



**CITY OF VAUGHAN
HERITAGE VAUGHAN COMMITTEE AGENDA**

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

**Thursday, April 10, 2025
7:00 p.m.
Online via Electronic Participation
Vaughan City Hall**

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1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. COMMUNICATIONS	
4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 6120 KING-VAUGHAN ROAD Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above.	3
2. ALTERATION OF HERITAGE DWELLING LOCATED AT 10555 ISLINGTON AVENUE IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above.	27
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HERITAGE VAUGHAN REPORT

DATE: Thursday, April 10, 2025

WARD: 1

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 6120 KING-VAUGHAN ROAD

FROM:

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

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed designation of the property municipally known as 6120 King-Vaughan Road, located on the north side of King-Vaughan Road and west of Highway 27 (Attachment 1).

Report Highlights

- The report proposes the designation of 6120 King-Vaughan Road, a 1½-storey building of Ontario Cottage style with Gothic influence built circa 1875.
- The property holds physical, historical, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Value (attachment 2).
- The designation of this property meets the policies of the Vaughan Official Plan and the objectives and required criteria outlined in the *Ontario Heritage Act* (OHA) by the Province of Ontario Regulation 9/06.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to the following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 6120 King-Vaughan Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.

2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Property Owner, the Ontario Heritage Trust, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 6120 King-Vaughan Road and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust, and a notice shall be published on the City Website.

Background

6120 King-Vaughan Road was evaluated as having significant architectural, historical and contextual value. Further research on the subject property has confirmed that the cultural heritage value of 6120 King-Vaughan Road meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values is included herewith.

Previous Reports/Authority

Not applicable.

Analysis and Options

In June 2019, the [*More Homes, More Choice Act, 2019*](#) (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the [*Ontario Heritage Act*](#).

The Bill 108 Amendments to the OHA came into force on July 1, 2021, and include a shift in Part IV designations related to certain Planning Act applications. These changes affect Section 29(1.2) of the OHA which now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The Bill 23, the [*More Homes Built Faster Act, 2022*](#), Amendments to the OHA that came into force on January 1, 2023, mandates the municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property on the second anniversary of the bill coming into force (January 1, 2025).

On June 6, 2024, the Ontario legislature passed the [*Homeowner Protection Act, 2024*](#) ("Bill 200"). Schedule 2 of Bill 200 amends the *Ontario Heritage Act, R.S.O. 1990, c. O.18* by extending the timeframe for municipalities to review "legacy" listed properties included in their heritage registries as of December 31, 2022. Therefore, properties listed on a municipal heritage register before January 1, 2023, must be removed if no designation action is taken by January 1, 2027, and they cannot be re-listed for five years.

Considering this new legislation, it is imperative for City of Vaughan staff to identify cultural heritage properties that are currently Listed under Section 27 of the OHA or identified as a property of interest to be evaluated as a candidate for designation under Part IV, Section 29 of the OHA. The Province has amended O. Reg. 9/06 under the *Ontario Heritage Act*, which establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest if it meets two or more of the nine criteria.

As set out in Vaughan's Official 2010 Plan, the City of Vaughan states that it is the policy of Council to:

6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, Cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

6.1.2.6. That the City shall use criteria established by Provincial regulation under the Ontario Heritage Act for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the Ontario Heritage Act. The City may further refine these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

6.1.2.7. Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.

6.2.1.1. To make full use of the provisions of Provincial legislation, such as the Ontario Heritage Act, Planning Act, Municipal Act and Environmental Assessment Act, to protect and conserve cultural heritage resources in Vaughan.

Following a thorough examination of archival documentation, and after a documented site visit, staff finds that the subject property holds cultural heritage value and meets the criteria set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Designation Comments

Address: 6120 King-Vaughan Road

Legal: PT LT 1 CON 9 KING AS IN R141186 EXCEPT R137416 T/W R137416;
VAUGHAN

EVALUATION UNDER O.REG 9/06 CRITERIA

Ontario Regulation 9/06 made under the *Ontario Heritage Act* establishes nine criteria for determining cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of these criteria. The following evaluation tables identify the application of each criterion as "N/A" (not applicable) or "X" (applicable) to the property, with explanatory text below.

1. DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
▪ is a rare, unique, representative or early example of a style, type, expression, material or construction method	X
▪ displays high degree of craftsmanship or artistic merit	X
▪ demonstrates high degree of scientific or technical achievement	N/A

Dating to circa 1875, the MacTaggart House at 6120 King-Vaughan Road is a brick dwelling that is a good representative example of the Ontario Cottage architectural style with Gothic influence in Vaughan. The structure features Gothic motifs including steeply pitched centre gables, gothic arched and segmental arched window openings and a segmental arched entranceway with a transom and side lights.

The MacTaggart House at 6120 King Vaughan has a high degree of craftsmanship and artistic merit displayed in several of its features, including its decorative dentilated cornice molding, elaborate dichromatic patterned brickwork featuring buff brick quoining, radiating voussoirs, and banding (attachment 3).

2. HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
▪ has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The MacTaggart House at 6120 King-Vaughan Road has historical and associative value for its direct association with Gabirel Hawman, who was an early settler of Vaughan and King townships with a significant farming operation. The MacTaggart House at 6120 King Vaughan also has historical and associative value for its direct association with the MacTaggart family, who were significant early settlers of Vaughan and King townships, and important members of the local community throughout the 19th and 20th centuries.

Arriving in Vaughan and King townships in the early 1830s, the MacTaggart family quickly acquired a substantial amount of property. Hugh MacTaggart purchased all 200-acres of Lot 1, Concession 9 in 1869 and constructed the subject dwelling where he raised several children with his wife Janet: William A., Robert James, Archibald, Tena, and Margaret. The MacTaggart family owned and operated the farmstead and dwellings on Lot 1 Concession 9 for 93 consecutive years from 1869 to 1962, contributing to a remarkable total of 132 years of uninterrupted agricultural use (attachment 4).

Kenneth MacTaggart, the first mayor of the Township of King and prominent figure in both King and Vaughan, inherited the subject property and dwelling in 1956 upon the death of his father Robert James, who was born and raised in the subject dwelling. Kenneth MacTaggart continued to maintain the property throughout the late 1900s.

The MacTaggart House at 6120 King-Vaughan Road also has historical and associative value for its connections to 19th and early 20th century farming practices and rural settlement patterns along King-Vaughan Road, which has the potential to yield information that contributes to an understanding of early settlement patterns and practices in Vaughan and King.

3. CONTEXTUAL VALUE

The property has contextual value because it is	
▪ important in defining, maintaining or supporting the character of an area	X
▪ physically, functionally, visually or historically linked to its surroundings	X
▪ a landmark	N/A

The MacTaggart House at 6120 King-Vaughan Road, which has retained its original location, form, orientation, and massing, serving as a fine example of Ontario Cottage architecture with gothic influences has contextual value because it is important in defining, maintaining and supporting the fine-grained 19th and early 20th century rural character of King-Vaughan Road. Though this property was not part of Vaughan Township until 1971, it carries similar history and context to those which were always part of Vaughan Township.

There also exists a relation to agricultural history and practices. The MacTaggart House at 6120 King-Vaughan Road is physically, functionally, visually, and historically linked to its surroundings. The subject property is located within an area that has a definable rural character, surrounded by remnant farmhouses/farmsteads in proximity, contributing to a distinctive sense of place.

Financial Impact

There are no Financial Impacts associated with this report.

Operational Impact

There are no Operational Impacts associated with this report.

Broader Regional Impacts/Considerations

There are no regional impacts or considerations for this application.

Conclusion

Staff finds that, as examined from archival documentation, the subject property holds cultural heritage value and meets the criteria as set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

The Development and Parks Planning Department is satisfied the proposed designation of 6120 King-Vaughan Road conforms to the policies of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed designation of 6120 King-Vaughan Road under the *Ontario Heritage Act*.

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

Attachments

1. Location Map
2. Statement of Cultural Heritage Value
3. Building Photos
4. Historic Maps
5. Aerial Photo

Prepared by

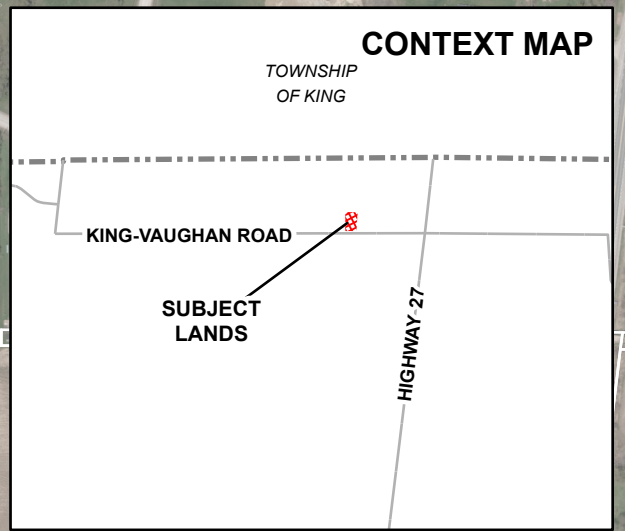
Vanessa Lio, Heritage Specialist, ext. 8152.

Shahzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653.

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529.



TOWNSHIP
OF KING



6120 KING-VAUGHAN ROAD

6300

6290


6100

12330

6120

KING-VAUGHAN ROAD

HIGHWAY 27

 Subject Lands

0 60 120 240
Metres

Location Map

LOCATION:
6120 King-Vaughan Road
Part of Lot 1, Concession 9



Attachment

DATE:
April 10, 2025

1

STATEMENT OF CULTURAL HERITAGE VALUE



DESCRIPTION

Municipal Address: 6120 King Vaughan Road

Legal Description: PT LT 1 CON 9 KING AS IN R141186 EXCEPT R137416 T/W R137416 ; VAUGHAN

Brief description: 1 ½ -storey structure built in the Ontario Cottage style

OVERVIEW

The cultural heritage value of the property known as 6120 King Vaughan Road meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: The MacTaggart House
Date Built: c. 1875
Location: North side of King Vaughan Road, west of Highway 27
Condition: Good

DESIGN OR PHYSICAL VALUE

The Ontario Cottage is a style of house that was commonly built in Ontario throughout the 19th century. This style of architecture became popular in the 1820s and remained a common style until the end of the century. Ontario Cottages were mainly constructed in small towns and rural areas during a period in which European settlers began to populate the interior of the province. This architectural style borrows elements from the Regency style with symmetrical, rectangular plans and a single gable above the door in the center of the building. Similarly, by the second

half of the 19th century Gothic had become an increasingly popular architectural style in Canada and many Ontario Cottages built during this era incorporate gothic ornamentation as well.¹

Dating to circa 1875, the MacTaggart House at 6120 King Vaughan Road has design and physical value as a good and well-maintained representative example of the Ontario Cottage architectural style with Gothic influence in Vaughan. The building has retained many of its original architectural details expressing Ontario Cottage and Gothic styles, including its simple floor plan, side gabled roof with cornice returns, and a steeply pitched centre gable featuring decorative dentiled cornice moulding. The dichromatic brickwork featuring red-brick laid in a stretcher bond with decorative masonry detailing in buff-brick including banding, quoining, and radiating voussoirs further contributes to the visual interest and architectural depth of the dwelling.² These decorative elements are also indicative of the popular Gothic influence at the time.

