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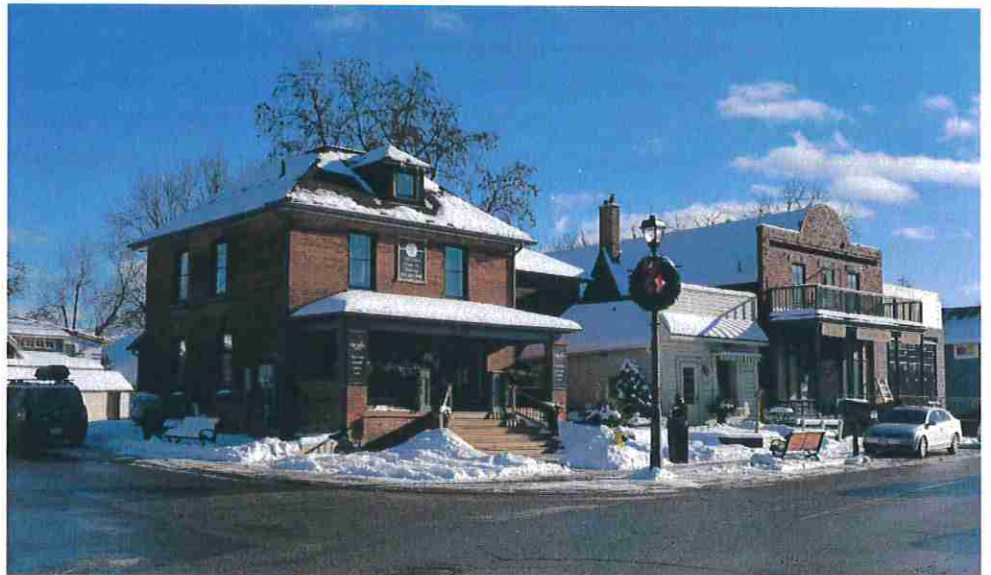
June 7, 2017

## **CULTURAL HERITAGE IMPACT ASSESSMENT**

**10489 Islington Avenue  
Lot 6, Plan 11, Nashville-Kleinburg Heritage  
Conservation District  
City of Vaughan, Ontario**

**Submitted to:**  
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**FINAL REPORT**



**Report Number: 1668503-R01**

**Distribution:**

1 e-copy - 2081447 Ontario Inc.  
1 e-copy - Golder Associates Ltd.



## Executive Summary

*The Executive Summary highlights key points from the report only, for complete information and findings as well as limitations, the reader should examine the complete report.*

In November 2016, 2081447 Ontario Inc. retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 10489 Islington Avenue in the City of Vaughan, Ontario. The property covers an 851.4 square metre lot and includes: a two-storey residence with front verandah, rear wood frame addition and two-storey wing; a small boomtown front shop; and a detached garage. Centrally located within the Kleinburg Village of the Nashville-Kleinburg Heritage Conservation District, the property is designated under Part V of the *Ontario Heritage Act*.

2081447 Ontario Inc. intends to demolish the rear wood-frame addition, detached garage, and all but the front façade of the shop and construct a two-storey, 566.67 square metre mixed residential and commercial building on Kellam Street, and a one storey brick and glass addition to the Islington Avenue façade. The new work will also involve replacing the front verandah on the main block of the house with a two-level verandah extending to the wing, converting some window openings to entrances, and a number of minor alterations. Since the property is a protected heritage property, adjacent to protected properties, and subject to the policies and guidelines of the Nashville-Kleinburg Heritage Conservation District, the City of Vaughan requested that a CHIA accompany the development application.

Following guidelines provided by the Ministry of Tourism, Culture and Sport, the City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to developing the property, provides an overview of the property's geography and history and an inventory and evaluation of the property's built and landscape features, assesses the potential for adverse impacts resulting from the proposed development, and makes recommendations for future action.

This CHIA concluded that the proposed development of the property will directly impact the original sections of the house and shop. However, rigorous design analysis and consultation also determined that scale and design of the proposed development is compatible with the heritage architecture and streetscape of the surrounding buildings and the Nashville-Kleinburg Heritage Conservation District, and will beneficially impact the commercial and residential needs of the community.

Since the proposed development will impact the second level windows of the main block of the house, and require demolition of all but the front façade of the shop, Golder recommends that:

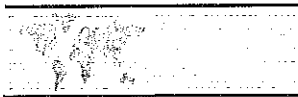
- ***Number and carefully remove all bricks prior to creating the second level doorways, then permanently store the bricks on-site***
- ***Retain the shop front façade and integrate its original elements into the new addition by:***
  - ***Reconstructing the new walls side walls outside the addition with Hardie Board clapboarding or shiplap to match the shop's original walls.***

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- *Reconstructing the shop's original footprint in the addition through the use of contrasting flooring materials.*
- *Document the shop with photographs and measured drawings prior to partial demolition.*



## Personnel

<b>Project Director</b>	Carla Parslow, Ph.D., Associate, Manager, Cultural Heritage & Archaeology
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## Acknowledgments

<b>2081447 Ontario Inc.</b>	Valentina Perrelli, Broker of Record Dino Padula
<b>Weston Consulting</b>	Michael Vani, BURPI, Planner
<b>City of Vaughan</b>	Katrina Guy, B. A., Heritage Coordinator

## Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport and City of Brampton, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by 2081447 Ontario Inc. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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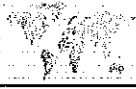
Abstract index for the Study Area, 18969 2<sup>nd</sup> Concession Road, Town of East Gwillimbury, Regional Municipality of York, formerly West Half Lot 10, Concession 2, East Gwillimbury Township, York County

**APPENDIX B**

Plans & Elevations: Proposed Residential/ Commercial Building 10489 Islington Ave., Kleinburg, Ontario (courtesy Battaglia Architect Inc.)

**APPENDIX C**

Author Qualifications



## 1.0 INTRODUCTION

In November 2016, 2081447 Ontario Inc. retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 10489 Islington Avenue in the City of Vaughan, Ontario (the Study Area) (Figure 1). The Study Area covers an 851.4 square metre lot and includes: a two-storey residence with front verandah, rear wood frame addition and two-storey wing; a small boomtown front shop; and a detached garage. Centrally located within the Kleinburg Village of the Nashville-Kleinburg Heritage Conservation District, the Study Area is designated under Part V of the *Ontario Heritage Act*.

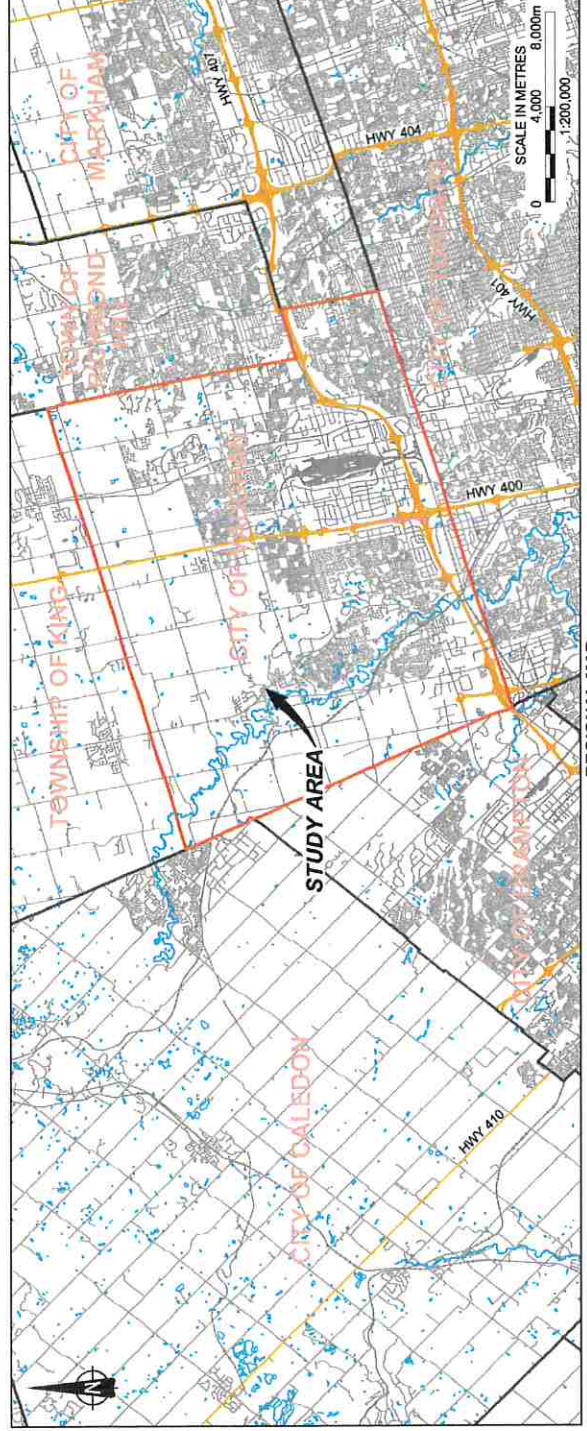
2081447 Ontario Inc. intends to demolish the rear wood-frame addition, detached garage, and all but the front façade of the shop and construct a two-storey, 566.67 square metre mixed residential and commercial building on Kellam Street, and a one storey brick and glass addition to the Islington Avenue façade. The new work will also involve replacing the front verandah on the main block of the house with a two-level verandah extending to the wing, converting some window openings to entrances, and a number of minor alterations. Since the Study Area is a protected heritage property, adjacent to protected properties, and subject to the policies and guidelines of the Nashville-Kleinburg Heritage Conservation District, the City of Vaughan requested that a CHIA accompany the development application.

Following guidelines provided by the Ministry of Tourism, Culture and Sport, the City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this document provides:

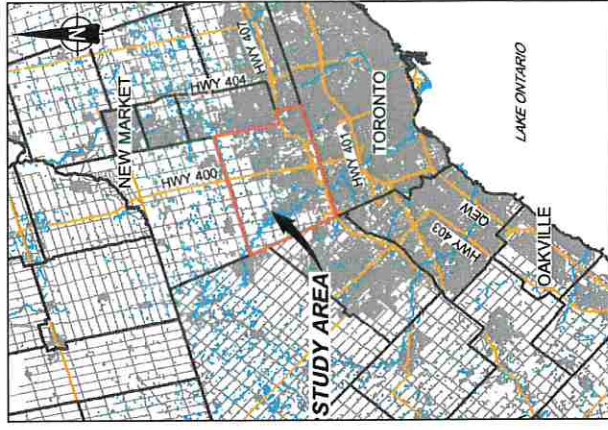
- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources in the Study Area;
- An overview of the Study Area's geographic context, and its documentary and structural history;
- An inventory and evaluation of built and landscape elements in the Study Area for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06*;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.



BING AERIAL IMAGERY and OBM MAPPING



REGIONAL MAP



KEY PLAN

**LEGEND**

- CITY OF VAUGHAN BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- VAUGHAN

**REFERENCE**

DRAWING BASED ON MNR L10, OBTAINED 2017, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEEN'S PRINTER 2015.  
 BING AERIAL IMAGE AS OF APRIL 28, 2017 (IMAGE DATE UNKNOWN), AND  
 CANMAP STREETFILES V2008.4.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT: CULTURAL HERITAGE IMPACT ASSESSMENT  
 10489 ISLINGTON AVENUE  
 KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT  
 CITY OF VAUGHAN

**LOCATION MAP**



PROJECT NO.	1000003	FILE NO.	1000003-REPORT
DRAWN	AS	DATE	APR 2017
CHECKED		DATE	
SCALE	AS SHOWN		

FIGURE 1

## 2.0 SCOPE AND METHOD

To undertake this CHIA, Golder:

- Reviewed applicable municipal heritage policies and consulted the City planner responsible for heritage;
- Reviewed archival and published documents relevant to the Study Area;
- Conducted field investigations to document and identify any heritage attributes within the Study Area, and to understand the wider built and landscape context;
- Evaluated the built and landscape elements identified in the Study Area using the criteria prescribed in *O. Reg. 9/06*; and,
- Assessed the impact of the proposed development on any heritage attributes using relevant federal, provincial, and municipal cultural heritage policy and conservation guidelines.

