

Cultural Heritage Evaluation Report

11244 Keele Street

City of Vaughan, Ontario

Final Report

Prepared for:

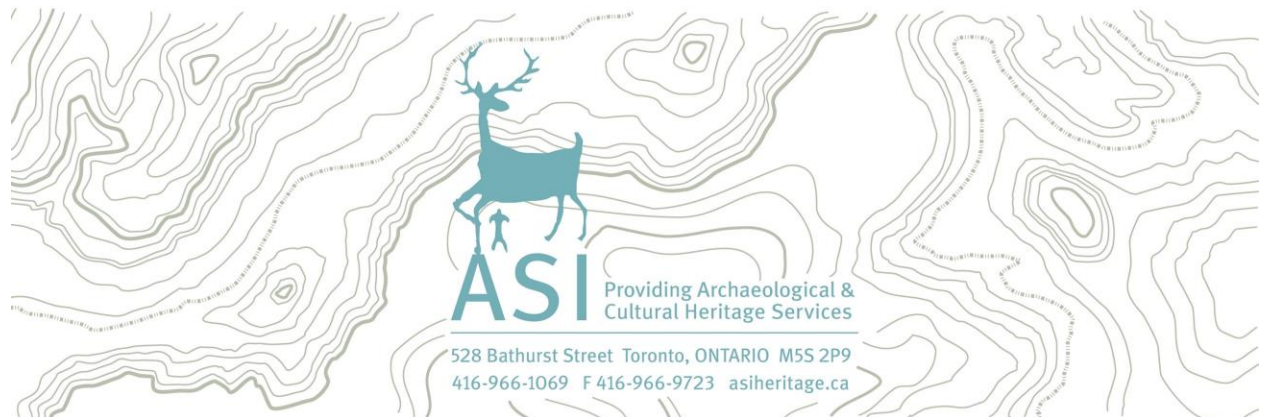
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Archaeological Services Inc. File: 22CH-109

September 2022 (revised November 2022)



Executive Summary

Archaeological Services Inc. (A.S.I.) was contracted by Unterman McPhail Associates on behalf of Keltree Developments Incorporated to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 11244 Keele Street in the City of Vaughan, Ontario. The C.H.E.R. is being undertaken as part of the Block 27 Transportation Plan and will help inform the location of roadways (Collector Streets 2 and 8) through the property. The property is approximately six hectares and features a one-and-a-half storey brick vernacular Gothic Revival residence constructed in 1893, a gambrel roof frame barn constructed in 1917, a concrete block garage/outbuilding, a parking lot, and farmed and remnant agricultural fields. The residence on the property was previously recognized on the Listing of Buildings of Architectural and Historical Value, which was then part of the City of Vaughan's Register of Properties of Cultural Heritage Value. It is now identified on the Listing of Property of Architectural and Historical Significance (L.S.H.S.), which is a component of the City of Vaughan's Register of Properties of Cultural Heritage Value (R.P.C.H.V.).¹ As such, it is recognized as a known heritage property by the municipality.

A C.H.E.R. was recommended for the property as it was identified as being on the "Register" in the 2015 Cultural Heritage Resource Assessment for the Block 27 New Community Area (A.S.I., 2015a) and impacts to the barn on the property are anticipated by the proposed road network for Block 27. This report fulfils this recommendation.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

¹ Note that the R.P.C.H.V. is also sometimes referred to as the Heritage Inventory and as the Inventory of Cultural Heritage Resources. It includes all individually designated properties (buildings or structures designated under Part IV of the *Ontario Heritage Act*); all properties within a Heritage Conservation District (buildings or structures designated under Part V of the *Ontario Heritage Act*); all properties in the Listing of Property of Architectural and Historical Significance (L.S.H.S.); and all properties of interest to the Cultural Services Division.



This evaluation determined the property has design and physical value as the residence on the subject property is a representative example of a vernacular Gothic Revival residence in the City of Vaughan. Further, the property was determined to have contextual value as the residence retains functional, physical, and visual links to its surrounding historical agricultural context.

The following recommendations are proposed:

1. A Cultural Heritage Impact Assessment (C.H.I.A.) should be completed for 11244 Keele Street, prior to the identification of preferred road network alternative(s). The H.I.A. will help to identify alternatives as well as mitigation and monitoring commitments to avoid or lessen impacts on the heritage attributes of the property, based on the Statement of Cultural Heritage Value or Interest. This assessment should be completed by a qualified person who has relevant and recent experience in the conservation of properties with cultural heritage value or interest (see Section 3.0 of the Standards and Guidelines for Conservation of Provincial Heritage Properties (O.H.A., 2014) as a guide for best practice). This C.H.I.A. should be prepared in accordance with the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (City of Vaughan, 2017) and submitted to heritage staff at the City of Vaughan for review and approval.
2. This Cultural Heritage Evaluation Report (C.H.E.R.) should be submitted by the proponent to Heritage Planning staff at the City of Vaughan and any other relevant heritage stakeholder with an interest in this project. Upon completion, the final C.H.E.R. should be submitted to the City of Vaughan and other applicable stakeholders for archival purposes.



Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.

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- **Report Reviewer(s):** Annie Veilleux and Michael Wilcox

Glossary

Built Heritage Resource (B.H.R.)

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2020, p. 41).

Cultural Heritage Landscape (C.H.L.)

Definition: "...a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2020, p. 42).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2020, p. 51).



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1.0 Introduction

Archaeological Services Inc. (A.S.I.) was contracted by Unterman McPhail Associates on behalf of Keltree Developments Incorporated to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property at 11244 Keele Street in the City of Vaughan, Ontario. The C.H.E.R. is being undertaken as part of the Block 27 Transportation Plan and will help inform the location of roadways (Collector Streets 2 and 8) through the property. The property is approximately six hectares and features a one-and-a-half storey brick vernacular Gothic Revival residence constructed in 1893, a gambrel roof frame barn constructed in 1917, a garage/outbuilding, a parking lot, and remnant agricultural fields. The residence on the property was previously recognized on the Listing of Buildings of Architectural and Historical Value, which was then part of the City of Vaughan's Register of Properties of Cultural Heritage Value. It is now identified on the Listing of Property of Architectural and Historical Significance (L.S.H.S.), which is a component of the City of Vaughan's Register of Properties of Cultural Heritage Value (R.P.C.H.V.).² As such, it is recognized as a known heritage property by the municipality.

A C.H.E.R. was recommended for the property as it was identified as being on the "Register" in the 2015 Cultural Heritage Resource Assessment for the Block 27 New Community Area (A.S.I., 2015a) and impacts to the barn on the property are anticipated by the proposed road network for Block 27. This report fulfils this recommendation.

² Note that the R.P.C.H.V. is also sometimes referred to as the Heritage Inventory and as the Inventory of Cultural Heritage Resources. It includes all individually designated properties (buildings or structures designated under Part IV of the *Ontario Heritage Act*); all properties within a Heritage Conservation District (buildings or structures designated under Part V of the *Ontario Heritage Act*); all properties in the Listing of Property of Architectural and Historical Significance (L.S.H.S.); and all properties of interest to the Cultural Services Division.



1.1 Project Overview

The Block 27 Transportation Plan is being developed to determine the appropriate number and location of collector roadways within Block 27 which is bound by Kirby Road on the north, Keele Street on the east, Teston Road on the south, and Jane Street on the west. These collector roadways are being constructed in advance of the proposed development of a residential subdivision and other amenities in Block 27.

The subject property is anticipated to be impacted with the construction of Collector Street 2, a 26-metre-wide roadway that will begin at Keele Street in the east and carry vehicular traffic in an east-west orientation to Jane Street, approximately two kilometers west. The preliminary proposed footprint of Collector Street 2 is located on the south portion of the subject property and is anticipated to require the removal of the 1917 barn. As second proposed roadway, Collector Street 8, is anticipated to have a north-south alignment and be located to the immediate east of the GO Barrie Rail corridor. The residence on the property is not anticipated to be directly impacted by the proposed undertaking based on a review of available preliminary proposed road alignments provided in Appendix B.

The subject property at 11244 Keele Street is currently owned by Keltree Developments Incorporated at 10737 Bathurst Street, Richmond Hill, Ontario, L4C 7V3.

1.2 Legislation and Policy Context

The analysis used throughout the cultural heritage evaluation process addresses built heritage resources and cultural heritage landscapes under other various pieces of legislation and their supporting guidelines. These policies form the broad context which frame this assessment, and are included as relevant to this undertaking based on professional opinion and with regard for best practices:

- *Ontario Heritage Act* (Ontario Heritage Act, R.S.O. c. O.18, 1990 [as Amended in 2021], 1990);



- *Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990) and the 2020 *Provincial Policy Statement* (2020);
- *Ontario Heritage Tool Kit* (Ministry of Culture, 2006);

1.3 Approach to Cultural Heritage Evaluation Reports

The scope of a C.H.E.R. is guided by the *Ontario Heritage Toolkit* (Ministry of Culture, 2006) and the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (City of Vaughan, 2017).

Generally, C.H.E.R.s include the following components³:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building(s) development;
- Current property owner and contact information;
- A description of the cultural heritage landscapes and built heritage resources that are under evaluation in this report;
- Representative photographs of the exterior and interior of building(s) or structure(s), and character-defining architectural details;
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria;
- A statement of cultural heritage value or interest;
- A summary of heritage attributes;
- Historical mapping, photographs;
- A location plan;
- An outline of the development proposal

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulation 9/06. The

³ Some requirements outlined in the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (City of Vaughan, 2017) are specific to Cultural Heritage Impact Assessments and not Cultural Heritage Evaluation Reports (C.H.E.R.s), and as such, these components are not required in this C.H.E.R.



criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the community context.



