

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 220-2023

A By-law to designate 11151 Keele Street, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O 1990 c.O.18.

WHEREAS pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the property described in Schedule "A" to this By-Law, municipally known as 11151 Keele Street is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the council of a municipality to cause notice of intention to designate a property to be given to the Clerk of the municipality;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the owner of a property, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS on June 20, 2023 the Council of The Corporation of the City of Vaughan caused notice of intention to designate 11151 Keele Street as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 11151 Keele Street.

AND WHEREAS on August 31, 2023, the Clerk of the City of Vaughan published a notice of intention to designate 11151 Keele Street in a newspaper having general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

NOW THEREFORE the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 11151 Keele Street (the “Property”), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule “A” attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule “B” and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules, to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules, to be served on the owner of the Property and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law in a newspaper having general circulation in the municipality.

Adopted by City of Vaughan Council this 12th day of December, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

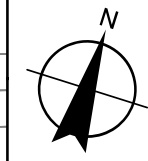
SCHEDULE "A" TO BY-LAW NUMBER 220-2023

Description of Lands

PIN: 033430357

Legal Address: CON 3 PT W 1/2 LOT 28

DRAFT



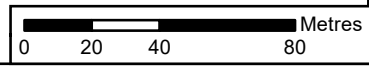
CRESTBANK COURT

OAK PARK CRESCENT

GREENVIEW CIRCLE

KEELE STREET

DRAFT



Location Map To By-Law 220-2023

Location: 11151 Keele Street
Part of Lot 28, Concession 3
PIN: 033430357
City of Vaughan

 **Subject Lands**

SCHEDULE "B" TO BY-LAW NUMBER 220-2023

STATEMENT OF CULTURAL HERITAGE VALUE

LEGAL DESCRIPTION

ADDRESS: 11151 Keele Street

Concession 3, Lot 28

ROLL: 1928 00021490000 0000

2 storey, Georgian/Regency stone house with granite fieldstone, built circa 1856-1859

OVERVIEW

The cultural heritage value of the property known as 11151 Keele Street 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: Devlin/Cook House Date

Built: circa 1852~1859

Address: 11151 Keele Street, Concession 3, Lot 28, West Half

Location: west side of Keele Street, south of Peak Point Boulevard, north of Teston Road, adjacent to North Maple Park

Condition: The house is in good physical condition

OVERVIEW

The cultural heritage value of the property known as 11151 Keele Street (the Devlin/Cook House) meets the criteria set out by the Province of Ontario under Ontario Heritage Act Regulation 9/06 for the categories of design/physical, historical/associative and contextual value

HISTORICAL SIGNIFICANCE

The property known as 11151 Keele Street represents all three aspects of the criteria as set out under OHA Reg. 9/06.

Historical/associative value:

The property is associated with two early prominent settler families Devlin and Cook from the 1850's to the 1970's.

The first family is the Devlin family, who were Irish and Methodist and likely arrived to what is now Canada in the late 1820's or early 1830's. John Devlin (occasionally spelled as "Develin") and his wife Ann Beatty came over with their daughter and 5 sons. Although John Devlin Sr and Ann would have settled down eventually in Tecumseth County, three of their sons – John (born 1812), William (1815) and Hugh (1820) moved south to Vaughan Township.

William may have actually spent some time in Toronto, learning to become a lawyer in the 1830's. In 1840, we know he married one Eleanor (Ellen) James from Toronto and that they variously lived in Toronto, Whitby, Oshawa and Richmond Hill as attested by the birthplaces of their children. By 1851 however, we know that William Devlin and family was living in Vaughan, as they are identified in the 1851 census.

In 1856, William received the crown patent for Concession 3, Lot 28 and by the 1861 census it is noted that property already contains a 2 storey stone house. This is the house that still stands today and it is represented on the 1860 Tremaine Map as well. Research from former historic researches have stated it may have been built as early as 1852, but that cannot yet be confirmed. However, it is known that the family was in Vaughan by 1851 and like some other families during this period, may have started working

and occupying the land before formally receiving the Crown patent.

There is some evidence that Henry Burton may have also worked on the construction of the house – he is said to have built 50 houses in the area and the construction of stones is similar to other examples in Vaughan. However, 11151 Keele Street differs in that it was originally constructed as a 2 storey house, and many others built around that time were built as one and half storeys. Then again, the houses may not have been built when there were already 7 children and the extra room would have been a necessity.

Although William Devlin represented his occupation on the 1861 census as a farmer, the Tremaine Map and early references in the York Herald also point to his occupation as a Justice of the Peace. There are several references to his work hearing cases through the 1860's and 70's and into the 1880's presenting petitions on behalf of schools or indigent persons requesting assistance. We also know that the Devlins donated a small portion of land on the north edge of their property line to School Trustees to create Hope School.

As William and Ellen Devlin grew older, they are referenced as living directly in Maple and the Ontario Land Titles indicate that by May 1878 they sold the land to George J. Cook and his wife Jane (nee Denton). William Devlin died in 1886 in Maple and Ellen Devlin died in 1890 also in Maple.

George J. Cook was the son of Thomas Cook, who arrived to Vaughan Township in 1833 and he and his brother purchased Lot 16 & 17, Concession 2 near what was to become the settlement of Carrville. The Cook Bros maintained a flour mill and built a new lumbermill. In addition to these endeavours, Thomas Cook began a small store and post office on Lot 17, Concession 2.