A variety of archival and published sources, including historic maps, assessment records, land registry, and census data, municipal government documents, and research articles were compiled from the Ontario Archives, Ontario Land Registry, and other sources to chart the Study Area's occupation history. Field investigations were conducted by Cultural Heritage Specialist Chris Lemon on December 15 and December 19, 2016, which included accessing and photographing all elements of the Study Area and adjacent properties with a Nikon D5300 digital single reflex camera, and documenting the structural elements using a *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada Agency 1980).

From this data, and in consultation with the City's heritage coordinator Katrina Guy via telephone and email (December 5, 2016 and March 9, 2017), the Study Area was evaluated under *O. Reg. 9/06*, and the proposed development assessed for adverse impacts using the criteria provided in the *MTCS Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value and determining impacts to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings* (Kalman 1979);
- *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character* (Nelson 1988);
- *New Exterior Additions to Historic Buildings: Preservation Concerns* (Grimmer & Weeks 2010); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).



### 3.0 POLICY FRAMEWORK

The Study Area is subject to a number of Provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal level (Figure 2). Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

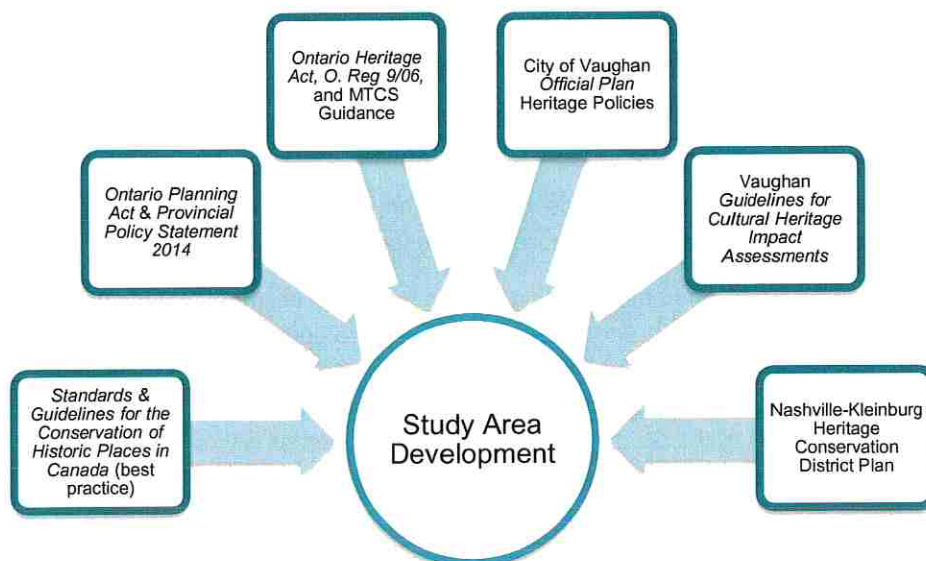


Figure 2: Federal, provincial, and municipal policies relevant to heritage conservation and development in the Study Area

### 3.1 Federal and International Heritage Policies

No federal heritage policies apply to the Study Area, although many of the Provincial and municipal policies detailed below align in approach to that of Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010). This document, drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)* and the 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*, defines three conservation treatments —preservation, rehabilitation, and restoration— and outlines the process, standards, and guidelines to meet the objectives for each treatment on a range of cultural heritage resources.

### 3.2 The Ontario *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a Provincial interest, and PPS 2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of the PPS 2014:

- Section 2.6.1 – ‘Significant built heritage resources and significant heritage landscapes shall be conserved’; and,
- Section 2.6.3 – ‘Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.’

PPS 2014 defines *significant* resources as those ‘determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people’, and *conserved* as ‘the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.’ Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** 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 Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** 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 Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property*’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an ‘official plan’, which may outline further heritage policies (see Section 3.4.1 of this CHIA).

### 3.3 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties, and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 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;
  - ii) Displays a high degree of craftsmanship or artistic merit; or
  - iii) Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic value or associative value** because it:
  - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
  - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
  - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
  - i) Is important in defining, maintaining or supporting the character of an area;
  - ii) Is physically, functionally, visually or historically linked to its surroundings; or
  - iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City of Vaughan maintains a single, inclusive *Heritage Inventory* (n.d.), which includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;



- Buildings or structures within a HCD designated under Part V of the *Ontario Heritage Act*;
- Properties of cultural heritage value listed in the *Listing of Buildings of Architectural and Historical Value* as per Part IV, Subsection 27 of the *Ontario Heritage Act*; and,
- Properties of interest to the City of Vaughan's Cultural Services Division.

The Study Area is designated as part of the Nashville-Kleinburg HCD under Part V of the *Ontario Heritage Act*.

At the City, like most municipalities, heritage planning staff and municipal heritage committees report to Council on issues pertaining to the OHA. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

### 3.3.1 Provincial Heritage Conservation Guidance

The Province, through the MTCS, has developed a series of products called the *Ontario Heritage Tool Kit* to advise municipalities, organizations, and individuals on heritage protection and conservation. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines a HIA as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of a HIA is provided in the MTCS document, although municipalities may also draft their own terms of reference, such as the City's *Guidelines for Cultural Heritage Impact Assessments*. *Heritage Resources in the Land Use Planning Process* also advises that the following direct and indirect adverse impacts be considered when assessing the effects of a proposed development on a cultural heritage resource:

- Direct impacts
  - *Destruction* of any, or part of any, significant heritage attributes, or features;
  - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Indirect Impacts
  - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
  - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
  - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

If adverse impacts are identified, the MTCS guidance suggests that mitigation be achieved through:

- Alternative development approaches;

- Isolating development and the site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible in-fill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

### **3.4 City of Vaughan Heritage Policies**

#### **3.4.1 Official Plan and Secondary Plans**

The City's *Official Plan* (2010) informs decisions on issues such as land use, built form, transportation, and the environment until its expiry in 2031. Section 6.1 in Volume 1 of the *Official Plan* addresses cultural heritage resources, which include built heritage, cultural heritage landscapes, HCDs, areas with cultural heritage character, heritage cemeteries, and archaeological resources.

Section 6.2.1 stipulates the requirement for submitting a heritage permit application for 'exterior alterations, demolitions or removals' to designated heritage properties, while Section 6.2.2.6 outlines the principles the City uses to evaluate heritage permit applications. The subsections relevant to this project include:

- 'Retaining and repairing original building fabric and architectural features; and,
- New additions and features should generally be no higher than the existing building and wherever possible be placed to make the addition unobtrusive from the pedestrian realm.'

Policies for listed properties are provided in Section 6.2.3, while HCDs are addressed under Section 6.3 'Cultural Heritage Landscapes'.

The planning requirement and policies for CHIAs are listed under Sections 6.2.2.5, 6.2.3.1, 6.2.3.2, and 6.2.4, and are supplemented by the City's *Guidelines for Cultural Heritage Impact Assessments* (2016). Of these, Section 6.2.2.5 is the most relevant to this project since it states that an applicant shall submit a CHIA when there is a proposal for 'an alteration, addition, demolition or removal of a designated heritage property'.

Cultural heritage is also addressed under the Kleinburg-Nashville Community Plan or Secondary Plans, but conforms to the City's *Official Plan* and Nashville-Kleinburg HCD Plan policies (see below).

### 3.4.2 Cultural Heritage Impact Assessments

After establishing the provincial and municipal policy context, the City's *Guidelines for Cultural Heritage Impact Assessments* outlines the minimum requirements of a CHIA, then defines three 'conservation/mitigation options' to be considered as part of a heritage impact study. These are:

- *Avoidance mitigation*: measures to retain heritage resources 'in situ and intact' while allowing development to proceed.
  - This can include, 'where conservation of the entire structure is not possible, consideration may be given to the conservation of the heritage structure/ resource in part, such as the main portion of a building without its rear, wing or ell addition'.
- *Salvage Mitigation*: preservation through relocation or salvaging architectural elements.
- *Historical Commemoration*: use of historic plaques, monuments, or reproduced architectural heritage features as a means to preserve knowledge of a heritage place.

Overall the City's CHIA guidance aligns with the MTCS *Heritage Resources in the Land Use Planning Process*, except that the City also requires a 'condition assessment' as part of the analysis. This, and other City CHIA requirements, are included as part of this report.

### 3.4.3 Heritage Conservation Districts and Design Guidelines

In addition to the planning conditions listed above, the Study Area is subject to the plan and guidelines of the City's Nashville-Kleinburg HCD, initiated in 2002 then later designated under Part V of the *Ontario Heritage Act*. The plan's design guidelines presents different policies for 'heritage' and 'non-heritage' and has the overall objective 'not to prevent change, but ensure that change is complementary to the heritage character of the District, and enhances, rather than harms it (Carter n.d.:74).

The plan's objectives include not only retention and conservation of built heritage and landscapes, but also to promote use. When altering heritage buildings (Section 5.2.2), the plan's goals are to:

- Retain and conserve the buildings identified in the Heritage District Plan as having heritage importance to the District.
- Conserve distinguishing original features, qualities and character of heritage buildings and to avoid the removal or alteration of any such features.
- Encourage the corrections of unsympathetic alterations made over the years to heritage buildings.
- Encourage restoration of heritage buildings based on historical, archival, and pictorial evidence.

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## CHIA - 10489 ISLINGTON AVE, VAUGHAN

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- Encourage continuing use and habitation of heritage buildings in order to maintain their economic viability.
- Promote retention and re-use of heritage buildings, and to take exceptional measures to prevent their demolition.
- Encourage interior and exterior maintenance to preserve heritage buildings from damage or destruction from weather or fire.

For 'future development' (Section 5.2.5) the plan's objectives are to:

- Encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings.
- Guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within.

Also relevant to this CHIA are one of the goals included under Section 5.2.7 'Economic Development and Tourism'. This is:

- To maintain the Kleinburg core as an attractive business environment by maintaining the distinctive heritage character of the District, while providing for development and supporting uses to meet contemporary needs.

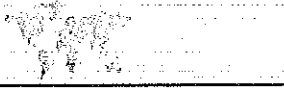
More specific policies for heritage buildings and new development are included under Section 6.2 and Section 6.3, respectively, of the Plan. For heritage buildings, the relevant points are that:

- The original construction and detail on heritage buildings should be retained and repaired whenever possible.
- Alterations to heritage buildings should include removal of later unsympathetic work and restoration of original features and detail.
- Work on heritage buildings should be consistent with the Guidelines in Section 9.3 [see Section 9.3 of this CHIA].
- Loss of heritage resources through demolition should be discouraged.

The Plan's policies relevant to new development are:

- New development should complement and enhance the heritage character of the District. New buildings should be sympathetic in siting, scale, material, texture and general design to the heritage buildings around them.
- New development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building.
- New development within the District should be consistent with the Guidelines in Section 9.5. [see Section 9.3 of this CHIA].

Further overall guidance for existing and new buildings is provided in the introduction of Section 9.2, which states that:



Additions and alterations to an existing heritage building should be consistent with the style of the original building. New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid one.

The same section then discusses the architectural styles common to the HCD. For the Study Area, the existing residence style is 'Edwardian' (see Section 5.3.1.1 of this CHIA for further discussion), which is typified by elements such as a hipped roof, a hipped-roof dormer, non-symmetrical plan and façade, brick construction, and a wood verandah with brick piers. Interestingly, the commercial form of the small shop is not considered in the Plan, although advice for storefronts is provided in Section 9.5.2.

## **4.0 GEOGRAPHIC & HISTORICAL CONTEXT**

### **4.1 Geographic Context**

The Study Area is in southwestern Ontario, approximately 29 km north of Lake Ontario and within the Peel Plain physiographic zone, an area of level to rolling terrain with fertile clay soils covering approximately 483 square km of the central portions of the Regional Municipalities of York, Peel, and Halton. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984:174-176). The Study Area is also within the Humber River watershed, which flows in a north-south direction approximately 1.2 km to the east. Trees in the vicinity of the Study Area are predominately deciduous, but coniferous species are also present.

The Study Area is within the historic community of Kleinburg, approximately 9.7 km west from the centre of the City of Vaughan, which is situated between the Town of Richmond Hill on the east and the City of Brampton on the west, and north of the City of Toronto. The residence and shop of the Study Area stand on the southeast corner of the intersection of Islington Avenue and Kellam Street, and front onto the former road.

### **4.2 York County**

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The Study Area was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'ile Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the Study Area was originally part of the County of York and Vaughan Township.

