until his death in 1973.

Vision ‘62 was Kohl’s vision of the future, defying the convention of house living. Kohl believed its circular forms and plans accommodated circulation of people better than the conventional rectilinear forms and plans. Kohl explored circular design in many of his projects, from residences to highway rest stops. 1352 Nocturne is the earliest known surviving round house in Mississauga - noted in the Heritage value statements authored by the City of Mississauga.

## 2.2 ARCHITECTURAL DESCRIPTION

1352 Nocturne form consists of a rotunda structure topped by a triodetic domed roof connected by a suspended bridge to an arch plan that echoes the shape of the rotunda. The rotunda and bridge are encircled by a painted wood balcony with a strong horizontal presence.

The rotunda and bridge are composed of fixed and sliding door assemblies within minimal solid panelling. The arch plan is more selective in placement of these units since it houses the private uses - bedrooms and bathrooms.

The rotunda was designed to house the kitchen, and dining and living spaces. The bridge was designed for a family room.

The bungalow structure pushes the envelope of conventional living.

### 3.0 HERITAGE STATUS

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The residence is listed on Mississauga's City's Heritage Register and was assessed using the Ontario Reg 9/06, Criteria for Determining Cultural Heritage Value or Interest, Ontario Heritage Act. The evaluation by the City is summarized here:

1. Design or physical value

"Vision '62" is a representative example of the mid-twentieth century suburban quest for ideal living. It is rare, and the earliest known surviving, round house in Mississauga."

2. Historical or Associative Value

"The house yields information that contributes to the understanding of the 1960's interest in ideal Modern living. It also demonstrates the work of architect Harry B. Kohl."

3. Contextual Value

"Located in a neighbourhood with other seemingly one-off examples of experimental Modern housing, the residence supports the character of the area."



## 4.0 EXISTING CONDITION

### 4.1 PHOTOGRAPHS



Fig 2. Photograph of Existing Condition



Fig 3. Photograph of Existing Southern Retaining Wall



Fig 4. Photograph of Existing Garage and Driveway Entrance



## 4.0 EXISTING CONDITION

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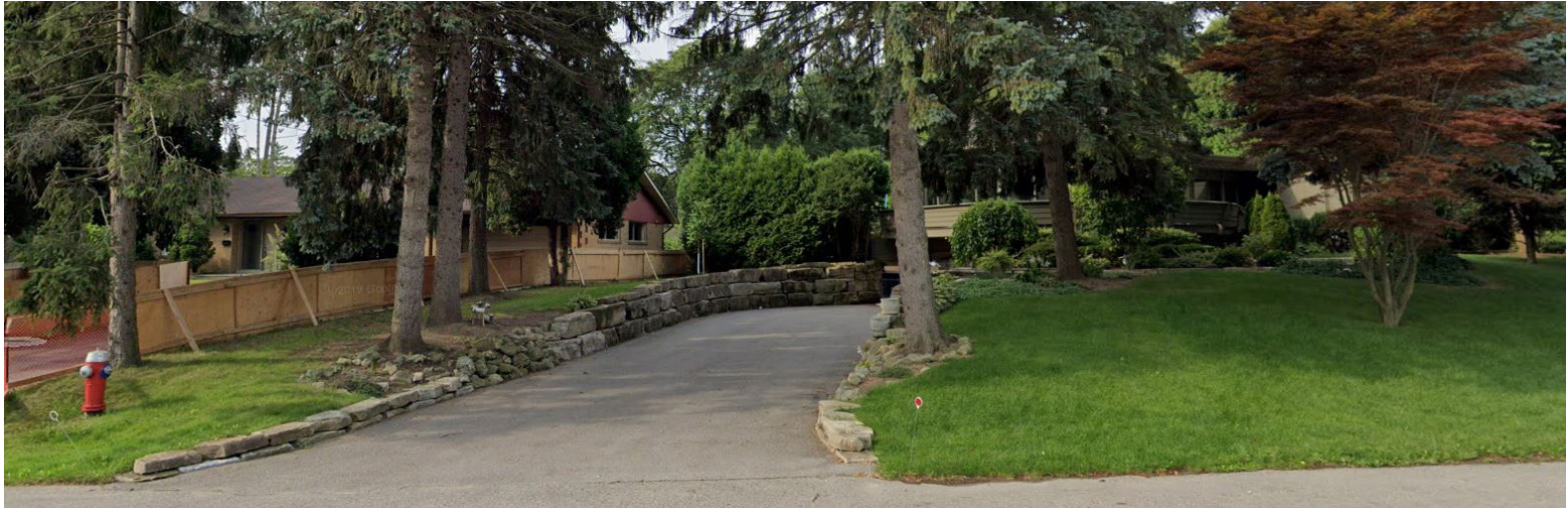


