



**REPORT**

## Heritage Documentation Report

*"The Ice Cream Shop", 10489 Islington Avenue, Lot 6, Plan 11, Nashville-Kleinburg Heritage Conservation District, City of Vaughan, Ontario*

Submitted to:

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September 24, 2020



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## Acknowledgements

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## 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"). The property covers 851.4 square metres and includes a two-storey residence with two-storey wing and rear wood frame addition, a small "Ice Cream Shop" with boomtown front, 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 of the house, the Ice Cream Shop, and the detached garage to construct a one storey brick and glass addition to the Islington Avenue façade of the house and a two-storey, 566.67 square metre mixed residential and commercial building on Kellam Street. Golder's CHIA concluded that the proposed development of the property will directly impact the original sections of the house and Ice Cream Shop, but determined that the 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. To mitigate the loss of the Ice Cream Shop, which was found to be in poor physical condition, Golder recommended that the building be preserved by record prior to its demolition.

Upon the City of Vaughan accepting these findings, 2081447 Ontario Inc. retained Golder in May 2018 to prepare a heritage documentation report (HDR) for the Ice Cream Shop.

This HDR serves as an addendum to Golder's CHIA and provides:

- An overview of the scope and methods used to document the structure;
- A brief documentary and structural history of the structure;
- "As-built" drawings; and
- Photo documentation of the exterior and interior of the building.

Additionally, Golder recommends that:

- This HDR be deposited in a permanent, publicly accessible archive in the City of Vaughan.



## Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with guidance developed by the Ontario Ministry of Tourism, Culture and Sport, 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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## 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 property”; Figure 1). The property covers 851.4 square metres and includes a two-storey residence with two-storey wing and rear wood frame addition, a small “Ice Cream Shop” with boomtown front, 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*.

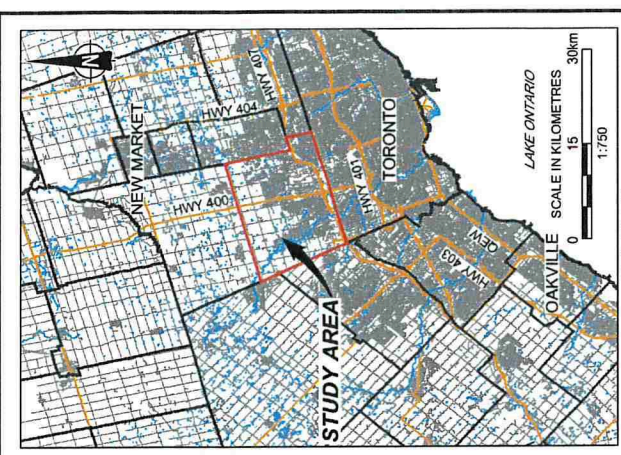
2081447 Ontario Inc. intends to demolish the rear wood-frame addition of the house, the Ice Cream Shop, and the detached garage to construct a one storey brick and glass addition to the Islington Avenue façade of the house and a two-storey, 566.67 square metre mixed residential and commercial building on Kellam Street. Golder’s CHIA concluded that the proposed development of the property will directly impact the original sections of the house and Ice Cream Shop, but determined that the 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. To mitigate the loss of the Ice Cream Shop, which was found to be in poor physical condition, Golder recommended that the building be preserved by record prior to its demolition.

Upon the City of Vaughan accepting these findings, 2081447 Ontario Inc. retained Golder in May 2018 to prepare a heritage documentation report (HDR) for the Ice Cream Shop.

This HDR serves as an addendum to Golder’s CHIA and provides:

- An overview of the scope and methods used to document the structure;
- A brief documentary and structural history of the structure;
- “As-built” drawings; and
- Photo documentation of the exterior and interior of the building.





KEY PLAN

**LEGEND**

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

**REFERENCE**

DRAWING BASED ON MNR LIO, 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 25, 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.

