

HERITAGE PERMIT APPLICATION FOR 7053 POND STREET, MEADOWVALE VILLAGE

SUPPLEMENTARY NOTES RE PERGOLA:

Questions have been raised about the appropriateness of the proposed pergola located between the new coach house and the existing house. We wish in our application to retain this pergola, with the following explanation / justification. However we have included a "Plan B" design, without the pergola in case the Committee still considers the pergola to be inappropriate.

We consider the pergola to be appropriate in the Village for the following reasons:

- Pergolas of this sort may not currently exist in the HCD, but are not without precedent in 19th Ontario domestic architecture.
- Rural / village houses of that period would likely not have pergolas. Unless of course they were for the grander, more elegant homes. Or for higher-functioning edifices such as country inns or tea rooms, where a more noticeable portal was appropriate to lead patrons to outdoor social spaces.
- I'm not suggesting that such a pergola ever existed at the Apple Tree Inn; just that it would not have been inappropriate on comparable structures of that era.
- There is a pergola currently existing on the property, defining an outdoor dining area overlooking the pool. To the best of my knowledge there has been no criticism of this pergola as being inappropriate or offensive to the character of the Village.



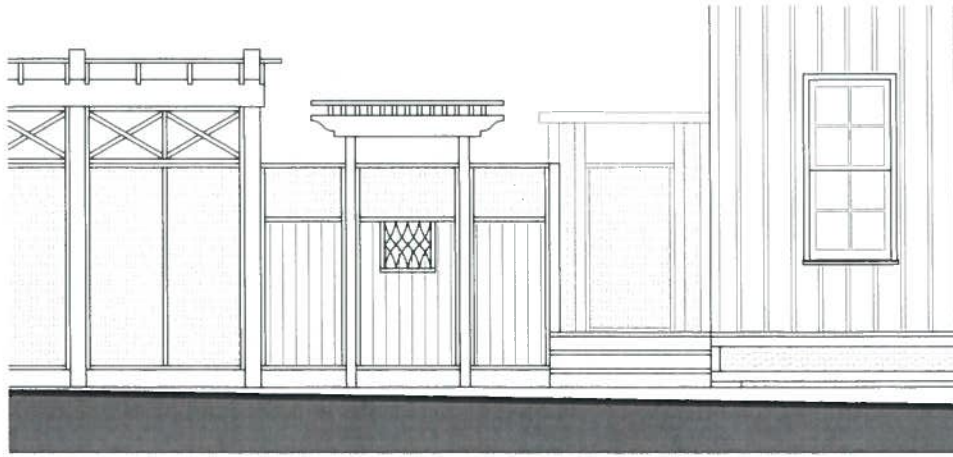
- It was suggested that the new 'portal' pergola would "potentially provide a sense of a single continuous building". The existing combination of fence, gates and porch may already give this impression, but not to the extent that the Village character is compromised. In fact our proposal would be lighter and more transparent than the existing, with more open trellis and less solid planking. And the existing structure has precisely the same frontage of pergola detailing as our proposal, although this is a single-plane element.

- The proposed coach house and the existing dining pavilion are precisely the same width, and the coach house when built will site in the same location, leaving the same gap between the principal structures. The new combination of fence, gated and pergola will in fact be quite similar to what's there now, when seen from the street.
- Perhaps more significant is the fact that it will seldom be seen from the street. A dense band of road-side mature cedars visually screens this linking element from public view, whether it contains pergolas, arches or other landscape structural elements.

