

CULTURAL HERITAGE IMPACT ASSESSMENT

8399 KIPLING AVENUE
CITY OF VAUGHAN

SU MURDOCH HISTORICAL CONSULTING
47 RODNEY STREET, BARRIE, ON L4M 4B6
705.728.5342 SUMURDOC@SYMPATICO.CA

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SUMMARY

Based on the findings of this Cultural Heritage Impact Assessment, it is concluded that the property at 8399 Kipling Avenue holds cultural heritage value or interest as prescribed by Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest*. However, this value or interest is embodied in the 1940-1941, French Chateau “folly” style main dwelling and its setting at the northeast sector of the property. Cultural value or interest is no longer found in the former gatehouse, now much modified as a secondary dwelling at the Kipling Avenue frontage.

Although likely built contemporary to the main dwelling, the secondary dwelling has evolved in form, massing, and materials to such an extent that it is no longer reflective of its original design as a gatehouse to the property and the main dwelling. Its French Chateau style elements are mostly recent interpretations.

With the past relocation of the driveway to the main dwelling, away from the gatehouse; the 1990s creation of the adjacent Gate House Court development; and the closure of an historic section of the Kipling Avenue frontage; the gatehouse/secondary dwelling has lost its historic context. The intended relationship between the gatehouse and main house has been permanently disconnected.

For these reasons, it is concluded that the demolition of the former gatehouse, now secondary dwelling, will not diminish the cultural heritage value or interest of the property as embodied in the main dwelling and its setting. This report contains some recommendations for documenting the gatehouse and a nearby stone wall/fence.

CULTURAL HERITAGE IMPACT ASSESSMENT 8399 KIPLING AVENUE, CITY OF VAUGHAN

PART EAST HALF, LOT 10, CONCESSION 8, VAUGHAN TOWNSHIP, NOW CITY OF VAUGHAN

1.0 PROJECT OBJECTIVE AND METHODOLOGY

1.1 OBJECTIVE

The legal description of the subject property at 8399 Kipling Avenue is part of the east half of Lot 10, Concession 8, Vaughan Township, now the City of Vaughan (“City”). This property contains two buildings: an early 1940s, French Chateau style dwelling (“main dwelling”) at the east terminus of a long laneway running from Kipling Avenue; and a similar vintage but modified, 1.5 storey dwelling (“secondary dwelling”) at the street frontage.

The property owner is intending to sever the parcel of land which contains the secondary dwelling and demolish that dwelling. The main dwelling will remain untouched. The owner has made application to the City to undertake this development as shown on a survey/site plan dated November 16, 2015 (Figure 1).

This property is listed on the City of Vaughan Register of Property of Cultural Heritage Value. This listing has triggered the City requirement for a Cultural Heritage Impact Assessment (“CHIA”). As only the secondary dwelling is being proposed for demolition, an examination of its history, heritage integrity, and historic relationship with the main dwelling is the objective of this CHIA.

1.2 METHODOLOGY

1.2.1 GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

The City’s *Guidelines for Cultural Heritage Impact Assessments, Updated February 2016*, were applied in the compilation of this CHIA.

1.2.2 ONTARIO REGULATION 9/06

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest sets the minimum standard for criteria to be applied by a municipality when evaluating the cultural heritage value or interest of a property being considered for designation under s. 29 of the Act. One or more of the criterion in the categories of Design or Physical Value or Interest, Historical or Associative Value or Interest, and Contextual Value must be met for the property to be designated. The Regulation was applied in this CHIA to evaluate the subject property.

1.2.3 SOURCES

The findings of this CHIA are based on a site visit on April 11, 2016, with the property owner in attendance. The exterior and interior of the secondary dwelling; and the exterior of the main dwelling were viewed. A property Title search was conducted at the York Region Land Registry Office, and documentary research was undertaken, including the collection at the City of Vaughan Archives. The property owner's proposed site plan dated November 16, 2015 (Figure 1), was reviewed.

2.0 HERITAGE STATUS OF THE PROPERTY

2.1 VAUGHAN HERITAGE INVENTORY

This property is listed on the Vaughan Heritage Inventory as two entries for 8399 Kipling Avenue: "1920 Cape Cod"; and "1920 Chateau." Only the "1920 Chateau" is indicated as "LSHS" meaning it is on the City's Listing of Buildings of Architectural and Historical Value, 2005, also known as the Register of Property of Cultural Heritage Value.

2.2 REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE

A Register of Property of Cultural Heritage Value ("Register") is a provision of s. 27(1) of the Ontario Heritage Act ("Act"): "The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest."

The Register must list property that (1.1) "has been designated by the municipality or by the Minister under this Part"; and may list property that (1.2) "has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest." The Act defines "property" as "real property and includes all buildings and structures thereon."

The property at 8399 Kipling is not designated under the Act. The requirement for its description on the Register as a non designated property is that it must include "a description of the property that is sufficient to readily ascertain the property." As a non designated property, it is not necessary to identify the heritage attributes (buildings and features) that may hold cultural value or interest.

Of note is that 8399 Kipling is incorrectly identified on the City of Vaughan Register as Lot 7, Concession 7, Vaughan Township. It is part of Lot 10, Concession 8. The Register includes a photograph with the text: "Chateau" "stucco with random stone pattern." There is no mention of the secondary dwelling. Council's identification of only the main dwelling on the Register does not negate its ability to request a CHIA for the secondary dwelling (not identified on the Register).

3.0 HISTORICAL OR ASSOCIATIVE VALUE

O. Reg. 9/06: The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3.1 OVERVIEW HISTORY OF VAUGHAN TOWNSHIP

The original plan for Vaughan Township in York County was a rough sketch dated 1788. The township was surveyed into lots and concessions in the ensuing decades. According to Smith's Canadian Gazetteer for 1846, in 1842 the population of Vaughan was 4,300. There were six grist mills and twenty five saw mills. "This is a township of excellent land; it is well settled and contains numerous well cleared and highly cultivated farms."