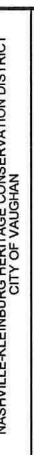
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TITLE: LOCATION MAP

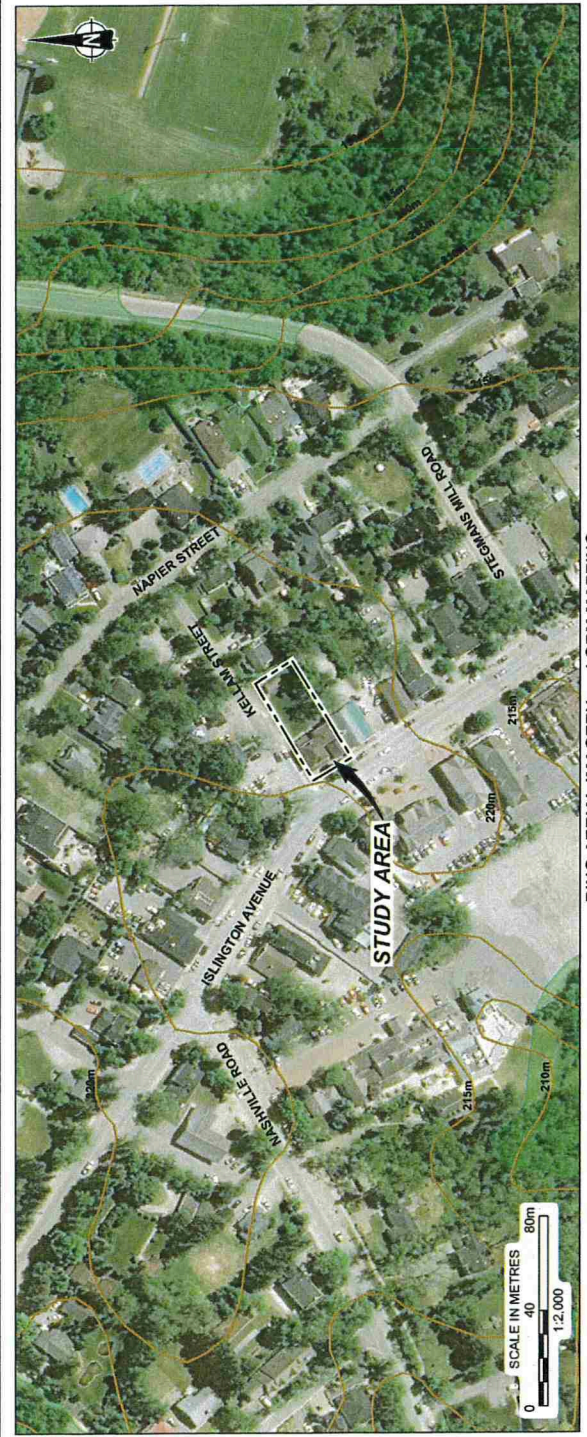
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DATE 20 Aug. 17/18 SCALE AS SHOWN