The building features segmental-arched windows on the first and second-storey and arched windows in the steeply pitched centre gables, each with radiating voussoirs. The building's main entrance is raised and covered by a hip-roofed verandah that wraps around the southern and eastern facing elevations and features a doorcase with a segmental arched transom and sidelights. The original hipped roof verandah was removed at an unknown date and a new one was added with square posts along with a rear addition in 2006.³

HISTORICAL / ASSOCIATIVE VALUE

6120 King Vaughan Road

The property at 6120 King Vaughan Road originated as part of Lot 1, Concession 9, King Township. The subject property is located on the north side of King Vaughan, west of Highway 27. Land registry records indicate that the 200-acre Lot 1 was first patented from the Crown in 1803 by James Hunter. In 1804, James Hunter sold the 200-acre Lot 1 to Abraham Horning, who owned the property until 1833 when he sold all 200-acres to Gabriel Hawman for \$800.⁴

Gabriel Hawman

The Hawmans came from Pennsylvania and were of German descent. Gabriel Hawman appears as the owner of Lot 1, Concession 9 in the 1860 Tremaine map. Gabriel, the son of Michael Hawman and Elizabeth Godfrey, was born in Vaughan in 1809⁵ and had a half-brother named John, who farmed on Lots 6 and 7 on the same concession.⁶ Gabriel married Elizabeth Burkholder in 1830 and together they had nine children. In 1833, Gabriel Hawman purchased all

¹ DiStefano, Lynne D. "The Ontario Cottage: The Globalization of a British Form in the Nineteenth Century." *Traditional Dwellings and Settlements Review* 12, no. 2 (2001): 33-43. <http://www.jstor.org/stable/41757868>.

² "The use of dichromatic brickwork (bricks of two colours) for the decoration of buildings was fashionable in Ontario in the last century. The fashion frequently involved the use of buff or yellow bricks at the corners and around window and door openings of red brick buildings and arranged in decorative designs in the walls. Examples are given of various decorative features used in dichromatic brickwork, including diamonds, zigzags, bands and crosses." *Notes on Dichromatic Brickwork in Ontario*, Richie, T, *Association for Preservation Technology Bulletin*, 11, 2, pp. 60-75, 1979 <https://nrc-publications.canada.ca/fra/voir/td/?id=b4862dc4-0c6f-4c3b-a927-62921480f466#:~:text=The%20use%20of%20dichromatic%20brickwork,Ontario%20in%20the%20last%20century.>

³ Arc-GIS, City of Vaughan.

⁴ Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 9, Lot 1, King Township

⁵ "Gabriel Hawman (1809 - 1883)." Wiki Tree. Accessed August 12, 2024. <https://www.wikitree.com/wiki/Hawman-9>.

⁶ Hawman Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

200-acres of Lot 1, Concession 9 from Abraham Horning for \$800.⁷

Archival records indicate that there was initially a dwelling made of mud on Lot 1 Concession 9 that burnt down and was replaced by a stone dwelling.⁸ This stone dwelling is believed to have been constructed by Gabriel Hawman prior to the 1861 Census in which Gabriel is listed as a 52-year-old farmer living in a one-storey stone house.⁹ The 1860 Tremaine map also depicts a structure or dwelling on the east part of Lot 1, Concession 9, likely Gabriel's stone house.¹⁰

Tax assessment records from 1860 indicate that Gabriel Hawman was a prominent early settler in King Township, listing him as a 51-year-old farmer in King Township on Lot 1, Concession 9, with a total real property value of \$5500, indicating the presence of a dwelling and additional farm buildings as well as crops and farm animals. Furthermore, the 1861 Agricultural Census also notes that Gabriel Hawman's farm was producing 900 bushels of wheat on 44 acres, 280 bushels of peas on 14 acres, 1040 bushels of oats on 14 acres, 150 bushels of potatoes on $\frac{3}{4}$ of an acre, and 200 bushels of turnip on 1 acre, amassing a total of $63 \frac{3}{4}$ acres under crops, 40 acres under cultivation, $32 \frac{1}{4}$ acres under pasture, and 4 acres under gardens or orchards with the remaining 59 acres being wooded/wild. Additionally, the 1861 agricultural census notes that the total cash value of Gabriel Hawman's farm at this time was \$7000 with an additional \$325 cash value of implements, indicating a substantial farming operation.

In 1869 Gabriel sold the 200-acre Lot 1 to Hugh McTaggart for \$12,000. This substantial increase in price likely reflects not only the construction of the stone dwelling but also further enhancements to the property, including additional structures like barns and farm buildings, new farming implements, and the overall appreciation of the land.

By 1870, Gabriel and his wife Elizabeth had moved to the United States.¹¹

MacTaggart Family

Hugh MacTaggart

William and Martha MacTaggart, who immigrated to King Township from Scotland around 1832, originally took up land on the 8th Concession near the 16th Sideroad, and had 7 children: James, Alexander, Robert, Martha, Hugh, Isabella and Janet.¹²

Hugh MacTaggart, born in Vaughan in 1837¹³, bought all 200-acres of Lot 1, Concession 9 in 1869 from Gabriel Hawman.¹⁴ Hugh married Janet MacGillivray around the same time.¹⁵ Archival sources indicate that together the couple lived in a house that Hugh later bricked and enlarged on the King Vaughan Town Line¹⁶ (King Vaughan Road), likely referring to the subject

⁷ Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 9, Lot 1, King Township.

⁸ MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

⁹ 1861 Census of Canada, Ancestry- Library Edition; www.ancestry.ca (Vaughan Public Libraries).

¹⁰ This stone house is believed to have been 12330 Highway 27, which was located on the northeastern part of Lot 1, Concession 9 until 2009 when it was lost in a fire.

¹¹ "Elizabeth Burkholder (1813 - 1893)." Wiki Tree. <https://www.wikitree.com/wiki/Burkholder-271>.

¹² MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

¹³ Hugh McTaggart (1837 – 1909), Ancestry- Library Edition; www.ancestry.ca (Vaughan Public Libraries).

¹⁴ Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 9, Lot 1, King Township.

¹⁵ Marriage Registers, Ancestry- Library Edition; www.ancestry.ca (Vaughan Public Libraries).

¹⁶ MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

property. It was in this brick house that Hugh and Janet raised several children: William A., Robert James, Mary, Archibald, Tena, and Margaret.

The first evidence of the subject dwelling appears on the 1878 Tremaine Map of York County, in which two structures or dwellings can be identified in the whole of Lot 1, Concession 9. It is believed that the structure or dwelling to the east is the stone house constructed by Gabriel Hawman, and the structure to the west is the subject dwelling, constructed by Hugh MacTaggart.

Although not visible on any maps prior to the 1878 Tremaine map, Tax Assessment records indicate that the real property value of Lot 1 Concession 9 increases from \$5800 in 1875 to \$11500 in 1878. This increase in value suggests that the subject dwelling was constructed between 1875 and 1878. The 1875 Tax Assessment records also indicate that Hugh had 12 cattle, 25 sheep, 8 hogs, and 4 horses on his farm, further highlighting the presence of a significant farming operation on Lot 1, Concession 9. Tax Assessment rolls continue to note similar quantities of cattle, sheep, hogs and horses throughout the 1880s, 1890s, and early 1900s, highlighting a long-standing agricultural use of the property.

The 1891 Census lists Hugh MacTaggart and his family as living in a 2-storey brick house with 7 rooms, referring to the subject property.

Aside from running a significant farming operation, Hugh was made an executor for many estates in Scotland and often had to make trips to oversee this business. He was also an elder at the St. Andrew's Presbyterian Church on the 10th Line, which was often referred to as the "Old Kirk," and was removed in 1960.¹⁷

Sometime around 1908, Hugh left the farm and moved to the Klienburg/Nashville area, where he lived for about a year before dying of heart failure in 1909.¹⁸ Prior to his departure, Hugh divided his farm into north and south halves, with his son Archibald receiving the south half, known as *Thistlebrae*, and his other son Robert James the north half, known as *Willow Grove*.

Archibald MacTaggart

Archibald was born in Nobleton in 1836 and was raised in the subject dwelling at 6120 King Vaughan Road. After the death of his father in 1909, Archibald was granted 100-acres of Lot 1 Concession 9, identified as the south half. Archibald rented out his half of the farm for a year and then sold it to his brother Robert James in 1910 for \$7500. Archibald then traveled to the McTaggart township in Saskatchewan in the same year, where he was a prominent pioneer and farmer.¹⁹

Archibald returned home for a year in 1919 to marry Orpha Pringle of Nobleton, and together they returned to the west, settling once more in McTaggart, Saskatchewan, where the couple resided for a total of 41 years, until Archibald's death in 1959.²⁰

¹⁷ MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

¹⁸ Deaths and Deaths Overseas, Ancestry- Library Edition; www.ancestry.ca (Vaughan Public Libraries).

¹⁹ *Service Held for Pioneer*, The Leader-Post, June 23, 1959.

²⁰ MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

Robert James MacTaggart

Robert James MacTaggart was born in 1879 in Nobleton and was raised in the subject dwelling with his brother Archibald. Robert married Viola Ham around 1906, and together they had four children: Margurite, Kenneth, Templeton, and Norene.

Upon the death of his father, Hugh MacTaggart, in 1909, Robert James took over the family farm that his father had left him. In the same year, Robert James also inherited 100-acres, identified as the west half of Lot 3 Concession 9 from his uncle Robert. Robert James then sold the west half of Lot 3 in 1912 and bought his brother Archibald's half of the farm on Lot 1 Concession 9, which he had been using as an income property.²¹

Tax Assessment records from 1910 indicate that the total value of the buildings on Lot 1 Concession 9 was \$2000 and the "Actual Value of the Parcel of Real Property Exclusive of Buildings" was \$8000. This suggests that the change in value of the property over time was largely attributed to the assessed value of the farmland itself, as well as any fencing, outbuildings, irrigation systems, crop and soil quality, and any permanent improvements such as land clearing.

Around 1910, Robert James sold his farm stock and implements and moved to Toronto to go into real estate with his brother-in-law, Herbert Patton. Robert James then returned to Nobleton in 1915 and purchased a General Store from J.W. Larkin, which he operated for many years. Along with the general store, Robert James also held the position of Secretary Treasurer of Nobleton School Section, a position which he held for 42 years.²²

In 1919, Robert James left the store and returned to the family farm, where he lived until his death in 1956.²³

Throughout his life, Robert James was an ardent supporter of the Presbyterian Church, serving as an elder for many years in the same church on the 10th line of King Township that his father was an elder at, as well as in the United Church.

Kenneth MacTaggart

Kenneth MacTaggart, a son of Robert James, worked in Toronto for the Bank of Nova Scotia for several years before returning to the family farm. After his father Robert James' death in 1956, Kenneth inherited all 200-acres of Lot 1 Concession 9. Kenneth then operated the family farm until 1962, when the barns were destroyed by a fire.²⁴ In 1966 Kenneth MacTaggart began to sell off large portions of his 200-acre property.

To shift away from farming, Kenneth entered politics in the early 1960s. Successful in this endeavor, Kenneth first served King Township as deputy reeve, a position which he held until the end of 1970. Kenneth was also elected to the King Township Council in 1963. An excerpt from Kenneth's obituary from *The Liberal* in 1990 describes Kenneth's political career as well as his other contributions to the community:

²¹ MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

²² Ibid.

²³ *Obituary*, *The Liberal*, March 22, 1956.