When George J. Cook married Jane Denton in 1876, he was referred to as a “merchant of Carrville”, but by the time their first son was born William Thomas Cook in 1878, they were living on Concession 3, Lot 28. They would have another son born almost 5 years later, “Heber D Cook” and both brothers would take over the farming of lots 28 & 29 on Concession 3. The Cook family remained on the farm and lived in the 2 storey stone house until 1959, when Doris (nee Cook) & Norman Payne sold the property.

Both the Devlin and the Cook families were known for their deep involvement with the local community including the donation of land for the school and serving on local school boards, their involvement in the establishment of the Maple Methodist Cemetery, and establishment of Methodist churches in the areas of Hope, Maple, Patterson and Carrville. The women of the family were known in part for their work in founding the local Maple Women's Institute and Doris Payne was significantly involved in the documentation of Vaughan's 19th century settlement.

In the 1960's and 70's the character of the lands surrounding the stone house on Lot 28 changed significantly as the lands were divided up and sold to various interests. Although the stone house remained, a significant portion of the farming area to the east was given over to sand and gravel extraction companies.

In 1974, the lands containing the house were purchased by the Guglielmi family. Mr. Guglielmi carefully renovated in the interior of the property, to ensure a sympathetic rebuild using custom materials while updating for late 20th century comfort. The exterior walls and original footprint are conserved as well as one interior fireplace, one interior staircase and the wooden trim, baseboard and railings.

In the late 1990's, the City of Vaughan began the planning of North Maple Regional Park with the acquisitions of lands in Concession 3, between Lots 26-30. The purchase of 11151 Keele Street from the Guglielmi family was finalized in 2003, and the property subsequently became the home of the Vaughan Soccer Club.

ARCHITECTURAL DESCRIPTION

As it stands today, the exterior elements of the house at 11151 Keele Street are where the surviving

cultural heritage elements are still evidence. The original house was built as a 2 storey L shaped vernacular Georgian house using local field stone, not a 1 ½ storey house as some other surviving stone houses from the same period. The L shape is created from the one storey “tail” built along the north and east elevation. Due to the seamless construction along the north wall, it is likely it was constructed around the same time as the rest of the house in the 1850’s. The wall thicknesses vary from thirty-six (36) to twenty (20) inches thick.

The stones for the house are primarily sourced from local field (poly chromatic granite) stone with the squared stones located along the west elevation (fronting onto Keele Street) and south elevation. The rest of the walls include more naturally shaped stone. The west facing elevation is also built in a typical 3 bay symmetrical style.

Aside from the west elevation, the location of other window openings are not quite as symmetrical in the north and south elevations, but where they are located, they are directly located over each other, typical of the Georgian style. The windows are topped with trapezoidal voussoirs of flat arches over the windows and are made from the same stone as the rest of the house.

Later additions/alterations

During the 1980’s, the owners did a massive renovation of the house which included the following:

- Replacement of all windows with existing, wooden sympathetic windows currently in place
- Previously existing additions were removed and a new, 2 storey addition created with board and batten
- Some stone along the east elevation was removed to create an exit of sliding patio doors
- An original window in the south facing elevation was filled with stones (presumably on the 1 storey tail)
- The existing porch and balconies were built

CONTEXTUAL ELEMENTS

The subject lands have contextual heritage value in the location and setback of 2 storey stone house. The house remains in its original location and is a visible reminder of 19th century European settlement of Vaughan Township and its rural history.

The existing landscape is a combination of historical and contemporary influences that speaks to the ongoing ownership and the contributions of previous landowners. Several trees, deciduous and coniferous are visible on the 1954 aerial map, and were maintained and replaced by the family Guglielmi during the 1980’s and a mix of both are still visible on the property particularly along the driveway and the north side of the property.

SUMMARY OF CULTURAL HERITAGE VALUE

Associative Value

- The property known as 11151 Keele Street is known for its associative value with the Devlin and Cook families of Vaughan, early settler families from Ireland who came to the Township during the 1820’s and 1830’s. Both families are known for their significant contributions to the history of the Township.

- It also has an associative link to Henry Burton, a well known local mason who is known for building at least 50 farmhouses in Vaughan, only a few of which still remain.

Physical/Design Value

- The main structure on the property is a rare surviving example of a 2 storey field stone house in Vaughan.
- The house is constructed as a 2 storey L shaped vernacular Georgian house using local field stone. The L shape is created from the use of fieldstones to originally create a 1 storey tail along the north and east elevations of the house.
- The varying wall thickness from thirty-six (36) to twenty (20) inches thick provides insight into the original construction of the house and the necessity of incorporating local materials into the design
- The stones for the house are primarily sourced from local field (poly chromatic granite) stone with the squared stones located along the west elevation (fronting onto Keele Street) and south elevation. The rest of the exterior walls along the north and east elevations include more naturally shaped stone.
- The west facing elevation is also built in a typical 3 bay symmetrical style with a central door and sidelights.
- The placement and construction of the existing windows in the stone wall which are topped with trapezoidal voussoirs of flat arches over the windows and are made from the same stone as the rest of the house.

Contextual Value

- The set back and location of the house, facing onto Keele Street are directly related to the construction of the property in the 1850's and serves as a visible reminder of 19th century European settlement of Vaughan Township and its rural streetscape
- The existing landscape of deciduous and coniferous trees represents a cultural landscape forming from the care of its landowners, particularly along the driveway to the house and to the north side of the house, which are visible in the 1954 aerial photos.