The nearest historic village to the subject property is Woodbridge. It was founded in 1837 with the arrival of miller Rowland Burr and was first known as Burwick. The name was changed to Woodbridge in 1855. The Canada Directory for 1857-1858 still lists it as Burwick but adds the note: "The Post Office for this village is at Woodbridge." It describes Burwick as follows:

A Village on the Humber, in the Township of Vaughan and South Riding of the County of York. It has a good lumbering and local business. Distant from Toronto 17 miles, and 5 ½ miles from the Thornhill station of the Ontario, Simcoe and Huron Railway, situated between the intersections of the Vaughan Plank road and River Humber, giving here a fall of 35 feet, and from the Weston station of the Grand Trunk railway 7 miles. Daily mail. Population about 450.

The 1870s and early 1880s are considered a peak period of economic activity and prosperity in the village and surrounding townships, including Vaughan. The Toronto, Grey and Bruce Rail Road was completed in 1871, providing rail service between Toronto Junction and Orangeville, through Woodbridge. Part of that rail line intersects Lot 10, Concession 8, which contains 8399 Kipling.

The countryside surrounding Woodbridge was primarily agricultural until suburban development began in the mid 20th century. In the 1990s, a subdivision and new street pattern (Gate House Court) developed adjacent to the subject property (illustrated in Figure 1). This resulted in the realignment of the section of Kipling Avenue bounding the subject property.

3.2 PROPERTY CHRONOLOGY

3.2.1 CROWN PATENT

The 200 acres of Lot 10, Concession 8, Vaughan Township, were patented from the Crown by John Ledan (Leaden/Ledon) on June 10, 1801. The Burwick Women's Institute Tweedsmuir History provides the following information:¹

On June 10th, 1801, John Ledon, a young Irishman, received from the Crown four hundred acres, Lots 10 and 11 of the Eighth Concession of Vaughan, for the sum of two hundred pounds. He settled there with his brother Owen, who sold two hundred acres, Lot 11 to John Elliott.

When John Ledon died September 5th, 1833, his brother Owen sold two hundred acres, Lot 10, Concession 8, Vaughan to Nathaniel Wallace for two hundred and seven pounds ten shillings.

3.2.2 WALLACE FAMILY (OWNERS 1801-1914)

Thomas and Charles Wallace (1842-1888)

It was August 29, 1833, when Owen Leaden sold the 200 acres to Nathaniel Wallace. A biography in the Burwick Tweedsmuir History provides the following information:²

Nathaniel Wallace was born the son of Thomas and Martha Wallace of Carney, Parish of Duncliffe, County of Sligo, Ireland, on May 11, 1810. He emigrated to Canada in 1834 and gained the rank of Captain as a member of the infantry in the Mackenzie uprising of 1837.

On February 9, 1839, in Wesleyan Methodist Church in Toronto, he married a distant cousin, Ann Wallace, born March 11, 1811, who had arrived in Canada in 1833 from Ireland. He erected the first Inkerman House on the main street of Burwick [Woodbridge], and there raised his family of five sons and two daughters.

Nathaniel Wallace was appointed one of the first Assessors of the Township of Vaughan at the first council meeting in 1850, and also served as Treasurer of the Village of Woodbridge for the years 1882 and 1883.

He resided in the home pictured above [not shown] from 1873 until his death on January 29, 1885. His wife Ann, predeceased him on June 12, 1882. Succeeding generations of Wallace's have resided in this home located at 33 Pine Street, Woodbridge; occupied in 1956 by Mrs. Robert Tucker Wallace and daughter Ruth.

The property at 8399 Kipling is within the northeast part of Lot 10, Concession 8, Vaughan. In 1842, Nathaniel Wallace subdivided the township lot as follows:

- Northeast part to Thomas Wallace (50 acres) This contains 8399 Kipling Avenue.
- Southeast part to Charles Wallace (50 acres)
- West half to George Wallace (100 acres): This was his brother in law, George Frazier Wallace, Sr., whose reminiscence describes building his house and barn from logs cut from the property.³

The 1850 property tax assessment roll for Vaughan Township places Charles Wallace already on 100 acres of Lot 10, Concession 8.

In 1859, George Wallace sold the northeast part to Charles, presumably as an executor to Thomas. This gave Charles ownership of the approximate 100 acres of the east half, on which he was already settled. In 1870, Charles sold a right of way across his farm to the Toronto, Grey & Bruce Railway (later Canadian Pacific Railway).

The 1878 Historical Atlas for the County of York plots the divisions of Lot 10 (Figure 2).



Figure 2: Extract of 1878 map of Vaughan Township indicating the northeast part of Lot 10, Concession 8, which contains the subject property. Note the dwelling and orchard on the west side of a diagonal line believed to be the “travelled road” indicated on later surveys (Kipling Avenue).

Matilda (Wallace) Simpson (1888 - 1902)

Charles Wallace died on January 5, 1888. He was a lifelong farmer. His Last Will and Testament bequeathed the east 100 acres of Lot 10, Concession 8, his “homestead,” and all farm stock, implements, and household furnishings, to his niece Matilda Simpson. This is believed to be Matilda Wallace, who married William Simpson, 36, of King Township in 1868. They were enumerated for the 1871 personal census in King Township. Their son James was born that year and died in 1874. William also died about this date, leaving Matilda and their son Nathaniel (born December 8, 1869).

A reminiscence by N. Clarke Wallace provides the following information:⁴

Starting on the north end of the 8th, 8th Avenue that is, the last house on the west side was Mrs. Dalziel's. Mrs. Dalziel was a widow, lived alone and had a lovely garden, and we used to call in there for a drink of water on our way to my Aunt, Mrs. Simpson's Farm. Incidentally this was the Farm Lot 10 Concession 8 Township of Vaughan bought by your Great Grandfather Captain Nathaniel Wallace in 1832. Almost across the road was a frame house later bricked over peculiarly with the hollow part of the brick facing out.