²⁴ MacTaggart Family File, King Township Archives, Local History and Genealogy Collection, date Unknown.

“Mr. MacTaggart first was elected to the King Township council in 1963. He was elected deputy reeve in 1960, retaining that position in annual elections to the end of 1970. He became the township’s first mayor, serving in 1971 and 1972, before retiring from the local political scene following the death of his first wife, Marion Smith... Prior to being elected to the council, Mr. MacTaggart served for 10 years as secretary-treasurer of S.S. 19, the school board that operated what is now the Nobleton Junior Public School which his grandfather [Hugh MacTaggart] had helped build... Mr. MacTaggart worked in Toronto for the Bank of Nova Scotia for a couple of years before returning to the farm.”²⁵

Archival sources indicate that Kenneth MacTaggart also operated a school bus for Langdon’s Coach Lines of King City.²⁶ A very active member in King Township during this time, Kenneth MacTaggart served as President of King Township’s Federation of Agriculture for multiple years.²⁷ Kenneth was also an active member in local hockey and baseball, the Nobleton Lions Club, Bolton’s True Blue Lodge, a noble of the Ramses Shrine, and part of the choir for the United Church in Nobleton.²⁸

Kenneth MacTaggart sold the remainder of his property on Lot 1 Concession 9 and moved to Stouffville around 1983.²⁹ It was here he resided until his death in 1990.

While the original 200-acre farm has since been subdivided and sold, the MacTaggart house at 6120 King Vaughan Road stands as a poignant symbol of the farm’s storied past. The rich history associated with this dwelling and its owners not only reflects 132 years of continuous agricultural operation, but also serves as a lasting tribute to the early MacTaggart settler family, who owned and operated the farm as well as the dwelling at 6120 King Vaughan for at least 93 years. The dwelling stands today as a testament to their enduring connection to the land and to the generations of their descendants who were active members in the local community, further enriching the historical and associative significance of the house.

CONTEXTUAL VALUE

Though this property was not part of Vaughan Township until 1971, it carries similar history and context to those which were always part of Vaughan Township. This structure, which has retained its original location, form, orientation, and massing, serves as a fine example of Victorian architecture, defining, supporting, and maintaining the fine-grained late-19th and early-20th century agricultural/rural character of King Vaughan Road.

The MacTaggart House at 6120 King Vaughan Road also has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is located within an area that has a definable rural character, surrounded by remnant farmhouses/farmsteads in close proximity, contributing to a distinctive sense of place. The subject property also features open green space, mature trees, and shrubbery which further contributes to the historic character of the surrounding context.

²⁵ *Kenneth MacTaggart was King’s First Mayor*, The Liberal, October 17, 1990.

²⁶ Ibid.

²⁷ *Battle of Veterans for Reeve, Deputy-Reeve, King*, The Liberal, December 2, 1965.

²⁸ *Kenneth MacTaggart was King’s First Mayor*, The Liberal, October 17, 1990.

²⁹ Ibid.

The property also has a long-standing relation to agricultural history and practices of the area and is linked to two particular family names (Hawman and MacTaggart) who had a significant presence in the early history of Vaughan and King Townships.

SUMMARY OF CULTURAL HERITAGE VALUE

Physical/Design Value

Contributing

- A good representative and surviving example of a brick clad 1½-storey Ontario Cottage with Gothic influence
- Steeply pitched and side gabled roof with cornice returns and masonry chimney
- Elaborate dichromatic brick orange/red brick cladding with buff brick banding, quoining, and radiating voussoirs
- Decorative dentiled cornice moulding
- Segmental arched and arched window openings
- Segmental arched entranceway with transom and sidelights

Historical/Associative Value

- Connection to significant archaeological resources both of early settler and indigenous peoples
- Direct connection to specific historic settler families such as the Hawman family, and MacTaggart family and their significant 19th to early 20th century farming practices
- Connection to the first mayor of King City, Kenneth MacTaggart
- Connection to early Ontario settlers and architectural styles
- The property had roughly 132 years of continuous agricultural use since the early 1830's until the 1960's. Notably, a single family, the MacTaggart's, operated the farm for 93 years from 1869 until 1962

Contextual Value

- The subject property reflects some of the earliest settler architecture and siting, giving insight into settler practices
- The subject property is contextually linked to Vaughan's agricultural history from initial settlement and land clearing, 19th and early 20th century farming practices, the evolution from subsistence farming to specialization in livestock.
- The subject structure has contextual value as it is historically linked to the Lot and Concession it was built upon
- The subject structure has contextual value as it is historically linked to the Lot and Concession it was built upon
- The subject structure has contextual value as it is historically linked to the historic village of Nobleton
- Longstanding ownership by the same family creates a significant historical link to the local community

6120 King-Vaughan: Building Photos



Figure 1. 6120 King Vaughan Road, South Elevation (City of Vaughan 2005).



Figure 2. 6120 King Vaughan Road, South Elevation (City of Vaughan, 2005).



Figure 3. Dentiled Cornice Moulding (City of Vaughan, 2007).



Figure 4. 6120 King Vaughan Road (Google Maps, 2024).



Figure 5. 6120 King Vaughan, South Elevation and yard. (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)



Figure 6. 6120 King Vaughan, South and West Elevation (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)



Figure 7. 6120 King Vaughan East Elevation and Addition. (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)



Figure 8. 6120 King Vaughan, North Elevation of Rear Addition. (2013 Listing. <https://tours.virtualgta.com/public/vtour/display/109751?a=1#!/>)

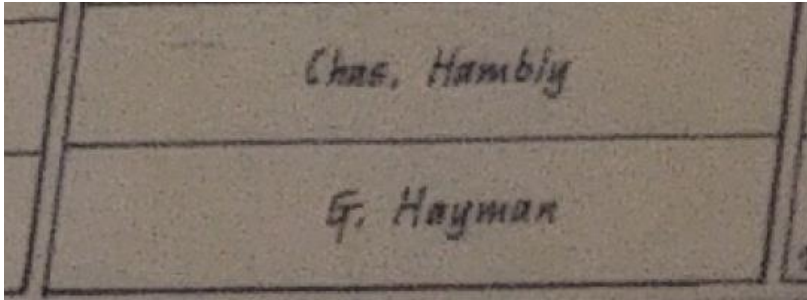


Figure 1. 1851 Map of King Township. (King City Archives, 2024).

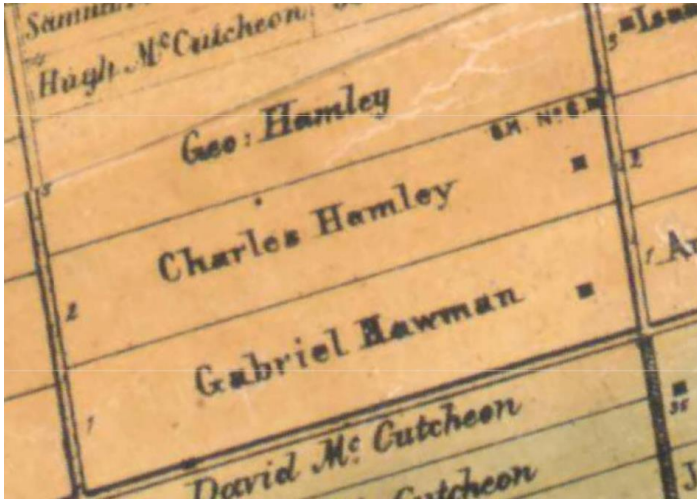


Figure 2. 1860 Tremaine Map. (City of Vaughan Archives, 2024).

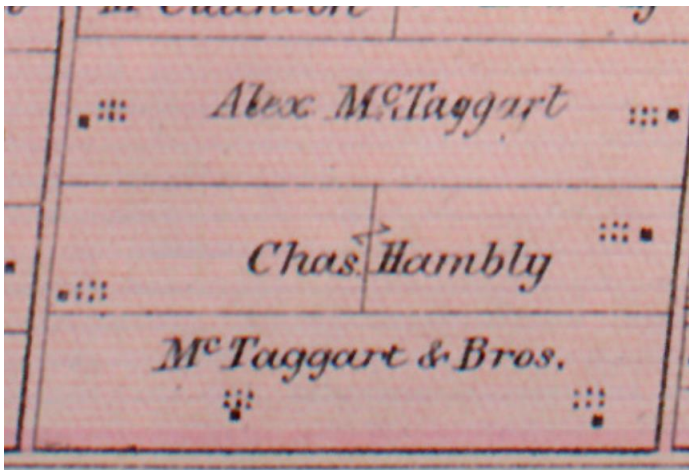


Figure 3. 1878 Tremaine Map. (City of Vaughan Archives, 2024).

15	Wm Chamberlain	R Dooks T John Dean O	
	Robt J McTaggart		F. C. Blair

Figure 4. 1917 Map of King Township. (King City Archives, 2024).



