

## **STATEMENT OF CULTURAL HERITAGE VALUE**

### **Property Overview:**

Location: Part of Lot 10, Concession 8

Community: Woodbridge

Style: 1940's Canadian variant, The French Chateau

### **ARCHITECTURAL VALUE**

While the architect is unknown, the property at 8399 Kipling Avenue is representative of the French Chateau architectural style. This was a style selected primarily by wealthy homeowners. The Canadian variation of the style derives from the 16th century 'chateaux' (loosely: castles) in France, and can be characterized by asymmetrical conical towers, steeply pitched dormers and roof, and iron cresting. These elements can be seen at the subject property. The exterior also showcases a combination of stone and crenellated walls, has dark roof shingles, and utilizes warm colour tones. The stone wall feature on the property near the location of the previous Gate House perpetuates this style, applied to a free-standing wall. Through its execution, the structure also displays a high degree of craftsmanship or artistic merit. The CHIA (draft, 2016 – on file) recommended that it be examined further by a professional with the knowledge and expertise to determine its original design and layout.

### **HISTORICAL OR ASSOCIATIVE VALUE**

The property, Lot 10 Concession 8, was patented from the crown in 1801 by John Ledan (Leadon/Ledon). It was later sold to Nathaniel Wallace in the year 1883, and the property would have a long history of being in the Wallace family. Nathaniel Wallace arrived from Ireland in 1834, and from the 1860's to 1880's operated the Inkerman Hotel. He would also become involved in politics, serving as Tressure for the Village of Woodbridge from 1882 to 1883. The book A History of Vaughan Township indicates that the Wallace Family, including Nathaniel Wallace, were involved in the furnishing of several church wardens. This helps to showcase involvement in the community.

The subject property is located on the east side of Lot 10, and an 1851 Map indicates that the property was owned by Charles Wallace, who was a son of Nathaniel Wallace. In the years following, there would be transportation development within the Vaughan. Charles sold a right of way across his farm to the Toronto, Grey, and Bruce Railway in 1870.

After many years of Lot 8 being owned by the Wallace family, the ownership changed in the early 1900's. A 1918 map includes the names Marie Podrazil and Lennard Rowtree. It is believed that Lennard Rowntree was a tenant farmer, as the land ownership title documents indicate that Marie Podrazill purchased the property in 1917, and married Frank Smolik, of York Township, thereby selling the property to him for \$9,000.

The original owners of the former the Gate House (approved demolition in 2017) and the French Chateau style residence building are believed to be Frank Stone and Rose

Stone. Marie (Mary) Smolik (née Podrazill) sold the property to Rose M. Stone on January 19 1940. On January 27 1940, Rose sold the property to her Husband Frank W. Stone, for one dollar. Frank Stone is known to be associated with the lithography company Rolph-Clark-Stone Ltd. When Rolph and Clark Ltd. merged with Stone Ltd. in 1917, they moved to a new location at 201 Carlaw Avenue. They would go on to become one of the largest and most well-known lithography businesses in the late twentieth-century in Canada. In 1909, prior to the merger, Frank was the vice-president and managing director of Stone Ltd. After the merger he served as general manager and secretary. The plaque that was outside the former Gate House, states that he later became president in 1939.

The draft Cultural Heritage Impact Assessment (CHIA) on file, submitted in support of a severance application in 2016 makes reference to a 1940 tax roll which indicated Frank and Rose Stone owned a property on Russell Hill Road in Toronto. Since they maintained their Toronto residence, it could then be understood that the Stones split their time between Toronto and Vaughan, and the dwelling at 8399 Kipling could be their weekend property. There is also reference to a 1928 newspaper article in the *Toronto Star* that mentions Frank and Rose Stone went sailing to France. While it is believed that the building was constructed sometime in the early 1940's, their trip to France could have influenced their interest and selection for the style of the building. Although the property had various owners, it is through Frank Stone and Rose Stone that there is associative value. The property is a reflection of hard-work and a successful business, which then allowed for the lifestyle and opportunity to have a secondary property outside of the city of Toronto.

### **CONTEXTUAL VALUE**

The contextual value of the chateau relates to the building's historical link and physical location on the property. While the structure may be set back further on the property, it historically represents a way of life during the time period it was built for those of certain economic background.

### **SUMMARY OF ATTRIBUTES**

- iron cresting
- conical tower with windows
- mix of rounded arch windows and rectangular windows
- stone crenellated exterior walls
- steeply pitched roof

### **BIBLIOGRAPHY AND SOURCES**

Reaman, G. E. (1971). *A History of Vaughan Township: Two centuries of life in the township*. Vaughan Township Historical Society.

Rolph-Clark-Stone Ltd., 201 Carlaw. <https://leslievillehistory.com/2016/10/22/rolph-clark-stone-ltd-201-carlaw/>

Toronto Lithographing Co Photography Dept 1898. <https://phsc.ca/camera/toronto-lithographing-company-photography-dept-1898/>

Château (1880-1930). <http://www.ontarioarchitecture.com/Chateau.htm>

Cultural Heritage Impact Assessment (DRAFT): 8399 Kipling Avenue, City of Vaughan, by Su Murdoch Historical Consulting, April 2016.

Nathaniel Wallace House: reasons for designation (2016)