The 1901 personal census for Vaughan Township indicates that Matilda Simpson was born September 27, 1841, and of Irish ancestry. She was the head of household, a widow, and a farmer. In the same household were Matilda's sister, Anne J.C. Wallace, 47 and single; and Matilda's son, Nathaniel W. Simpson, a "farmer's son."

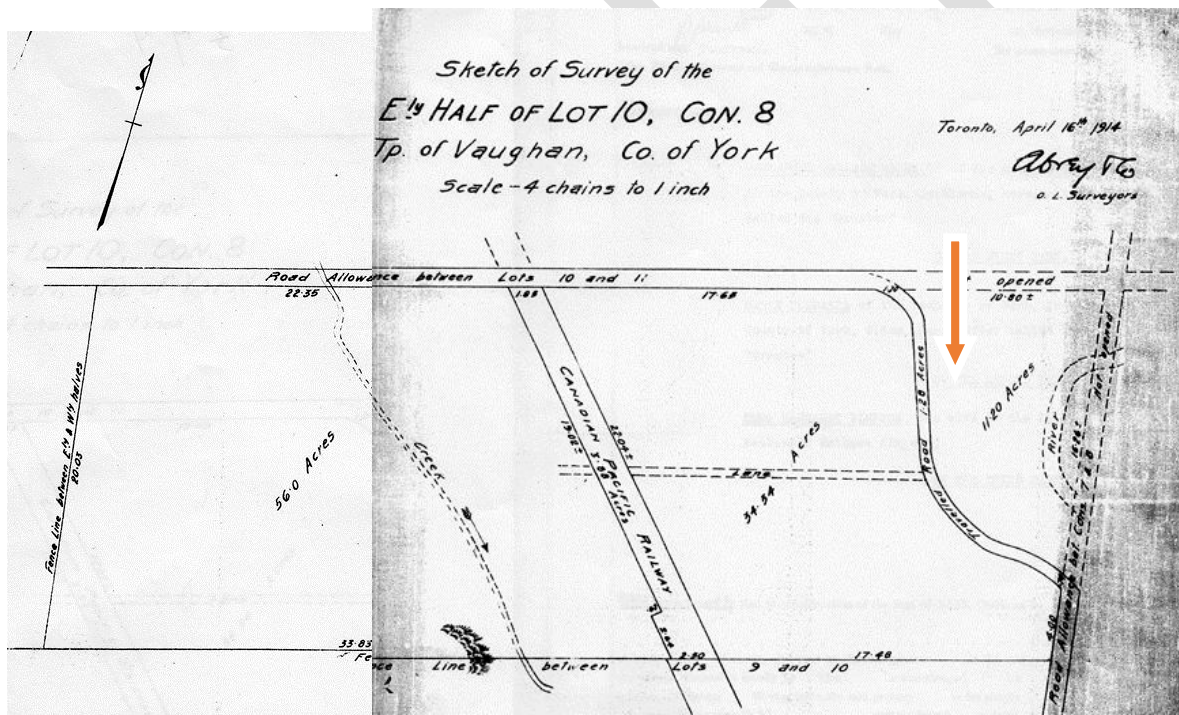


Figure 3: Survey, April 16, 1914, attached to Instrument 10198, showing the railway right of way. The “travelled road” (Kipling Avenue) appears to be as indicated on the 1878 atlas. Kipling has since been partially rerouted. The area of the subject dwellings is indicated by the arrow within the 11.20 acre parcel at the northeast corner.

Nathaniel Wallace Simpson (1902-1914)

Matilda Simpson died on March 20, 1902, at her residence on Lot 10, Concession 8, Vaughan. Her Last Will and Testament transferred the acreage to her son Nathaniel, and gave an annuity and a house on Wallace Street in the village of Woodbridge to her sister Annie. The Will was probated in 1907. A second right of way within Lot 10 was sold that year to the Toronto, Grey & Bruce Railway. These transactions were arranged by Thomas F. Wallace and his wife Emma, and Anne J.M. Wallace, as executors.

The following year, Nathaniel W. and Emma, Annie Wallace, Elizabeth Wallace, and Mary Wallace, as executors of Thomas F. Wallace, sold a third right of way to the Railway company.

3.2.3 MARIE PODRAZIL AND FRANK SMOLIK (OWNER 1914-1939)

Nathaniel Wallace Simpson of the City of Toronto, gentleman, and his wife Emma Margaret Simpson, sold the east half of Lot 10, approximately 101.74 acres minus the railway and road allowance, to Marie Podrazil of the Township of York, a widow. This was on May 15, 1914, for the price of \$9,000, which included repayment of a mortgage of \$3,000. A survey sketch dated April 16, 1914, is attached to the deed (Figure 3). No dwelling is plotted on the survey, but this is not proof that none existed.

The death registration for Nathaniel Wallace indicates that when he died on October 28, 1937, he had been a resident of the City of Toronto for 36 years. He was born in King Township, and retired from farming in 1927. His mother, Matilda Wallace Simpson, was born in Woodbridge, and his father, [James] Simpson, was born in King Township.

Marie Podrazil is believed to be the daughter of John Pechanck and Catherine Patek. In 1914, she was a widow. The 1916 and 1917 tax rolls list the following on the property:

Lennard Rowntree, Woodbridge, 29, tenant, farmer
 Mrs. Podrazill, Weston, widow
 94.5 acres, 83.5 cleared⁵
 Value of property: \$3,200
 Value of buildings: \$1,000

The assessed values of the property and buildings are average for this size of farm acreage in the area.

On March 28, 1917, Marie Podrazil married Frank Smolik, Jr., a widower. Their marriage registration indicates that Marie and Frank were both age 45 and residents of Weston (now part of Toronto) at the date of their marriage. They both were born in Bohemia (of Austria, later part of the Czech Republic).⁶ Frank was a marble worker and of Roman Catholic faith. He was the son of Frank Smolik and Anna Prokose.

On March 28, 1917, Marie Podrazil of York Township, widow, sold the property to Frank Smolik, also of York Township, for \$9,000. This was their wedding day.