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged soldiers and refugees displaced by the American War of Independence. The influx of new settlers created a high demand for land in the County of York but measures were taken to acknowledge service and loyalty to the Crown. Military men and United Empire Loyalists (UEL) received title to land with little or no stipulation that it be cleared or improved, and those who received land grants were referred to as 'official' or non-resident patentees. Lots in the County of York were typically granted in 200-acre parcels but less or more could be received based on social status.

Settlers who had not served in the military or were UEL were referred to as 'unofficial' and had to meet strict conditions to attain title to lands. This included requirements to clear, fence and make fit for cultivation 10 acres of an awarded lot, cut down and remove all timber at the lot front to a width of 33 feet, and erect a house with a shingled roof and a minimum dimension of 16 by 20 feet. All of this had to be accomplished within two years. The 33-foot clearance specification was half a chain (66 feet), or the distance set aside for roads between concessions. It was further required that this 33 foot area be rendered smooth. Due to these strict regulations, and the fees incurred for clerks and officials, many were unable to receive full title to their lands and abandoned their lots (Johnson 1973:43).

The combined effect of official settlers failing to clear land, and the restrictions on unofficial settlers, resulted in large tracks of inaccessible and unimproved land being owned either by absentee landlords residing in York, or

by early land holding companies who received title to additional lands for every settler they recruited to the area (Johnson 1973:43). Both carried out a form of indentured servitude that exploited new immigrants, a practice Governor Sir John Graves Simcoe attempted to end in 1796 (Johnson 1973:40-41).

Not surprisingly, the system had also hampered population growth. In many cases immigrants chose to move further north to counties where land was being freely granted. For example, in 1805 the population of Whitby Township was just 104 and Pickering Township only 96, while the population in the Township of Markham numbered 889 (Johnson 1973: 45).

Following the War of 1812, a new set of land grants was offered to discharged veterans. Unlike the early military grants, these new grants were limited to 100 acres and each family was provided with provisions for a year and farm implements. Unofficial settlers, however, were still subject to improvement conditions, which included clearing farmland and building county roads (Johnson 1973). Nevertheless, settlement in York County grew slowly.

In 1849 the County of York was subdivided to form the counties of York, Ontario, and Peel, although these continued to be governed as a single unit until January 1, 1854 (Miles and Co. 1878). York County was to include ten townships —Georgina, North Gwillimbury, East Gwillimbury, King, Whitchurch, Vaughan, Markham, Etobicoke, North York, and Scarboro. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2011 boasted a population of 1,032,524 residents (Statistics Canada 2011).

### 4.3 Vaughan Township & Village of Kleinburg

The Study Area is located within the City of Vaughan, formerly Vaughan Township, in York County. Vaughan was named in 1792 for Benjamin Vaughan, a British commissioner who negotiated the 1783 Treaty of Paris between Great Britain and the United States (Rayburn 1997:355). Abraham Iredell surveyed the Township in 1795 according to the 'single front survey system', a method used from 1783 onward where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981) (Figure 3). In Vaughan Township, the concession lines were oriented south to north, with the side roads crossing the township from east to west. Yonge Street, a military road surveyed in 1794, formed the baseline of the township, dividing it from Markham Township to the east (Miles & Co. 1878).

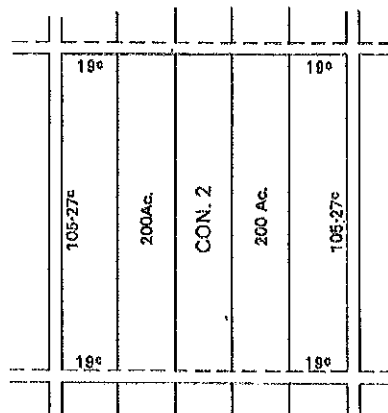


Figure 3: The single front survey system, used from 1783 to 1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres) (Dean & Matthews 1969).

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## CHIA - 10489 ISLINGTON AVE, VAUGHAN

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Settlement of Vaughan Township began in 1796 when United Empire Loyalists from the United States settled primarily along Yonge Street (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In addition to the Loyalists, many of the first European arrivals were Pennsylvania Dutch, encouraged through Philadelphia newspaper advertisements to travel north for the opportunity to acquire land for cultivation. The population of the Township was initially small, with only 103 individuals reportedly living in the area in 1797. After the War of 1812, however, emigrants from the British Isles began establishing the interior portions of the Township. By 1832, the population had grown to 2,141, and ten years later the population had more than doubled, reaching 4,300. The Township also boasted six grist mills and twenty-five saw mills (Smith 1846).

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township. This event, combined with the construction of the Toronto, Grey, and Bruce Railway in the western half of the Township in 1871, appears to have triggered additional growth in Vaughan Township so that by 1871 the population was 7,657 (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In 1872, the community of Richmond Hill in the east-central portion of the Township was incorporated as a village. Richmond Hill had a population of 1,000 by 1886, while the remaining portion of Vaughan Township numbered 6,828 (Ontario Department of Agriculture).

Throughout the 19<sup>th</sup> century, several communities developed in Vaughan Township: Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. The Study Area itself was located in the eastern portion of the village of Kleinburg, which falls within the northwestern quarter of Vaughan Township. The history of Kleinburg dates back to 1848 when John Nicholas Kline, the village's namesake, purchased 83 acres of Lot 24, Concession 8 west of Islington Avenue in Vaughan Township (Reaman 1971; Carter n.d.). Mr. Kline subsequently constructed two mills (one sawmill, one gristmill) on the property along the banks of the Humber River, and arranged for his land to be subdivided into quarter acre lots, which attracted numerous settlers to the area. In 1851, Mr. Kline sold his property and mills to James Mitchell, who subsequently sold them to the Howland brothers, William Pearce, Fred, and Henry Stark, in the following year. Henry Stark Howland erected the first post office in the community in 1852 and served as its first postmaster for 18 years. By 1861, the village of Kleinburg was home to 350 residents and contained two hotels, a church, a school, a tanner, a tailor, a boot and shoemaker, a carriage maker, a doctor, a saddler and harness maker, and an undertaker. By 1874, the population had grown to 400 and the local industries had expanded to include two telegraph offices, a stove factory, six stores, two additional grist mills, and two additional hotels (Lovell 1874). Unfortunately, this early prosperity was short-lived. As the trees were cleared from surrounding agricultural landscape during the late 19<sup>th</sup> century, the demand for milling service in Kleinburg began to decline (Carter n.d.). Further declines were experienced during the 1930s when Highway 27 was constructed just outside Kleinburg, allowing commuters to bypass the community altogether. By the end of World War II, the community of Kleinburg had nearly disappeared, but the introduction of affordable housing developments for veterans helped to reinvigorate the community. By 2001, the community was home to 4,595 residents (Statistics Canada 2001).

At the opening of the 20<sup>th</sup> century, economic development of Vaughan Township was similar to that of the adjacent counties and townships in that it relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles began to change urban and rural development; as vehicular traffic increased, the network of roadways throughout the region improved providing Vaughan and the surrounding communities with better connections to the growing metropolis of Toronto.



Significant new growth and development has occurred in the past four decades. Vaughan was amalgamated with the Village of Woodbridge in 1971, creating the Town of Vaughan within the Regional Municipality of York. On January 1, 1991, the Town was officially recognized as the City of Vaughan, and by 2011 it boasted a population of 288,301 residents, making it the fifth largest city in the Greater Toronto Area (Statistics Canada 2011).

#### 4.4 Study Area

The 1798 survey map of Vaughan Township (Figure 4) indicates that the Study Area was originally part of Lot 24, Concession 8, while John Stoughton Dennis' 1848 *Plan of the Village Plot of Mount Vernon* (Figure 5) indicates that it later fell within part of Lot 6 of Andrew Mitchell's Survey in the Village of Mount Vernon (Mount Vernon was eventually absorbed by the Village of Kleinburg). The property is legally described as Part Lot 6, Plan 11, Vaughan and a summary of abstract index records for Lot 24, Concession 8, Vaughan Township and Lot 6, Plan 11 are provided in APPENDIX A.

The Crown Patent for all 200 acres of Lot 24, Concession 8 in Vaughan Township was granted to Andrew Mitchell in 1847. Two years later, Mitchell arranged for John Stoughton Dennis to survey his lot into a town plot, and this survey was registered as Plan 11.

The first transaction corresponding to Lot 6, Plan 11 was a bargain and sale for all 0.25 acres from Mitchell to M. Holley in 1854. Two years later, the property was sold to John McCallum, a carriage and wagon maker working in the Village of Kleinburg, who in turn sold it to James Hall that same year. After owning the property for three years, Hall sold the entire lot to George Monroe, who subsequently transferred the property to August Groskurth, a cabinetmaker, later in 1859.

August Groskurth was born in Germany in 1829. He married his wife Henrietta in 1851 and the couple and their children are recorded in the 1861 personal census as living in a one-and-a-half storey frame house in Vaughan Township. After owning the property for 18 years, Mr. Groskurth granted all 0.25 acres to Donald McDonald in 1877 for \$800.

In 1886, Lot 6 was granted to Myles Nichols for \$250, who in turn granted it to Arthur Hollingshead in 1893 for \$5. Despite his acquisition of the property, assessment roll records reviewed from 1897 to 1899 suggest that Mr. Hollingshead did not reside on Lot 6, but rather lived on a second parcel he owned elsewhere in Kleinburg. Lot 6 was valued at \$50 at this time, suggesting that the brick house that currently stands at 10489 Islington Avenue had not yet been constructed.

In 1899, the quarter acre of Lot 6 was granted to James Murray for \$75. Assessment roll records from 1899 to 1901 indicate that Lot 6 continued to be valued at \$50, suggesting that no improvements had been made to the property. These records also suggest that, although Murray owned Lot 6, he was probably residing on a quarter acre parcel in Kleinburg owned by John Addison. This hypothesis is supported by a lease registered for Lot 6 in 1901 and later assessment roll records from 1902 to 1905, which confirm that the property was being leased by hotelkeepers John Duggan and Henry Marsh. The quarter acre of Lot 6 was valued at \$1,800 during this period, indicating a major improvement had been made between 1901 and 1902; this likely corresponds to construction of the two storey brick house that stands at 10489 Islington Avenue today.

After owning the property for eight years, Murray granted all 0.25 acres to Charles Shaw in 1907 for a sum of \$1,000. Charles Shaw Jr. was born in the village of Woodbridge, Vaughan Township in 1863, the son of Charles Shaw and Jane Colquhoun. He married Enes Witherspoon in 1891 and the couple had at least four children

together, including: Earl, Annie, William, and Carol. Mr. Shaw worked as a hardware and furniture merchant in Kleinburg, and is noted as the founder of Binder Twine Night, an annual community festival where farmers came to buy their binder twine and were treated to an evening's entertainment. It appears that Mr. Shaw's hardware and furniture business was not likely run out of the house located on Lot 6, as assessment roll records from 1908 to 1918 included a business assessment value next to two other properties he owned in Kleinburg. It is unclear whether Lot 6 represented the Shaw family's residence or if it was used for some other purpose. There is no mention of the shop, although this was on the property by 1925, when it appears in a photograph from that date, and may have been erected there even earlier if a small section of wall seen in the 1911 postcard can be interpreted as the shop (Figure 6).

Lot 6 remained under the ownership of the Shaw family until 1935 when it was granted to Arthur Hambly. Arthur Hambly was born in King Township in 1873, the son of Thomas Allan Hambly and Celia Elviss. He married Myretta Irwin in 1902 and then subsequently relocated to Vaughan Township where the couple had one child, Merle (also known as Ethel). The Hambly family resided on Lot 23, Concession 8 in Vaughan Township until 1935 when they moved to Kleinburg where Arthur resided until his death in 1937.

The Hambly family retained ownership of Lot 6 until 1972 when the western 150 feet was granted to Gail Kaiser and Michael Pearson. This portion of the lot was granted to 10489 Islington Avenue Limited in 1977, and was later transferred to Edward and Mary Gres in 1982. After owning the property for 23 years, the Gres' transferred the western 150 feet to 2081447 Ontario Inc., which continues to own the property to this day.

A full inventory of built elements in the Study Area is provided in Section 5.0.