Fig 5. Existing Street View 1 - google maps



Fig 6. Existing Street View 2 - google maps

## 4.0 EXISTING CONDITION

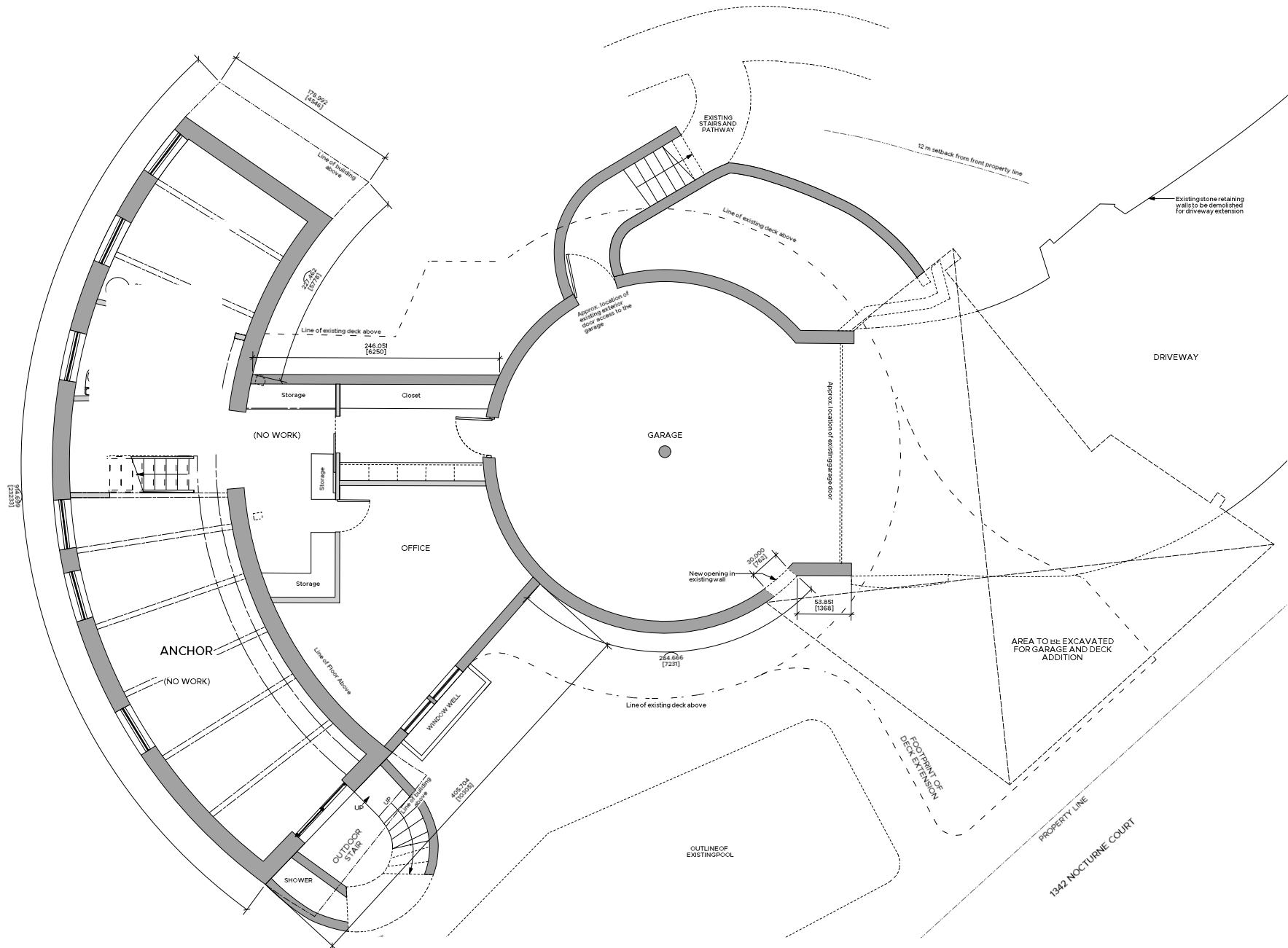


Fig 7. Basement and Garage Plan - Existing





## CONTEXT

The proposed project is constrained to the front/side of the house, impacting the garage, driveway and the southernmost soft landscaping which will be regraded.