The 1918 tax roll lists Frank “Smollic” as the owner of the Lot 10 acreage. He lived on Harding Avenue in Weston. He was age 42, a labourer, and non resident of the 95 acres in Vaughan. The assessed value of the land rose from \$3,200 to \$3,400, with the buildings value of \$1,000 unchanged.

The 1919 tax roll lists Arthur Colten, 36, as the tenant farmer occupying the 95 acres. There was no change in the assessed value. Colten and his wife Elizabeth are still listed there in 1922.

The 1921 personal census for York Township lists a Frank and “Mary” Smolik, both aged 49, living on Harding Avenue, “8th York” (Weston). The census states that he was born in Czechoslovakia in 1872 and immigrated in 1910. His occupation is given as “metal polisher.” Mary, 49, was born in 1872 and is listed as also immigrating in 1910.

The 1930 tax roll lists Herbert Bell, 46, Woodbridge [post office], farmer, on the 95 acres still valued at \$4,400. With him was “Mrs. Mary Bell, housewife.” The property was owned by Frank Smollic of 330 E 73rd Street, New York City, a gardener. In 1939, Fred and Mary Elliott were the occupants and Smollic was in the same location in New York City. The value of the property dropped to \$3,100 for the land and \$400 for the buildings.

Frank Smolik died in New York City on March 28, 1939. At that date, he was a marble worker and had “no fixed place or abode within” Ontario. His Last Will and Testament bequeathed \$1,000 each to his daughters Anna Smolik and Mary Hahn, with the balance of the estate going to his wife Mary Smolik.

3.2.4 ROSE M. STONE AND FRANK W. STONE (OWNERS 1940-1951)

On January 19, 1940, Marie (Mary) Smolik “of the Town of East Elmhurst (Long Island), New York, a widow and executrix of the estate of Frank Smolik a marble worker, formerly of the Township of York, County of York (Ontario),” sold the east half of Lot 10 to “Rose M. Stone of the City of Toronto, a married woman.” The reason given for the sale was to pay the outstanding debts of Frank’s estate. Marie sold the property for \$5,578.

On January 27, 1940, Rose sold the property to her spouse, Frank W. Stone, for a dollar. Frank was identified as a “manufacturer” in the City of Toronto. He was associated with Rolph-Clark-Stone Ltd., the leading lithographic and fine printing company at that date. It was founded in 1849 by Joseph Thomas, Frank Rolph, and David Smith under the name Rolph, Smith & Co. In 1904, a merger with T.J. Clark resulted in Rolph & Clark Ltd. In 1917, amalgamation with William Stone produced Rolph-Clark-Stone Ltd.

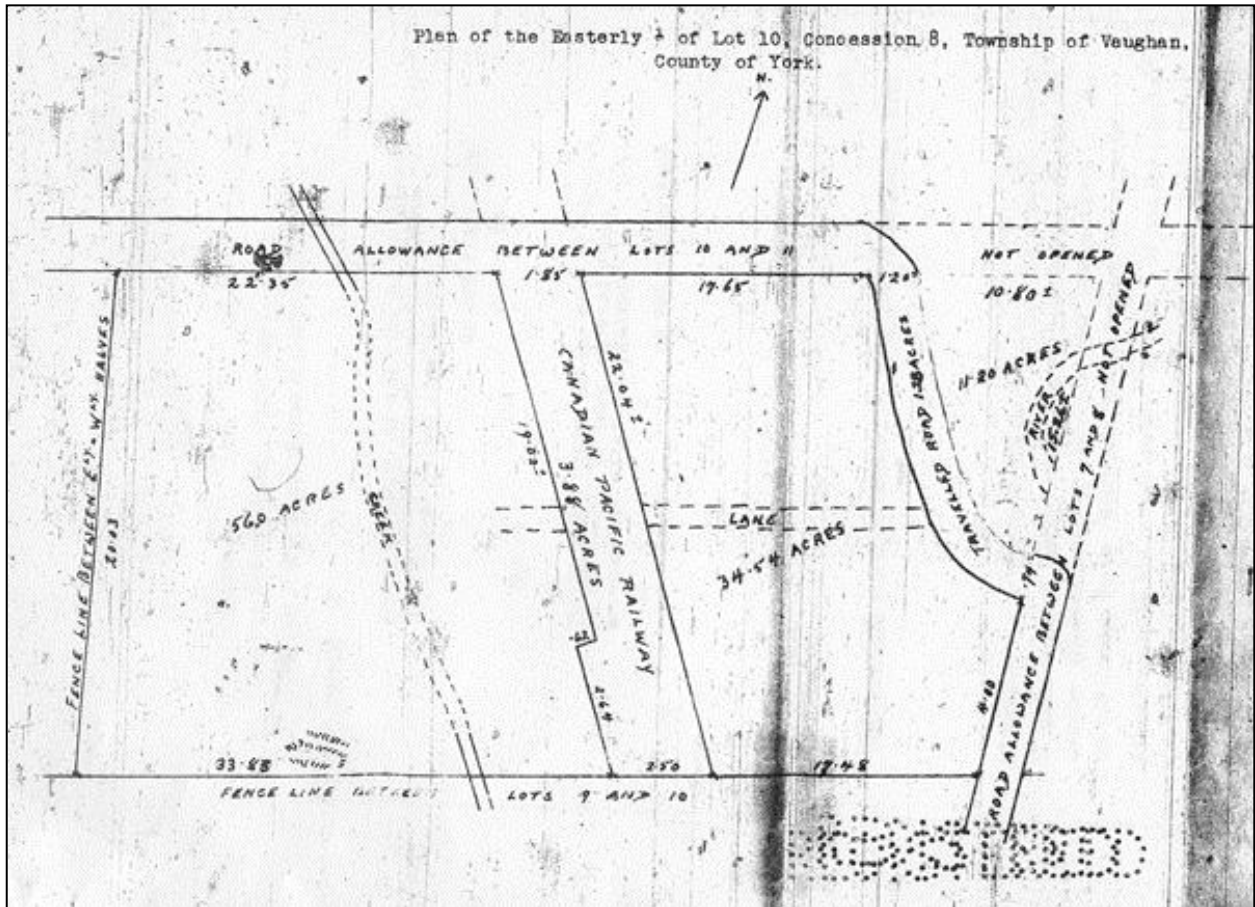


Figure 4: Survey, 1940, attached to Instrument 27148.

