

Heritage Impact Statement
881 Nashville Road
In the Kleinburg-Nashville Heritage Conservation District
City of Vaughan



View of the house from the northwest, January 2023. Photo by owner.

Paul Oberst Heritage Consulting
February 2023

ATTACHMENT 2
881 NASHVILLE RD

Engagement:

I am a retired architect and an active professional member of the Canadian Association of Heritage Professionals (CAHP). I have qualified as an opinion witness in architecture and heritage before the Ontario Municipal Board. I was co-author of the Kleinburg-Nashville Heritage Conservation District Study and Plan.

I was engaged by the owner to produce a heritage impact statement regarding the exterior aspects of the creation of a basement dwelling unit within the existing building envelope of 881 Nashville Road in the City of Vaughan. The property is designated under Part V of the *Ontario Heritage Act* by virtue of being within the Kleinburg-Nashville Heritage Conservation District, and appears in the City's Register of Property of Cultural Heritage Value, by virtue of being in the District.

Contacts:

Heritage Consultant

Paul Oberst Architect 416-677-7868
Pauldurfeeoberst@gmail.com

Owner- Jainamdeep Singh Gill 647-333-0333
and Jevinder Pal Singh Gill 613-410-2065

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1. The Mandate:

The subject property is considered to be a protected heritage resource, by virtue of being listed in the City's Register of Property of Cultural Heritage Value. The property is listed therein because it is situated within the Kleinburg-Nashville Heritage Conservation District.

The Provincial Policy Statement addresses the situation of development on protected heritage resources in Section 2.6., as follows:

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 Heritage Impact Statement is prepared in compliance with this requirement in the Provincial Policy Statement, and relies on the guidance provided in the City's *Heritage Impact Assessment Terms of Reference* and the advice of City staff..

2. The Proposal:

The owner is proposing to construct a basement dwelling unit within the existing house, with an exterior stair and entrance at the rear of the building. Interior work on properties designated under Part V of the Ontario Heritage Act are not subject to review. This document is therefore not concerned with the interior aspects of the Owner's proposal. Drawings prepared by the Owner's design professional are included here to show the exterior aspects of the project, and are credited to the design professional.

3. Introduction to the Site and Historical Background:

The subject property is located on the south side of Nashville Road, near the centre of the Nashville hamlet.

The property is described as: Part of W ½ Lot 25 Con9 Vaughan; As in Va 68417, the parcel number is no 033220170.