Fig 9. Aerial View - Drone photo provided by Client



## 5.0 PROPOSED

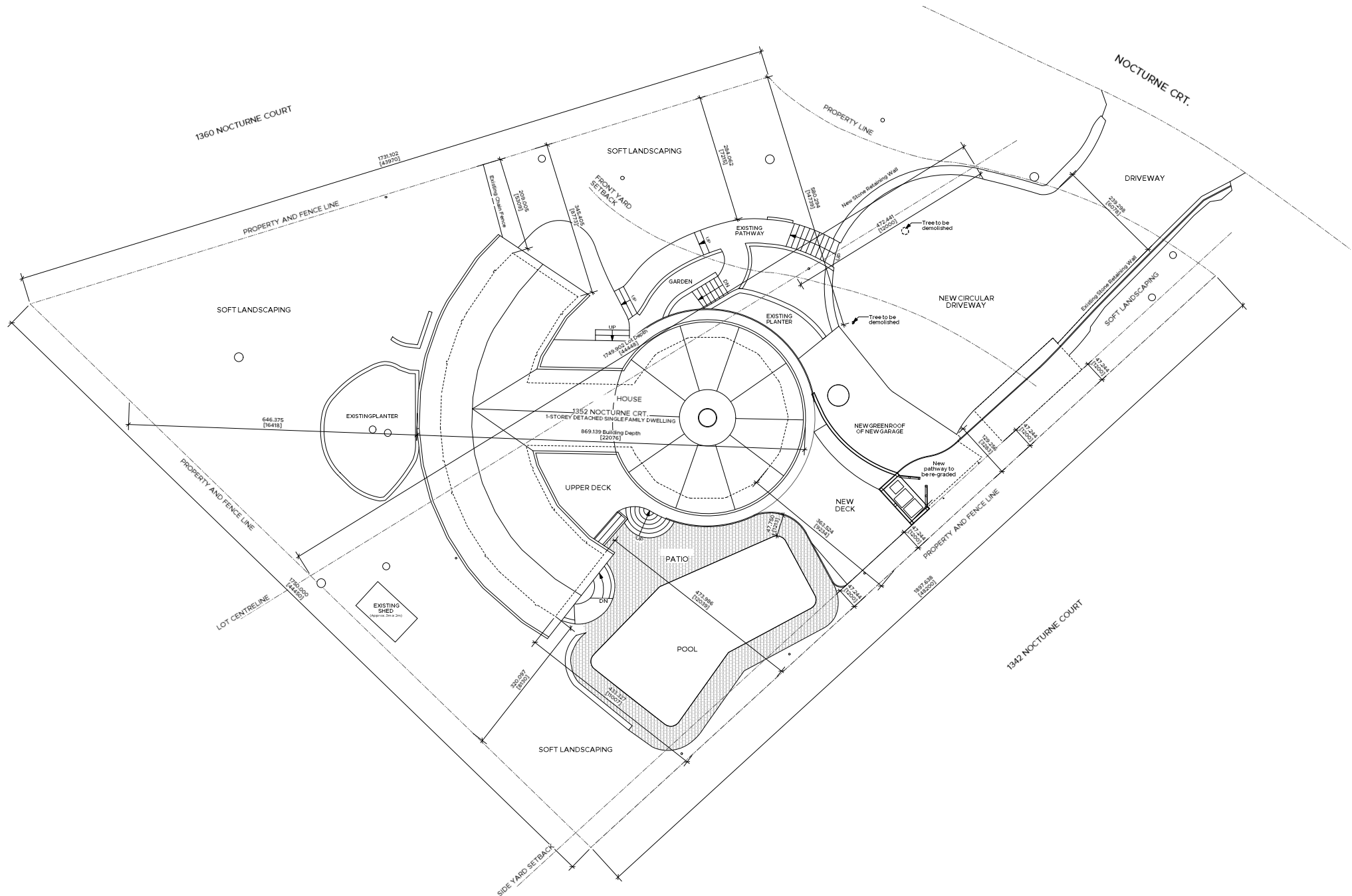