“While still in his teens after attending high school and Woodstock College,”⁷ Frank Stone joined his brother William in the firm. Frank became president in 1939 and was elected chairman of the board in June 1951.⁸ The *Canadian Who's Who for 1936-1937* contains an entry for Frank Stone (Figure 5).⁹

The tax roll for 1940 lists “Mrs. F. Stone and Frank Stone, Russell Hill Road, Toronto,” as the owners of the acreage valued at \$3,500. On June 6, 1940, Frank and Rose Stone sold 90.54 acres of the east half of Lot 10 to William S. Hodgens, Esq., of Toronto. The Stones retained 11.20 acres “more or less, lying to the north and east of the said travelled road.” This 11.20 acres includes 8399 Kipling.

STONE, Frank Wiggins; company executive; *b* Woodstock, Ont., 18 Apl. 1876; *s* late William and Harriet (Widgwood) S.; *e* pub. schs. and Woodstock Coll.; *m* Rosemary *d* J. A. Scott, Indianapolis, U.S.A., 26 Dec. 1905; VICE-PRESIDENT AND MANAGING-DIRECTOR, ROLPH-CLARK-STONE, LTD., TORONTO, ONT., since 1926; began with his bros. firm, Toronto Lithographing Co., 1893; salesman, 1896; mgr., 1896; apptd. gen. mgr. and secy. on organ. of Stone Ltd., 1909; gen. mgr. and secy., Rolph-Clark-Stone, Ltd., upon its formation, 1917; Anglican; *Clubs* National; Toronto Hunt; Toronto Skating; Lambton Golf and Country; R.C.Y.C.; Toronto bd. of trade; *Office* 201-203 Carlaw Ave., Toronto; *Home* 66 Russell Hill Rd., Toronto, Ont.

Figure 5: *Canadian Who's Who for 1936-1937*



Figure 6: 1940-1941, French Chateau Style, Main Dwelling

Above: Using the geographic bearings of Figure 1, this is the west façade, 2016

Below: Using the geographic bearings of Figure 1, this is the north façade, 2016



A “Social Events” column in the December 24, 1928, issue of the *Toronto Star* newspaper notes that “Mrs. W. Hyslop, Mr. and Mrs. Frank Stone, and Mr. and Mrs. William Hodgens are sailing for France on January 9.” Evidently, the Stones and Hodgens were acquainted as members of Toronto’s social elite. This announcement may also indicate their exposure to the French Chateau style of architecture in France.

In 1941, the Stones gave their address as 201 Carlaw Avenue in Toronto. This was the office of Rolph, Clark & Stone Ltd. The Stones were assessed for the 11.20 acres. The land value dropped to \$400 but the buildings value had increased substantially to \$4,000. This amount suggests the French Chateau style dwelling (Figure 6) was erected for the Stones in late 1940 to early 1941. As they maintained a Toronto address (66 Russell Hill Road), this must have been their country (weekend) estate.

In 1942 and 1943, only Frank was listed as the owner and the \$4,400 value was unchanged. By 1948, the value of the 11.20 acres had increased to \$400 for the land and \$5,400 for the buildings. Frank gave his address as Carlaw Avenue.

On June 20, 1949, William Hodgens and his second wife, Margaret Wood Hodgens, sold part of the larger acreage within the east half of Lot 10 back to Frank and Rose Stone. This is the approximate 35 acres between the Canadian Pacific Railway right of way on the west; and the road allowance and travelled road on the east, as shown on the 1940 survey (Figure 4).

3.2.5 DORIS PHILLIPS (OWNER 1951)

On August 17, 1951, the Stones sold the 11.20 acre parcel east of the travelled road to Doris Phillips of Toronto. She paid \$25,000 for the property. She also acquired the land between the railway right of way and the travelled road, the 35 acre parcel, paying \$3,500.

Frank Stone died at age 78 on March 14, 1955. He was called “one of the country’s leading lithography authorities.”¹⁰ He was survived by his wife, Rosemary.

3.2.6 THELMA IRENE JOLLY (OWNER 1951-1991/1993)

Doris Phillips only owned the 11.20 acres between August 17 and September 10, 1951. On that day she sold to Thelma Irene Jolly for \$35,500. Both were married women living in the City of Toronto.

Thelma was born September 20, 1902, in York Township, the daughter of Albert Bennes and Annie Cordelia Hurling. On February 17, 1921, she married Cecil Edmund Jolly, born August 15, 1902, at Middlesex (Ontario). Their son D’Alton Bennes Jolly was born in 1925.



Figure 7: Board of Trade Golf and Country Club during the Carling World Cup, August 25, 1967. This Club grounds continue to be the viewscape from the main dwelling at 8399 Kipling Avenue.

(Images S-966 and S-969, City of Vaughan Archives, Office of the City Clerk)



It was during their period of ownership that the Board of Trade County Club in Woodbridge acquired the neighbouring 290 acres. The Country Club opened June 29, 1965. Its golf course, clubhouse, and landscape are in prominent view in the valley below the main dwelling (Figure 7).

The Jollys eventually had a Woodbridge address, suggesting that 8399 Kipling became their fulltime residence. The *Globe and Mail* issue of May 24, 1974, contains a legal notice regarding the estate of Cecil Edmund Jolly, “retired investment dealer” at Dominion Securities. He died February 21, 1971, at R.R. 3 Woodbridge. Thelma died at her “Woodbridge residence” on October 18, 1991. She was survived by her son D’Alton.

3.2.7 SUBSEQUENT OWNERS (1991- CURRENT)

In 1993, Thelma Jolly’s estate executors sold the property to her grandchildren, Katherine Irene Canivet, Helen Louise Calhoun, Jocelyn Elaine Dekter, and Jeffrey Chapman Jolly, the named beneficiaries in Thelma’s Last Will and Testament.