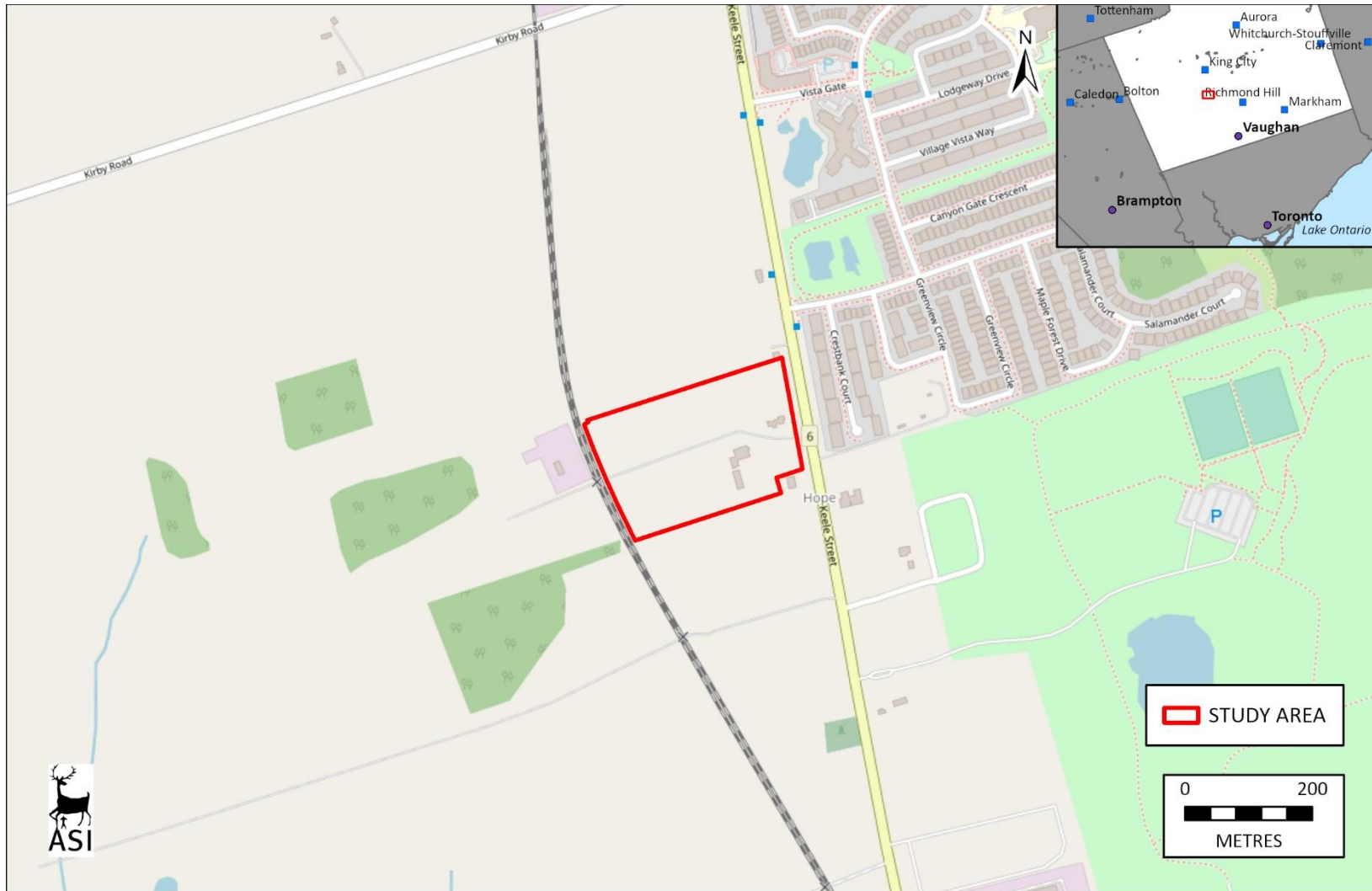


Figure 1: Location of the subject property at 11244 Keele Street. Source: (c) Open Street Map contributors, Creative Commons n.d.

2.0 Community Engagement

The following section outlines the community consultation that was undertaken to gather and review information about the subject property.

2.1 Relevant Agencies/Stakeholders Engaged and/or Consulted

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Heidi Kreiner-Ley, Keltree Developments Incorporated (conducted by Unterman McPhail Associates on behalf of Archaeological Services Inc.). Consultation provided background historical information on the subject property.
- Katrina Guy, Senior Heritage Coordinator, City of Vaughan (conducted by Unterman McPhail Associates on behalf of Archaeological Services Incorporated). Telephone correspondence (28 July and 18 August 2022) confirmed that the property is identified on the Listing of Property of Architectural and Historical Significance, which is a component of the City of Vaughan's Register of Properties of Cultural Heritage Value (R.P.C.H.V.). No listing report on the property was provided by the City of Vaughan as part of this consultation.
- The Ministry of Citizenship and Multiculturalism (M.C.M.) (email communication 26 August and 7 September 2022). A response confirmed there were no Provincial Heritage Properties or properties designated under Part IV of the *Ontario Heritage Act* within or adjacent to the subject property. Correspondence also confirmed the adjacent property at 11390 Keele Street had been evaluated with a Cultural Heritage Evaluation Report and was determined to not have cultural heritage value or interest.

- The Ontario Heritage Trust (email communications 26 and 30 August 2022). A response indicated that there are no conservation easements or Trust-owned properties within the study area.

2.2 Agency Review

The draft report will be submitted to heritage planning staff at the City of Vaughan for review and comment. Any feedback received will be considered and incorporated into this report as appropriate. The final cultural heritage evaluation report (C.H.E.R.) will be submitted to the City of Vaughan for their information.

3.0 Description of the Property

The following section provides a description of the subject property.

3.1 Existing Conditions

The subject property at 11244 Keele Street is approximately six hectares and features of a one-and-a-half storey late nineteenth-century polychromatic brick vernacular Gothic Revival residence, a gambrel roof frame barn constructed in 1917, a concrete block garage/outbuilding, a parking lot, and remnant agricultural fields (Figure 2). The property is bound on the east by Keele Street, a four-lane undivided roadway with a north-south orientation adjacent to the property. The property is bound on the west by the GO Barrie rail corridor, which has a north-south alignment approximately 300 metres west of Keele Street. The property is bound on the north and south by treelines and adjacent agricultural properties.

The subject property at 11244 Keele Street is located in a largely suburban agricultural context approximately 1.2 kilometres north of dense residential subdivision in the City of Vaughan. The property was in a largely rural agricultural context south of the crossroads community of Hope until the early 2000s when large residential subdivisions were constructed to the northeast and south, which altered the historical agricultural setting.



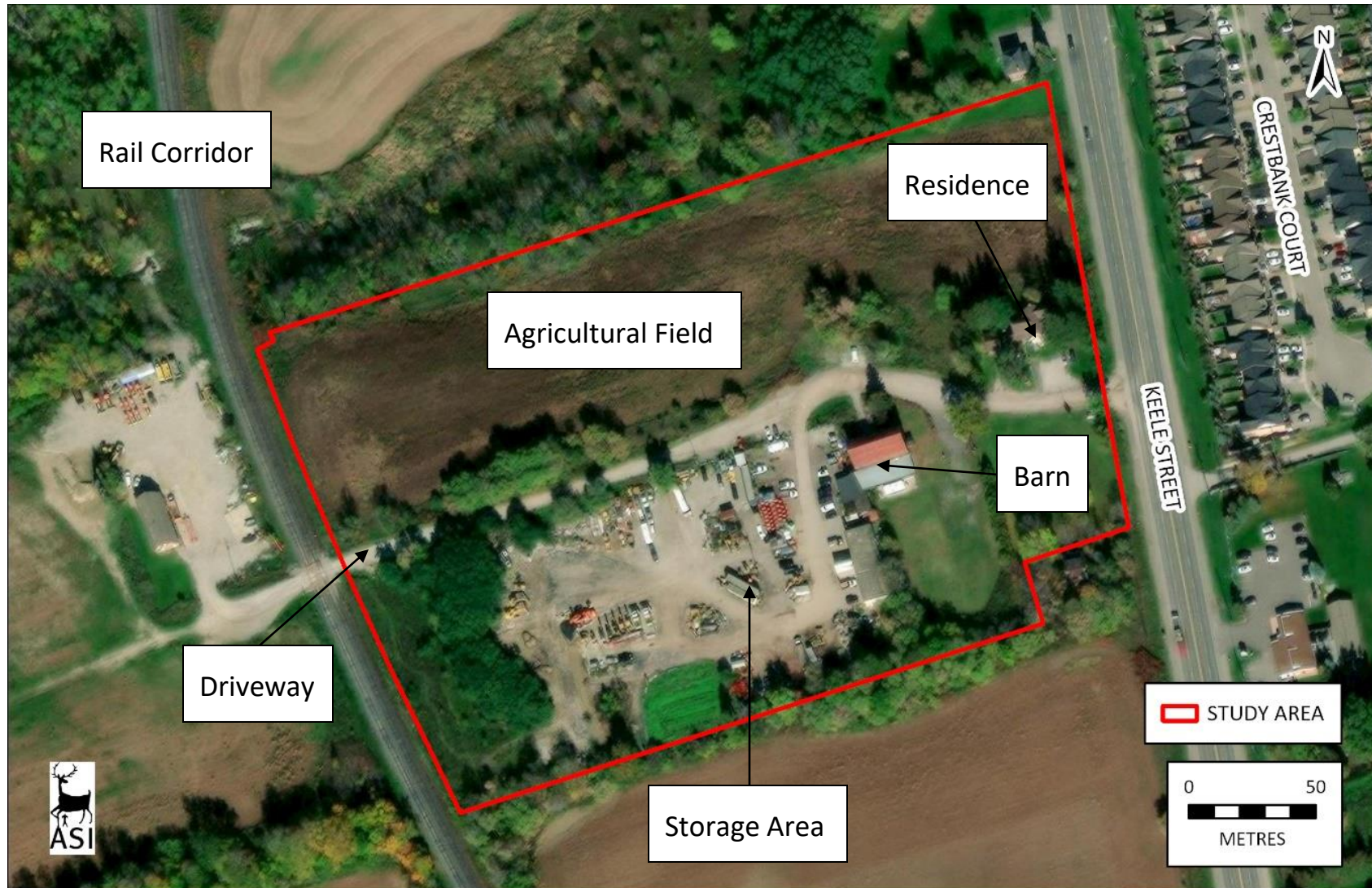


Figure 2: Aerial image of the subject property at 11244 Keele Street (Google Maps)

3.2 Heritage Recognitions

The subject property is identified on the Listing of Property of Architectural and Historical Significance, which is a component of the City of Vaughan's Register of Properties of Cultural Heritage Value (R.P.C.H.V.). As such, it is recognized as a known heritage property by the municipality.

3.3 Adjacent Lands

The subject property is adjacent to 11290 Keele Street, identified as a property of interest on the City of Vaughan's Register of Properties of Cultural Heritage Value (R.P.C.H.V.). The residence is described as being in the foursquare architectural style and built in 1930 (City of Vaughan, 2020). Correspondence with the Ministry of Citizenship and Multiculturalism indicated the adjacent property at 11390 Keele Street had been evaluated with a Cultural Heritage Evaluation Report and was determined to not have cultural heritage value or interest. Both 11290 and 11390 Keele Street are directly north of the subject property.

4.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

4.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

4.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property. In addition, online historical research was undertaken through



the websites of the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- Libraries and Archives Canada
- Archives of Ontario
- Vaughan Public Libraries

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the properties. These included:

- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

Previous consultant reports associated with known and potential built heritage resources, cultural heritage landscapes, and archaeological resources within and/or adjacent and/or in the vicinity of the subject property in the City of Vaughan, Ontario included the following:

- Cultural Heritage Resource Assessment: New Community Area – “Block 27”, Lots 26 to 30, Concession 4, Geographic Township of Vaughan (A.S.I., 2015a)

- Stage 1 Archaeological Resource Assessment of the New Community Area – “Block 27”, Lots 26 to 30, Concession 4, Geographic Township of Vaughan (A.S.I., 2015b)

A full list of references consulted can be found in Section 8.0 of this document.

4.1.2 Site Visit

A site visit to the subject property was conducted on 23 August 2022 by John Sleath of A.S.I. The site visit included photographic documentation of the grounds, barn, and exterior of the residence on the subject property. Permission to Enter (P.T.E.) was granted by the property owner to allow A.S.I. to access the property and to view all exterior elevations of the residence, barn, and other structures. Access to the interior of any structures, including the residence, was not available at this time.

4.2 Discussion of Historical or Associative Value

Historically, the property was located on Lot 29, Concession 4 in the Township of Vaughan, County of York. This location is now identified as 11244 Keele Street in the City of Vaughan, Regional Municipality of York.