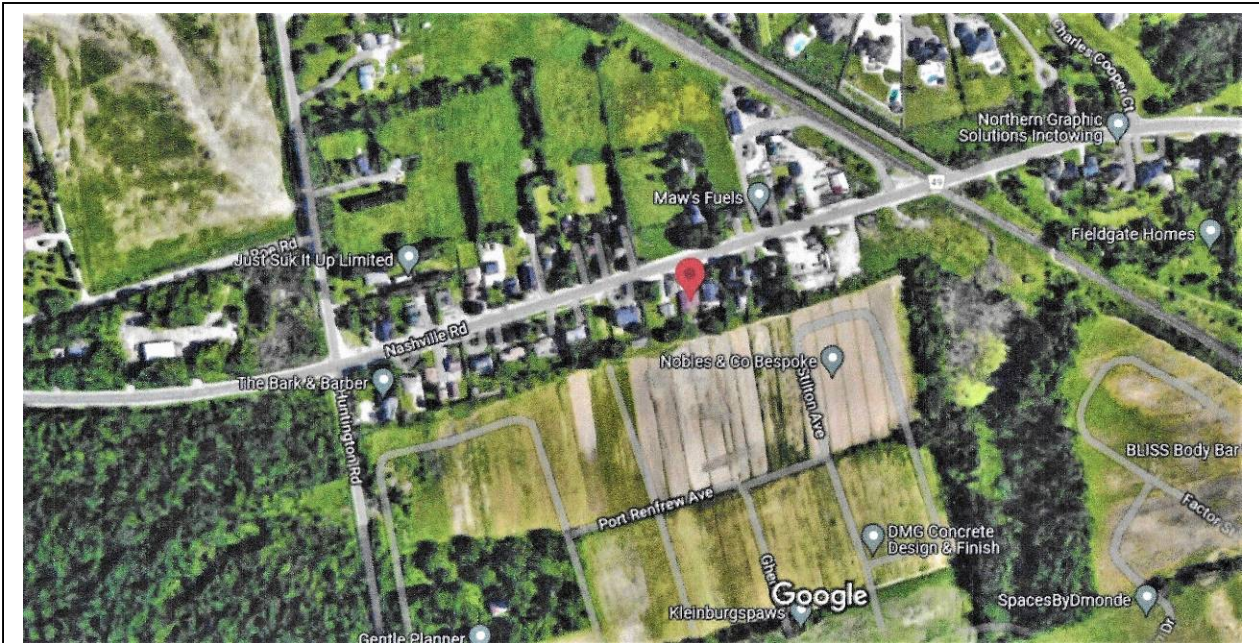


Figure 4. Aerial view, from Google Maps, of Nashville Road between Huntington Road to the left, and the railway to the right. The original extent of the hamlet is within these bounds. The subject property is indicated by a red tag. North is to the top. Most of the buildings on the north side of road are from the late 19th and early 20th centuries. Most of the buildings on the south side of the road are from mid- to late-20th century.



Figure 2. Map from 1880 Atlas. Railway Station is circled.

In 1870 what is now the CP Railway was opened, running northwest from Toronto passing Kleinburg on the west. The Kleinburg station was located just south of Nashville Road. The hamlet of Nashville appears to have come into being because of the railway station. The presence of the railway station once supported commercial enterprises such as Card's lumber yard, a hotel, and more than one grain elevator, the last of these being built about 1930.

The hamlet extends along Nashville Road from the rail line to Huntington Road. The present name was given by a resident named Jonathan Scott who had come from Nashville, Tennessee.

The original station was replaced in 1907 and that building was relocated in 1976 to Kleinburg village, just north of the elementary school.

4. The Existing House:

The house is depicted, dated, and well-described in the District Inventory. The District plan does not consider it a heritage property.

Nashville Road (south)