Raffaelle Palmisano was first associated with the purchase of this property in 1994 through a corporation. In 2001, he acquired it personally from 972283 Ontario Ltd., of which he is/was an officer. He is the current owner.

3.3 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE

Although this property was associated with the Wallace family from 1801 to 1914, there is no known historical connection between that family and the two dwellings now at 8399 Kipling Avenue.

Marie Podrazil was a widow when she bought the east half of Lot 10, Concession 8, in 1914. She sold it to her second husband, Frank Smolik, in 1917. He died in 1939 and the property was sold in 1940. During their ownership, there was minimal change in the assessed value of the land and buildings. They tenanted the property and moved from Weston (now part of Toronto) to New York City. Given these facts, there is no known historical connection between the Smoliks and the existing dwellings.

The French Chateau style dwelling was probably erected in 1940-1941 for noted Toronto business owner Frank W. Stone and his spouse Rosemary. The architect and builder are unknown but evidently had considerable skill. The secondary dwelling began as a gatehouse for the main dwelling. Although the Stones retained part of the Vaughan acreage from 1940 to 1951, Toronto was their permanent residence. It is the association with the Stones that gives the property, specifically the main dwelling and its setting, historical or associative value. It is also an example of a country (weekend) estate built in the Woodbridge area for the enjoyment of Toronto’s business and social elite in the 1940s.

4.0 DESIGN OR PHYSICAL VALUE

O. Reg. 9/06: The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

4.1 STYLE AND FORM

The Chateau style of architecture in Canada was a revival style inspired by the 16th century French chateau. Its peak of popularity in Ontario was from 1880 to 1940, coinciding with an increase in European leisure travel by the well established sector of the North American population. It is known that Frank and Rosemary Stone were in France in 1928.

During the first decades of the 20th century, Chateau was the style choice for railway stations, hotels, and federal government buildings intended to impress the public. For residential use, architects proffered the design only to their wealthiest clients. Some are formal examples; some are considered a “folly” imitating an ancient, stone building ruin found in the French countryside. The latter describes the main dwelling at 8399 Kipling Avenue.

Characteristic of the style is the use of cut, either smooth or rock faced stone, to trim brick or plaster exterior walls; crenellated walls; and turrets. These are evident in the main dwelling at 8399 Kipling; and to a lesser degree in the secondary dwelling.

4.2 DATE OF CONSTRUCTION

Main Dwelling

Based on the research, it is probable that the French Chateau style main dwelling was erected for Frank and Rosemary Stone in 1940-1941. A yet unnamed architect and a builder, both of considerable talent, must have been responsible for the design.

It is known that the Rolph, Clark & Stone Ltd. office building at 201 Carlaw Avenue was designed by the renowned Toronto architectural firm of Sproatt & Rolph, Architects. Henry Sproatt died in 1934 but Ernest Ross Rolph continued to practice until about 1942. He died in 1958. It is possible that this firm, or specifically Rolph, being well known to Frank Stone and a family relation to his business partner, may be responsible for 8399 Kipling Avenue.¹¹



Figure 8: Aerial Views (Source: City of Vaughan, York Maps.ca)

Above: 1970 view of gatehouse (secondary dwelling) showing a driveway that passed through the mid section on route to the main dwelling. What may be a section of stone wall (indicated by the arrow) is visible as a line at the southwest corner of the garage block. The black area at the rear of the garage may be a structure.

Below: 2015 aerial view showing reconfiguration of the driveways

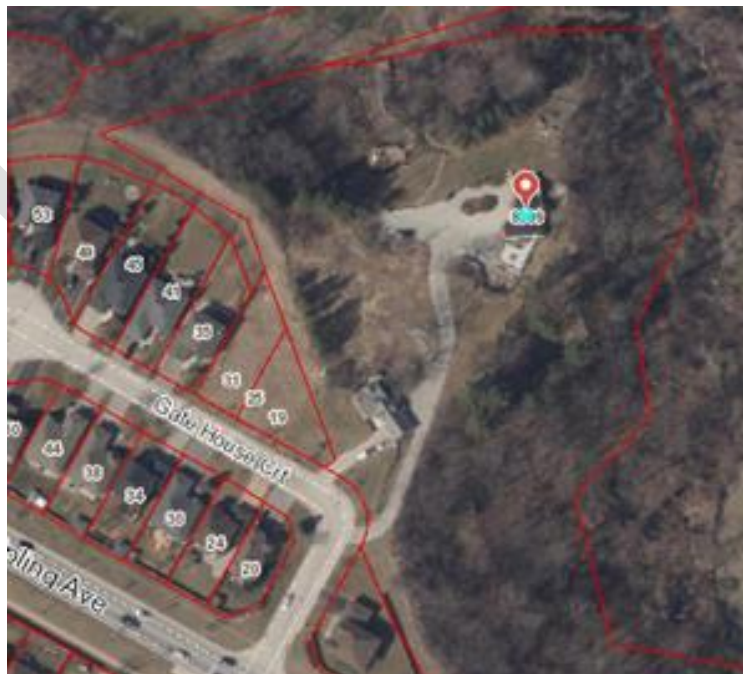




Figure 9: Photograph taken by City of Vaughan, May 2005



Figure 10: Photograph taken by City of Vaughan, November 2011



Figure 11: Photograph taken by City of Vaughan, November 2011. The area of the central entranceway began as a ground level pass through for automobiles to and from the main dwelling.