4.2.1 Summary of Early Indigenous History in Southern Ontario

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris, 2013).⁴ During the Paleo period (c. 11,000 B.C.E. to 9,000 B.C.E.), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their

⁴ While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.



lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have been found at various sites throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo-Indian period groups is very limited (Ellis & Deller, 1990).

Moving into the Archaic period (c. 9,000 B.C.E. to 1,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis et al., 2009; Ellis & Deller, 1990).

The Woodland period (c. 1,000 B.C.E. to 1650 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and



between regions (Birch et al., 2021; Dodd et al., 1990; Ellis & Deller, 1990; Williamson, 1990).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the eighteenth century all significantly impacted traditional ways of life in Southern Ontario. Over time, war and disease contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries and treaties between colonial administrators and First Nations representatives began to be negotiated.

The subject property is located within Treaty 13 territory. At the end of the eighteenth century, the British Crown wished to connect the Cataraqui (present-day Kingston) and the Niagara settlements and mandated Sir John Johnson to acquire the tract of land north of Lake Ontario between the Trent and Etobicoke Rivers (Surtees, 1984, p. 37). In September 1787, 626 people gathered at the head of the Bay of Quinte while 391 converged to Toronto. Johnson and his subordinate in the Indian Department, Colonel John Butler, reported to the Colonial administration that they had reached an agreement with the Mississaugas but failed to keep good records of their meeting (Surtees, 1984, pp. 37–38). Different interpretations exist regarding the extent of the lands agreed upon during these meetings. A deed, signed by Chiefs Wabikane, Neace and Pakquan of the Mississauga of the Credit First Nations, as well as by John Collins, Louis Kotte, and Nathaniel Lines, is believed to refer to the 1787 Quinte Carrying Place meeting. However, the descriptions of the land were left blank and the names of the Chiefs were inscribed on three separate pieces of paper that have been annexed later to the deed (Fullerton & Mississaugas of the Credit First Nation, 2015, p. 22; Surtees, 1984, p. 39). It is also unclear if the £2,000 worth of goods, including guns, ammunitions and tobacco received by the Mississaugas were intended as land payments or as gifts for their support to Britain (Fullerton & Mississaugas of the Credit First Nation, 2015, p. 16; Surtees, 1984, p. 39).



In the summer of 1788, Lord Dorchester, Sir John Johnson, and Colonel John Butler distributed the goods promised to the First Nations. They further negotiated with the Mississauga Chiefs the northern limit of the lands discussed the previous year (Surtees, 1984, pp. 40–41). No deed of these negotiations exists. The Mississaugas recall that the depth of the land corresponds to as far back as a gunshot can be heard (therefore the name of “Gunshot Treaty”) or 10 miles. In contrast, letters from the Crown representatives refer to Rice Lake and Lake Simcoe, located respectively at 13 miles and 48 miles north of Lake Ontario, as northern the boundaries (Fullerton & Mississaugas of the Credit First Nation, 2015, pp. 17–20).

Despite all the inconsistencies with the 1787 and 1788 negotiations, the land north of Lake Ontario was surveyed and sold to settlers. In the following decade, Lieutenant Governors Simcoe and Russell searched clarifications from Indigenous leaders, without success (Surtees, 1984, pp. 45–46).

In 1805, the Crown, as represented by William Claus, Deputy Superintendent of Indian Affairs approached the Mississaugas of the Credit with the intent of identifying the land in question and formally purchasing it from the Mississaugas. The formal deed of surrender confirming the Toronto purchase was drawn up and executed on August 1, 1805. In addition to confirming the 1787 transaction made with Sir John Johnson, the deed included a detailed legal description of the boundaries of the surrendered parcel, which comprised some 250,880 acres (101,528 ha.) of land delineated to the West by the Etobicoke Creek and forming a rectangular parcel of about 28 miles north-south by 14 miles east-west (Crown-Indigenous Relations and Northern Affairs, 2016). Present-day cities within these lands include Etobicoke, Toronto, North York and Vaughan (Mississaugas of the Credit First Nation, 2017). In payment for these lands, the Mississaugas of the Credit First Nation received 10 shillings and were allowed continued use of Etobicoke Creek for fishing (Crown-Indigenous Relations and Northern Affairs, 2016). However, the revised boundaries of the 1805 purchase appeared to be much larger than was originally described and the Mississaugas of the Credit were never informed by the Crown that there was any question about the validity of the 1787 purchase.



Due to the inconsistencies between the 1787 and 1805 treaties and the fact that the Crown did not disclose to the Mississaugas in 1805 that the previous treaty was invalid, this treaty was subject to a specifics claims process in 1998 – ultimately leading to a \$145,000,000 settlement in 2010 between the Federal government and the Mississaugas of the Credit First Nation (Mississaugas of the Credit First Nation, 2017).

4.2.2 Township of Vaughan

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, where topography permitted and adjacent to various creeks and rivers (A.S.I., 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes and would have been in locations with good soil and suitable topography to ensure adequate drainage.

Early British Administration

John Stegman, Deputy Surveyor, drew up a rough plan for the location of Vaughan in 1788; however, it was Abraham Iredell who conducted the first survey in 1795 along Yonge Street. The township was not surveyed in its entirety until 1851, and the sidelines were resurveyed in 1861. The survey divided the township into eleven, north-south concessions with 200-acre lots. The exceptions were Concessions 9, 10, and 11, which were cut off in the south due to original survey line of the Toronto Purchase on the west and Yonge Street on the east. The east to west sideroads were located one and a quarter miles apart (A.S.I., 2019).

In 1792, Lieutenant Governor Simcoe announced a plan to attract settlers to Upper Canada. This plan offered 200 acres of land to pioneer settlers, provided



they undertake certain duties in return. By 1800, all the lots on Yonge Street between the present-day Steeles Avenue and Langstaff Road had been granted to the first settlers in the area. Pennsylvanian German settlers from the United States settled primarily in the southeast corner of the Township (A.S.I., 2019).

Agricultural Development

In the period between 1814 and 1860, the lots and concessions that had been previously surveyed formed the basis for the clearing of land for future agricultural development. The farms were often basic in the beginning with the 200-acre properties later evolving to include a more substantial residence either built of frame, brick, or stone masonry complemented with agricultural outbuildings such as a barn, driveshed, silo, and storage sheds (A.S.I., 2019).

Although there was some immigration from Britain following the War of 1812, the township population grew slowly until the 1820s when Crown and Clergy Reserve land became available for purchase. In the late 1820s and early 1830s there was a substantial increase in British immigration (A.S.I., 2019).

The Township prospered economically as a farming area between 1840 and 1867 with Toronto to the south serving as a major market. Centres of settlement developed as service and institutional communities to support the burgeoning agricultural growth in Vaughan. Churches, cemeteries, and post offices were created, often at crossroads (A.S.I., 2019). The Township continued to develop economically in the 1860s and 1870s. The Illustrated Historical Atlas (1878) shows a well-established and prosperous agricultural township dotted with farmsteads, small hamlets, and villages. Although Yonge Street on the east side of the township was the principal route to the markets in Toronto to the south, two railways built through the township greatly increased market access for the farmers and contributed to the township's prosperity, with the Ontario, Simcoe and Huron Railway opening in 1853 and the Toronto, Grey and Bruce Railway opening in 1871. Agriculture continued as the principal land use throughout the nineteenth century (A.S.I., 2019).



Township Growth

In the period from 1850 to 1950 Vaughan witnessed the introduction of railways, improved rural-urban roadways, larger villages and towns, and industrialization. This facilitated growth in population of both rural and urban communities within the Township. The result during this period was more established commercial-industrial centres with residential housing and institutional amenities. Improvements to water and sewage infrastructure further aided development (A.S.I., 2019).

Urbanization

After the Second World War an influx of immigration occurred in the Township, and the process of urbanization of the land began in the south and gradually moved northward. By 1950, the City of Vaughan, especially the area south of Major Mackenzie Drive, saw an increase in suburban development through tract housing projects combining detached and semi-detached housing. Associated municipal services in the form of education facilities and developed parks and recreation facilities followed. During this period, family-owned agricultural lands began being sold to developers for potential commercial, industrial, and residential development. While the period after the Second World War saw an influx of immigration in Vaughan Township, the process of the urbanization of the land began in the south (A.S.I., 2019).

Highway 400 was built north to south through the western part of Vaughan Township in the late 1940s. Urbanization of the Township slowly moved northward from Steeles Avenue, and the southern part of Vaughan Township developed quickly from the 1970s onwards. In 1971, the new regional government of York Region was established, and Vaughan Township merged with the Village of Woodbridge to form the Town of Vaughan. That same year, the Police Village of Thornhill ceased to exist, and the community was divided between the newly created Towns of Markham and Vaughan in the Regional Municipality of York Act. In 1991, it officially changed its legal status to City of Vaughan (A.S.I., 2019).



The City of Vaughan has continued to evolve through the urbanization of agricultural lands and intensification of former nineteenth-century hamlets and villages. Echoes of its early centres of settlements still remain, with names such as Carrville, Coleraine, Elder Mills, Nashville, Patterson, Pinegrove, Purpleville, Richvale, Teston, and Vellore. At the same time the larger historical centres of settlement, such as Thornhill and Woodbridge, expanded as new families moved to more affordable, larger residential properties and sought commercial centres. New nodes of residential and commercial areas have begun to emerge as a result of the development (A.S.I., 2019).

4.2.3 Development Summary of the Barrie Rail Corridor

The Barrie Rail Corridor forms the western boundary of the subject property approximately 300 metres west of Keele Street. The rail corridor follows the track alignment originally completed by the Toronto, Simcoe, and Lake Huron Union Rail Road Company. The Toronto, Simcoe, and Lake Huron Union Rail Road Company was incorporated in 1844 and in 1850 was renamed the Ontario, Simcoe, and Huron Union Rail Road Company. The rail line opened on May 16, 1853, and connected Toronto to Aurora (formerly Machell's Corners) via a 48-kilometre track (Andreae, 1997). The line was expanded with service to Bradford beginning June 13, 1853, and further expanded to Barrie through Innisfil on October 11, 1853 (forming the path for the present Barrie Rail Corridor). The inaugural trip on May 16, 1853 from Toronto to Aurora is commemorated by a plaque at Toronto's Union Station, as it was the first steam locomotive operated in Ontario (Mika & Mika, 1977).

In 1858, the company underwent a third name change becoming the Northern Railway Company of Canada. Subsequently, the Ontario, Simcoe and Huron Railway became known simply as the Northern Railway, until 1888 when the ownership amalgamated with the Grand Trunk Railway Company of Canada, at which point the Northern Railway became part of the Grand Trunk Railway. Rail tracks were quickly laid across Ontario, as well as other parts of the country linking settlements and provinces. The population of Canada doubled between 1851 and 1901 but the miles of rail laid increased exponentially from 159 to



18,294 miles (Andreae, 1997). The Northern Railway was a major draw factor for businesses in the Counties of York and Simcoe and caused many communities with a station to thrive and those without to dissipate (Town of Newmarket, 2018). In 1923, the Northern Railway was amalgamated with the government-owned Canadian National Railway.

Commuter service began on the line in 1972, operated by Canadian National Railway as part of the Canadian National Newmarket Subdivision. This commuter service was taken over by GO Transit in 1982. GO Transit continues to operate this commuter service to this day as a division of Metrolinx. Commuter trains leave downtown Toronto in a northern direction, passing through Vaughan, King, Aurora, Newmarket, East Gwillimbury, Bradford West Gwillimbury, and ending in Barrie.