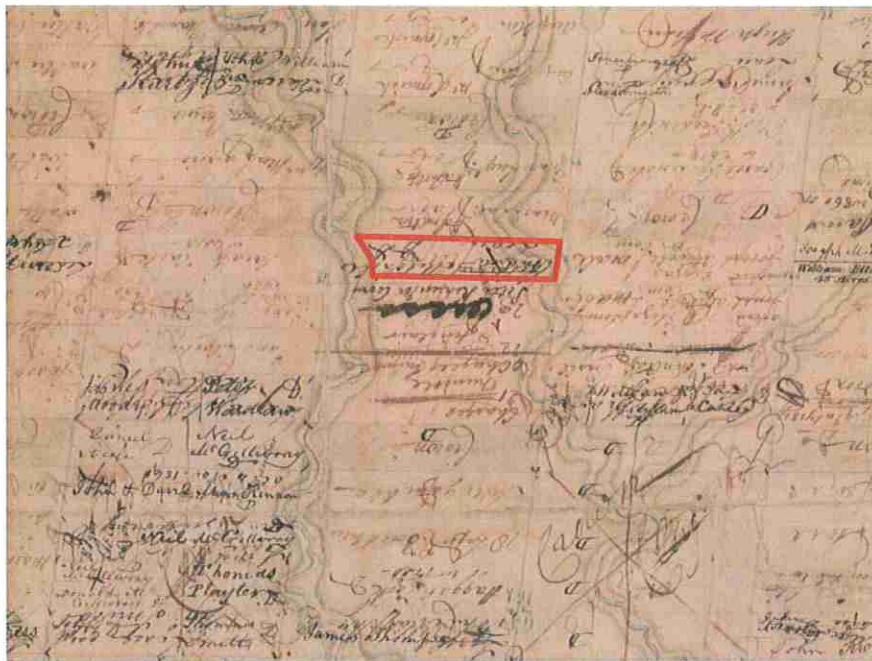


Figure 4: 1798 survey map of Vaughan Township showing the Study Area outlined in red.

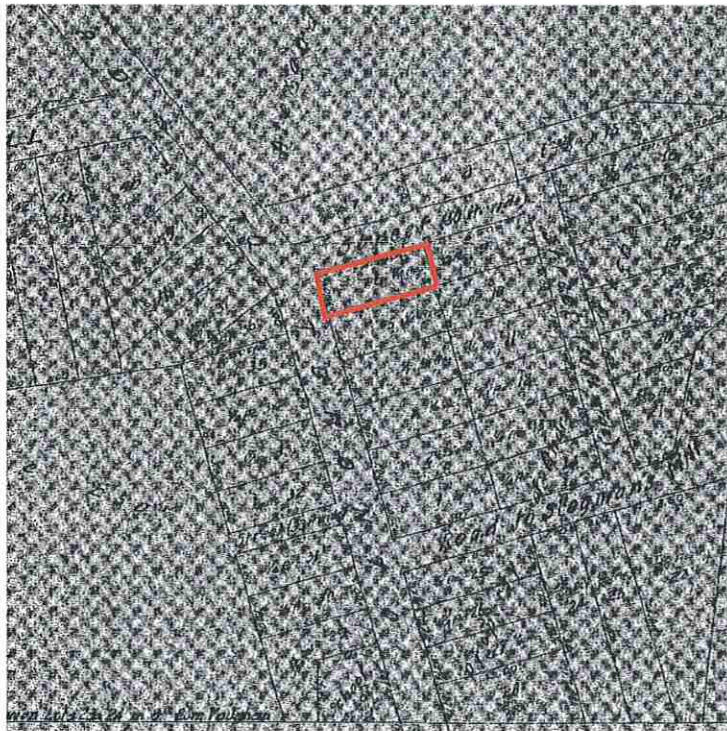


Figure 5: 1947 copy of the Dennis' 1848 Plan of the Village Plot of Mount Vernon showing the Study Area outlined in red.

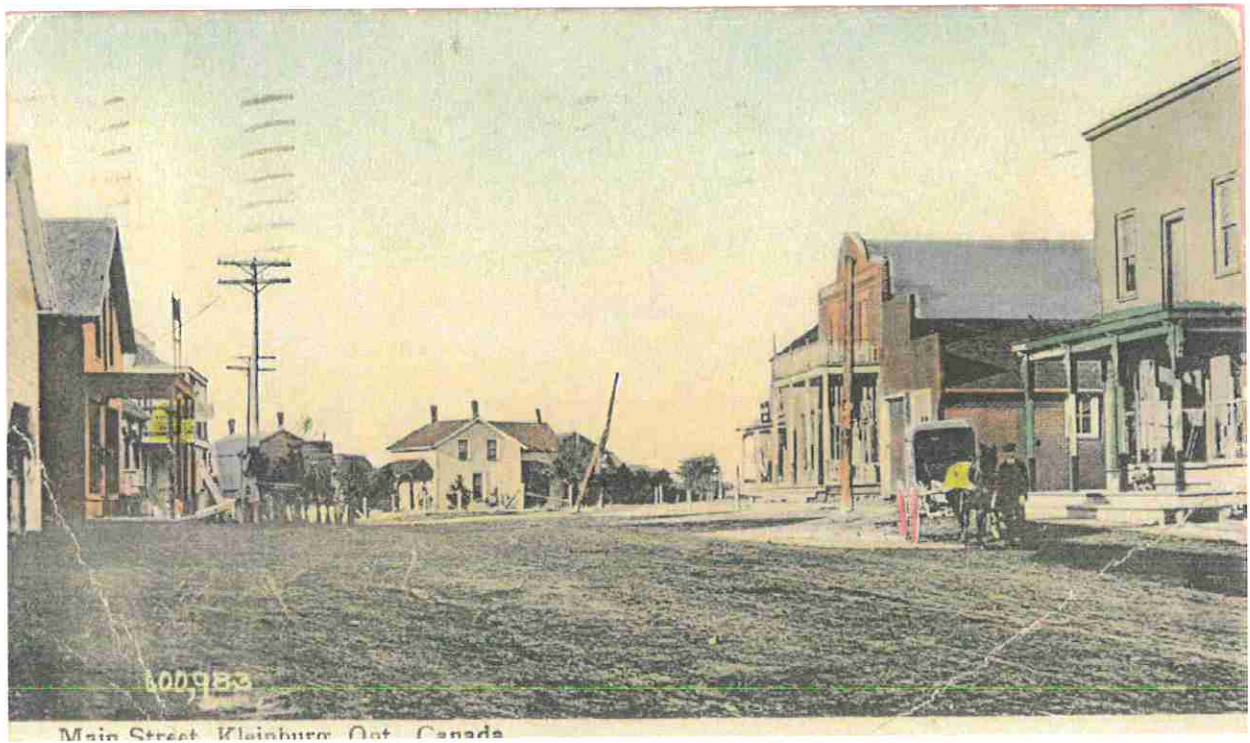


Figure 6: 1911 tinted photograph postcard of 'Main Street Kleinburg'. The verandah of the existing house in the Study Area can be seen in the centre-right, as well as what may be the front façade of the shop.



## 5.0 EXISTING CONDITIONS

### 5.1 Setting

The Study Area is on a large village corner lot with minimal elevation changes and a flat topography. An exception is the southwest corner, where the shop is on a higher platform that extends south from the verandah of the house and west from the brick wing. Vegetation is limited to a single large deciduous tree near the centre of the south fence line, and small ornamental plantings at the northwest corner of the shop.

Both the house and store are situated in the west portion of the property, with the main block of the house on the northwest corner, and its wing extending to the southeast (Figure 7). The small store is on the southwest corner of the lot, and although the house and store are relatively far apart, the space between them is enclosed on the east by the southeast wing. Both the small store and the main block have minimal setbacks from the surrounding roads and the building immediately to the south on Islington Street. This short setback distance follows the pattern either side of Islington Avenue and Kellam Street (Figure 8, Figure 9, and Figure 10).

At the east extent of the property, parallel and near the east fence line, is the shed, and is separated from the house and wing by a flat and open gravel parking area, accessed from Kellam Street (Figure 11). The only boundary demarcation is a chain link fence that runs from the rear wing to the southeast corner, and then north to Kellam Street.

Views into and out of the Study Area are clear and unhindered, and the location of the Study Area on a corner lot allows for clear views north and south on Islington Avenue, as well as to the east on Kellam Street (Figure 12). Along Islington Avenue the Study Area is surrounded by low rise commercial structures the street, while on Kellam Street are one-to-two storey residential buildings on village lots.



Figure 7: View of the Study Area facing east.



Figure 8: Streetscape of Islington Avenue from the Study Area, facing south.



Figure 9: Streetscape of Kellam Street from the northeast corner of the Study Area, facing southwest.



Figure 10: Streetscape of Kellam Street from the northeast corner of the Study Area, facing northeast.



Figure 11: View facing south of the parking lot in the centre of the Study Area.



Figure 12: Panoramic view of the Islington Avenue streetscape from the verandah of the house.

## 5.2 Built Environment: General Description

The Study Area's built environment includes: a house with front verandah, rear wood frame addition, and brick wing; a small shop; and a detached garage. Each are described in detail below. Overall the house and rear wing form a single-detached residence (now commercial use) that is two storeys in height (Figure 13, Figure 14, Figure 15, Figure 16, Figure 17, and Figure 18).



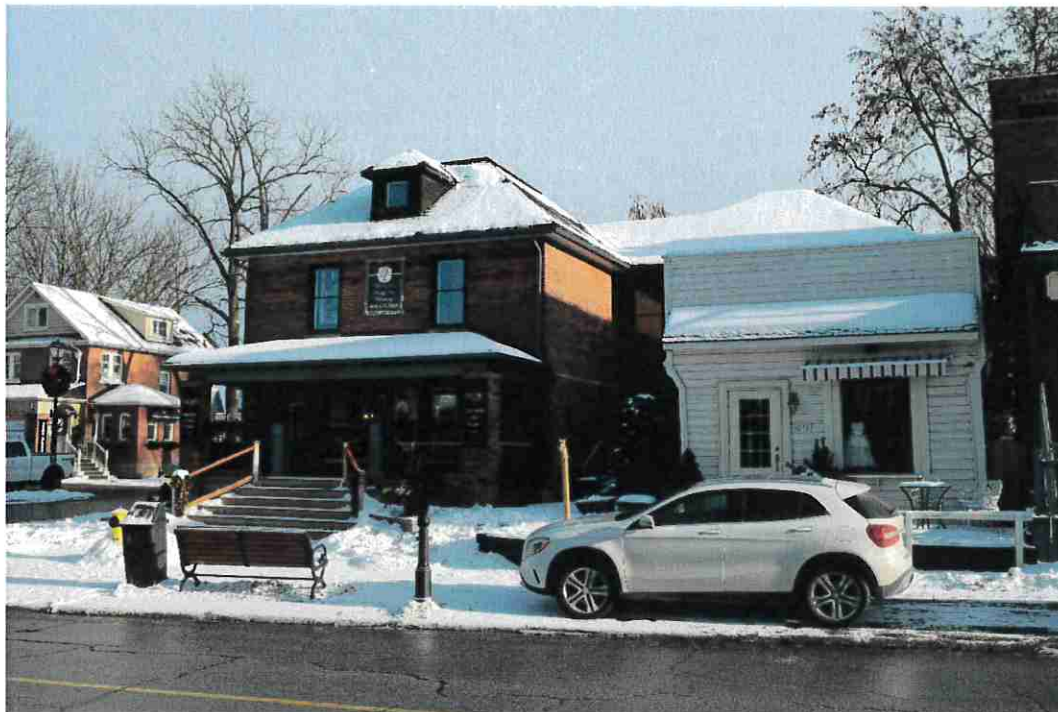


Figure 13: West and south façades of the house and shop.