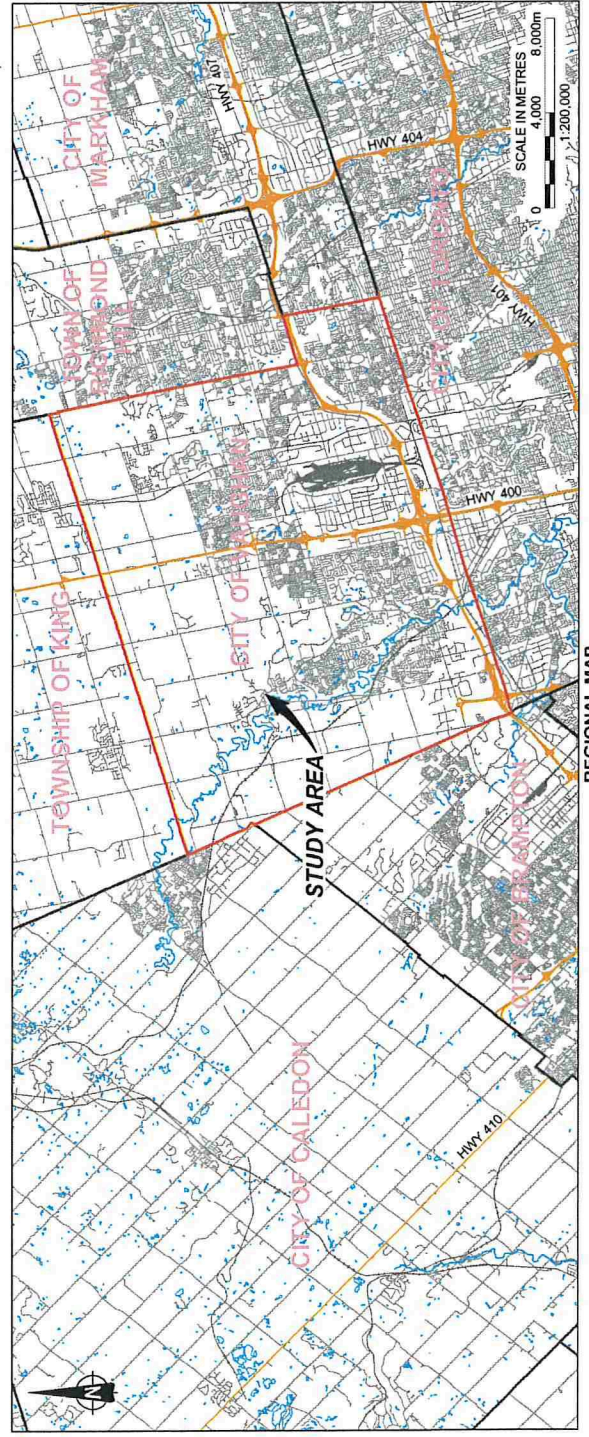
FIGURE 1



166503-10000



BING AERIAL IMAGERY and OBM MAPPING



REGIONAL MAP



## 2.0 SCOPE AND METHOD

As mentioned above, the scope for this HDR was limited to the Ice Cream Shop, which was determined in Golder's 2017 CHIA to be a heritage attribute of the property. It follows the specifications for a 'Photographic Documentation Report' as outlined in Section 6.3.1.4 of the Ministry of Transportation *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007) and is primarily a graphic record, with a full descriptive account of existing conditions for the property as a whole provided in the CHIA. The historical and phasing summaries provided in Section 3.0 is excerpted from Golder's 2017 CHIA.

Measured drawings and photographic documentation of the property was initially carried out for the HIA on December 15 and 19, 2016 by Cultural Heritage Specialist Christopher Lemon, who used a Nikon D5300 digital camera. Subsequent documentation was conducted by Cultural Heritage Specialist Henry Cary on February 18, 2018, using a Bosch GML 50C laser distance measure and Olympus Evolt E-500 DSLR. This HDR includes images collected from both site visits, but all photos are from February 2018 unless indicated otherwise. Digital images from the 2018 field investigations were rectified to remove distortion using DxO ViewPoint 3© software.

## 3.0 HISTORICAL CONTEXT

### 3.1 Documentary History

The 1798 survey map of Vaughan Township indicates that the property was originally part of Lot 24, Concession 8, while John Stoughton Dennis' 1848 *Plan of the Village Plot of Mount Vernon* 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.

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 was used for some other purpose. There is no mention of the Ice Cream Shop but it may be visible on a 1911 postcard (Figure 2).

The earliest photograph clearly showing the Ice Cream Shop dates to 1925 (Figure 3), but another undated photograph provided by the City may have been taken around the same time (Figure 4 and Figure 5). 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 6 and Figure 7). A third photograph, taken in 1935 also shows a portion of the shop (Figure 8 and Figure 9).

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.