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

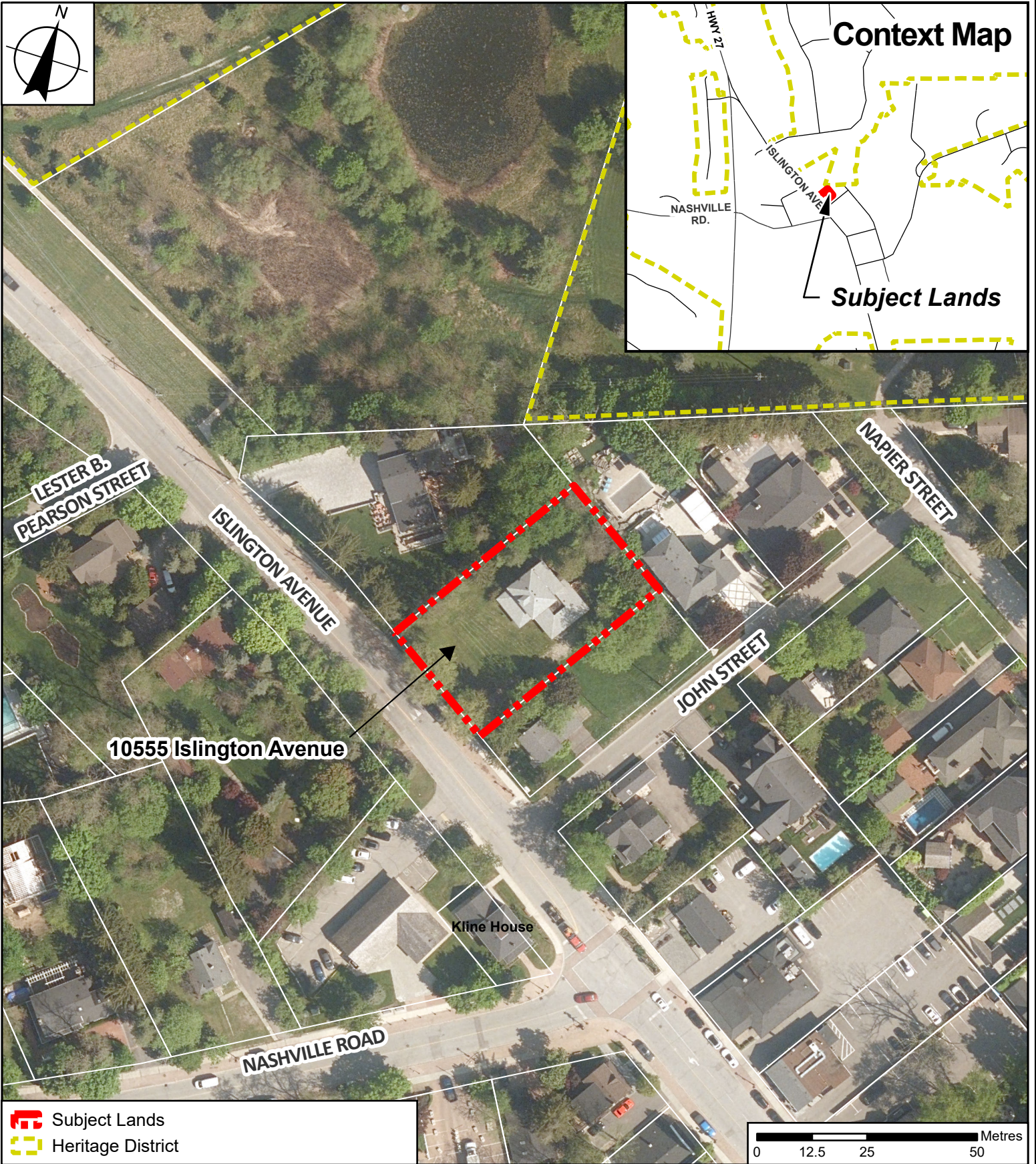
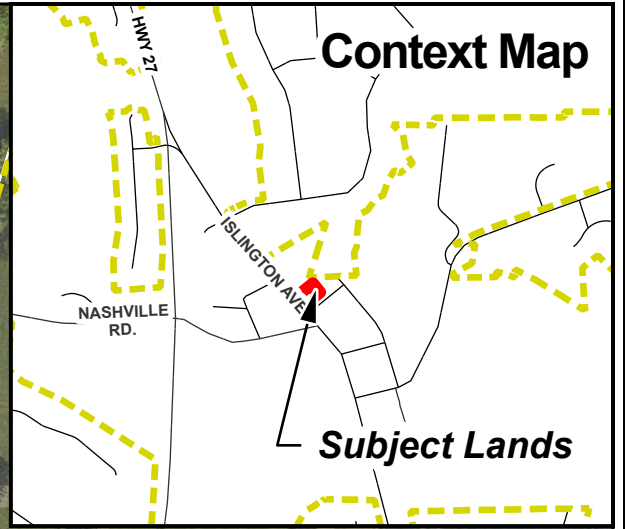
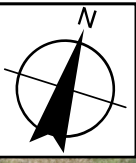
1. Location Map
2. Cultural Heritage Impact Assessment
3. Concept Drawings
4. Site Plan and Survey
5. Materials

Prepared by

Vanessa Lio, Heritage Specialist, ext. 8152.

Shahrazad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653.

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529.



Location Map

Location:
10555 Islington Avenue
Part of Lot 24, Concession 8



Attachment

Date:
April 10, 2025

1

**Heritage Evaluation of Existing Dwelling
10555 Islington Avenue, Kleinburg, ON
In the City of Vaughan**



View of dwelling from the southwest. Nothing visible is original.

Paul Oberst
Heritage Consultant
With Property Ownership Chronology
By Diane Harman

August 2023

Mandate: By virtue of being within the Kleinburg-Nashville Heritage Conservation District, the subject property is considered to be a protected heritage resource. The Provincial Policy Statement addresses the situation of development of protected heritage resources in Section 2.6.1:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Conserved is defined in the Provincial Policy Statement as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

This document is an evaluation of the existing building. The evaluation of proposed new construction will be completed at a later date.

Property Owner: Fortunato Bordin Investments
 35 Siltan Rd. Woodbridge Ont. L4L7Z8
abordinracer@hotmail.com

Heritage Consultant: Paul Oberst
 31 Province Street South
 Hamilton ON L8K 2K7
pauldurfeeoberst@gmail.com

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Appendices: Property Ownership Chronology
 Consultant’s CV

1. Executive Summary

The property at 10555 Islington Avenue is designated under Part V of the Ontario Heritage Act, by virtue of its location in the Kleinburg-Nashville Heritage Conservation District. The property is not included in the City's Listing of Significant Heritage Structures (LSHS). The property includes a 2-storey brick dwelling that appears to be a typical Edwardian house with later additions to the right (south) and rear, and modern replacement windows and doors.

Removal of interior finishes by a previous owner revealed that the brick exterior conceals an earlier 1-½-storey clapboard-faced frame house. Also revealed were some structural deficits that do not support long-term and sustainable residential use of the building.

In my professional opinion, the existing building is compromised in its historic and structural integrity to the extent that it does not merit retention. It does represent an interesting example of adaptive re-use, and it presents a fine learning opportunity. Its careful de-construction should be documented as outlined below.



Figure 1. Front (west) view of the house. Front and south additions are relatively recent.



Figure 2. North east view.



Figure 3. Southeast view.

2. Engagement

I was engaged by the owner, Andrew Domenic Bordin, to produce a Heritage Impact Assessment for this property. We made site visits on April 16, 2023 and May 18, 2023 to examine the existing building and document it with photographs. I engaged Diane Harman to research the chain of ownership, which is included as an appendix to this document.

Our assessment of the heritage value of the property relies on our own expertise—we are architects and professional members of the Canadian Association of Heritage Professionals—taking guidance from accepted standards for heritage conservation in Ontario.

3. Historical Background

In 1847 Andrew Mitchell bought part of Lot 24 Concession 8 in Vaughan, on the east side of King Road (now Islington Avenue). The following year he drew up Plan 11, subdividing part of his land into building lots, and John Kline bought 83 acres of Lot 24 on the west side of the road and created his own building lots. For some time Mitchell's subdivision was called Mount Vernon, and Klein's was called Kleinburg, though in the end it was Kleinburg that stuck. (Note: John Klein sometimes spelled his name Kline and the settlement was sometimes spelled Klineburg.) In 1853, John Gartshore purchased 11-3/4 acres of the property and in 1855 he subdivided it into building lots with Plan 275. In 1863 John Gartshore sold Lots 35&36 Plan 275 (the subject property) to John McCallum. I haven't found a record for construction of any buildings on the lot, but as will be shown in the description of the current building in Section the original style of construction suggests a fairly early date. The reconstruction and alteration of the building—adding the full second storey and cladding the house with brick—can be dated by architectural style as early 20th century. There were mortgages taken in 1912, 1924, and 1936, any of which might have financed the construction.

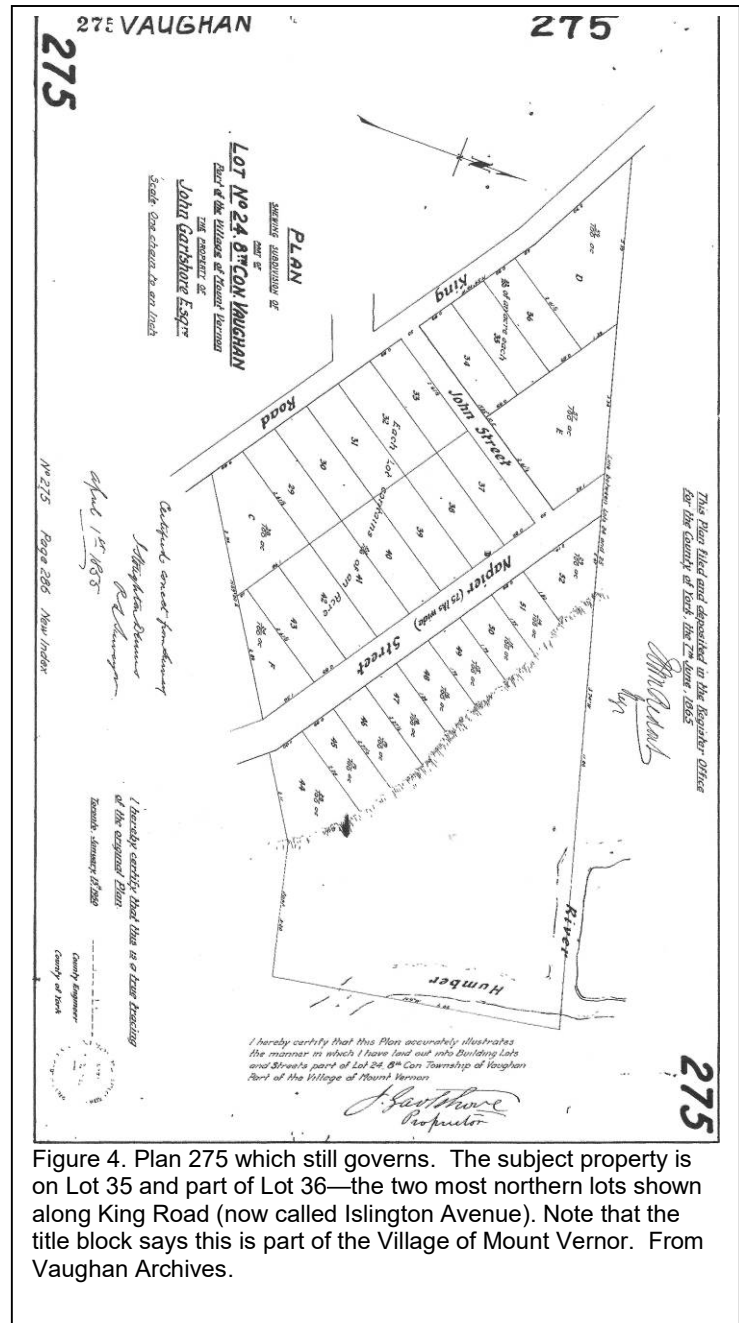
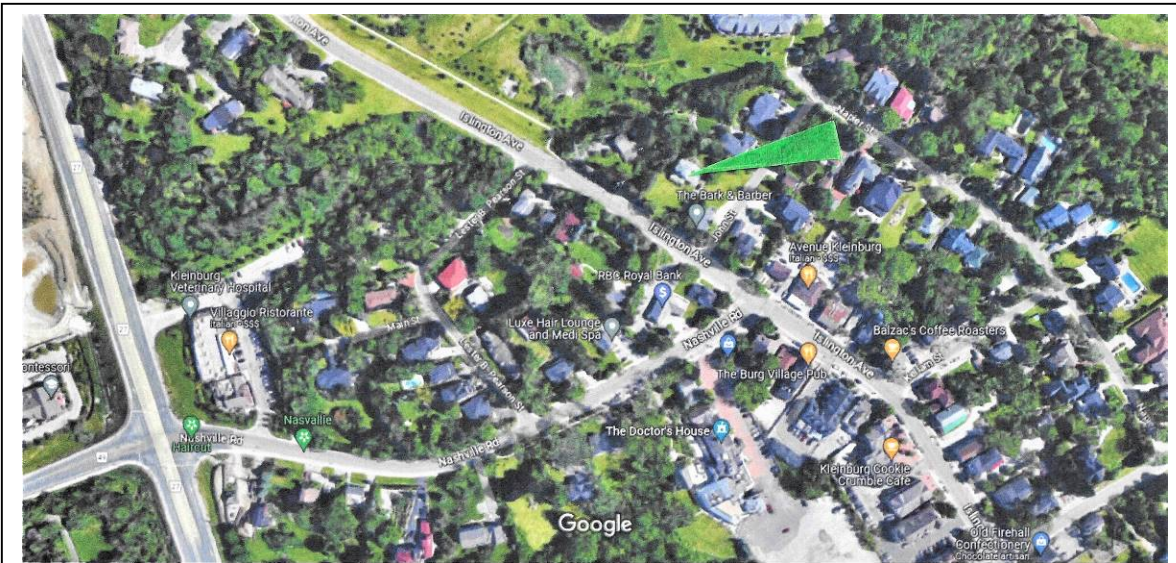


Figure 4. Plan 275 which still governs. The subject property is on Lot 35 and part of Lot 36—the two most northern lots shown along King Road (now called Islington Avenue). Note that the title block says this is part of the Village of Mount Vernon. From Vaughan Archives.