4.2.4 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, and abstract indexes.

The subject property is found on the south half of the east half of Lot 29, Concession 4 in Vaughan Township. The crown patent for this property, then 200 acres in size, was given to John Dennis in 1801 (O.L.R.A., n.d.). In 1830, Dennis divided the property into east and west halves, and sold the east half to Ralph Sutton. Sutton is listed as residing on the subject property in both the 1837 and 1846 directories (Brown, 1846; Walton, 1837). Sutton then divided the property further in 1846, splitting the east half of Lot 29 into northern and southern halves. He sold the south half (50 acres), where the subject property is located, to Isaac Puterbaugh in 1847. However, Puterbaugh and his wife likely resided on Lot 13 of Concession 5, where they are listed as living in both the



1846 and 1850 directories (Brown, 1846; Rowsell, 1850). Puterbaugh sold the property to William Hill in 1850 (O.L.R.A., n.d.).

There is one William Hill listed in Vaughan Township in the 1851 census; however, he is listed as residing with the family of Edward and Elizabeth Pottage, later the founders of Pottageville (Library and Archives Canada, 1851). It seems plausible that Hill built a residence on the subject property, though, because he sold the 50 acres to Daniel Barker in 1855 for 500 pounds, a significant increase from the 200 pounds for which he paid only five years earlier. Barker owned the property for the following decade. However, it remains unknown if he resided on the property as no residence is depicted on the Tremaine Map of 1860 (Figure 3) and Barker's name could not be located in the 1861 census nor in the 1866 directory (Library and Archives Canada, 1861; Mitchell & Co., 1866). It is possible that he rented the property out to a tenant farmer, as a Robert Wiles is indicated as a householder living on Lot 29, Concession 4 in the 1866 directory (Mitchell & Co., 1866).

In 1866, Daniel Barker and his wife sold the property to William Nixon (O.L.R.A., n.d.). Nixon already owned land in the area, and likely resided a little north of the subject property on Lot 30, Concession 4. It is possible the subject property was used for agricultural purposes only in the late 1860s. In 1870, William Nixon and his wife sold a small parcel on the southeastern most corner to Joseph Lund et al for the erection of a Primitive Methodist Church.⁵ It is also likely that c.

⁵ Lund appears to have owned a successful wagon and carriage factory, as well as a blacksmith shop, according to the 1871 census. The church was a Primitive Methodist Church and was built as a successor to the original church located on Lot 28 and which appears on the Tremaine Map of 1860. That church was established c. 1840 and was made of logs. A cemetery – which remains at the southeast corner of Lot 28 – also dates to 1840, and has not been used as a burial ground since 1891 (Reaman, 1971). According to the 1901 census, the church had 30 “communicants” though it had the seating capacity for 250. The church remained active until 1966. In 1968, the property was sold to Robert Berwick. He then sold the lot to John Skurdelis in 1972. It was likely Skurdelis



1870, William Nixon facilitated a process whereby his son, Charles Nixon, now approximately 25 years old, would live on Lot 29. The 1871 census identifies Charles Nixon as the owner of 48 acres on the subject property.⁶ He is identified as a 27-year-old farmer, married to Mary (nee Dodd), and with two children: Thomas and George. The family were all members of the Primitive Methodist faith. Of the 48 acres Charles owned, 38 was improved, five was under pasture, and one-and-a-half was in gardens and orchards. The family grew wheat, barley, oats, peas, potatoes, carrots, hay, and grass and clover seed. The Nixon's also had two horses over three years old, one milch cow, one other horned cattle, and four pigs (Library and Archives Canada, 1871).⁷ At this time, according to a later occupant of the property, the house the Nixon's resided in "was located on the sandy knoll close to the railway and the barns were located east of the house" (Thomas, 1993). That residence is visible on the 1878 map on the west side of the railway along the property's southern border. The Primitive Methodist Church is also depicted in the southeastern corner of the property (Figure 4).

The 1881 and 1891 censuses continue to show Charles Nixon and his growing family occupying the subject property (Library and Archives Canada, 1881, 1891). All the while, he is identified as a farmer. The 1891 census specifically mentions that the family resided in a two-storey house, made of wood, and with seven rooms (Library and Archives Canada, 1891).

In 1893, Charles and Mary Nixon sold the property to William Thomas (O.L.R.A., n.d.). Thomas and his family had been living on the adjacent Lot 28, Concession 4 in the 1870s and 1880s (Ancestry.ca, 1885; Library and Archives Canada, 1881;

who built a house here c. 1978. The house remains extant but appears to be abandoned and surrounded by trees and dense vegetation.

⁶ While Charles Nixon is identified as the owner of the property on the 1871 census, the Abstract/Parcel Register Book does not have him officially taking ownership until 1878 (O.L.R.A., n.d.).

⁷ Note that the 1871 census also identifies the Primitive Methodist Church as well as another unknown building on property belonging to Charles Nixon.



Miles & Co., 1878; Reaman, 1971). Upon moving to the subject property, they then erected a new house, which is now the residence at 11244 Keele Street (Thomas, 1993).

The 1901 census identifies William Thomas as a 56-year-old farmer, married to Lizzie, aged 52. The couple had three daughters living in the house at this time, as well as Thomas' brother John. All were Methodists. The corresponding Schedule No. 2 of the census notes that the Thomas family resided in a brick house with ten rooms. The family owned 58 acres in total, as well as two houses and two barns/stables (L.A.C., 1901). William Thomas served as a Councillor for Vaughan Township in 1903 and from 1907-09 (Reaman, 1971).

A school, church, cemetery, and a cluster of houses were located in the immediate vicinity of the subject property, and the area was known as the community of Hope (Figure 5). The Hope Post Office was located in the residence on the subject property from 1907 to 1911 (Thomas, 1993). The 1911 Census identifies William Thomas, his wife Elizabeth, and their daughter Bessie as the occupants of Lot 29 on Concession 4 (Library and Archives Canada, 1911).

In 1916, Thomas and his wife Elizabeth sold the property to Aemilius Wilson, who married their daughter Bessie (O.L.R.A., n.d.).⁸ Wilson then erected a barn the following year (Thomas, 1993). In 1922, the Wilsons sold the property to Bessie's cousin George R. Thomas (O.L.R.A., n.d.). George Thomas (1884-1964) had been living in a frame house on the adjacent Lot 28 the previous year (Library and Archives Canada, 1921). He married Emma McQuarrie (1894-1959) in 1922, the same year that they purchased the subject property. They

⁸ Nevertheless, the 1917 Guidal Commercial Directory for Vaughan Township continued to identify William Thomas as the owner, noting he was a retired farmer, and that Aemilius Wilson was a tenant on the same property (Guidal, 1917). The discrepancy must have been resolved by the time of the 1921 census, as William and Elizabeth are identified as living on Lot 21, Concession 3 (Maple) of Vaughan Township while Aemilius and Bessie, their four-year-old daughter, as well as Aemilius' mother and sister all occupied the brick house on the subject property (Library and Archives Canada, 1921).



continued to farm the surrounding property, which remained rural and agricultural, for approximately four decades (Figure 6 and Figure 7).

In 1959, George Thomas retired and moved to Maple and Henry and Jean Thomas took over the farm's operation (Thomas, 1993). However, it was not until 1963 that George Thomas officially sold the property to Henry and Jean Thomas (O.L.R.A., n.d.). They continued to operate the farm in the years thereafter (Reaman, 1971). In 1986, they sold the property to Keltree Developments Inc., though the Thomas' likely continued to reside in the house on the property, as a mortgage relationship between the Thomas' and Keltree is evident (O.L.R.A., n.d.). No new development is visible on the property according to the 1994 topographical map (Figure 8). The subject property is currently owned by Keltree Developments Inc.

A review of satellite imagery on York Maps (York Region, n.d.) demonstrates that by 1995 the subject property was used for construction and storage purposes, with a large equipment and vehicle parking and storage area and a large garage constructed to the immediate south and associated with the barn. Another structure to the west of the GO Barrie rail corridor is shown to have been constructed between 1988 and 1995, around which was also equipment storage areas. While this additional structure is adjacent to the subject property and not included in this assessment, it is accessed over the rail corridor by the main driveway thru the subject property. Satellite imagery reveals that the residence remained in a similar context surrounded by mature trees adjacent to Keele Street as observed during the 2022 field review from 1954, the earliest aerial mapping available for review on York Maps.



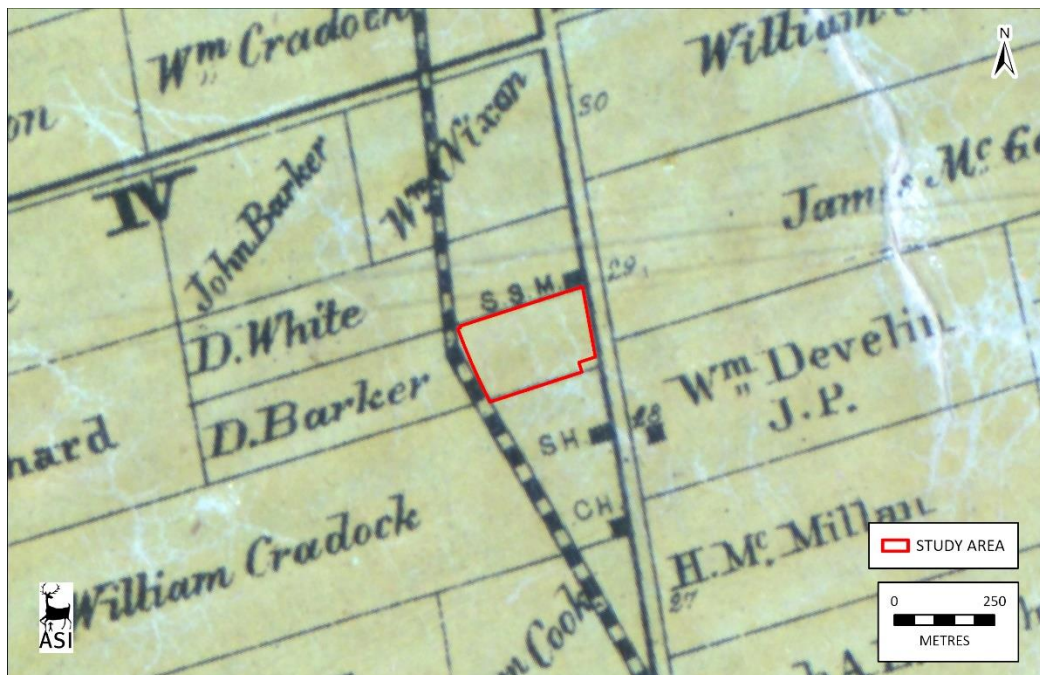


Figure 3: The location of the subject property overlaid on the 1860 Tremaine map of the County of York (Source: Tremaine, 1860).



Figure 4: The location of the subject property overlaid on the 1878 Illustrated Historical Atlas of the County of York (Source: Miles & Co., 1878).