Fig 10. Proposed Site Plan

## 5.0 PROPOSED

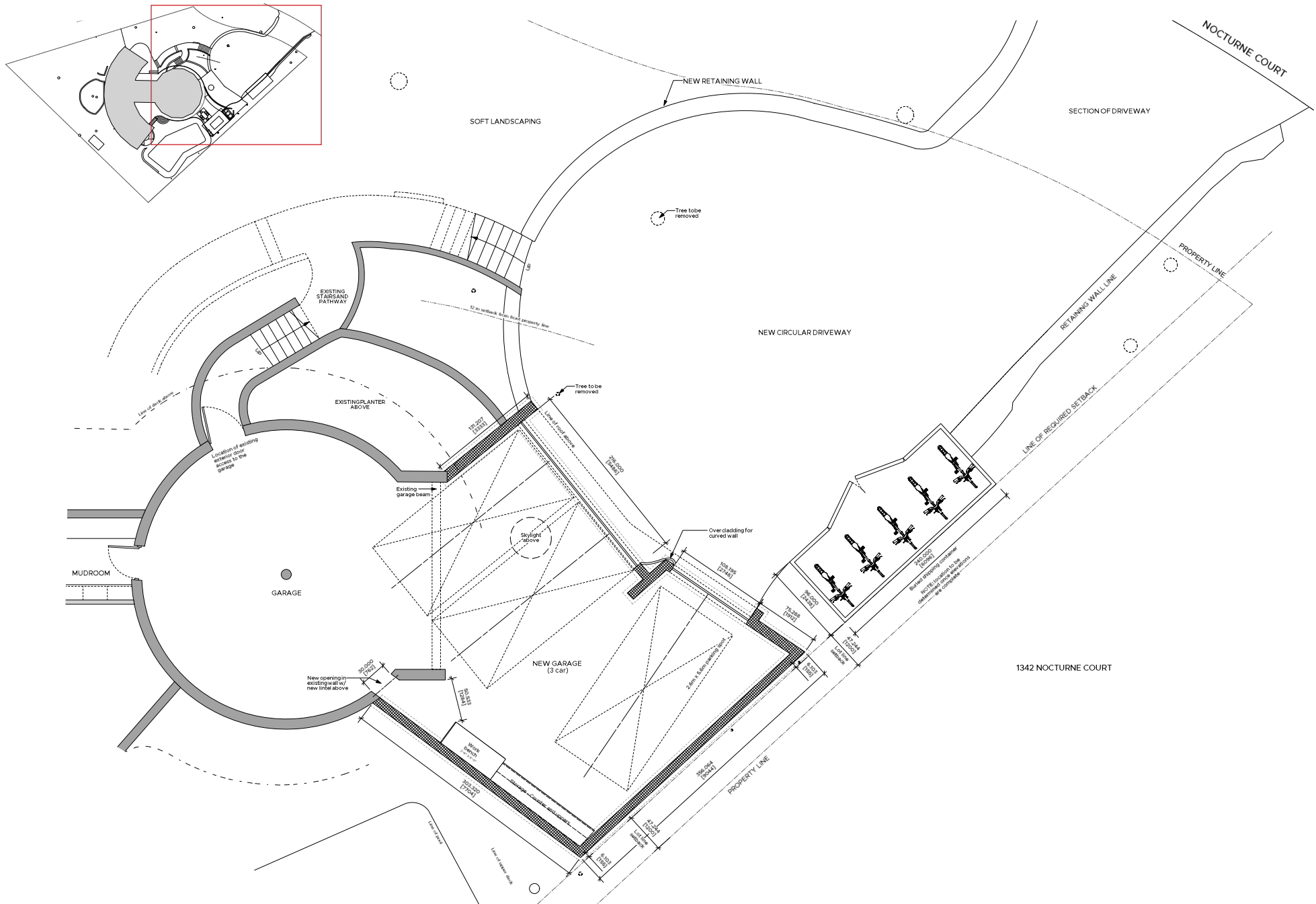


Fig 11. Basement