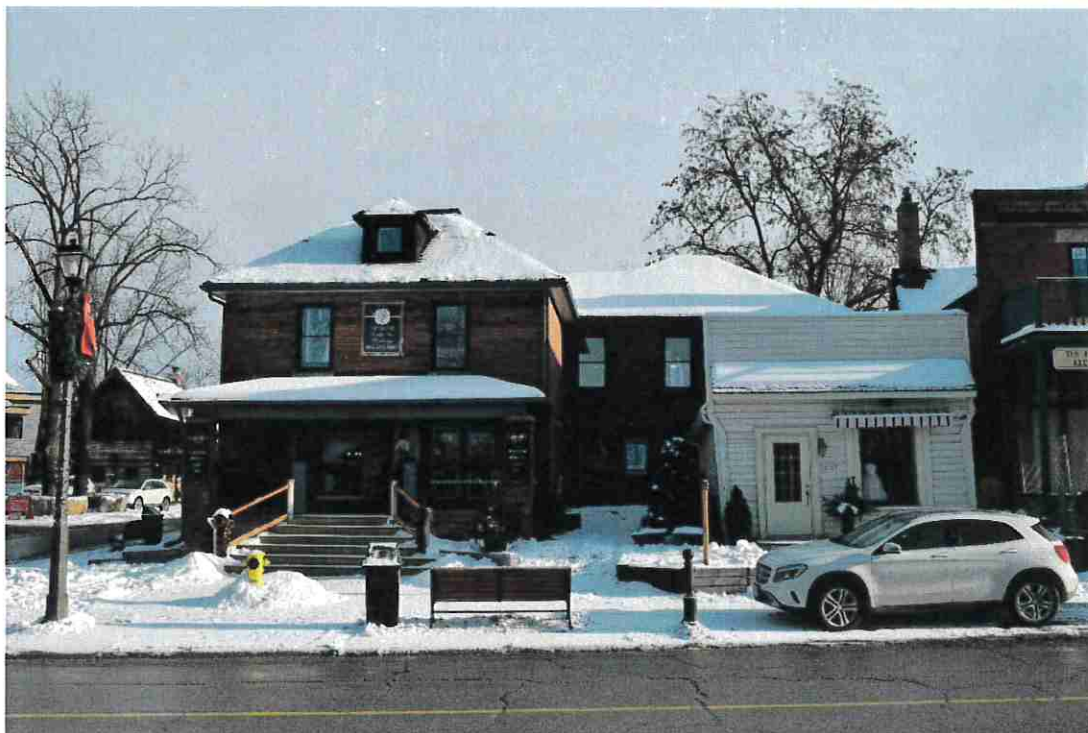


Figure 14: West façades of the house and shop.



Figure 15: North and west façades of the house and shop.



Figure 16: North façade of the house.



Figure 17: East and north façades of the house.

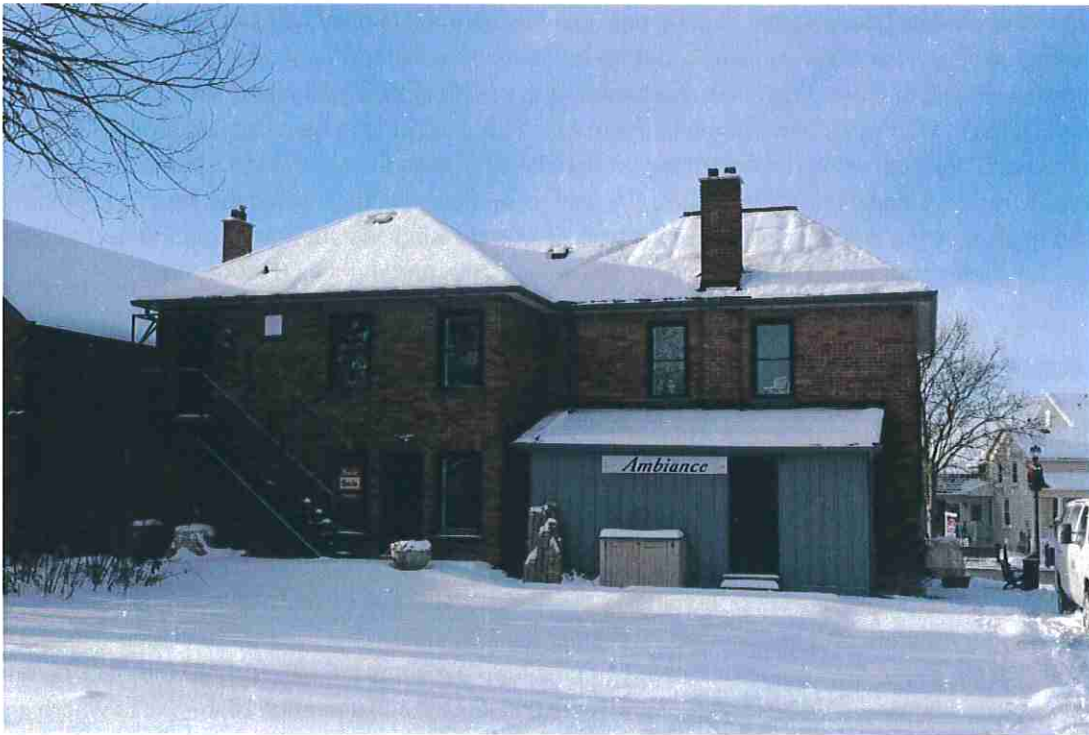


Figure 18: East façade of the house.

## 5.3 House

### 5.3.1 Main Block

#### 5.3.1.1 Exterior

The three-bay, two-storey main block has a square plan, with the principal façade oriented to Islington Avenue (Figure 19). The foundation is partially visible above grade and is random-rubble squared fieldstone parged in mortar (Figure 20 and Figure 21). The walls are brick laid in stretcher bond for the principal Islington Avenue, the south facade, and interestingly, only two-thirds of the north wall; just west of the east windows on the latter facade the masonry transitions to one-in-four American or common bond, and is capped at the eave by a row of headers (Figure 22). For the east facade the bonding pattern is different again, this time stretcher bond for corner and for the wall below the upper level windows, then one-in-five common bond for the upper level, which are also capped by a row of headers. This indicates a major extension to the east (further seen in the basement, described below) at some point prior to 1925, when the house appears in a photograph little different from its current state. Apart from the varied bonding pattern and window treatments, there are no other wall details.

Over the walls is a medium hip roof with pie-ended platform covered in asphalt shingle, and with projecting eaves clad in prefabricated metal soffits, fascia, gutters and rainwater leaders. A hip dormer with projecting eaves is centred on the principal facade, and lit by a single, square fixed sash window (Figure 23). A tall, double-flue and single-stack brick chimney extends from centre of east wall.

Fenestration is asymmetrically placed on both the principal façade and north wall, and limited to the upper level on the east façade. With the exception of the large, fixed sash 'picture' window on the ground level on the principal facade, all windows are tall with flat heads, are one-over-one double hung, and have concrete lug sills, but the treatment of the window heads varies. On the principal facade the two balanced second level windows have jack arches made using soldier brick voussoirs, but the offset picture window lacks a similar decoration. The paired second level windows that are offset from the centre of the north facade wall match those of the second level on the principal facade, but the windows beneath them, which are also off-set, have varying forms. Over the west first level window is a jack arch with gauged rubbed brick voussoirs, while the east window has a flat arch, vertical joint head capped by a row of slip brick (Figure 24). The paired windows of the west facade second level have no head decoration at all, only the stretcher course of the wall. Two more windows are now under the rear addition and are blind from the interior, but have the original moulded wood frame and muntins (Figure 25).

Access into the building from Islington Avenue is covered by the porch and through two off-centre entrances located asymmetrically either side of the central picture window. The north entrance has a single-leaf, glazed and panelled wood door with wood threshold and a flat arch head of header on face brick, while the south door is double-leaf, with glazed steel doors and a steel threshold, and a flat arch head of header on face brick (Figure 26 and Figure 27). Access from the rear of the building on Kellam Street is through the rear porch (described below).

The open front porch has a fieldstone foundation and brick base that is not keyed into the main block wall, and wide brick piers at the corners that support a wide and notched frieze and a hip roof with projecting eaves (Figure 28 and Figure 29). The straight stairs leading to the porch deck are of diminishing width and have a railing combining wood for the top and bottom rails, and steel bar balusters. This balustrade is also used for the railing enclosing the deck, which run from the piers to two smaller panelled wood pillars. Both the decking and tongue-and-groove ceiling planks are wood, and a crown moulding lines the inside edge of the frieze where it meets the ceiling.



At the rear of the main block is a narrow addition with shed roof, board-and-batten cladding, and 3-over-9 casement windows on the north facade. On the east is an offset, single leaf entrance with plain steel door and straight steps (Figure 30).

Overall, the house is representative of the widely popular Edwardian Classicism style (1900-1930), known in the United States as 'Foursquare' (Blumenson 1990; Fram 2003).

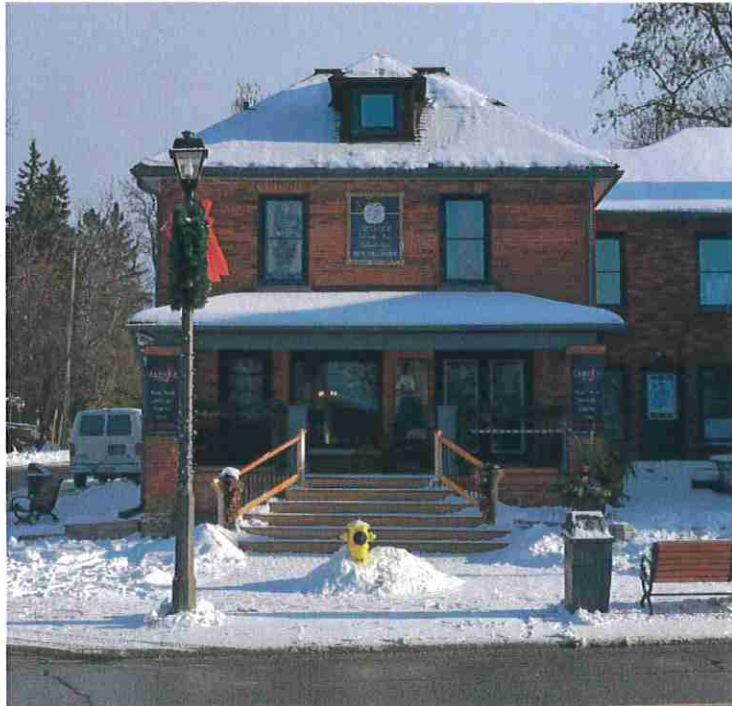


Figure 19: East façade of the main block.



Figure 20: Random rubble fieldstone foundation and brick masonry at the southwest corner of the main block.



Figure 21: Rubble foundation masonry as seen from the basement.

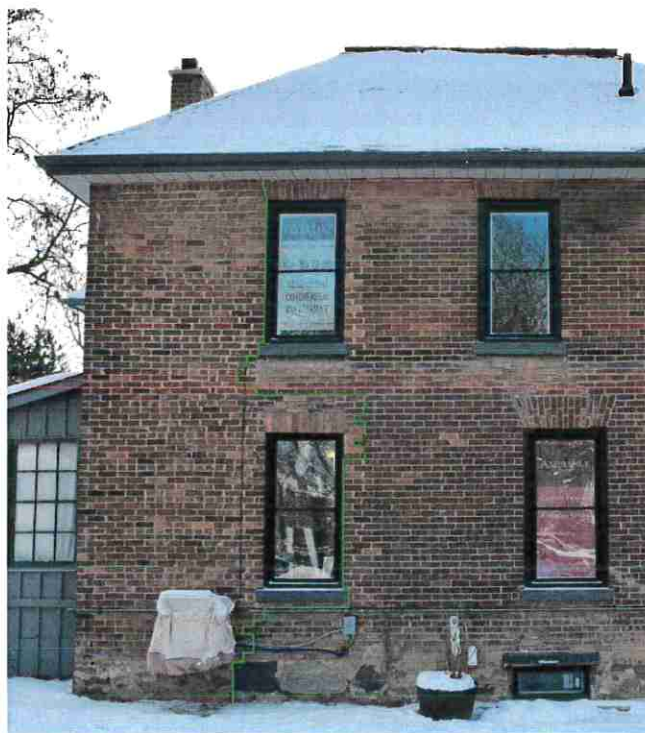


Figure 22: Mortar transition seen in the north wall of the main block.