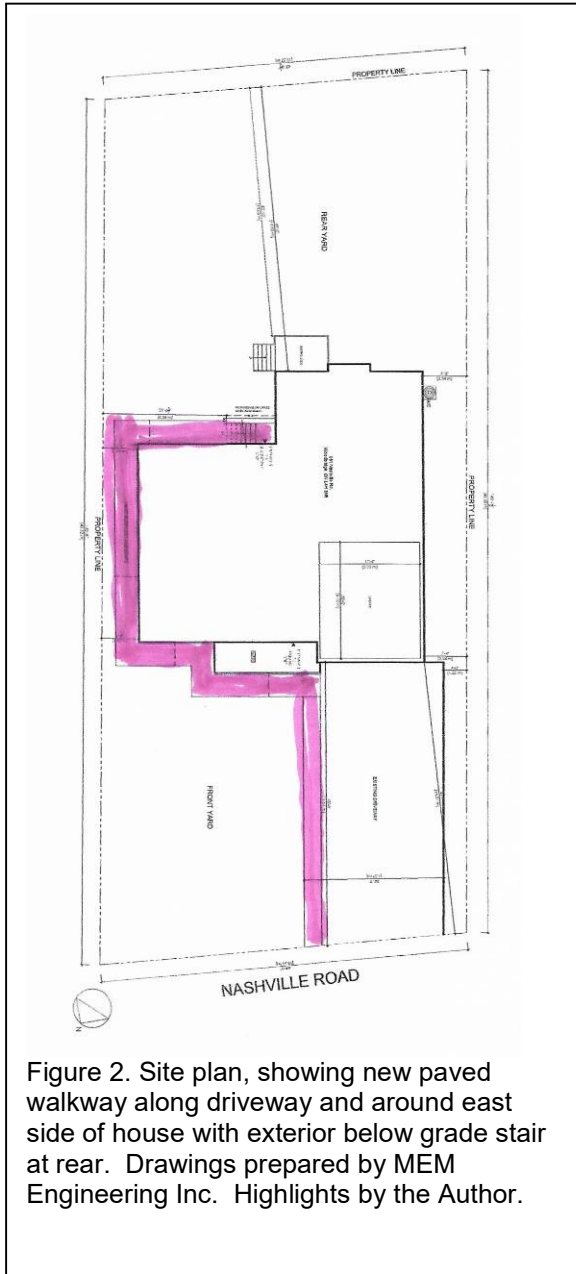
Nashville



881 Nashville Road

- Red-brick bungalow with front verandah and prominent, two-car garage (c. 1970 ff).
- Description – Hip-roofed bungalow has two-car garage at right, with articulated, large-panelled door addressing street, under spandrel area clad in vertical aluminum. To left of garage, small verandah is set within pitch of main roof, and is screened at front with low, red-brick parapet wall with thin stone coping. Front door is recent, eight-panel wood door (behind fully glazed metal storm), with adjacent front windows being three large sashes within wide aperture, with stone sill as at parapet wall, and no visible lintel. Windows at extreme LH side are large, horizontal sliders with higher stone sill. Soffits are clad in aluminum, rainwater goods are typical modern aluminum, and roof is clad in recent, somewhat rustic, brown asphalt shingles. Vinyl garage door has wood-grained panels.
- Comments – House is a typical modern bungalow, without distinctive original features. Any further additions to this house should not rise above height of existing roof peak. Wood-grained finish of garage door is not a preferred finish, since traditionally wood was sanded smooth. See also the Plan and Guidelines for possible alterations, or new construction on this site.

5. Proposed Changes:



Exterior changes to the property are indicated by highlighting on the drawings:

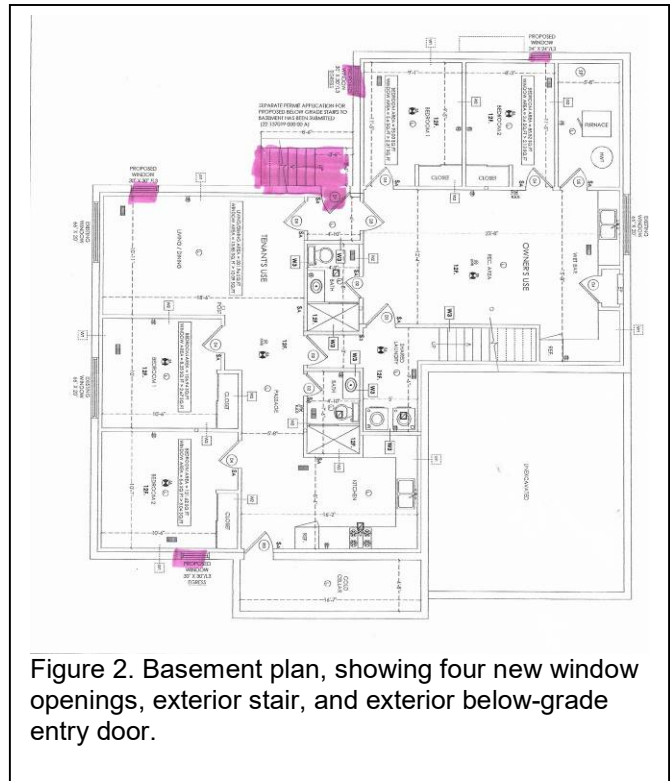
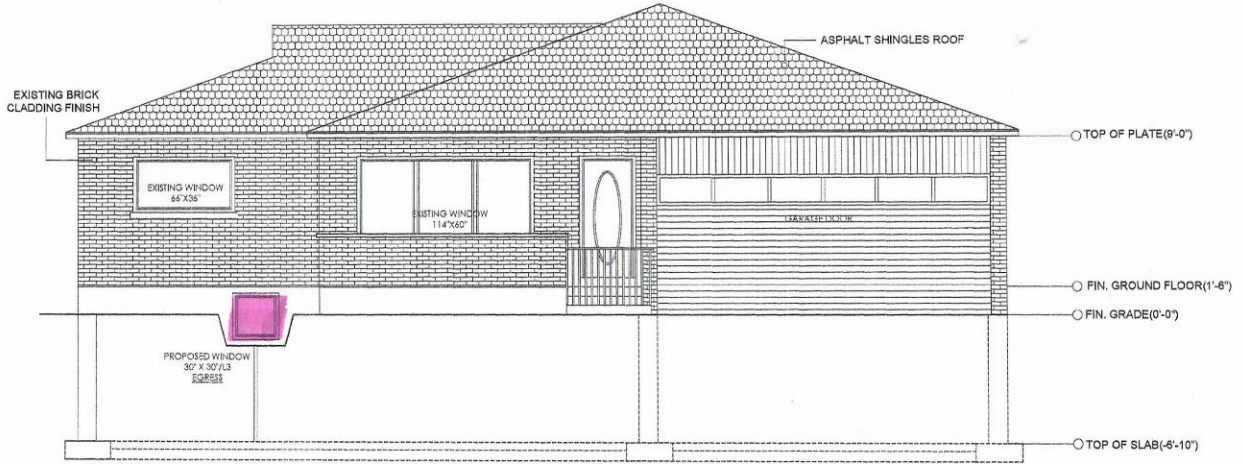
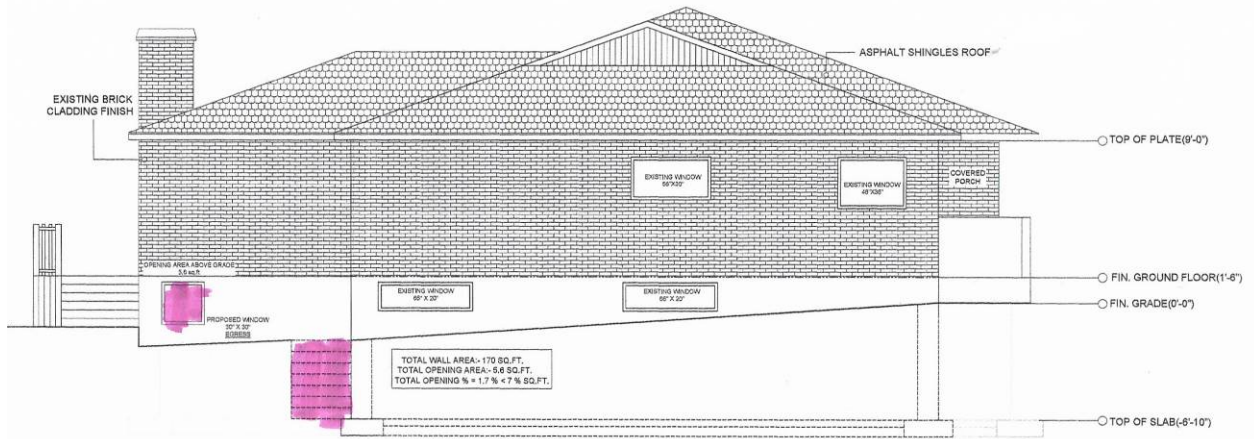


Figure 2. Elevations.



Front Elevation: one new window opening visible from the street.



East Elevation, new window opening and below grade stair, not visible from the street.



Rear Elevation, two new window openings, exterior door, guard for stairs, not visible from the street.

6. Heritage Impact:

The overall goal of the District Plan is stated in Section 5.1:

The overall goal of the Heritage District Plan is to ensure the retention of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical, and contextual character.

The proposal conforms with this goal.

The impact of the proposal on the District character is negligible because:

- There are no additions or extensions to the building envelope, and as a result there is little application of District Plan's Policies and Guidelines.
- The property is not a heritage property.
- The alterations to the property are not substantial.
- All of the alterations are at the basement level.
- Most of the alterations are not readily visible from the public realm.

7. Conclusion

In my professional opinion, the proposed work at 881 Nashville Road is not detrimental to the heritage character of the Kleinburg-Nashville Heritage Conservation District, and the work should receive heritage approval.