and Garage Plan - Proposed





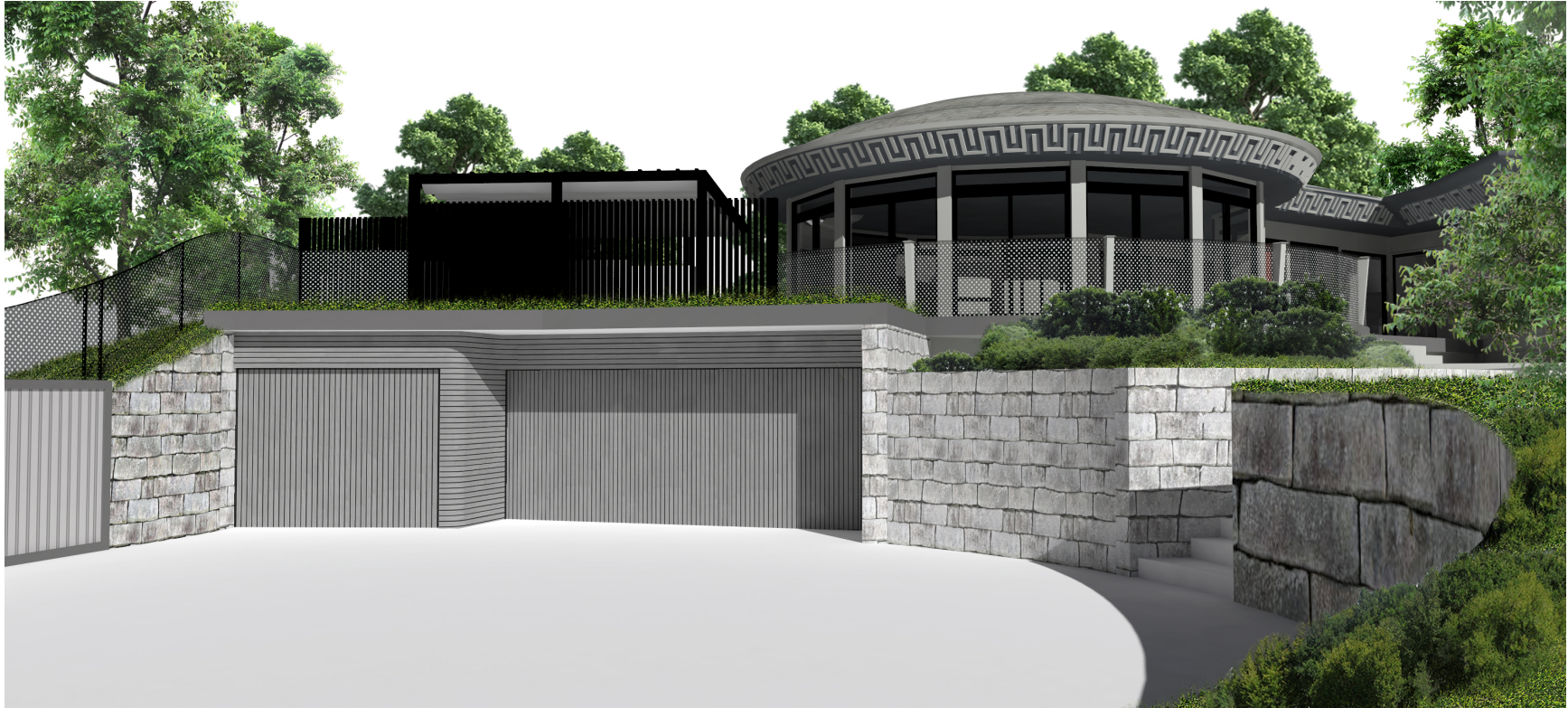


Fig 13. Rendering - Proposed Design