4. Introduction to the Site

The property is a rectangle, located on the east side of Islington Avenue about 60m north of the Nashville Road intersection. It's the last of the old village on the east side of the road.



Imagery ©2023 Google, Imagery ©2023 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies, Map data ©2023 50 m

Figure 5. Aerial view of central Kleinburg from Google Maps. Islington Avenue runs from bottom right to top left. The curved road is Nashville Road. The subject site is indicated by the green arrow.

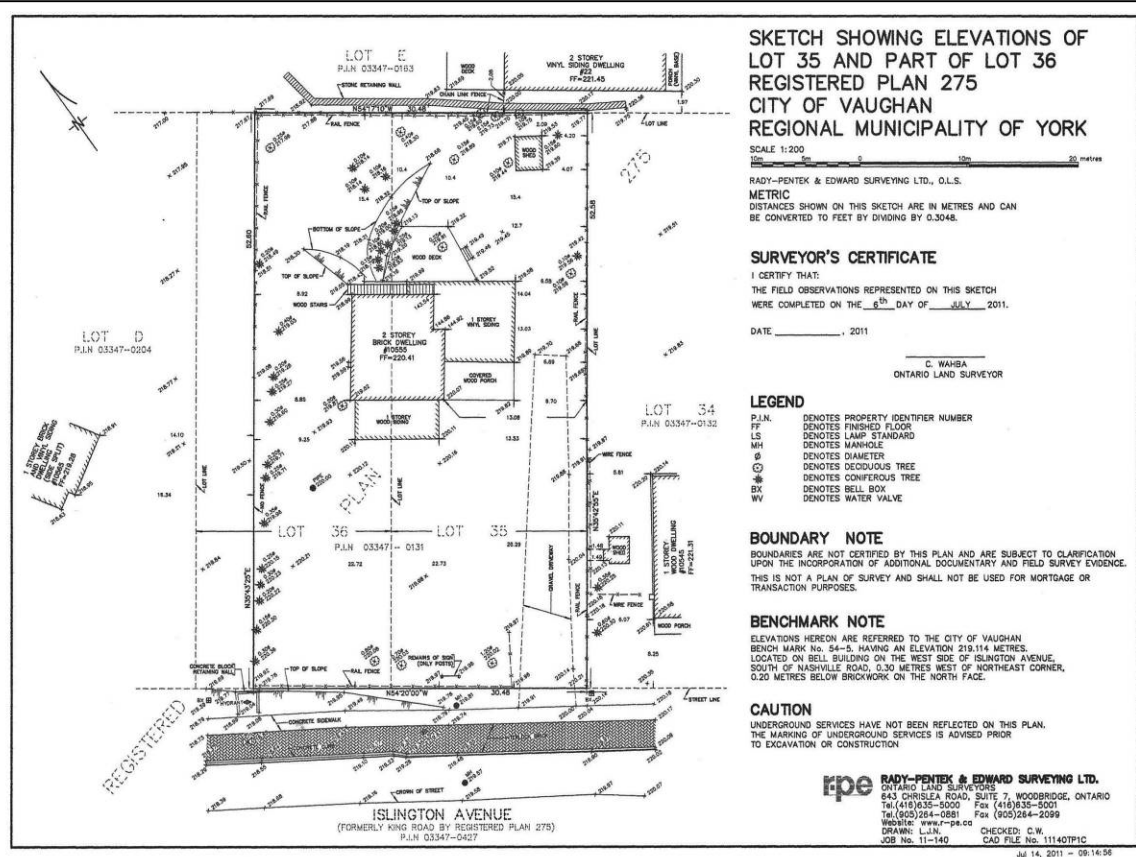


Figure 6. Surveyors sketch of the property, 2011. At almost 27 metres, the front yard setback is much larger than any others in the neighbourhood--the front is behind the back wall of No10545 to the south.

4. The Dwelling--Inventory Sheet

Islington Avenue (east)

Kleinburg



10555 Islington Avenue

- Two-storey, hipped-roof, red-brick house with central third-floor dormer and with (altered) full-width front verandah and later verandah and addition to south side (c. 1920).
- Ground floor has full-width, hip-roofed sun-room which appears to be enclosed period verandah, now with waney-edged siding at either side of picture windows framing sliding doors. Large dentils visible adjacent soffit suggest older origins of this structure. Soffits are finished in broad boards. Configuration of ground floor front elevation within is not discernable. At second floor, three evenly spaced 6/6 windows are recent, probably replacing similar 1/1, or perhaps more decorative double-hung units. Sills and lintels are in pre-cast concrete, while red, clay-brick masonry throughout is in stretchers only, suggesting brick veneer on wood frame construction. Soffits are finished in plain boards. At third floor, single, central hipped dormer has two 1/1 windows and is clad in waney-edged siding as at front sun-room. Roofs throughout are clad in light-grey asphalt shingles, with gutters and downspouts in aluminum, and a single, rebuilt chimney stack rises at north side of house. South addition comprises low, hipped roof structure with verandah along west (front) side and clapboard walls elsewhere. Verandah posts are very slender, with high-level gingerbread brackets supporting shallow fascia, all suggestive of later work. Windows to RH side are group of four casements, with door (behind modern, gingerbread-type screen door) to left. At south wall of brick house, multiple-pane bow window projects from enlarged opening.
- Comments – House is something of a mixture, especially method of enclosing former front verandah with large, modern glazing. In contrast, recent second floor windows have small multiple panes, reflecting Georgian tradition. Bow window and addition to south are evidently later newer, but more or less in keeping with Kleinburg norms. A more traditional method of enclosing front sun-room, and replacement of rustic waney-edged siding, would be welcome improvements to an attractive house. Similarly, glaring white aluminum flashings over low, pitched roofs might be both smaller, and in a less conspicuous colour, and chimney needs repointing. See the Guidelines for suggestions on how to proceed with these aspects.

Figure 7. From the 2003 Kleinburg-Nashville HCD Inventory, by Nicholas Holman. Nick dated the house to c.1920 because that's what the architectural style suggests. He also sussed that it was brick veneer.

6.1 The Dwelling--Overview

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 Chain of Title (see Appendix) shows a \$950 mortgage in 1924, which I will use as a conjectural date for the reconstruction.

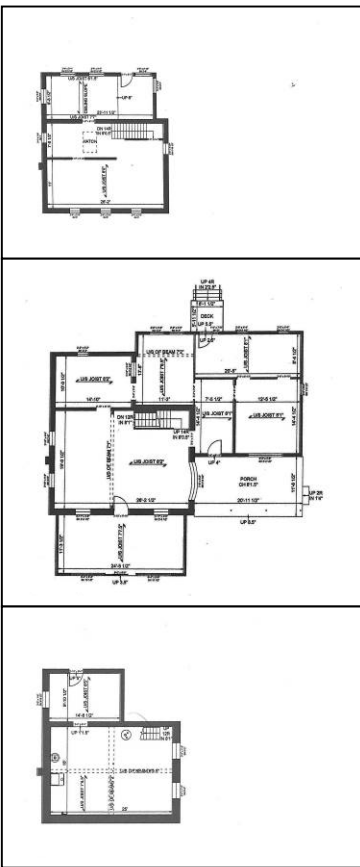


Figure 8. Floor Plans existing house. Top to bottom: 2nd Floor, Ground Floor, Basement.



Figure 9. Neighbouring 1921 Edwardian house at 10499 Islington. PO

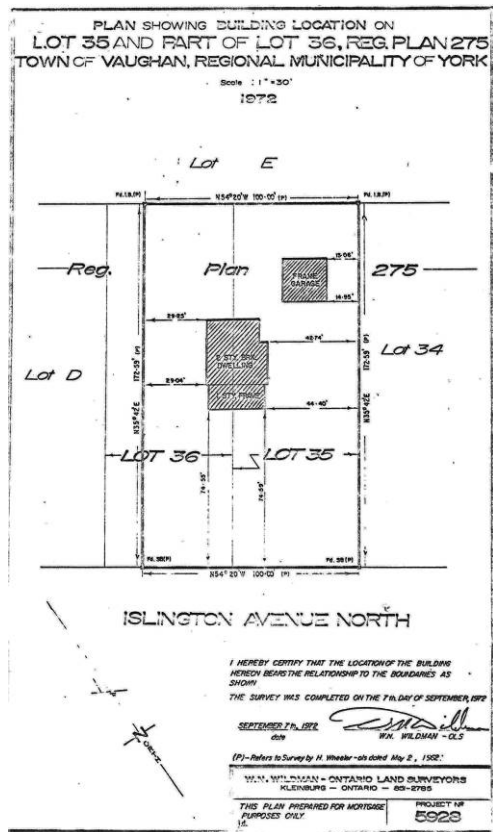


Figure 10. 1972 Survey showing no addition to the south (right) side. From Vaughan Archives.

6.2 The Dwelling—Basement and Front Verandah.

I will show basement, additions, and main old house, in that order. These photos are provided by the architect, Studio Architectonic, except as noted. None of the additions have heritage value.



Figure 11. The basement extends under the original house, and additions are unexcavated. This view is from the middle of the main body of the house to the northeast corner. A steel post and timber beam have been installed to support the original heavy timber summer beam, which is also supported by a second steel post.



Figure 12 looking to the southeast corner. Note lower foundation of fieldstone & concrete above.



Figure 13. Looking into foundation of the tail, with the exterior door beyond.



Figure 14. Looking south in the front verandah. Wall construction is relatively recent.



Figure 15. Looking from the verandah into the house.

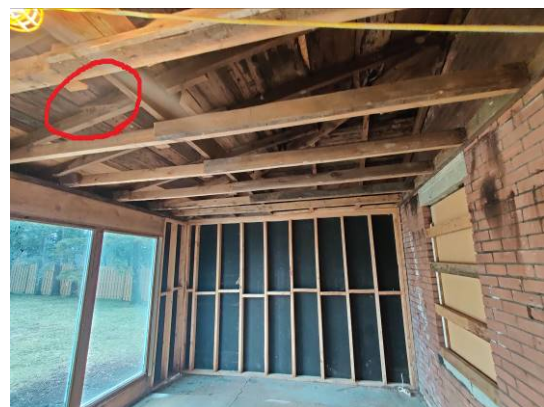


Figure 16. The verandah was at some point enlarged toward the street. Looking north, you can see the ends of the original rafters—circled in red. There's evidence of fire on some of the timber. The verandah does not have heritage value.

6.3 The Dwelling—Additions



Figure 17. The south addition is relatively recent and the porch is constructed with dollar store posts and gingerbread. This has no heritage interest.



Figure 18 Near the south end of the south addition, looking north. The brick panel is the southeast corner of the main house.



Figure 19. Standing by the SE corner of the main house looking northeast. B This is all relatively recent construction. Buy beyond the pale brick wall is the kitchen tail of the original house.