Figure 12: Kipling Avenue façade of former gatehouse, now secondary dwelling, 2016



Figure 13: West façade of garage, 2016



Figure 14: West gable with replacement shake cladding; roof with replacement asphalt cladding, 2016



Figure 15: Kipling Avenue façade of secondary dwelling, 2016



Figure 16: Left and Below: North façade showing concrete parging with a plaster topcoat, 2016





Figure 17: Above: South façade of secondary dwelling, with Chateau style main dwelling at distant right, 2016

Figure 18: Below: East façade of secondary dwelling, 2016





Figure 19: Above: East and north façades of secondary dwelling, 2016

Figure 20: Below: Modified gable on east façade, now with a door, 2016





Figure 21: Interior of Secondary Dwelling, 2016

Above: 1960s or later style fireplace on main floor; 20th century hardwood flooring

Right: 1960s or later wrought iron handrail and supports on stairway

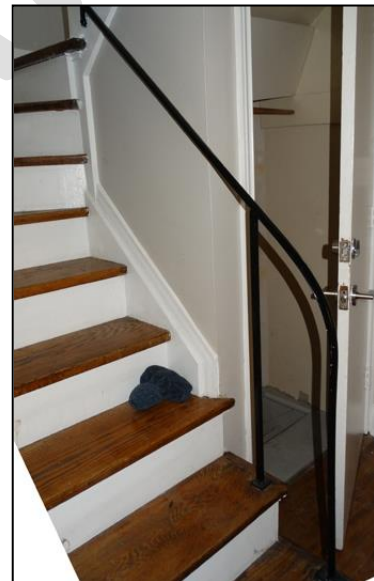




Figure 22: Interior of Secondary Dwelling, 2016

Above: Second floor landing with doors adjusted and trimmed to fit the kneewall height ceiling

Below: Interior side of east gable doorway, second floor



Secondary Dwelling

The Vaughan Inventory describes the secondary dwelling as “Cape Cod” and assigns a 1920 date. This is incorrect. The core of this structure may be contemporary to the 1940-1941 main dwelling. It probably began as a gatehouse with accommodation for the chauffeur and an enclosed area for automobile(s). It has since be remodeled.

4.3 EVOLUTION OF THE SECONDARY DWELLING

A 1970 aerial view of this property (Figure 8) reveals that a driveway between Kipling Avenue and the main dwelling must have passed through/beside the gatehouse. The aerial view shows a roofed link, with front and rear gables (as now configured), spanning the distance between the north residential block and the south garage block. The 1970 view seems to indicate a structure abutting the rear of the garage block.



Figure 23: The driveway to the main dwelling (shown right, in the distance) now bypasses the former gatehouse (secondary dwelling), 2016

The remnant of the driveway through the gatehouse has been shifted to access the garage doors. The driveway to the main dwelling now bypasses the former gatehouse (Figure 23).

The roof of the south garage block as it appears in 2016 is slightly below the mid section roof, tucking under its eaves (shown in several Figures). This suggests that the original configuration of the gatehouse was a north residential block with a south bridge or arched section over the driveway, now infilled, and possibly a standalone garage. The garage standing in 2016 may be a remodel of the garage shown in the 1970 view.

The secondary dwelling exhibits some French Chateau style elements, but none of the quality in the main dwelling. The exterior walls have cement parging with a rough plaster topcoat (Figure 16). Randomly embedded in the exterior walls and as a coursed veneer at the foundation level, are rectangular, rockfaced limestones. This plasterwork and types and dimensions of the stones differ from the main dwelling. The large, medieval type chimney is in keeping with the style.

The roofs are a medium pitched, gable type, with flared end fascia boards, and exposed rafters. There is an octagonal shaped window in the gable end of the garage.

Much of this structure reflects attempts by successive owners to continue the French Chateau style theme. Not all of the window sills are the rock faced stone type; the entranceway and double garage doors are modern; the window sashes have been replaced. The slat type window shutters and planter boxes are a folk (country) type.

In April 2016, the current owner explained that when he acquired the property in 1994, it had been vandalized. He outlined some of the extensive repairs and modifications undertaken, including the following:

- Repaired/replaced sections of the stucco cladding (resulting in large patch areas and different shades of stucco colour on the front and rear facades)
- New window sashes
- New slatted shutters and planter boxes
- New roof shingles
- New shakes on the dormers
- A remodelled door on the second level at rear
- Realigned driveway
- New garage doors

The interior has elements of the 1960s and later, including the fireplace hearth and mantel, hardwood flooring, artistic metal handrail and supports for the staircase, and the door openings are fitted into the lower kneewall ceiling heights on the second floor.

4.4 CULTURAL LANDSCAPE FEATURES

A cultural landscape feature associated with the secondary dwelling is a remnant of a stone wall/ fence. It survives in sections, but lacks a clear orientation to the dwelling. The 1970 aerial view seems to indicate this feature ending abruptly at the southwest corner of the garage, suggesting at one time it crossed the area now occupied by that garage (Figure 24).

4.5 SUMMARY OF DESIGN OR PHYSICAL VALUE

The design or physical value of this property is found in the 1940-1941 main dwelling, as a unique area example of the use of the French Chateau “folly” style for a private residence. This style was popular in commercial and institutional buildings but its use for a dwelling was the domain of those who could afford the indulgence. The style choice must have been the personal fantasy of its original owners, Toronto based Frank and Rosemary Stone, for their country or



Figure 24: Stone Wall, 2016

The stone wall/ fence (top) terminates near the southwest corner of the garage (centre) and then continues across the rear of the north block of the structure (indicated by arrows).

weekend estate. Further research might reveal the names of the considerably talented architect and builder. The dwelling has a high degree of artistic merit.

Due to changes over time that have eroded its heritage integrity and authenticity, no design or physical value is found in the former gatehouse, now secondary dwelling.

The remnant stone wall is an interesting cultural heritage landscape feature.

5.0 CONTEXTUAL VALUE

O. Reg. 9/06: The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

With the relocation of the driveway access between Kipling Avenue and the main dwelling, the historic function of the secondary dwelling as the gatehouse entry has been lost. The creation of the Gate House Court subdivision in the 1990s eliminated the historic “travelled road” (Kipling Avenue) boundary section of the subject property. The new adjacent dwellings now dominate all the views of the secondary dwelling, making it appear dated and diminished.