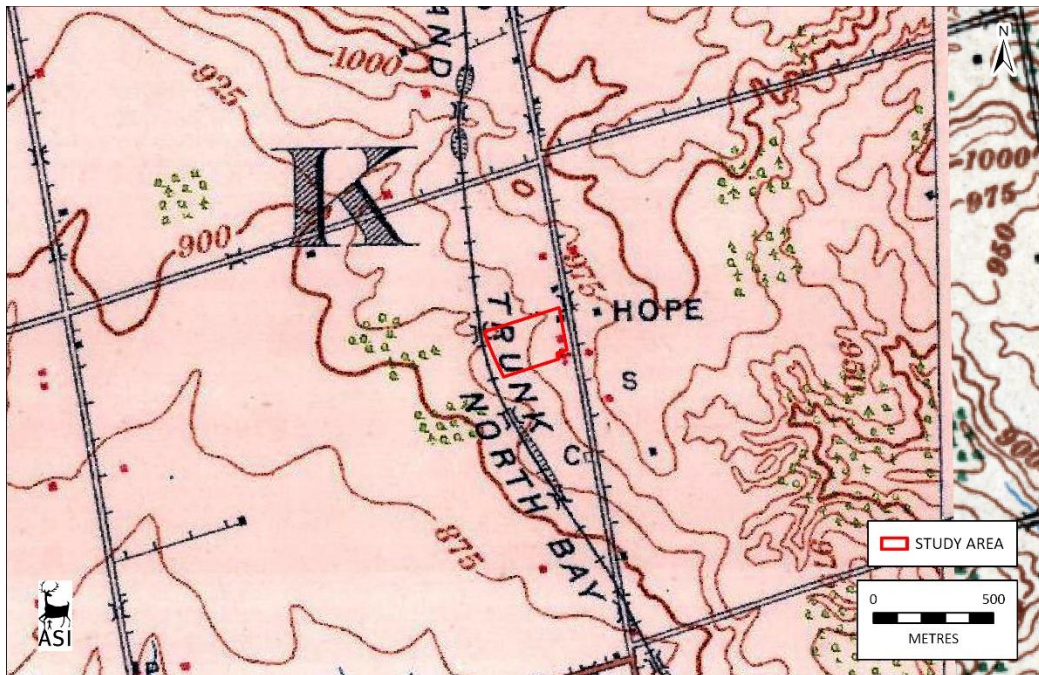


Figure 5: The location of the subject property overlaid on a 1919 topographic map, Bolton Sheet (Source: Department of Militia and Defence, 1919).

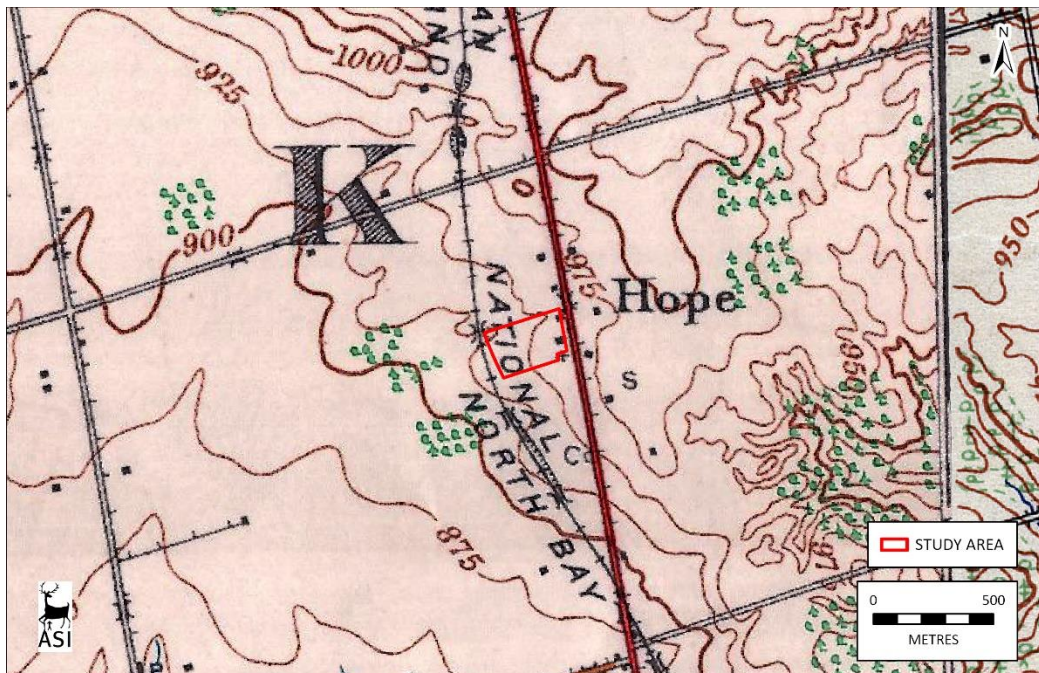


Figure 6: The location of the subject property overlaid on a 1940 topographic map, Bolton Sheet (Source: Department of National Defence, 1940).



Figure 7: The location of the subject property overlaid on a 1954 aerial photograph (Source: Hunting Survey Corporation Limited, 1954).



Figure 8: The location of the subject property overlaid on a 1994 National Topographic Survey map (Source: Department of Energy, Mines and Resources, Canada, 1994).

4.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the subject property.

4.3.1 Physical Characteristics

The subject property at 11244 Keele Street is a mixed agricultural property with the north portion primarily active agricultural fields and a former farm storage area occupying most of the south portion. The property is bound by Keele Street to the east and is bound to the west by the GO Barrie rail corridor approximately 300 metres west of Keele Street. The property is divided by an east-west oriented driveway with the residence and active agricultural fields to the north and the barn, late twentieth century buildings, and gravel parking and staging areas to the south. The property is approximately six hectares in area.

Residence

The residence on the subject property is a one-and-a-half storey dichromatic brick vernacular Gothic Revival residence with a cross-shaped plan and cross-gable roof. The brick structure rests on a parged concrete foundation that projects slightly from the exterior walls. Window openings generally feature buff brick segmental arch lintels and concrete sills. The residence features two bay windows, has two covered verandas, and features buff brick corner quoins. A T-shaped single-storey frame addition clad in aluminium siding and a wooden frame garage, both constructed at an unknown date, provide an extension on the west side of the original 1893 structure. The original structure and western addition were subdivided into residential apartment units at the time of field review (23 August 2022). Photographic plates depicting the residence are included in Figure 9 to Figure 22.

The south elevation of the main structure faces the entrance drive and features the main entrances to the apartments, with exterior doors on the east portion of the residence adjacent to the bay window and a second door on the west portion of the residence accessed via the southwest veranda. The bay window on the main floor features three one-over-one sash windows with buff brick



segmental arch lintels and concrete sills. A basement window is visible on the south face under the bay window. The second floor of the east portion of the south elevation features two windows on the gable end, both of which feature similar buff brick segmental arch lintels and concrete sills. The fascia on the south elevation features decorative panelling and circle motifs. The west portion of the south elevation features a single-storey covered veranda with decorative turned posts. The main floor of the western portion features a window with buff brick lintel and concrete sill to the east of a doorway.

The east elevation of the main structure faces Keele Street but is obscured from view by dense mature conifers. The north portion of the east elevation features a bay window with similar proportions to and appearance as the south elevation on the main floor and a single window on the gable end on the second floor. The fascia on the east elevation features the same decorative panelling and circle motifs as described on the south elevation. The west portion of the south elevation features a covered veranda with decorative turned posts providing access to a doorway. The south portion also features one window to the south of the entrance on the main floor and one window with a dormer on the second floor.

The north elevation features five windows, all of which are similar in appearance to the other elevations with the exception of a small bathroom window on the second floor and a replacement window on the main floor. The replacement window on the east portion of the elevation is a single pane fixed window, and based on the use of newer bricks around the structural opening, it appears that it originally had a buff brick segmental arch lintel and concrete sill similar to the other windows in the residence before it was renovated. The east portion of the elevation features an offset end gable roofline, the fascia of which features a similar panel and circle motif as the other elevations. The north elevation lacks any exterior doors. An internal red brick chimney located at the peak of the roof is visible on the north elevation.

The west elevation is largely obscured by later additions to the main residence. However, a first-floor window is located on the main floor of the north portion



and another window is on the second floor of the south portion. An internal red brick chimney located at the peak of the roof is visible on the west elevation. The single-storey, T-Shaped frame addition on the west elevation is clad in aluminium siding and features a small window on the north elevation and a window and door on the south elevation. The wooden frame driveshed to the west of the addition features a saltbox roof and has a large sliding door on the south elevation for vehicles to access the structure from the driveway.



Figure 9: South elevation (A.S.I. 2022)



Figure 10: Oblique view of the south and east elevations (A.S.I. 2022)



Figure 11: East elevation, facing Keele Street (A.S.I. 2022)



Figure 12: Oblique view of east and north elevations (A.S.I. 2022)



Figure 13: North elevation (A.S.I. 2022)



Figure 14: West portion of north elevation (A.S.I. 2022)



Figure 15: Frame addition and garage on the west elevation, looking north (A.S.I. 2022)



Figure 16: South elevation of the frame addition, looking north (A.S.I. 2022)



Figure 17: Frame garage west of main residence, looking northeast (A.S.I. 2022)



Figure 18: Bay window on the east elevation, looking west (A.S.I. 2022)



Figure 19: Second floor window on gable end of east elevation, with decorative wooden fascia, looking west (A.S.I. 2022)



Figure 20: Representative window with buff brick segmental arch lintel and concrete sill on window at left, and modern replacement window with brick repair at right (A.S.I. 2022)



Figure 21: Representative basement window. Note the concrete parged foundation with buff brick band (A.S.I. 2022)



Figure 22: Slightly projecting foundation where the buff brick band meets the red brick wall basement window. Note the buff brick quoins (A.S.I. 2022)

Barn

The barn on the subject property is a wooden frame structure clad in plywood with vertical battens to resemble board-and-batten style. The structure has a gambrel roof clad in metal sheeting and rests on fieldstone foundations. The foundations feature concrete mortar and appear to be in sound structural condition with the exception of a portion of the west elevation that features concrete blocks in an area that has been repaired. Photographs of the subject barn are included in Figure 23 to Figure 30.

The north elevation of the bank barn features an earthen ramp to access the second floor of the structure, and the south elevation has a driveshed addition with associated concrete paddock. The west elevation (rear) of the barn fronts on a parking and storage area used by the construction company that operates on the property. A single storey concrete block structure is immediately south of the barn and serves as a workshop and garage for the construction company.

The barn once operated as the Maple Barn Store, a farm supply business, but had been closed for a considerable time at the time of field review (23 August 2022) based on the overgrown vegetation surrounding the structure. The original structural openings on the east elevation have been altered to improve the function of the structure in a retail context, and features replacement windows on the main floor and a pedestrian access door with roofed enclosure as the main entrance for retail customers. A large parking area is located to the southeast of the barn, and an interlocking brick patio is located at the main entrance on the east elevation.