Figure 20. Standing in the east room on the second floor, looking north. Because the brick has already been installed on the main house, we know that this room is a later addition.



Figure 21. Same room as Figure 20 but looking south.



Figure 22. Rear (east) side of the house. We know from the foregoing that all of the “clapboard” bits—wood or aluminum—were constructed after the main body of the house.

6.4 The Dwelling—Main Body of the House.



Figure 23. Surprise! Underneath the brick veneer is the previous cladding of untapered clapboard—very much old style.



Figure 24. Northwest corner of the ground floor. The diagonally-braced corner post and door post are evident, as is the clapboard siding on both exterior walls.



Figure 25. Northeast corner, with kitchen tail to the right. The mortised bracing of the corner post is very evident here.



Figure 26. Kitchen tail, looking north. Note that walls are of sheathing, not clapboard. There may have been a different exterior finish. Board and batten was a common siding on kitchen tails.

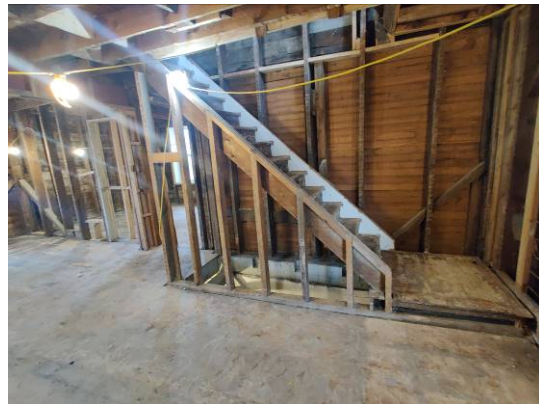


Figure 27. Stair in the southeast corner of the main body of the house. Note the braced corner post and the immense wall header at the second floor level.



Figure 28. Board and batten kitchen tail of the relocated Pendergast Log House, Brampton. The footprint of the log house is almost identical to that of the original house at 10555 Islington Avenue. This house was also covered in brick in the 1920s. Photo by Vic Snow.

6.4 The Dwelling—Main Body of the House



Figure 29. Looking to the northwest corner upstairs: another surprise. The house was once a half-storey smaller.



Figure 30. The red line on the left follows the top of the original header beam. It has been cut to fit the windows. The red line to the right follows the line of the original gable header. Everything above these lines was added—most likely at the time of the brick veneer installation.



Figure 31. Original house may have had low 2nd floor windows, as in the Pendergast Log House shown here. Photo by Vic Snow.



Figure 32. On the left, you can see filled-in original window in the south gable end. Note that its head is higher than the header beam to the right.



Figure 33. Conjectural sketch of the original house, based on the physical evidence described above.

6.5 The Dwelling—Construction Condition

The 1924 reconstruction introduced some elements that have not aged well, and after a century weather and gravity have taken a toll.



Figure 34. Lintels appear to be of homemade concrete castings rather than limestone or factory precast.



Figure 35. Likewise the windowsills.



Figure 36. This sill on the rear wall has almost completely fallen apart. The bottom course of brick is crumbling, for reasons unknown, and the mortar has eroded in the lower right corner.

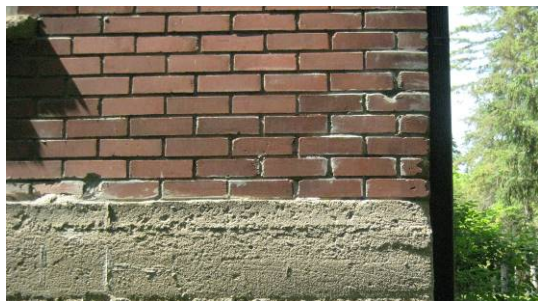


Figure 37. Detail of mortar erosion shown in Figure 36 above..



Figure 38. Mortar erosion on southwest corner of the house.



Figure 39. Settlement cracking at lintels on original ground floor kitchen tail.



Figure 40. Settlement cracking, second floor rear wall.

Figures 34-38 are my own photographs.

6.5 The Dwelling—Construction Condition



Figure 41. Settlement cracking second floor rear wall.



Figure 42. At some point a bearing wall on the ground floor was removed and replaced with a steel beam. It rests on a notch in the original framing and this timber salad. In my professional opinion, this is not proper bearing. My photo.



Figure 43. This was once an exterior wall: from left (inside) to right (outside)—stud, clapboard, roofing felt, air gap, brick. There might be some kind of ties between the brick but we haven't found any.



Figure 44. Some of the upper addition studs are not properly seated on the original top plate. My



Figure 45. The ground floor framing, including the summer beam, has required some additional support. Unknown if this is related to the steel beam installed above.

In my professional opinion, the conditions shown are problematic for the long-term use of the dwelling. Settlement cracking on a brick veneer that may not be well-secured is a prelude to failure of the masonry. Deteriorating lintels would exacerbate this. The failure of the lower brick course near the northeast corner (see Figure 36) is particularly troubling since it is not obvious what caused such a large failure. It may be due to rain penetration of the masonry gathering at the bottom of the air gap, which has no weep holes. If that is the case, insulation of the walls will limit the ability of the building's heat to drive moisture back out through the masonry. The bearing situations of the upper studding and the steel beam on the ground floor are non-ideal but less problematic than the deficits in the building envelope.

5. Evaluation of the property under Ontario Regulation 9/06

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act. The Regulation was updated in 2023.

The Regulation states that “A property may be designated under section 29 of the Act if it meets two or more of the criteria determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2)”. Those criteria are listed below.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

My evaluation of the subject property, on the basis of these criteria follows:

1. The property is without a doubt unique by virtue of being representative of two architectural styles, an older one inside (Georgian Cottage) and the other one outside (Edwardian Classic) masking the the first. However if the interior finishes are reinstated, the older interior house will once again disappear from view, leaving a representative example of a brick Edwardian house. It's a case falling between two stools—not firmly standing on one or the other..
2. The property does not display a high degree of craftsmanship or artistic merit.
3. The property does not demonstrate a high degree of technical or scientific achievement.
4. The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. A search for owners' names in the Tweedsmuir History in the Vaughan Archives came up empty
5. The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. We have not found any records of an architect, artist, builder, designer or theorist who is associated with the property.
7. The property does not define the character of the area. It might be said to support it in scale and materiality only.
8. The property is historically linked to its surroundings: The hidden older house has probably been in place since the early days of Kleinburg.
9. The property is not a landmark.

In my professional opinion the property at 10555 Islington Avenue can be said to have weak design value as a representative example of the Edwardian Classic style, and to have weak contextual value by its scale, materiality, and long life. Based on the criteria in Ontario Regulation 9/06 it therefore may be considered for designation under Part IV of the *Ontario Heritage Act*.

The third word in the Regulation is “may”—not “must” or even “should”. In this case, the criteria met are weak: the design value is mixed—a case of falling between two stools—and the contextual values are not compelling. In my professional opinion, the building does not rise to the level where Part IV designation is merited.

6. Conclusions

In my professional opinion, there is not sufficient heritage value in the dwelling to merit its retention. But it is very interesting to discover the older clapboard cottage behind the existing 1920s brickwork. This was only possible because a previous owner stripped the interior finishes and completely exposed the earlier construction to view from the inside. In my professional opinion, the building presents an opportunity to reveal the exterior form of the original house.

I would propose a step-by-step dismantling of the dwelling, with photographic documentation in concert:

- Remove all the additions, which are without heritage value.
- Remove the brick veneer to expose the original clapboard exterior.
- Remove the roof
- Remove walls above original top plates. What remains is the general form of the original house.
- Supply photographic documentation to Vaughan Archives.
- Advertise original clapboard, timber, and fieldstone for salvage.



Figure 45. Stripping brick veneer from another log house, this one in Stroud. It's fast work for a skilled operator. Photo by Vic Snow.

7. Bibliography

Historic Architecture:

Environment Canada, Parks Service. *The Buildings of Canada*. Ottawa

McRae, Marion and Adamson, Anthony. *The Ancestral Roof: Domestic Architecture of Upper Canada*. Toronto: Clarke Irwin & Company, 1963

Mikel, Robert. *Ontario House Styles*. Toronto: James Lorimer & Company Limited, 2004

Heritage Conservation:

Fram, Mark. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin, Ontario: The Boston Mills Press, 1988

Ontario Ministry of Culture, Tourism and Recreation. *Architectural Conservation Notes*.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa: Queens Printer,

Official Documents:

Phillip H. Carter Architect and Planner, et al. *Kleinburg-Nashville Heritage Conservation District Study and Plan*. Vaughan: City of Vaughan, 2003

Dillon Consulting, et al., *Kleinburg-Nashville Heritage Conservation District Update*. Vaughan: City of Vaughan, 2021

Ontario. *Ontario Heritage Act, RSO, 1990, chapter o.18, as amended*. Toronto: King's Printer for Ontario, 2023

Ontario, *Ontario Regulation 6/09*, Toronto: Queen's Printer for Ontario, 2023

Ontario Ministry of Culture, Tourism and Recreation. *Heritage Property Evaluation*. Queen's Printer for Ontario, 2006

Appendices:

A. Property Ownership Chronology

by Diane Harman

B. Heritage Consultant's CV

Appendix A

CHAIN OF TITLE RE PIN 03347-0131 - 10555 Islington Avenue, Kleinburg

N.B. Concession abstract has been recopied for Lot. 24 Concession 8 Vaughan and L. Registrar has attempted to add clarity to same after the registrations, but still contains abstracting errors, so best efforts have been used to complete this Chain of Title.

Patent - 6 July 1847 Crown to Andrew Mitchell;

11 Plan 27 Feb. 1849 Andrew Mitchell (Mount Vernon);

48870 *Bargain & Sale* 16 Apr. 1853 -Andrew Mitchell to John Gartshore - 11 ¼ acres (Bl A Plan 11) [recopied abstract, so deleted mortgage details not available];

85879 *Grant* 14 Apr. 1863 John Gartshore to John McCallum (Lts. 35 & 36 Plan 275);

275 Plan 7 June 1865 John Gartshore;

4899 *Grant* 25 Oct. 1888 John McCallum to Mathew M. Gowland (both lots);

6089 *Grant* 30 Mar. 1895 Mathew M. Gowland to James Sheardown (both lots);

6090 Mortgage 30 Mar. 1895 James Sheardown to Mathew M. Gowland for \$300 (both lots);

6538? Discharge Mortgage 3 Dec. 1897? Mathew M. Gowland to James Sheardown for \$300 (both lots);

9598 *Grant* 3 Sept. 1912 Estate of James Sheardown to Julia A. Ireland (both lots);

9599 Mortgage 3 Sept. 1912 Julia A. Ireland to Lillie Cherry \$350 (both lots);

11843 *Grant* 23 Oct. 1919 Julia A. Ireland to Samuel G. Ireland (both lots);

11844 Assignment of Mortgage 23 Oct. 1919 Lillie Cherry to Joseph H. Ireland (both lots?);

13596 Discharge Mortgage 11 Feb. 1924 Joseph H. Ireland to Julia A. Ireland (both lots);

13597 Mortgage 11 Feb. 1924 Samuel G. Ireland to Lillie Cherry and Alice Cherry - \$950 (both lots); (possible funding for Edwardian renovation)

16648 *Quit Claim Deed* 30 Nov. 1933 Samuel G. Ireland to Lily Cherry and Alice Cherry (both lots);

17319 Mortgage 22 Aug. 1936 Mabel J. Ireland and Samuel G. Ireland to John P. Austin for \$1000 (both lots);

17339 *Grant* 21 Sept. 1936 Lily Cherry And Alice Cherry to Mabel J. Ireland (both lots);

19293 Ass't of Mortgage 28 May/42 Estate of John P. Austin to Joseph Fewster;

19614 Dis. of mtg. Joseph Fewster to Mabel J. Ireland;

26368 *Grant* 23 Jan. 1957 Mabel J. Ireland to The Director Veterans' Land Act. (both lots); (no mortgages recorded from here to date since not "building mortgages");

48715 *Grant* 29 Mar. 1962 The Director The Veterans' Land Act. to Elmer W. Snider (both lots);

52374 *Grant* 13 Mar. 1964 Elmer W. Snider and Dorothy H. Snider to Elmer W. Snider and Dorothy Snider (lot 36);

54672 *Grant* 1 Apr. 1965 Elmer W. Snider and Dorothy H. Snider to Forest D. Sweet and Barbara J. Sweet (both lots);

260011 1980/10/31 *Transfer* Forest D. Sweet and Barbara J. Sweet to John Clark and Rosalind Clark (both lots);

YR1059582 2007/09/25 *Transfer* John Clark and Rosalind Clark to Andrea Greco, Pasqualino Macario and Jason Monaco (both lots);

YR1440773 2010/02/12 *Transfer* Andrea Greco, Pasqualino Macario and Jason Monaco to Andrew Domenic Bordin (both lots).