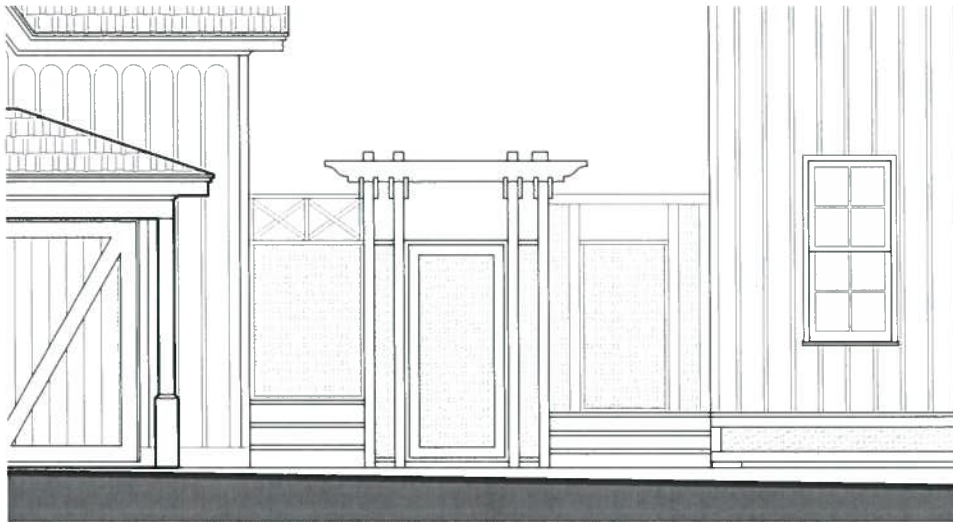


- The proposed pergola has been dismissed as a Caledon Horse Farm artifact. I could counter-argue that the proposed alternative, 'votive' arches that do exist in the Village are a 20th century conceit that have no deeper roots in the real history of the Village than our proposed Pergola.
- There's minimal visual difference between the existing configuration, our 'pergola' proposal and our 'arch' proposal, and minimal negative impact on the heritage character of the Village, as the following sketch illustrates.

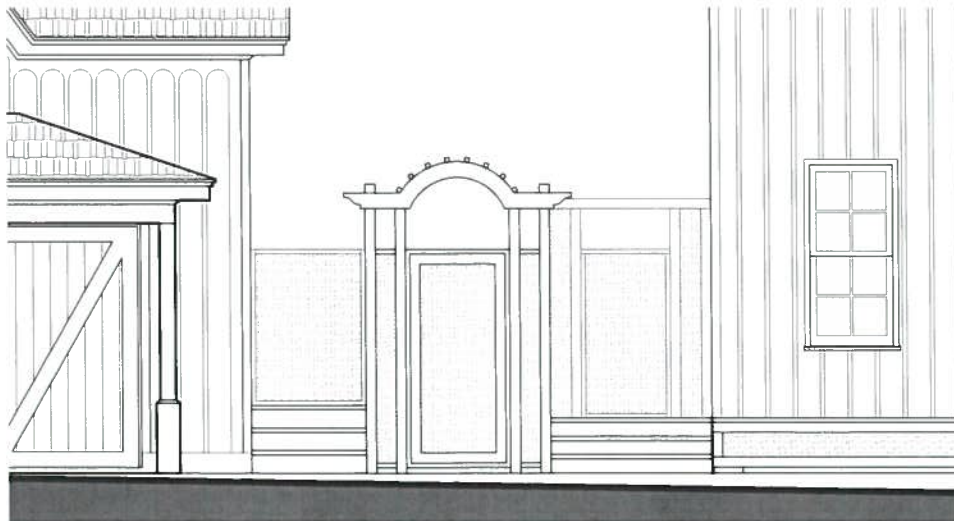
I trust I have made the case that our visually light, traditionally detailed pergola entrance to the rear yard is reasonable and compatible with Village character, and is as inoffensive as the gateway structure that exists now. We ask for the Committee's approval, but if such approval is denied we will accept the Committee's ruling and revert to the suggested arched alternative.



'A' - EXISTING CONDITION



'B' - PROPOSED WITH PERGOLA



'C' - PROPOSED WITH ARCH

SUPPLEMENTARY NOTES RE EXTERIOR FINISHES:

Working drawings and final, detailed selection of materials are not completed at this point. However the following principals will be adhered to:

- Roofing will be premium asphalt shingles in a heavy architectural profile
- Siding will be rough sawn, pre-stained board & batten, tentatively Maibec
- Windows will be solid wood, double hung, simulated divided light, prefinished exterior, with traditional sash and brick mould profile. Tentatively Jeld-Wen
- Muntin bars will be traditional face profiles with spacer bars to give a solid TDL look.
- Colours:
 - roofing - medium grey, to match existing.
 - b & b walls - warm grey, deeper than existing walls
 - eave and porch trim – light grey, similar to existing walls
 - windows (sash, muntins & brick mould) – white
 - door leaves – medium charcoal grey (solid wood)

General notes: when the north addition to the house was built a well-intentioned effort was made to blend the colours in to the existing house. Not entirely successful. Pale wall colours with white windows leave a too-soft visual impression without enough accentuating contrast. The original house with similar colors also has deeper grey shutters, just enough contrasting tone to articulate the architectural features.

The coach house should be visually compatible with the original house, and we propose similar roof, window and trim colours. However we propose a somewhat deeper gray colour for the walls, for two reasons: First, the coach house is an accessory structure, not part of the house. The slightly deeper, more neutral colour will put it into a recognizably subservient position to the house. Second, the slightly deeper color will provide a better contrast to the white and off white windows and trim, better articulating those architectural features