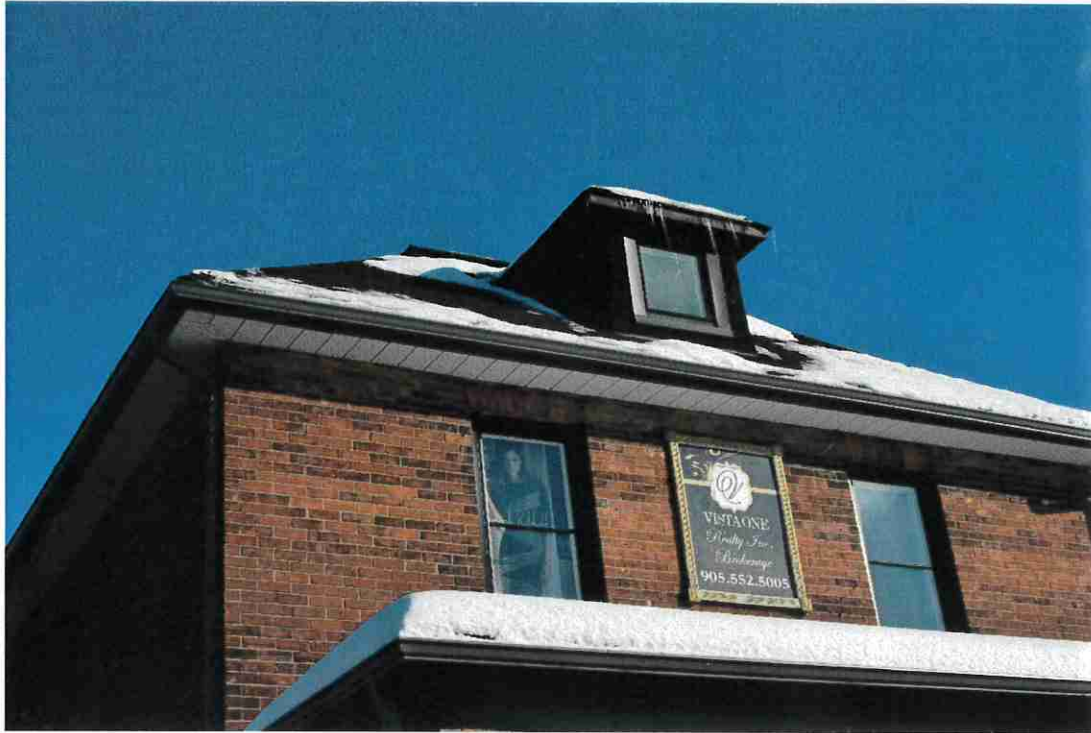


Figure 23: The main block dormer.



Figure 24: Window in the east extension.

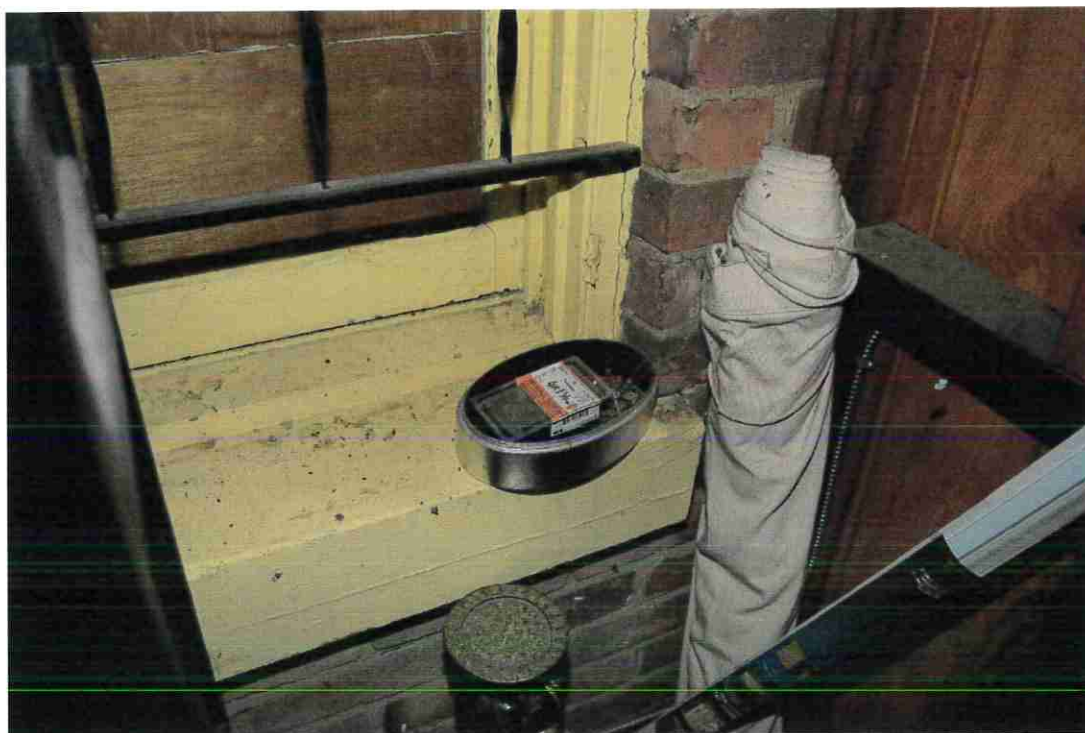


Figure 25: Wood window as seen inside the wood frame addition.



Figure 26: The north door on the west façade.





Figure 27: South doors on the west façade.



Figure 28: Connection between the verandah and main block.

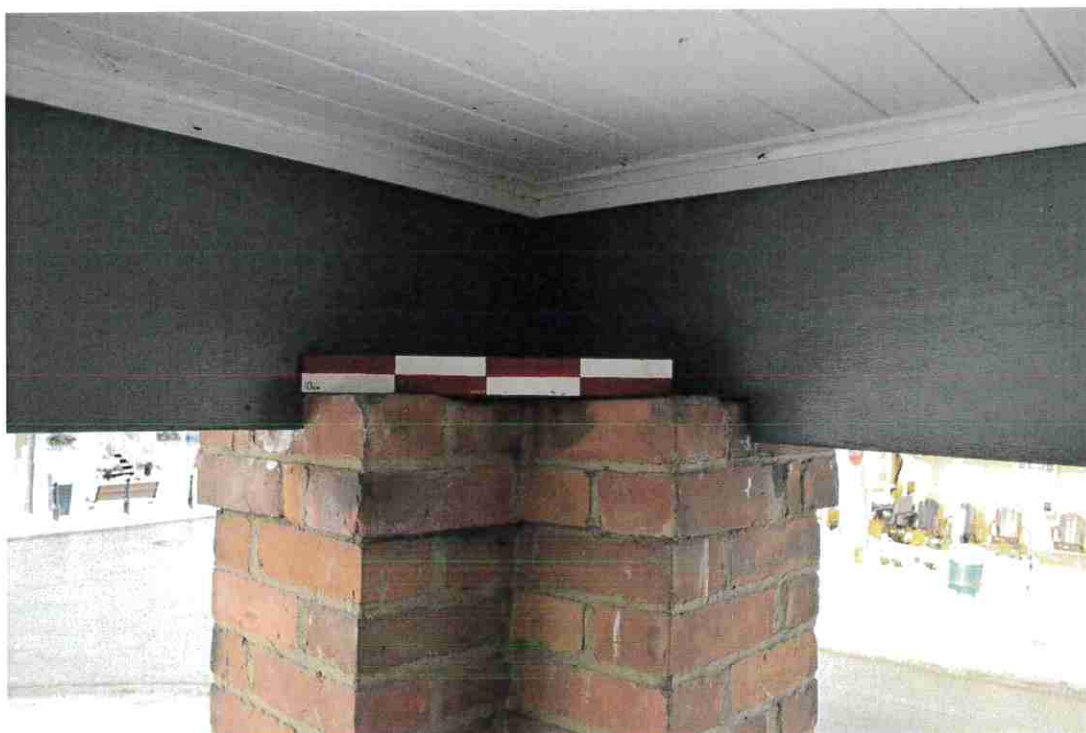


Figure 29: Brick pier, fascia, and ceiling of the main block.



Figure 30: East façade of the wood frame addition.



### 5.3.1.2 Interior

#### 5.3.1.2.1 First Level

The first level of the main block is divided into just three spaces: a large long room on the south entered through the double-leaf doors, and an entrance hall and large room with stairway on the north accessed through the north door (Figure 31). There are a number of contemporary finishes including laminate flooring, a mineral fibre panel suspended ceiling, and some prefabricated wood door surrounds, but earlier moulded wood door architraves and the tall moulded baseboard are also present in many places (Figure 32 and Figure 33). Also original is the quarter turn stairs with half-pace landing in the northwest quadrant of the first level, which has a moulded wall string, scotias under the nosings, and a balustrade with thick moulded handrail and turned balusters (Figure 34 and Figure 35). A door in the south room leads to the unfinished rear addition, where the brick exterior wall with blind wood windows of the main block, and 2x4-inch lumber and plywood sheet of the roof construction, is exposed.



Figure 31: Large south room of the main block.



Figure 32: Modern ceiling, architrave and floor finishes on the interior of the main block.



Figure 33: Original baseboard and door architraves in the main block.



Figure 34: The stairs to the second level.



Figure 35: Balustrade of the stairs to the second level.



### 5.3.1.2.2 Second Level

Alterations have been made to the second level, which is divided into a central landing hall with radiating northwest room, a northeast room, southwest room, and southeast room, but again original baseboard, and window and door architraves have been maintained through later plasterboard, panel ceiling, and flooring renovations, as has a section of balustrade around the landing (Figure 36).



Figure 36: West room of the second level.

### 5.3.1.2.3 Basement

A central staircase leads to the large north and south rooms of the basement, which has exposed random fieldstone foundation and partition walls parged in cement and north-south running circular sawn joists with flooring planks above. These are bounded on the east by a 38-cm wide stone and brick wall that corresponds to the change in masonry seen on the exterior. In the rooms east of this wall, the foundation is poured concrete topped by brick and the joists are on a 40.6 cm (16-inch) centre instead of the 41.9 cm (16-1/2-inch) centre seen in the west side of the basement (Figure 37 and Figure 38). Like the exterior masonry, both the east fieldstone 'interior' wall and difference in foundation construction clearly indicate an extension was made to the building in the first quarter of the 20th century.

Three windows now covered by the rear addition are located on the east exterior (concrete and brick) wall, and only a single window pierce the north and south walls, respectively.

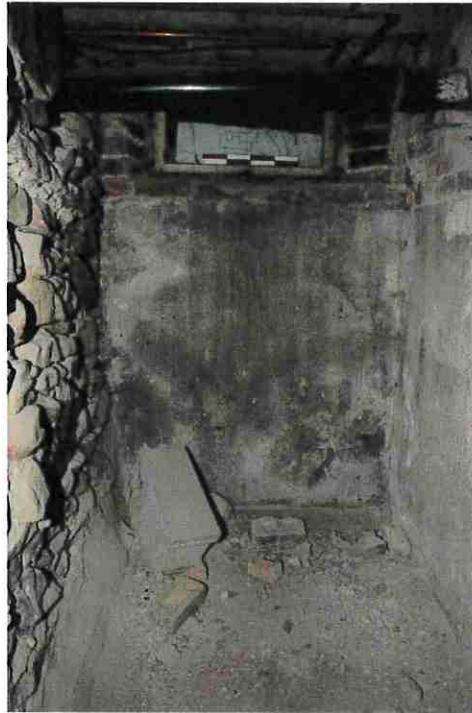


Figure 37: Rubble foundation of the original main block (left) and concrete and brick foundation of the extension as seen from the basement.



Figure 38: Joists and floorboards in the main block basement.



#### 5.3.1.2.4 Attic

The attic space is accessible via a staircase near the northwest corner of the second level and finished with a modern suspended ceiling and fluorescent lighting (the panels have been removed), wood laminate wall covering, and flooring (Figure 39). The roof construction of thin common rafters with circular-sawn sheathing planks is visible in the northwest corner (Figure 40).

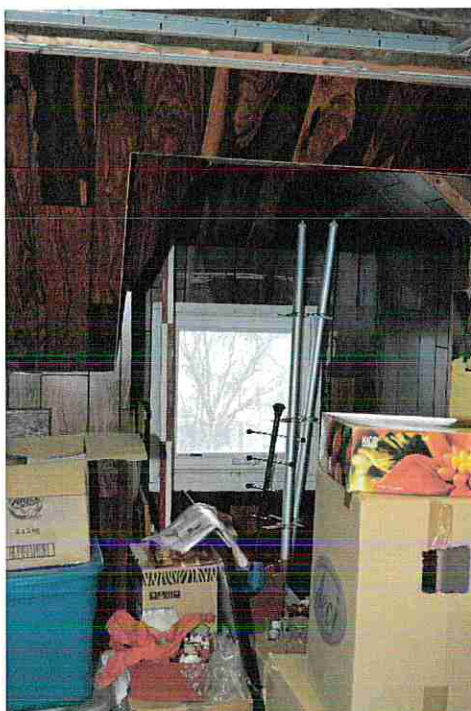
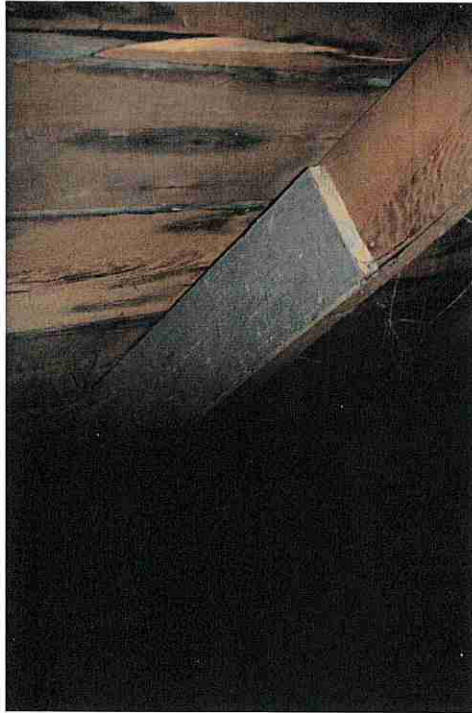


Figure 39: Interior of the attic, facing the dormer.