Figure 23: East elevation of the barn, looking west (A.S.I. 2022)



Figure 24: South elevation of the barn with frame driveshed and associated concrete paddock, looking northwest (A.S.I. 2022)



Figure 25: Oblique view of the east and north elevations, looking southwest (A.S.I. 2022)



Figure 26: North elevation of the barn with earthen ramp to second floor, looking south (A.S.I. 2022)



Figure 27: West elevation of the barn, looking north (A.S.I. 2022)



Figure 28: Concrete block repair to northwest corner of foundation (A.S.I. 2022)



Figure 29: Window on east elevation, looking west (A.S.I. 2022)



Figure 30: Representative portion of plywood cladding with vertical battens screwed to the surface to mimic board-and-batten cladding (A.S.I. 2022)

4.3.2 Building Evolution and Alterations

Based on a review of abstract indexes, census data, and additional historical research (Thomas, 1993) outlined in Section 4.2.4, the residence at 11244 Keele Street was constructed in 1893 by William Thomas. Based on a review of historical satellite imagery, the residence and surrounding mature trees and lawn have remained in a similar rural residential context and use since 1954 (Figure 7 and Section 4.2.4). Alterations to the residence since its construction include the construction of the single-storey T-shaped addition and frame garage on the west elevation, both of which were constructed prior to 1954. The residence was also converted from a single-family residence to residential apartments at an unknown date. Additional routine and preventative maintenance has also occurred on the residence since its construction, and roof re-cladding, soffit and fascia repair, brick and foundation repointing, and painting or replacing decorative wooden elements is assumed to have also occurred at various times since construction. While resulting in direct alterations

to the structure, routine maintenance and upkeep is considered to be a positive intervention when completed in a sympathetic manner as it ensures the continued use of the residence and maintains the historical context and use of the structure.

The barn to the southwest of the residence was constructed in 1917 (Thomas, 1993). Based on a review of satellite imagery and observations during field review on 23 August 2022, the barn appears to have undergone alterations in the early 1990s when the historical farmscape was modified to a construction/landscaping equipment storage function. Further, the barn was converted from agricultural to commercial uses in the early 1990s when the structure was converted to retail use as the Maple Barn Store. While interior access was not available, it is assumed to have been heavily altered inside and lacks the required interior features to function as an agricultural structure.

4.3.3 Building Style

The residence on the subject property is a vernacular interpretation of the Gothic Revival architectural style.⁹ Gothic Revival residences are notable for their centre gables and use of Gothic detailing, including Gothic arched windows, bargeboarding, and finials. This style was one of the most common styles in Ontario amongst European settlers, often taking the form of a vernacular cottage. This largely stemmed from a depiction of a Gothic Revival cottage in an 1864 issue of *Canada Farmer* (Figure 31). While architect-designed Gothic Revival buildings are found throughout Ontario, the prevalence of the Gothic Revival style is owed more to the availability of plans and forms set in pattern books that were popular with the middle class, farmers, and other rural settlers (Mikel, 2004). These houses were typically one-and-a-half storeys, would have a gable-end, symmetrically balanced with a central door flanked by a window on either side. The houses would be individualized with available details and finishes (Mikel, 2004). Another feature was the use of two tones of

⁹ The *City of Vaughan's Register of Properties of Cultural Heritage Value* (City of Vaughan, 2020) classifies the subject property as a 'Victorian Vernacular' style residence, however, as this label is more representative of the Victorian time period and is not considered to be a distinct architectural style (Kyles, 2005b) this report will describe the subject residence as an example of Gothic Revival style.



brick, usually a red brick with buff or yellow brick to highlight. This is known as dichromatic brickwork, which was a vernacular attempt at producing the polychromatic effect (Blumenson, 1990).

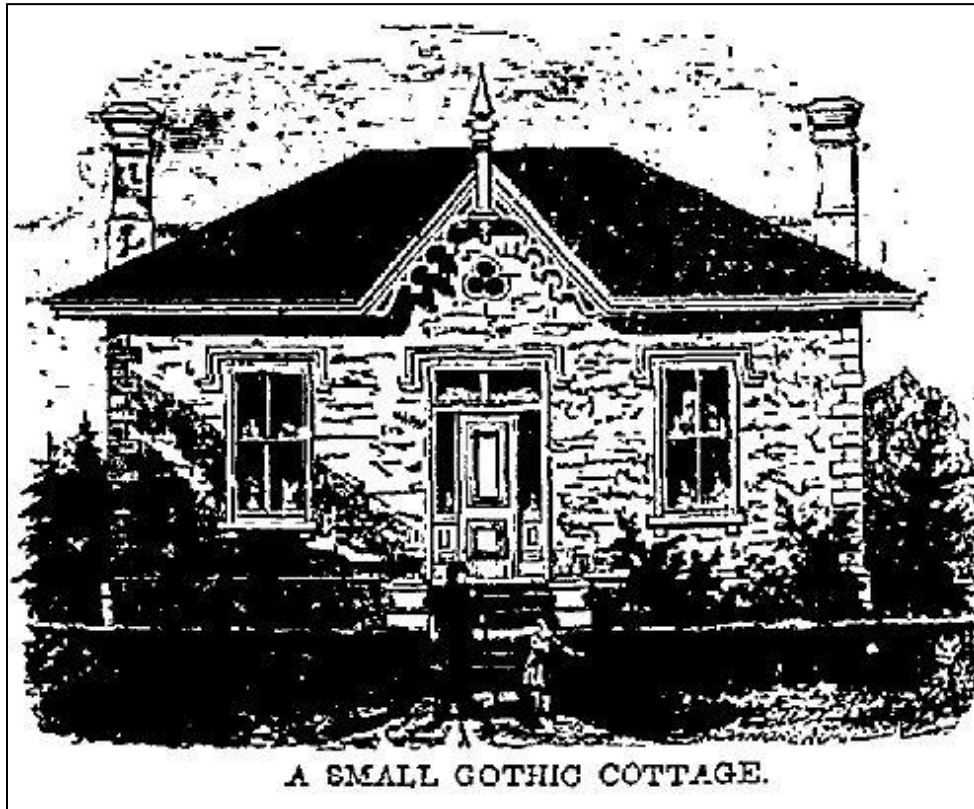


Figure 31: A drawing of a Gothic farmhouse from the 1864 *Canada Farmer* (N.A., 1864)

4.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

4.4.1 Setting and Character of the Property and Surroundings

The subject property at 11244 Keele Street is located in a largely suburban agricultural context approximately 1.2 kilometres north of a dense residential subdivision in the City of Vaughan. The property was in a largely rural

agricultural context south of the crossroads community of Hope until the early 2000s when large residential subdivisions were constructed to the northeast and south, which altered the historical agricultural setting of the surroundings. At the time of field review (23 August 2022) the subject property was surrounded by active agricultural fields, however this context is anticipated to change with the implementation of the proposed Block 27 road alignments (Appendix B). The subject property generally retains agricultural and residential functions, however the character of the property at large was altered in the early 1990s when the southern portion of the property was converted to a construction and landscaping storage and maintenance function along with a retail commercial business. Photographs of the landscape setting of the subject property and of the character of the surrounding area are provided in Figure 32 to Figure 38.

Keele Street is oriented in a north-south alignment to the east of the property and carries four lanes of undivided vehicular traffic adjacent to the study area. Kirby Road is a two-lane undivided road with gravel shoulders at the intersection with Keele Street in the former location of the crossroads community of Hope. The intersection features a residential subdivision constructed in the early 2000s on the southeast, a gas station and coffee shop on the northwest, and active agricultural fields to the northeast and southwest. The intersection does not retain any structures or elements that may be considered to be evocative of the historical community of Hope. Hope Primitive Methodist Cemetery is located approximately 375 meters south of the subject property, and contains interments for several of the former residents of the subject property including members of the Nixon, Thomas, and Wilson families (Find A Grave, 2022).

The GO Barrie rail corridor, with a north-south alignment, forms the west boundary of the property approximately 300 metres west of Keele Street. The rail corridor features two tracks where it passes the subject property: the mainline and a siding. Originally constructed by the Ontario, Simcoe, and Huron Union Rail Road Company in 1853, the rail line has been in continuous operation by a succession of railway companies from its construction to the present (see Section 4.2.3).





Figure 32: Looking west on the entrance drive at Keele Street, with the residence at right and barn at rear left (A.S.I. 2022)



Figure 33: View of overgrown parking area south of the barn with concrete block garage at far left, looking northwest (A.S.I. 2022)



Figure 34: Active agricultural field north of the residence, looking west (A.S.I. 2022)



Figure 35: Agricultural fields to the west of the rail corridor, looking southwest (A.S.I. 2022)



Figure 36: Keele Street, looking north from the subject property (A.S.I. 2022)



Figure 37: Representative residences on the east side of Keele Street across from the subject property, looking northeast (A.S.I. 2022)

4.4.2 Community Landmark

The subject property at 11244 Keele Street is not considered to be a landmark within the local context. The residence is largely obscured from view of motorists on Keele Street due to dense mature tree coverage (Figure 38), and the barn, while visible to motorists and is a known structure to local residents as a former retail establishment, is not considered to be a landmark.



Figure 38: View of the subject residence from Keele Street, with large portions of the residence obscured from view by trees (A.S.I. 2022)

4.5 Comparative Analysis

An analysis of the *City of Vaughan's R.P.C.H.V.* (City of Vaughan, 2020) was conducted to identify comparable properties for the purposes of establishing a comparative context for evaluating this property. The R.P.C.H.V. is a compilation of all individually designated properties, all properties within a Heritage Conservation District, all properties in the Listing of Property of Architectural and Historical Significance, and all properties of interest to the Cultural Services Division. The R.P.C.H.V. classifies the subject property as a 'Victorian Vernacular'

style residence, and includes an additional 39 properties under this classification. However, this label is more representative of the Victorian time period and is not considered to be a distinct architectural style (Kyles, 2005b). As such, this report will describe the subject residence as an example of the Gothic Revival style (Blumenson, 1990).

The 40 Victorian Vernacular properties in the R.P.C.H.V. have construction dates that range from circa 1860 to 1905, with an average construction date of 1881. The subject farmhouse has a listed construction date of 1875, which is considered to be an approximation based on the architectural style of the residence. Background research in Section 4.2.4 suggests the residence was constructed in 1893 by William Thomas, and this construction date is used in this comparative analysis. This 1893 construction date makes the subject residence a late example of this building type within the local context, with only three examples in the R.P.C.H.V. constructed after this date.

The structure at 11244 Keele Street displays many characteristic architectural features that are typical of the Gothic Revival style, such as its one-and-a-half storey massing, multiple roof lines, gable-ends and gabled dormer, and the use of buff brick as a decorative element in segmental arch lintels and quoins, and use of bay windows. While the subject residence lacks typical bargeboarding, it does feature decorative fascia presenting a similar aesthetic. When compared to similar Gothic Revival residences within the City of Vaughan, the subject property retains similar elements as other examples of the Gothic Revival style. The residences in this comparative analysis feature many of the Gothic Revival elements including bargeboarding, gable-ends and gabled dormers, T and cross-shaped plans, bay windows, and dichromatic brick quoins and decorative elements. Construction materials vary amongst the comparative properties and include original brick and wooden exteriors. As such, the subject structure is considered to be a representative example of late nineteenth century Gothic Revival architecture within the local context in the City of Vaughan.

4.5.1 7581 Yonge Street, Archibald Gallanough House

The Archibald Gallanough House at 7581 Yonge Street is a two-storey frame residence with an L-shaped plan, bargeboard on the gable end, and covered verandah that was constructed in 1860 (Figure 39). Based on a review of comparable properties, this residence is considered to be a good representative example of Gothic Revival architecture within the local context in the City of Vaughan.