Neither the main or secondary dwellings on this property define, maintain, or support the character of the area. The main house is an anomaly to its surroundings, but not a landmark. The original relationship between the two dwellings has been disconnected. Few would associate the non-descript secondary dwelling with the distant and impressive Chateau.

6.0 CONCLUSION AND RECOMMENDATION

6.1 CONCLUSION

Based on the findings of this Cultural Heritage Impact Assessment, it is concluded that the property at 8399 Kipling Avenue holds cultural heritage value or interest as prescribed by Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest*. However, this value or interest is embodied in the 1940-1941, French Chateau “folly” style main dwelling and its setting at the northeast sector of the property. Cultural value or interest is no longer found in the former gatehouse, now much modified as a secondary dwelling at the Kipling Avenue frontage.

Although likely built contemporary to the main dwelling, the secondary dwelling has evolved in form, massing, and materials to such an extent that it is no longer reflective of its original design

as a gatehouse to the property and the main dwelling. Its French Chateau style elements are mostly recent interpretations.

With the past relocation of the driveway to the main dwelling, away from the gatehouse; the 1990s creation of the adjacent Gate House Court development; and the closure of an historic section of the Kipling Avenue frontage; the gatehouse/secondary dwelling has lost its historic context. The intended relationship between the gatehouse and main house has been permanently disconnected.

For these reasons, it is concluded that the demolition of the former gatehouse, now secondary dwelling, will not diminish the cultural heritage value or interest of the property as embodied in the main dwelling and its setting.

6.2 RECOMMENDATIONS

It is recommended that the property owner continue with the severance application and apply for a demolition permit for the secondary dwelling. Based on the findings of this CHIA, it is reasonable to agree to document the demolition through digital photographs and observation notes. The objective is to create a permanent record of any evidence of the design and use of this structure as a gatehouse, including its form, massing, and building technology. A copy of this documentation could be offered to the City.

It is also recommended that the stone wall/ fence near the secondary dwelling be examined by someone with the expertise to determine the original design and layout. As with all of this cultural landscape feature, its integration into any redevelopment should be given some consideration. At a minimum, its existence should be documented.

DISCLAIMER

This Cultural Heritage Impact Assessment is based on a review of the known and relevant archival sources available. The study of a cultural heritage resource is an ongoing process that involves interpretation and analysis of the available source materials and an examination of the subject property. Conclusions and recommendations based on the findings are made in a professional and conscientious manner, without bias. Further archival and physical evidence may reveal information about the property that could not have been known to the heritage consultant and may alter future conclusions and recommendations regarding this property.

SOURCES

Abstract of Title and documents for Lot 10, Concession 8, Vaughan Township.

York County Directories. Online editions and private collection.

Burwick Women's Institute Tweedsmuir History; and Mary Wood Scrapbooks, City of Vaughan Archives.

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Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present.* 1990.

Miles & Co. *Illustrated Historical Atlas, County of York, 1878.* Reprint edition, 1969.

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

City of Vaughan Archives, Office of the City Clerk. "To view original photographs of historic Vaughan, please visit the Archives in the Lower Level of City Hall or contact us at archives@vaughan.ca."

The assistance of Gillian Shaw of the City of Vaughan Archives; Katrina Guy, Heritage Coordinator, City of Vaughan; and Robert G. Hill, Architectural Research/Historian, KPMB Architects, is appreciated.

SU MURDOCH, B.A. HIST.

SUMMARY OF HERITAGE CONSULTING CREDENTIALS

SU MURDOCH is the principal in SU MURDOCH HISTORICAL CONSULTING. Founded in 1990, projects have been completed by SU MURDOCH HISTORICAL CONSULTING for individual, corporate, and public clients across Ontario. Much of this work has involved the evaluation of the cultural heritage value or interest of properties and the compilation of heritage impact statements. SU MURDOCH is a professional member in good standing of the Canadian Association of Heritage Professionals, 2014.

EDUCATION

- Bachelor of Arts (History)
- Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
- Archival Principles and Administration certification
- Related research skills training

AWARDS AND RECOGNITION

- Town of Markham Heritage Award of Excellence
- Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
- Ontario Heritage Foundation Community Heritage Achievement Award
- Ontario Historical Society Special Award of Merit
- City of Barrie Heritage Conservation Award

References and a list of projects are available on request.

ENDNOTES

¹ Burwick Women's Institute Fonds, Tweedsmuir History, Vol. 4, MG 15, City of Vaughan Archives, p.102.

² Burwick Women's Institute Fonds, Tweedsmuir History, Vol. 1, MG 15, City of Vaughan Archives, p.36.

³ G. Elmore Reaman, *A History of Vaughan Township*, p. 224.

⁴ N. Clarke Wallace reminiscence, RG 27-016.1, City of Vaughan Archives, p.5.

⁵ This is the size of the acreage minus the rights of way.

⁶ When Marie and Frank were born, Bohemia was part of Austria. After the defeat of Austria in the Austro-Prussian War in 1866, equality was created between the Austrian and Hungarian halves of the empire. An attempt by the Czechs to create a tripartite monarchy (Austria-Hungary-Bohemia) failed in 1871. After the First World War, Bohemia became the core of the newly formed country of Czechoslovakia. After the dissolution of Czechoslovakia in 1993, the territory of Bohemia became part of the new Czech Republic.

⁷ *Toronto Daily Star*, March 14, 1955.

⁸ *Toronto Daily Star*, June 21, 1951.

⁹ *The Canadian Who's Who 1936 – 1937, Vol. II*, p.1038.

¹⁰ *Toronto Daily Star*, March 14, 1955.

¹¹ Information about Sproatt & Rolph was provided by Robert G. Hill. Further research is needed to confirm the architect and builder. The archive of the Sproatt & Rolph office is held by the Ontario Archives. The daily construction newspaper, *The Daily Journal of Commerce*, later renamed *The Daily Commercial News*, is held by the Fisher Rare Book Library, 120 St. George Street, University of Toronto. It covers the 1940s period and may contain a reference to 8399 Kipling Avenue (formerly R.R. 3, Woodbridge).