8. Bibliography

Carter, Phillip H., et al., Kleinburg-Nashville Heritage Conservation District Study and Plan. Vaughan: 2003

City of Vaughan, *Brief History of Kleinburg*.

City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan*

Ontario: *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended.

Ontario Ministry of Housing and Municipal Affairs. *Provincial Policy Statement 2014*, Toronto: 2005

Ontario Ministry of Tourism, Culture and Sport: Ontario Heritage Toolkit, *Heritage Conservation Districts*, Queen's Printer for Ontario, 2006.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*, second edition. Queen's Printer, 2010

Reaman, G. Elmore. *A History of Vaughan Township*, Vaughan Township Historical Society, 1971

**PAUL OBERST, OAA, B.Arch, 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.



The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

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 work under the façade improvement program.

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 Deco style of the original building.



Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

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.

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.

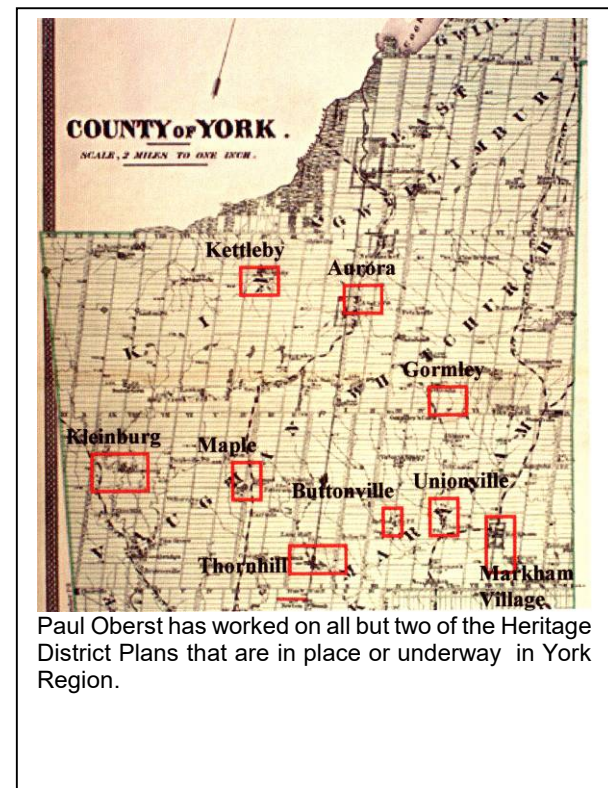
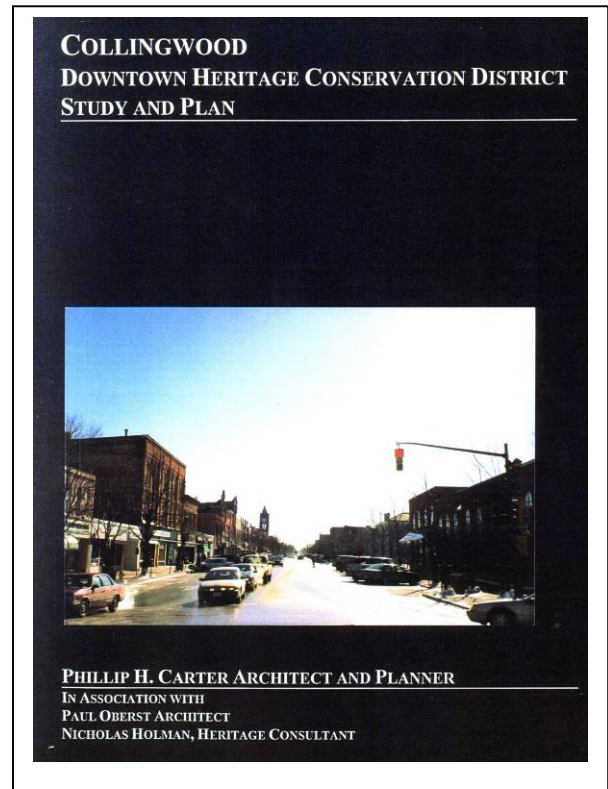
Buttonville Heritage Conservation District Study and Plan, underway.

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.



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 tower.

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.