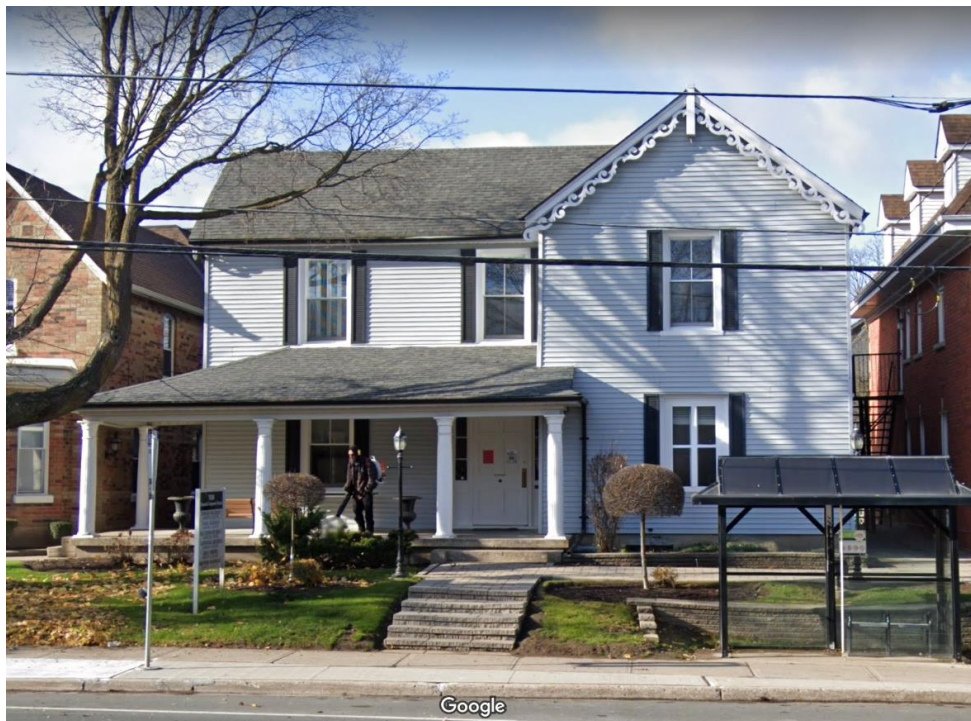


Figure 39: East elevation of 7581 Yonge Street, a comparative residence constructed in 1860 (Google Maps)

4.5.2 137 Woodbridge Avenue, Nathaniel Wallace House

The Nathaniel Wallace House at 137 Woodbridge Avenue is a one-and-a-half storey polychromatic brick residence with an L-shaped plan, offset gable roof, gabled dormer, bargeboard, buff brick quoins, bay window, and covered verandah that was constructed in 1873 (Figure 40). Based on a review of comparable properties, this residence is considered to be a good representative example of Gothic Revival architecture within the local context in the City of Vaughan.



Figure 40: North elevation of 137 Woodbridge Avenue, a comparative residence constructed in 1873 (Google Maps)

4.5.3 10535 Islington Avenue, Thomas White House

The Thomas White House at 10535 Islington Avenue is a one-and-a-half storey polychromatic brick residence with an L-shaped plan, offset gable roof with dormer, bargeboard with finials at the roof peaks, bay window, buff brick quoins, and covered verandah that was constructed in 1880 (Figure 41). Based on a review of comparable properties, this residence is considered to be a good representative example of Gothic Revival architecture within the local context in the City of Vaughan.



Figure 41: West elevation of the residence at 10535 Islington Avenue, a comparative residence constructed in 1880 (Google Maps)

4.5.4 Summary

The subject residence at 11244 Keele Street is a common representative example of a vernacular Gothic Revival residence in the local context of the City of Vaughan. According to the *City of Vaughan's Register of Properties of Cultural Heritage Value* (City of Vaughan, 2020), there are 39 other examples of this style of architecture, with the construction of all but three properties predating the subject property. As such, the property is not considered to be a rare, unique, or early example of this style residence in the City of Vaughan. While the residence has been altered with the construction of two frame additions on the west elevation, the subject residence is considered to be a representative example of a Gothic Revival residence in the City of Vaughan.

4.5.5 Representative Barns

The barn on the subject property is clad in plywood with vertical battens screwed to the surface to achieve a board-and-batten aesthetic. Common examples of un-altered early twentieth century barns generally feature vertical board cladding, which was simpler and more cost-effective to construct. Board and batten, with the extra expense for labour and materials required, was generally reserved for residences and not large utilitarian structures like barns. Nineteenth and early twentieth century barns often featured earthen ramps to provide access to wagons carrying hay to the second floor or hayloft of the structure. Known as a bank barn, the hay on the second floor would store the fodder for animals on the ground floor and provide insulation to keep them warm in the winter (Kyles, 2005a). Frame barns also generally rest on fieldstone foundations, as fieldstones were readily available as part of agricultural land clearing and soil improvement activities. In this respect, the subject barn is representative of a common barn in the City of Vaughan. However, as the barn was constructed in 1917 (Thomas, 1993) and the residence was constructed in 1893, the residence predates the barn by approximately 24 years. As such, the barn is not an original construction on the subject property and does not directly relate to the earlier nineteenth-century agricultural function of the property. The barn was converted from agricultural to commercial uses in the early 1990s when the structure was converted to retail use as the Maple Barn Store. While interior access was not available, it is assumed to have been heavily altered inside and lacks the required interior features to function as an agricultural structure. The barn on the subject property has been removed from its early twentieth century agricultural context for approximately 30 years, and is not a good example of an un-altered agricultural structure.

5.0 Heritage Evaluation

The evaluation of the subject property at 11244 Keele Street using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Vaughan.



5.1 Ontario Regulation 9/06

The following section contains the evaluation of the subject property at 11244 Keele Street using Ontario Regulation 9/06 of the *Ontario Heritage Act*.

1. 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:
 - The subject property at 11244 Keele Street is approximately six hectares and features a one-and-a-half storey polychromatic brick vernacular Gothic Revival residence, a gambrel roof frame bank barn, and agricultural fields. The property is bound on the east by Keele Street and the west by the GO Barrie rail corridor and is within a suburban agricultural context in the City of Vaughan. The subject residence was constructed in 1893 and is a representative example of a Gothic Revival residence in the local context. The barn was constructed in 1917, and as it is altered it is not a good representative example of an early twentieth-century agricultural structure in the local context.
 - As the residence on the subject property is a representative example of a vernacular Gothic Revival residence in the City of Vaughan, the subject property meets this criterion.
 - ii. displays a high degree of craftsmanship or artistic merit:
 - The subject property does not retain any elements or features that exhibit a high degree of craftsmanship or artistic merit. The residence on the property is a one-and-a-half storey dichromatic brick structure with Gothic Revival architectural elements. It was built with common construction materials and with a similar scale, massing, and level of ornamentation as other comparative examples in the local context. Similarly, the frame barn is a common example of an altered early twentieth-century utilitarian agricultural structure and lacks ornamentation or decoration.
 - The subject property does not meet this criterion.



iii. displays a high degree of technical or scientific achievement:

- The subject property does not retain any elements or features that exhibit a high degree of technical or scientific achievement. The residence on the property is a brick structure with a concrete parged foundation, both of which were common construction materials in the late nineteenth century. Further, the barn is constructed with common materials, and while interior access was not provided and so it cannot be confirmed, it is assumed to have been built using common construction techniques for early twentieth-century barns.
- The subject property does not meet this criterion.

2. 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:

- The subject property is a common example of an altered nineteenth-century rural agricultural property and represents the themes of settlement and agricultural production at the local level. However, these associations are not strong or unique in the local context and the subject property is not evocative of these themes in the larger context. While members of the Thomas family owned and lived on the property from 1893 (when the extant residence was constructed) until 1986, there is no evidence to suggest that the Thomas family played any outstanding or significant role within the local community.
- The subject property does not meet this criterion.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

- The subject property does not have the potential to yield information that contributes to a greater understanding of a notable or influential aspect of the community of Hope or the



former Township of Vaughan as the property and its inhabitants are not considered to have been particularly significant to the founding or function of the community at large.

- The subject property does not meet this criterion.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

- The subject residence was designed by an unknown architect during the ownership of William Thomas. Gothic Revival style residences were commonly constructed in Ontario in the mid and late nineteenth century as plans were available in pattern books that were popular with the middle class, farmers, and other rural settlers (Mikel, 2004). It is therefore likely that the subject property did not have an architect to design the residence.
- The subject property does not meet this criterion.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

- The subject property is an altered nineteenth-century farmscape in a generally suburban agricultural context north of a main residential portion of the City of Vaughan. The surrounding area, particularly to the north and west of the subject property, retains a largely rural agricultural context, with many extant examples of intact nineteenth-century farmscapes. The subject property is not important in maintaining, defining, or supporting this character as it is not a landmark structure or unique in the local context. The rural agricultural character of the area would not be significantly impacted if the subject property were considerably altered.
- The subject property does not meet this criterion.

ii. is physically, functionally, visually or historically linked to its surroundings:

- The subject residence retains its functional, visual, and historical links to its surroundings as a farmhouse in an altered but largely agricultural context. The subject property at-large retains its historical links to its surroundings, including to the active agricultural fields in the surrounding area, to Keele Street, and to the GO Barrie rail corridor, all of which are nineteenth-century features. The barn was significantly altered when it began operations as a retail store and no longer functions as an active agricultural structure to support agriculture on the property, which diminishes the historical character of the property. While the barn retains visual links to the residence, the entire southern portion of the property on which the barn is located was removed from its historical context in the early 1990s when the area began to function for commercial retail.
- As the residence retains functional, physical, and visual links to its surrounding historical agricultural context, the subject property meets this criterion.

iii. is a landmark:

- The subject property is not a landmark in the local context as it is largely obscured from view by dense tree cover to motorists on Keele Street. It is not easily discernible from other altered nineteenth-century farmscapes in the local context, and it is not a local tourist attraction.
- The subject property does not meet this criterion.

Based on available information, it has been determined that the property at 11244 Keele Street meets the criteria contained in Ontario Regulation 9/06.

6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Vaughan. This evaluation determined that the property at 11244 Keele Street meets the



criteria outlined in Ontario Regulation 9/06 and therefore has cultural heritage value or interest. In particular, this evaluation determined that the property has design and physical value as the residence on the subject property is a representative example of a vernacular Gothic Revival residence in the City of Vaughan. Further, the property was determined to have contextual value as the residence retains functional, physical, and visual links to its surrounding historical agricultural context.

The following recommendations are proposed:

1. A Cultural Heritage Impact Assessment (C.H.I.A.) should be completed for 11244 Keele Street, prior to the identification of preferred road network alternatives. The H.I.A. will help to identify alternatives as well as mitigation and monitoring commitments to avoid or lessen impacts on the heritage attributes of the property, based on the Statement of Cultural Heritage Value or Interest. This assessment should be completed by a qualified person who has relevant and recent experience in the conservation of properties with cultural heritage value or interest (see Section 3.0 of the Standards and Guidelines for Conservation of Provincial Heritage Properties (O.H.A., 2014) as a guide for best practice). This C.H.I.A. should be prepared in accordance with the City of Vaughan's Guidelines for Cultural Heritage Impact Assessments (City of Vaughan, 2017) and submitted to heritage staff at the City of Vaughan for review and approval.
2. This Cultural Heritage Evaluation Report (C.H.E.R.) should be submitted by the proponent to Heritage Planning staff at the City of Vaughan and any other relevant heritage stakeholder with an interest in this project. Upon completion, the final C.H.E.R. should be submitted to the City of Vaughan and other applicable stakeholders for archival purposes.