*Figure 40: View of the roof construction of the main block as seen from the attic access.*



### 5.3.2 Rear Wing

The two-storey and four-bay rear wing extends from the southeast corner of the main block and sits on a poured concrete foundation (Figure 41). It is constructed entirely in stretcher-laid 'overfired' machine-made brick to match the main block, and also has a hip roof, with a gable section connecting it to the main block, and prefabricated metal soffit and fascia, and gutters and rainwater leaders. There are two roof vents and a sanitary pipe on the roof on rear facing pitch but otherwise is plain.

In contrast to the main block, the fenestration is aligned between levels and the window and door openings have flat arch heads formed of soldier brick, and sills of header on face brick (Figure 42). The west glazed steel door is offset to the north and between two windows, a pattern continued on the wing's east side. A plain steel door on the east facade is at the second storey and accessed via a metal fire escape stairway. An exception to the balance of the rear facade is a small square and blind window between the second level door and window, and at the first level is a blind window only recognizable due to its surviving soldier brick arch head.

Small bathrooms represent the only division on the main and second floor, and all finishes are contemporary with the mid-1980s period of construction or more recent (Figure 43 and Figure 44).

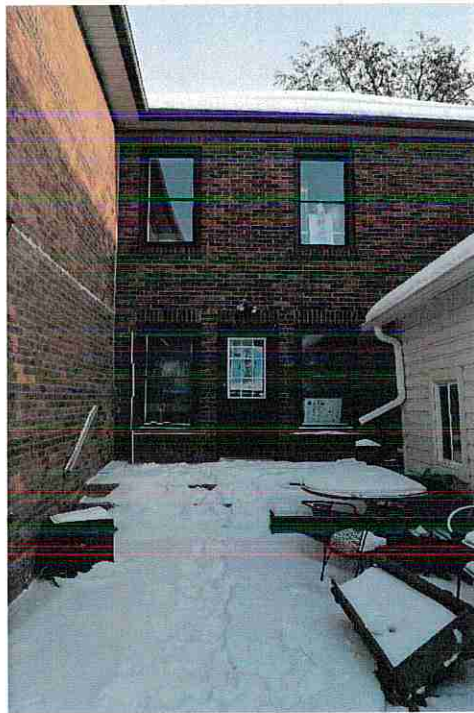


Figure 41: West façade of the brick wing.



Figure 42: Typical window of the brick wing.



Figure 43: First level interior of the brick wing.



Figure 44: Second level room of the brick wing.

## 5.4 Shop

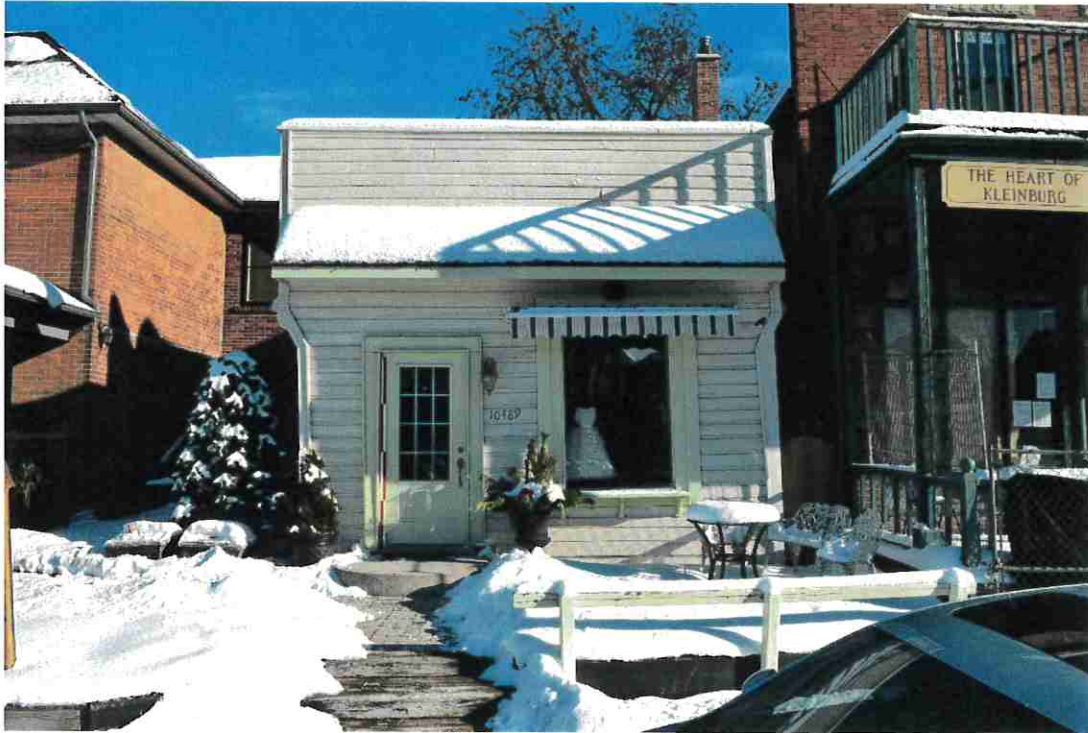
The single storey, two-bay shop has a rectangular plan and is constructed of wood frame clad in wood shiplap siding with corner boards (Figure 45, Figure 46, Figure 47, and Figure 48). The foundation material is unknown but could be slab on grade or fieldstone masonry. The medium gable roof is covered in asphalt shingle and fronted by a boomtown front with shiplap cladding and crown moulding at the cornice of the parapet, and a lower pent roof section (Figure 49). Only short roof vents pierce the roof. On the gable roof the eaves and verges are projecting and have wood a wood fascia and tongue-and-groove board soffit, and on the east gable there is a moulded fascia and narrow frieze.

On the principal, Islington Avenue, facade is a large, single fixed sash window with wood sill and architrave on the south, and an offset glazed steel door with architrave formed of boards and relief strips. On the north side are two evenly spaced short windows with moulded architraves and horizontal sliding vinyl insert windows (Figure 50), while on the east is a short window centred on the end wall, an entrance to the south with steel storm door, and a short, vertical board door with strap hinges centred in the gable (Figure 51). A tall, blind window is on the south wall near the building's southeast corner.

The interior is divided into just three spaces: a front room, a rear room, and attic. In the front room are exposed and painted joists ornamented with scotia and crown mouldings and the ceiling is formed of tongue-and-groove boards (Figure 52 and Figure 53). The front window, side window, door, and rear passage architraves have mouldings and corner rosettes but these may not be original, and the floor is wood laminate (Figure 54). In the



rear room the crown moulding is much narrower than the front room and the windows only have architraves of prefabricated mouldings (Figure 55). The attic space was not accessed.



*Figure 45: West façade of the shop.*



Figure 46: North and west façades of the shop.



Figure 47: East and north façades.



Figure 48: Detail of the corner board and shiplap cladding.



Figure 49: Cornice at the parapet on the west façade.



Figure 50: Window on the north wall.



Figure 51: Door in the east gable.



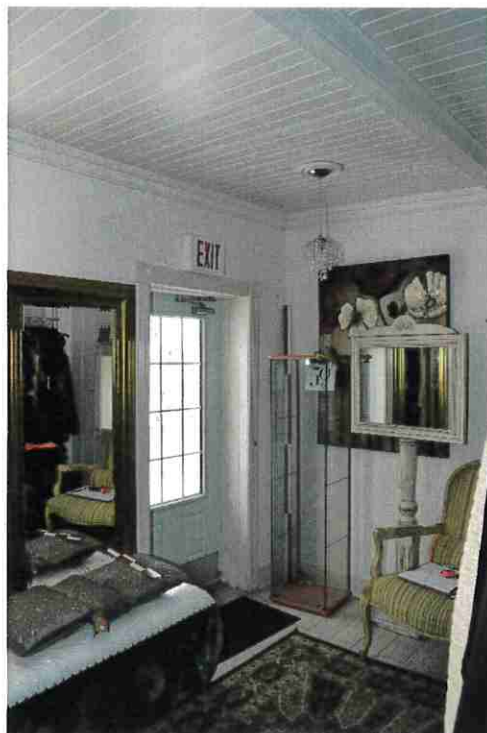


Figure 52: Interior of the shop front room.

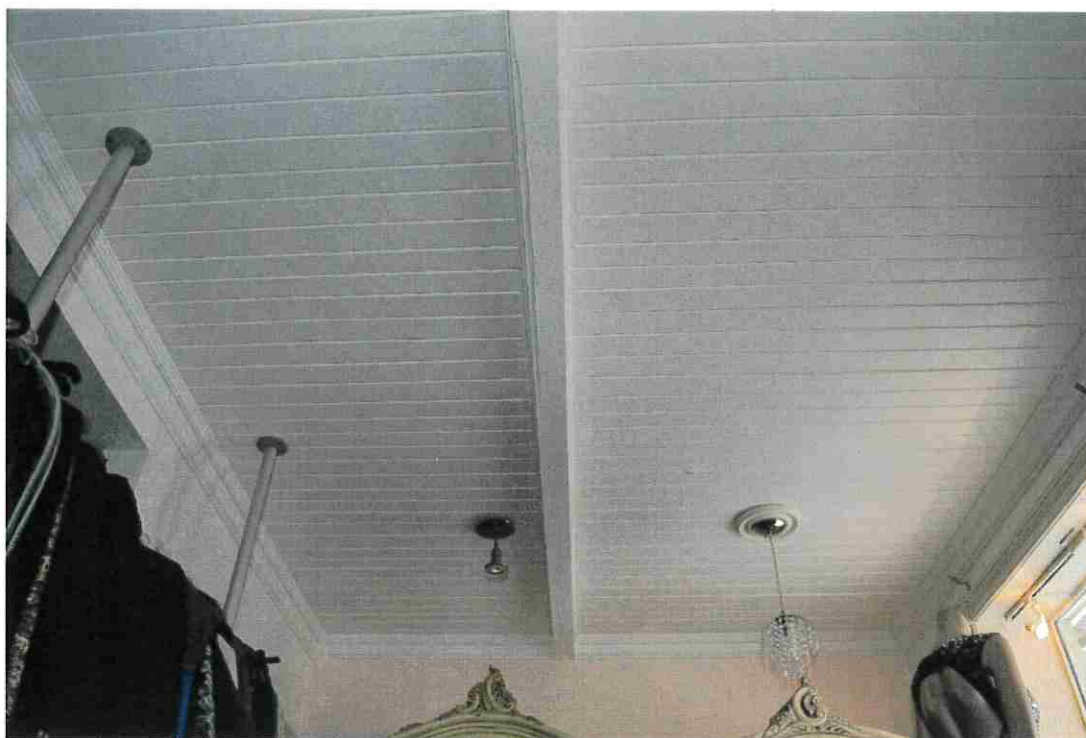


Figure 53: The ceiling in the front room of the shop.



Figure 54: Rosette and moulding for the door architrave.



Figure 55: The rear room of the shop.



## 5.5 Detached Garage

The single-storey garage with medium gable roof is oriented with the end wall facing Kellam Street (Figure 56, Figure 57, and Figure 58). Its balloon frame construction is exposed on the interior, and is clad on the exterior in wood clapboard and corner board for the walls, and vertical board for the gables. The foundation could not be seen but presumed to be poured concrete, and inside the floor is finished in large concrete pavers. Double-leaf wood doors on the end wall provide vehicle access from Kellam Street, but the structure is also entered via a single-leaf door near the southwest corner; there are no windows. Despite its condition and wood cladding, the garage's construction in dimensional lumber suggests it was built in the second half of the 20<sup>th</sup> century (Figure 59).