Appendix B

PAUL OBERST, OAA, B.Arch (hons), CAHP CURRICULUM VITAE

EDUCATION

1970 B. ARCH (WITH DISTINCTION) University of Michigan

PROFESSIONAL HISTORY

1993 – 2020 Paul Oberst Architect, Principal

1995-2020 Consultant to:
Phillip H. Carter Architect

1994-1996 Consultant to:
R. E. Barnett Architect

1989 - 1993 Designer
Gordon Cheney Architect Inc.

1984 - 1989 Paul Oberst Design, Principal

1981-1984 Designer
Lloyd Alter Architect

1973-1981 Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St. George Street, Toronto
restoration for adaptive re-use, 1982

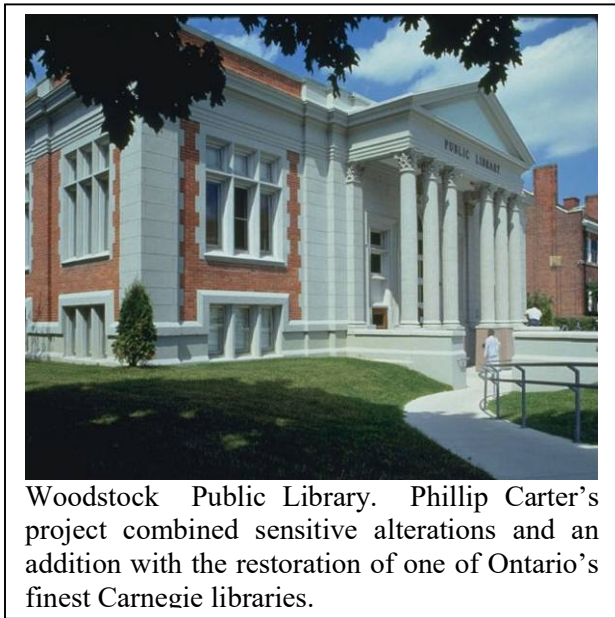
Mr. Oberst assisted in working drawings and field review.

For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill,
exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



For Phillip H. Carter Architect and Planner
Contact Phillip Carter, 416-504-6497
Woodstock Public Library,
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.



Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration.

Preservation Services provided oversight for

For Paul Oberst Architect

The Dominion Bank
2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

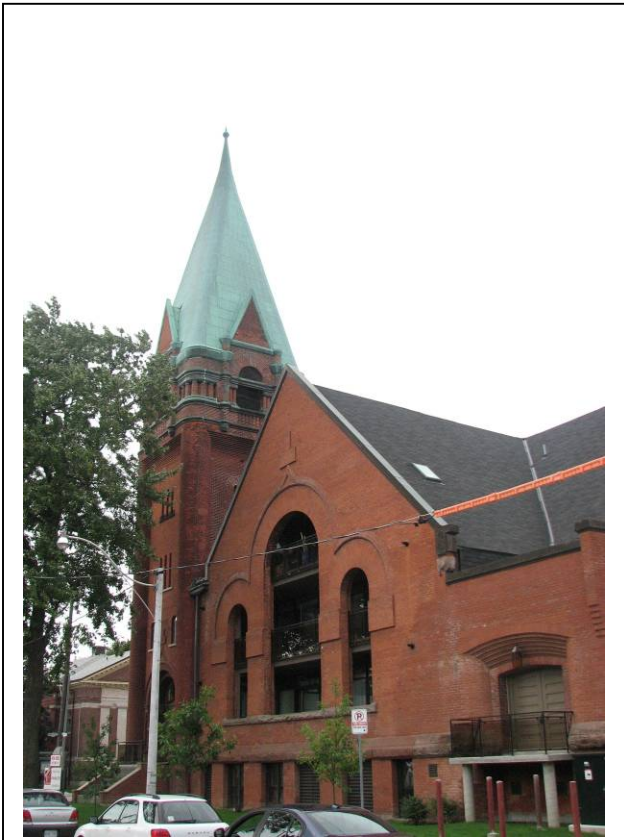
Medland Lofts
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art



For Paul Oberst Architect

Victoria Lofts

152 Annette Street, Toronto

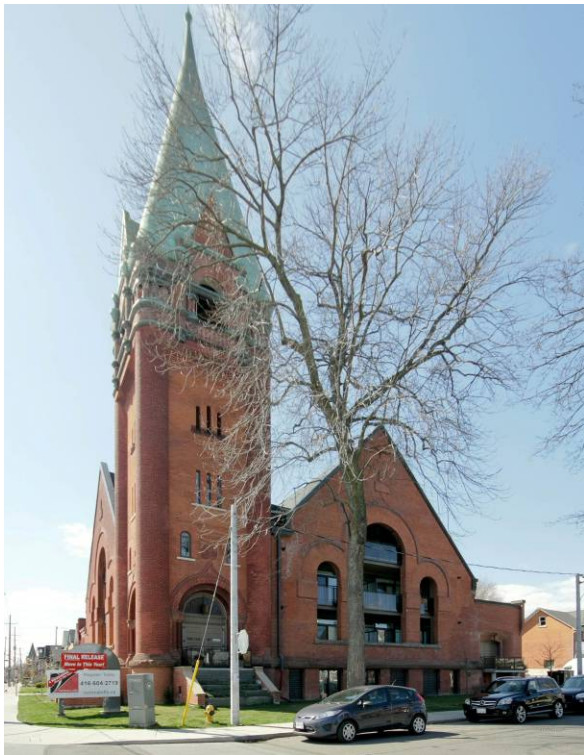
Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.



Balconies behind the original arches double

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

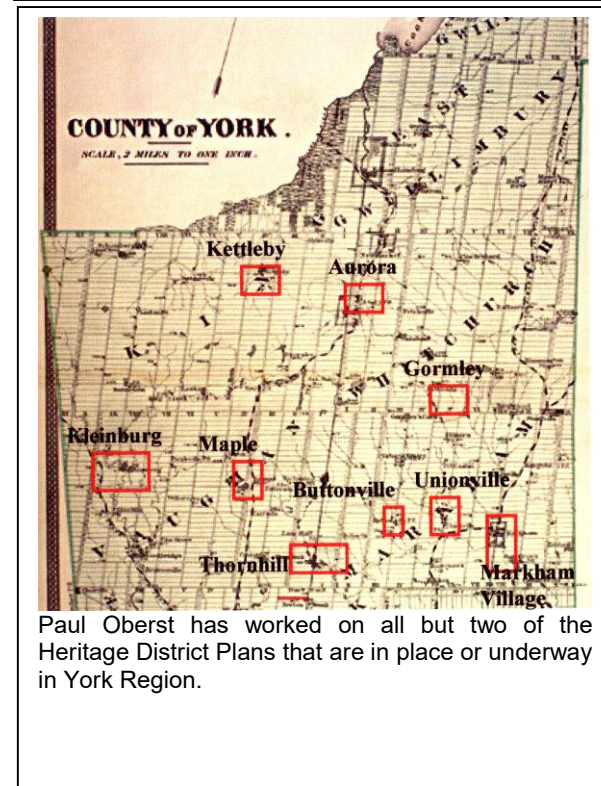
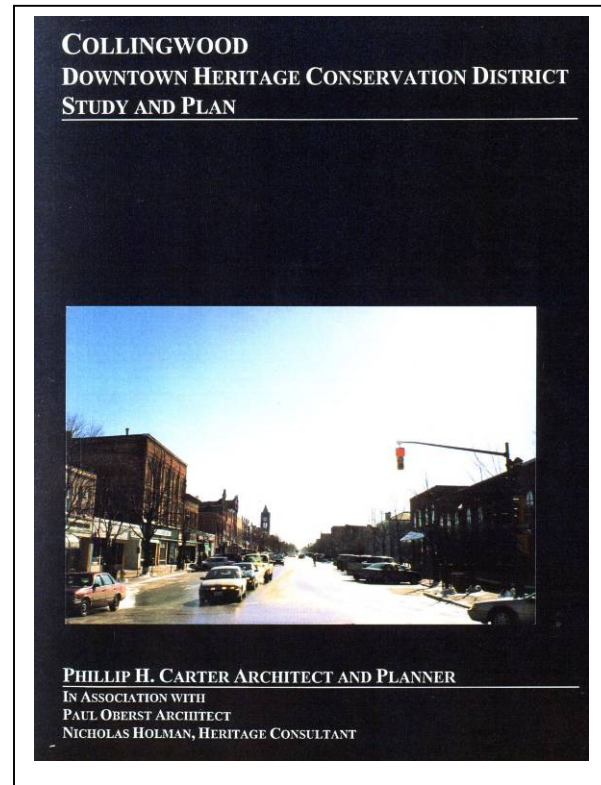
Buttonville Heritage Conservation District Study and Plan, underway.

Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.



Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and

cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the

change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable

shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:

Catherine Nasmith
416-598-4144

Building adaptation **HONOURABLE MENTION** Jury comments



The community-driven development process for this project is commendable and as such this residential project deserves recognition that goes beyond its spare architectural treatment and physical form. A skillful rehabilitation of a surplus building not only for residential use but also with adjacent spaces that have been adapted to the visual benefit of the neighbourhood.

Kensington Market Lofts
 Architect
 Robert E. Barnett Architect and
 Paul Oberst Architect in Joint Venture

The building on the left was originally a 1927 elementary school. The building on the right was the 1952 Provincial Institute of Trades. Although this is not a restoration project, it retained the main aspects of these traditionalist and early-modern buildings. This contrasts with the advice of a City consultant that they be demolished and replaced with an 8-storey

OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts

Condominium Conversion, George Brown College Kensington Campus, \$13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts

Condominium Conversion, 1 St. John's Road, Toronto, \$1,000,000

Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, \$400,000

Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, \$10M

Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, \$3M

Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke

New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard

New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group
-Board Member
1994-97 & 2000-2001.
-Secretary 1994-97.