7.0 Draft Statement of Cultural Heritage Value and Heritage Attributes

This section provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.

7.1 Description of Property

The property at 11244 Keele Street is approximately six hectares and features a one-and-a-half storey late nineteenth-century polychromatic brick vernacular Gothic Revival residence, a gambrel roof frame barn, and agricultural fields. The property is bound on the east by Keele Street, on the west by the GO Barrie rail corridor, and on the north and south by treelines and adjacent agricultural properties. The subject property is located in a largely suburban agricultural context approximately 1.2 kilometres north of a dense residential subdivision in the City of Vaughan.

The residence on the subject property is a one-and-a-half storey dichromatic brick vernacular Gothic Revival residence with a cross-shaped plan and cross-gable roof. The brick structure rests on a parged concrete foundation that projects slightly from the exterior walls. Window openings generally feature buff brick segmental arch lintels and concrete sills. The residence features two bay windows, has two covered verandas, and features buff brick quoins on the corners. The main residence features a T-shaped single-storey frame addition clad in aluminium siding and a wooden frame garage to the west that are not contemporaneous to the main 1893 structure.

7.2 Cultural Heritage Value or Interest

The residence on the property at 11244 Keele Street was constructed in 1893 by William Thomas and remained in the Thomas family until 1986. The structure displays many characteristic architectural features of the Gothic Revival style, such as its one-and-a-half storey massing, multiple roof lines, gable-ends and gabled dormer, the use of buff brick as a decorative element in segmental arch



lintels and quoins, and use of bay windows. When compared to similar Gothic Revival residences within the City of Vaughan, the subject property retains similar elements as other examples of the Gothic Revival style. As such, the residence has physical and design value as a representative example of late nineteenth century Gothic Revival architecture within the local context in the City of Vaughan.

The subject property has contextual value as it retains its historical links to its surroundings, including to the active agricultural fields in the surrounding area, to Keele Street, and to the GO Barrie rail corridor, all of which are nineteenth-century features. The subject residence retains its functional, visual, and historical links to its surroundings as a farmhouse in an altered but largely agricultural context.

7.3 Heritage Attributes

The following heritage attributes express the physical and design value of the subject property:

- One-and-a-half storey massing and cross-shaped plan;
- Dichromatic brick construction, including quoins, segmental arch window and door lintels;
- Cross-gable roof with gabled dormer and decorative fascia;
- Bay windows of the south and east elevations;
- Landscape elements including mature trees and long entrance drive.

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Appendix A: Qualified Persons Involved in the Project

Annie Veilleux, M.A., C.A.H.P.

Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Annie Veilleux** (M.A., C.A.H.P.), who is a Senior Cultural Heritage Specialist and Manager of the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Annie is academically trained in the fields of cultural landscape theory, history, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. Annie has managed and conducted numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. Annie has extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and projects requiring comprehensive public and Indigenous engagement programs. She is fully bilingual in English and French and has served as a French language liaison on behalf of Archaeological Services Inc. Annie is a member of the Ontario Archaeological Society, the National Trust for Canada, I.C.O.M.O.S. Canada, and I.A.P.2 Canada. She is also a professional member in good standing of the Canadian Association of Heritage Professionals.

John Sleath, M.A.

Cultural Heritage Specialist, Project Manager - Cultural Heritage Division

The Project Manager for this Cultural Heritage Evaluation Report is **John Sleath** (MA), who is a Cultural Heritage Specialist and Project Manager within the



Cultural Heritage Division with A.S.I. He was responsible for the day-to-day management activities, including scoping of research activities and site surveys and drafting of study findings and recommendations. John has worked in a variety of contexts within the field of cultural heritage resource management for the past 14 years, as an archaeologist and as a cultural heritage professional. An exposure to both land-based and underwater archaeology and above ground cultural heritage assessments has provided John with a holistic understanding of heritage in a variety of contexts. In 2015 John began working in the Cultural Heritage Division researching and preparing a multitude of cultural heritage assessment reports and for which he was responsible for a variety of tasks including: completing archival research, investigating built heritage and cultural heritage landscapes, report preparation, historical map regression, and municipal consultation. Since 2018 John has been a project manager responsible for a variety of tasks required for successful project completion. This work has allowed John to engage with stakeholders from the public and private sector, as well as representatives from local municipal planning departments, government agencies, and museums. John has conducted hundreds of cultural heritage assessments across Ontario, with a focus on transit and rail corridor infrastructure including bridges and culverts.

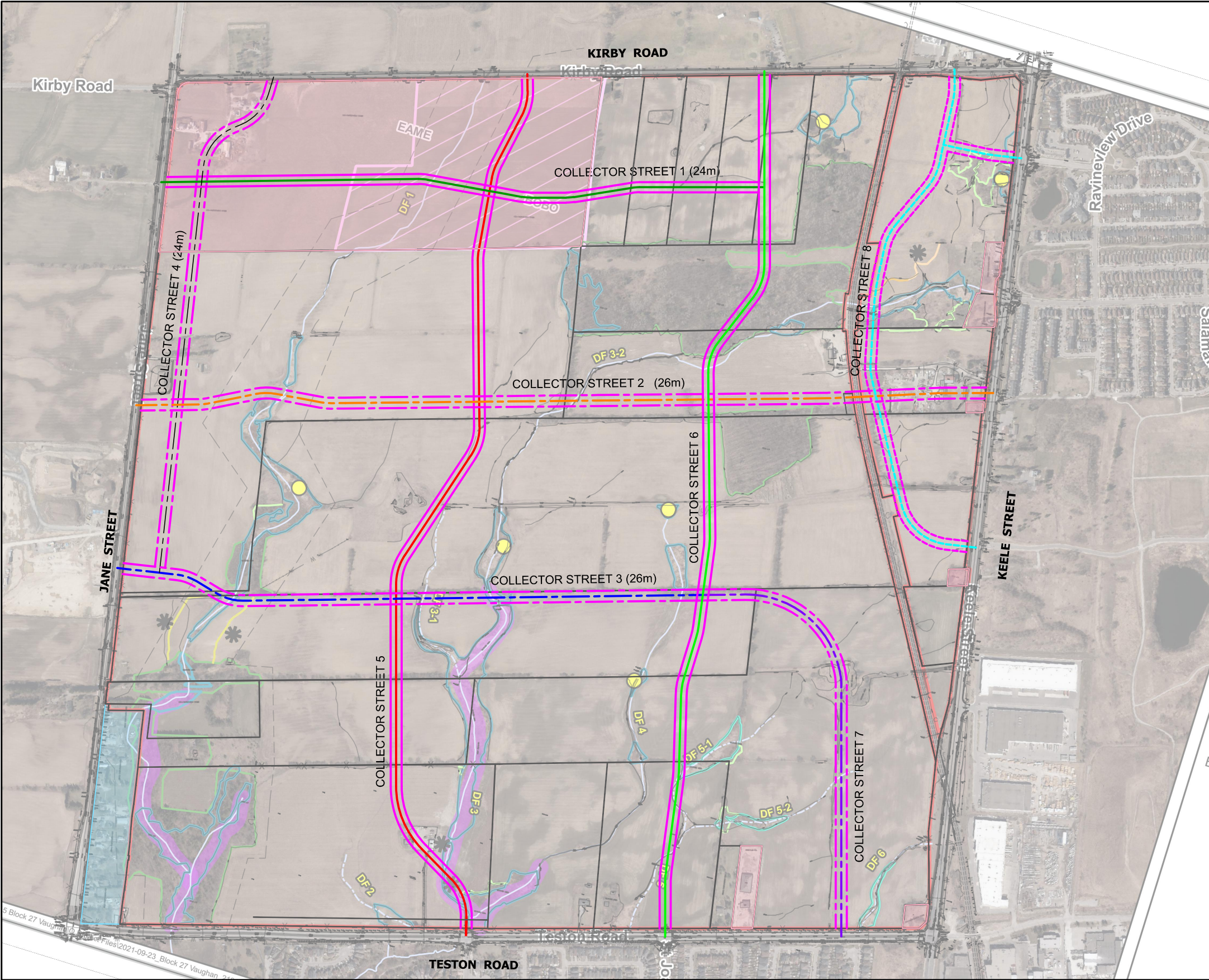
Michael Wilcox, P.h.D.

Historian – Cultural Heritage Division

The historian for this report is **Michael Wilcox** (P.h.D., History), who is a historian within the Cultural Heritage Division. He was responsible for preparing and contributing to background historical research, reviewing existing heritage inventories, and technical reporting for this project. His current responsibilities focus on identifying and researching historical documents as well as background research, assessment, and evaluation of cultural heritage resources in Ontario. He has over a decade of combined academic and workplace experience in conducting historical research and crafting reports, presentations, articles, films, and lectures on a wide range of Canadian history topics.



Appendix B: Preliminary Design of the Proposed Block 27 Multi-Modal Road Network



- NOTES:
- AS PER CITY OF VAUGHAN APPENDIX J: REVIEW OF TRANSPORTATION POLICIES AND ROAD CLASSIFICATION SYSTEM:
- | HORIZONTAL ALIGNMENT CRITERIA | | |
|----------------------------------|-----------------------|-----------------------------|
| | COLLECTOR ST 2, 5 & 8 | COLLECTOR ST 1, 3, 4, 6 & 7 |
| ROAD CLASSIFICATION | MAJOR COLLECTOR | MINOR COLLECTOR |
| DESIGN SPEED (km/h) | 60 | 50 |
| MIN. HORIZONTAL CURVE RADIUS (m) | 125 | 115 |
- 4.1.2.3 BOULEVARD WIDTHS TO BE MAINTAINED THROUGHOUT THE CURVE
 - 4.1.2.3 MIN. 20m STRAIGHT ROW BEYOND CURVE
 - AS PER CITY OF VAUGHAN ENGINEERING STD. DWG. R - 108: HORIZONTAL CURVE RADIUS AT ANGLE BEND = 12m
 - AS PER TAC 3.2.6.1.18: INTERSECTING ROADS ARE ALLOWED TO MEET BETWEEN 70 - 110°

LEGEND:

NON-PARTICIPATING OWNERS

SMALL HOLDOUT PARCELS

- COLLECTOR ST 1A
- MAJOR COLLECTOR ST 2B
- COLLECTOR ST 3B
- COLLECTOR ST 4B
- MAJOR COLLECTOR ST 5A
- COLLECTOR ST 6A
- COLLECTOR ST 7B
- MAJOR COLLECTOR ST 8C

DRAWN BY: C.W.

PLOT DATE: June 27, 2022

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Project No.
20009

Date
JUNE 27, 2022

DRAFT

NOT FOR CONSTRUCTION

BLOCK 27
VAUGHAN ONTARIO

SCALE 1:10000

PREFERRED ROAD ALIGNMENTS
KEYPLAN

Drawing No.
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DRAWING NAME: F:\20009\Drafting\20009 - X-Alignments.dwg