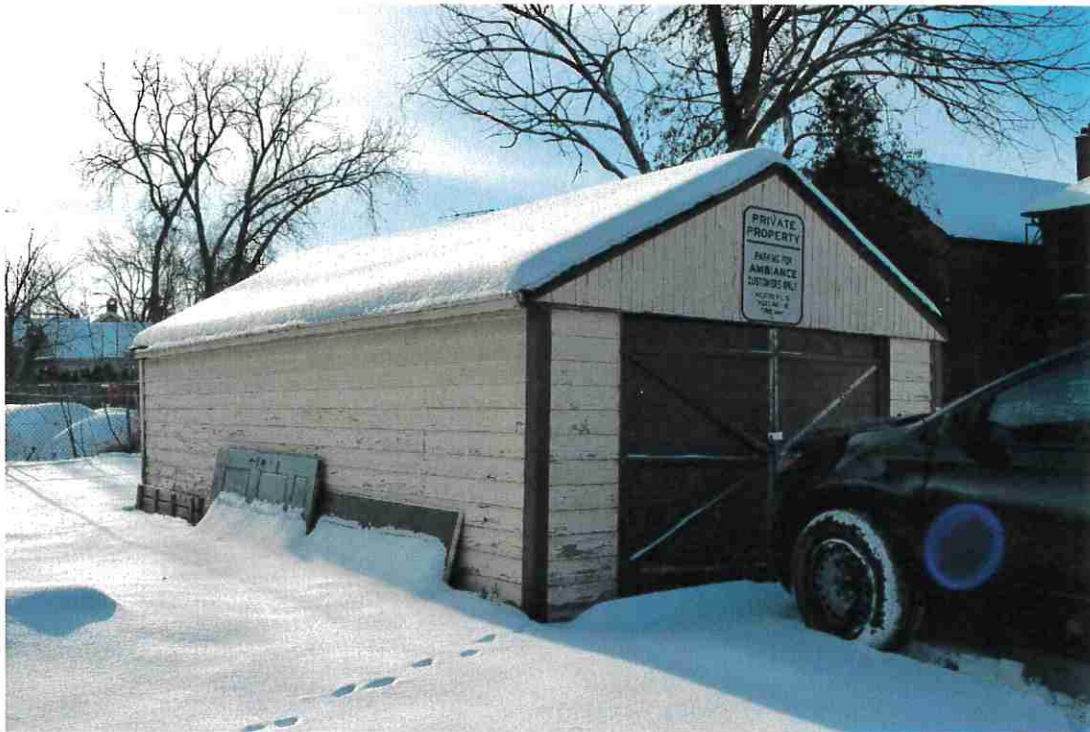


Figure 56: East and north façades of the garage.

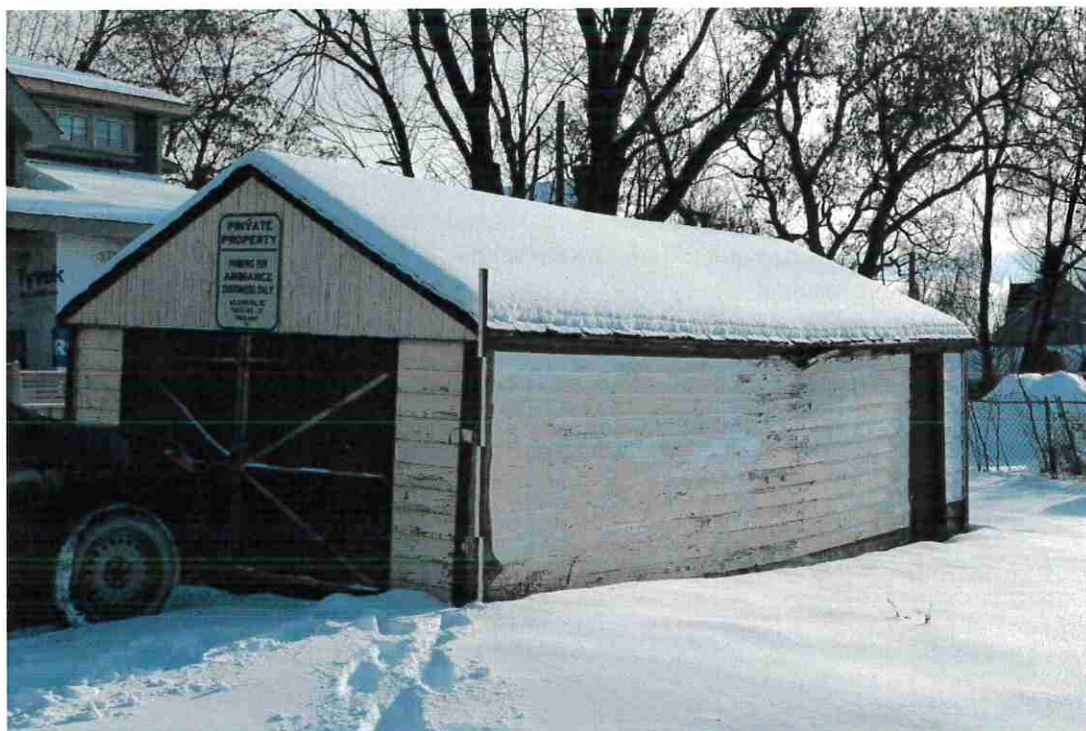


Figure 57: North and west façades of the garage.

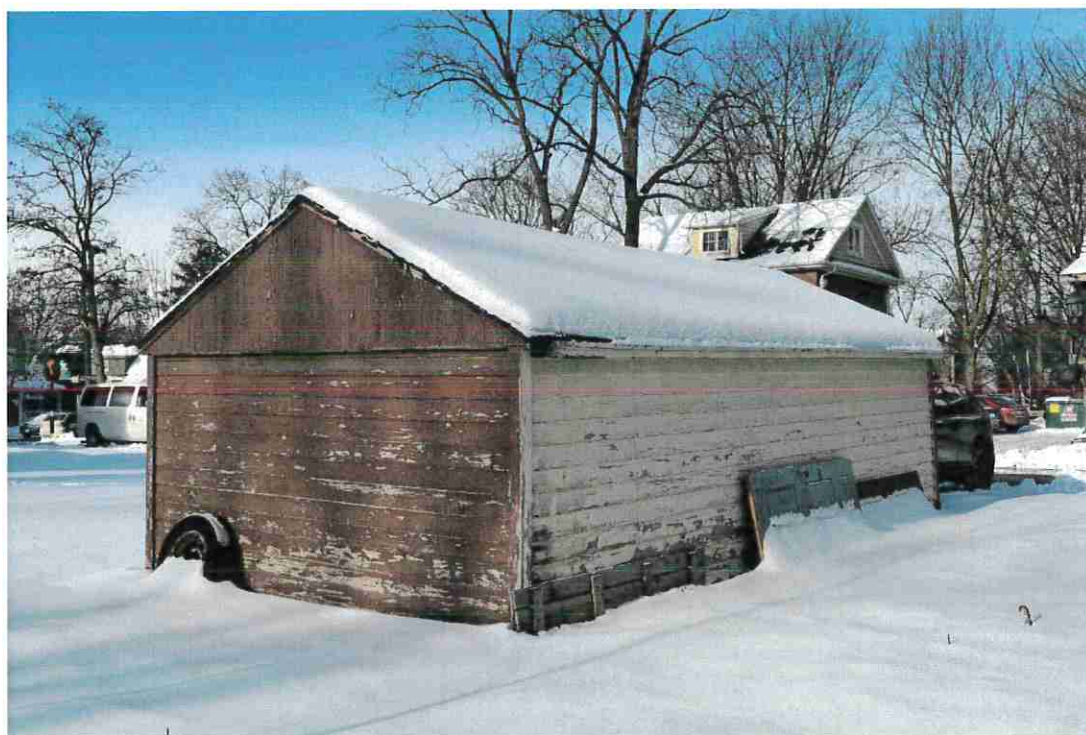


Figure 58: South and east façades of the garage.



Figure 59: Dimensional lumber roof trusses in the garage.

## 6.0 STRUCTURAL HISTORY

Only two developmental phases could be identified based on the structural evidence, historical data, and oral history. These represent the initial construction and occupation (Phase 1, c. 1901/02 to 1935) and alterations and expansion after 1935 (Phase 2, 1935 to present). Each are described below.

### 6.1 Phase 1: c. 1901/02 to 1935

The following elements of the Study Area date to the initial construction and occupation and includes photographic and other media documentation between 1925 and 1935.

- Two-storey Edwardian Classicism main block with hip roof and dormer and rear brick chimney;
- One-storey shop with boomtown façade;
- Main block verandah;
- East extension of the main block;
- Surviving baseboard and door architraves in the main block;
- Ceiling construction in the shop; and,
- Fencing around the north and west boundaries of the lot.



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The earliest photograph clearly showing the main block and shop dates to 1925 (Figure 60), but another undated photograph provided by the City may have been taken around the same time (Figure 61). In 1929 a portion of the shop was included in a painting by A.J. Casson, a member of the renowned group of Canadian artists known as the Group of Seven (Figure 63). A third photograph, taken in 1935 also shows a portion of the shop (Figure 65). All but the 1925 image were reconstructed by Golder in 2016 (Figure 62, Figure 64, and Figure 66).



Figure 60: Circa 1925 view of the Study Area, facing south (courtesy City of Vaughan).



Figure 61: Circa 1920s photograph of Islington Avenue showing the shop at far left (courtesy City of Vaughan).

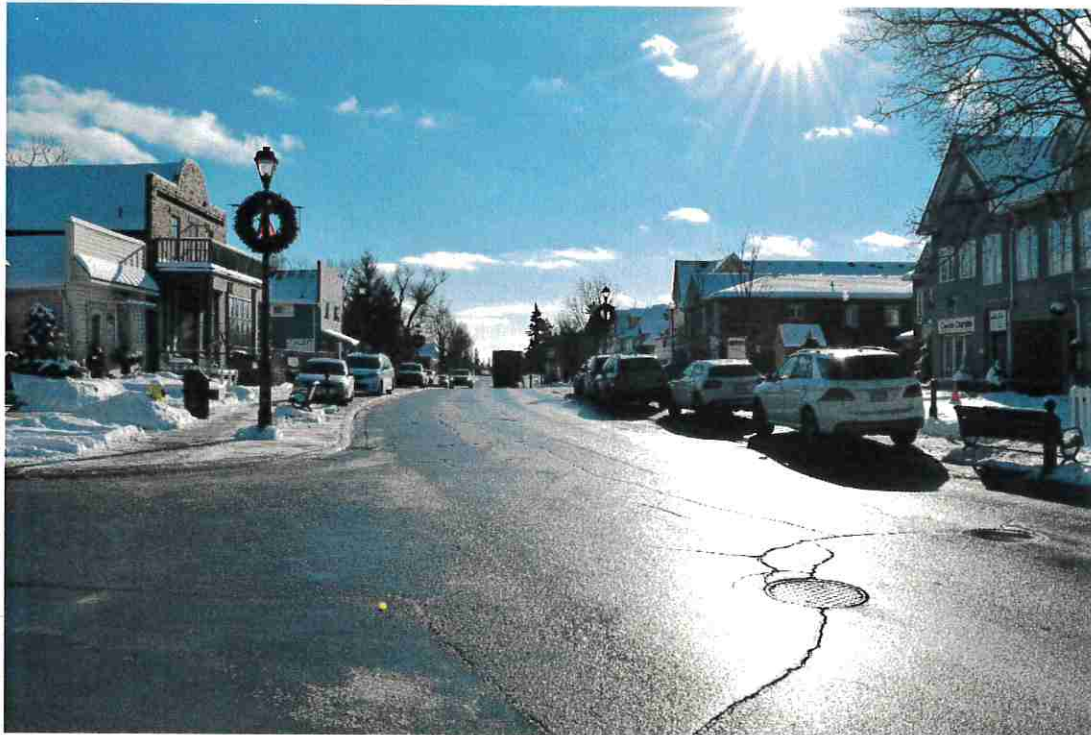


Figure 62: Reconstruction of the 1920s view above, 2016.