Kensington Market Action Committee,
-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.*
A student architecture journal University of Michigan, 1968-70

Founding Co-editor of *FILE Magazine* Toronto, 1972

Originator and author of
Rear Elevation essay series Toronto Society of Architects Journal, 1994-1996

Author of articles and reviews in:
Globe & Mail,
NOW magazine
File magazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto*
Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,
City & Country Home, April 1990

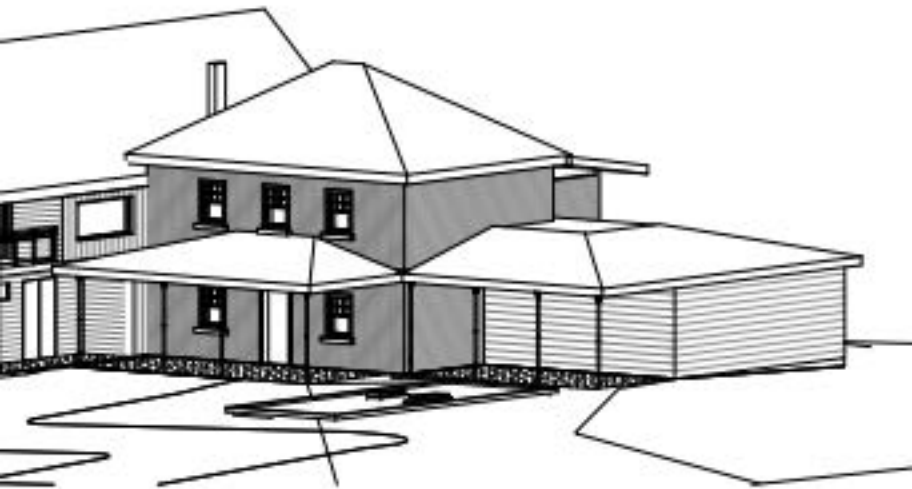
Customizing your Condo, by Kathleen M. Smith
Canadian House and Home, October 1989

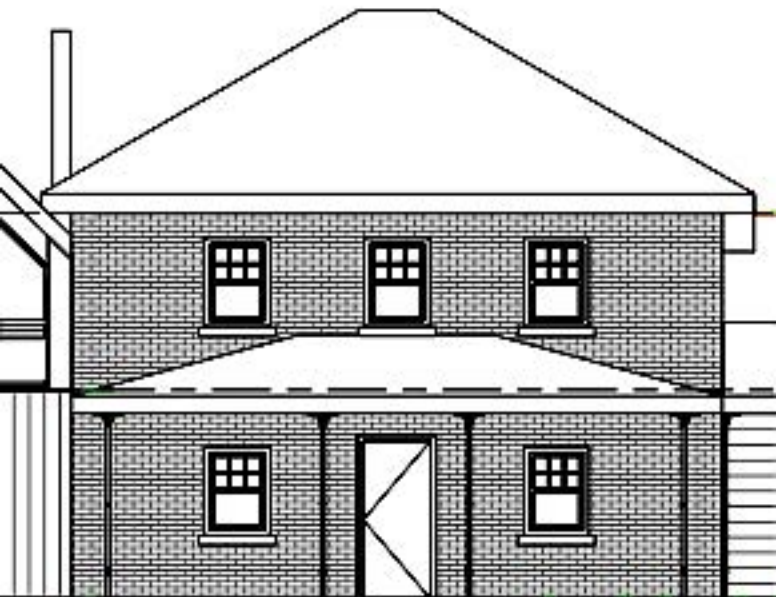
A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, November 1980

The Invention of Queen Street West, by Debra Sharpe
The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.





SKETCH SHOWING ELEVATIONS OF
 LOT 35 AND PART OF LOT 36
 REGISTERED PLAN 275
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

Attachment 4

SCALE 1:200
 10m 5m 10m 20 metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 METRIC
 DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE FIELD OBSERVATIONS REPRESENTED ON THIS SKETCH
 WERE COMPLETED ON THE 6th DAY OF JULY 2011.

DATE _____, 2011

 C. WAHBA
 ONTARIO LAND SURVEYOR

LEGEND

- | | |
|--------|------------------------------------|
| P.L.N. | DENOTES PROPERTY IDENTIFIER NUMBER |
| FF | DENOTES FINISHED FLOOR |
| LS | DENOTES LAMP STANDARD |
| MH | DENOTES MANHOLE |
| ∅ | DENOTES DIAMETER |
| ⊙ | DENOTES DECIDUOUS TREE |
| ⊛ | DENOTES CONIFEROUS TREE |
| BX | DENOTES BELL BOX |
| WV | DENOTES WATER VALVE |

BOUNDARY NOTE

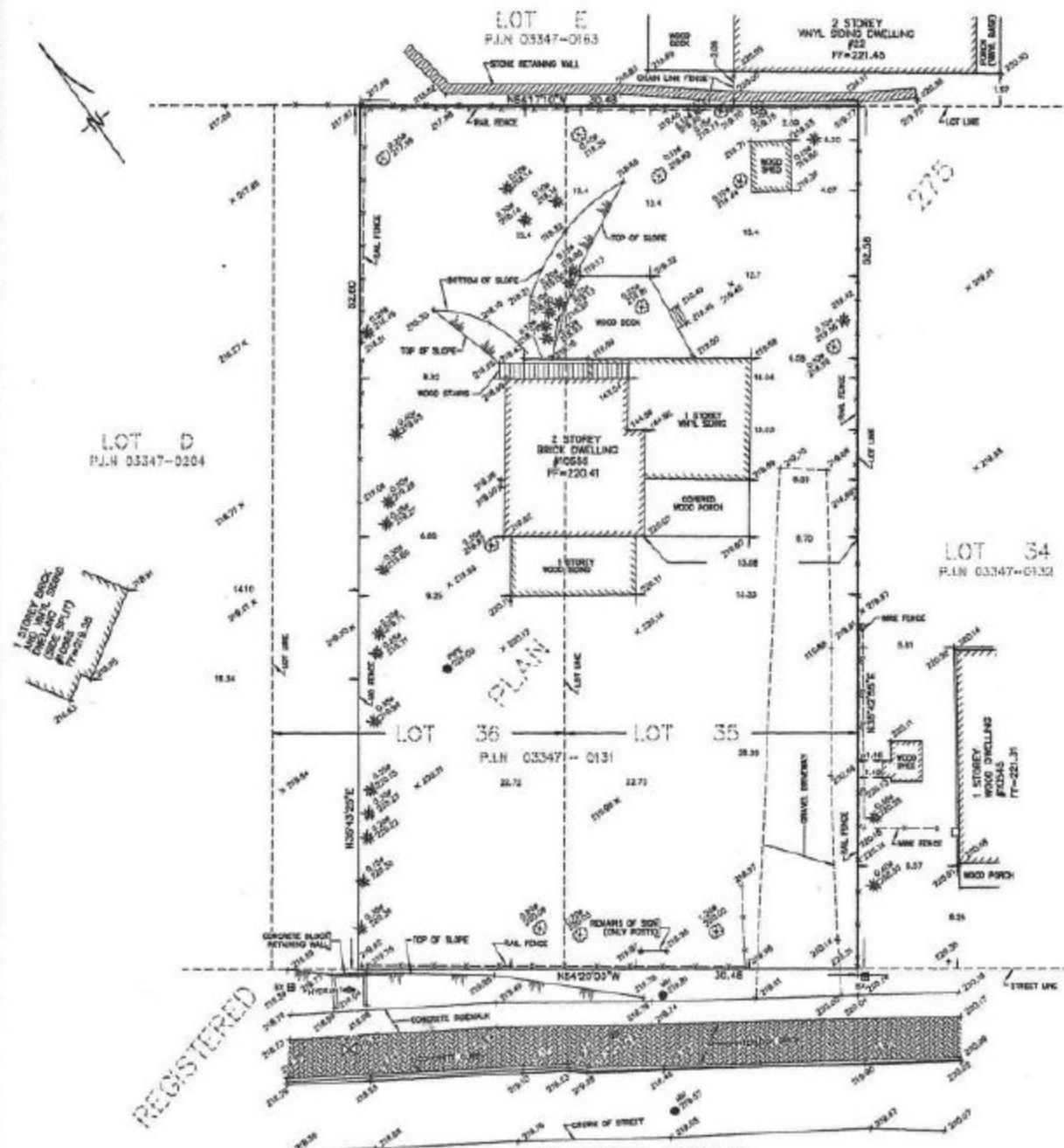
BOUNDARIES ARE NOT CERTIFIED BY THIS PLAN AND ARE SUBJECT TO CLARIFICATION
 UPON THE INCORPORATION OF ADDITIONAL DOCUMENTARY AND FIELD SURVEY EVIDENCE.
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR
 TRANSACTION PURPOSES.

BENCHMARK NOTE

ELEVATIONS HEREON ARE REFERRED TO THE CITY OF VAUGHAN
 BENCH MARK No. 54-5, HAVING AN ELEVATION 219.114 METRES,
 LOCATED ON BELL BUILDING ON THE WEST SIDE OF ISLINGTON AVENUE,
 SOUTH OF NASHVILLE ROAD, 0.30 METRES WEST OF NORTHEAST CORNER,
 0.20 METRES BELOW BRICKWORK ON THE NORTH FACE.

CAUTION

UNDERGROUND SERVICES HAVE NOT BEEN REFLECTED ON THIS PLAN.
 THE MARKING OF UNDERGROUND SERVICES IS ADVISED PRIOR
 TO EXCAVATION OR CONSTRUCTION



REGISTERED

ISLINGTON AVENUE
 (FORMERLY KING ROAD BY REGISTERED PLAN 275)
 P.L.N. 03347-0427

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 843 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO
 Tel: (416) 635-5000 Fax: (416) 635-5001
 Tel: (905) 204-0881 Fax: (905) 204-2099
 Website: www.r-pe.ca
 DRAWN: L.J.N. CHECKED: C.W.
 JOB No. 11-140 CAD FILE No. 11140TP10

This Plan filed and deposited in the Registrar Office
for the County of York, the 7th June, 1865

Handwritten signature



PLAN
 SHOWING SUBDIVISION OF
 PART OF
LOT NO 24, 8TH CON. VAUGHAN
 Part of the Village of Mount Vernon
 THE PROPERTY OF
John Gartshore Esq^r
 Scale: One chain to an Inch

Certified correct form
 I, Stoughton Downes
Per Surveyor
 April 1st 1865

I hereby certify that this is a true tracing
 of the original Plan.

Toronto, January 15, 1860

County Engineer
 County of York

I hereby certify that this Plan accurately illustrates
 the manner in which I have laid out into Building Lots
 and Streets parts of Lot 24, 8th Con. Township of Vaughan
 Part of the Village of Mount Vernon

Handwritten signature
 Professor





COLOURS

Add the perfect touch to your home by enhancing the natural beauty of your Hometech windows with the perfect colour to complement your home. Our finishes feature the world's leading nanotechnology are environmentally safe and wonderfully durable. The colours bond at the molecular level for unparalleled beauty and longevity.



Chestnut Brown



Commercial Brown



Sable



Dover Grey



Wicker



Chestnut Brown

Page 70

Effective Date: January 15, 2009
Revision Date: November 6, 2014

TF0000 – Test Report Template
Revision 3