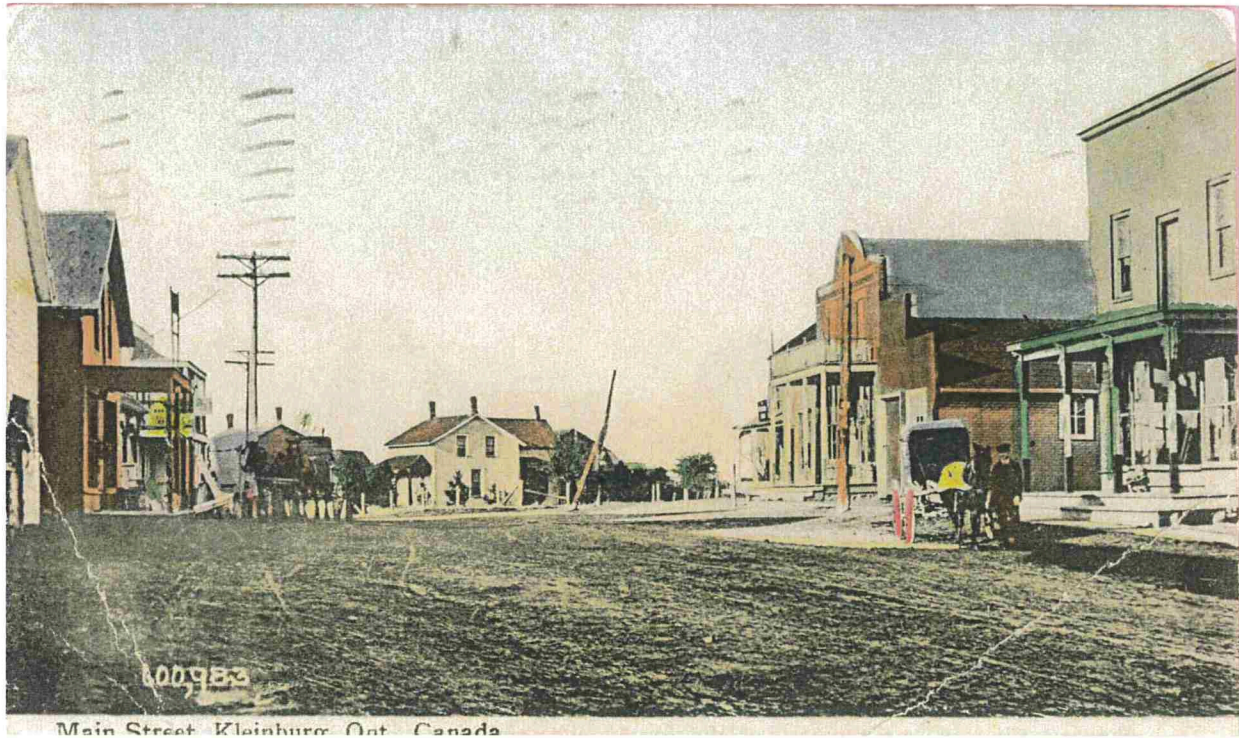


Figure 2: 1911 tinted photograph postcard of 'Main Street Kleinburg'. At centre-right the corner of the verandah of the house on the property is visible, as well as glimpses of the front façade of the Ice Cream Shop.



Figure 3: Circa 1925 view of the house and Ice Cream Shop (centre-right), facing south (courtesy City of Vaughan).





Figure 4: Circa 1920s photograph of Islington Avenue showing the Ice Cream Shop at far left (courtesy City of Vaughan).

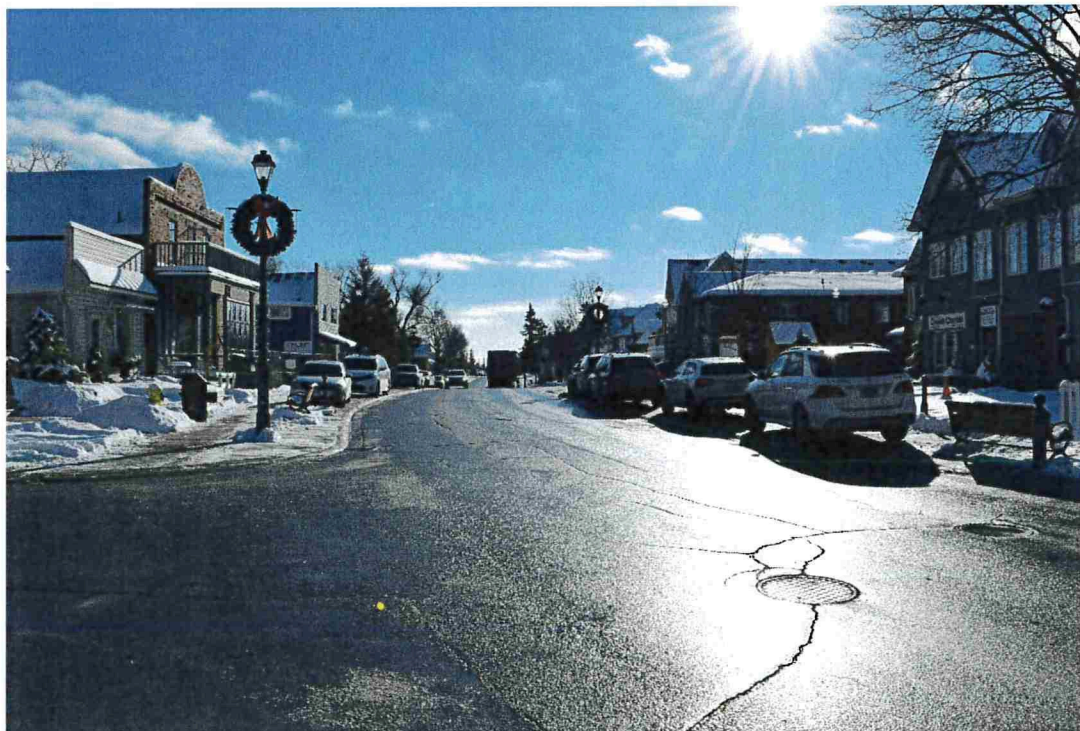


Figure 5: Reconstruction of the circa 1920s view above (December 2016).





Figure 6: 'Kleinburg' by A.J. Casson, circa 1929 (McMichael Canadian Art Collection 1966.16.124).

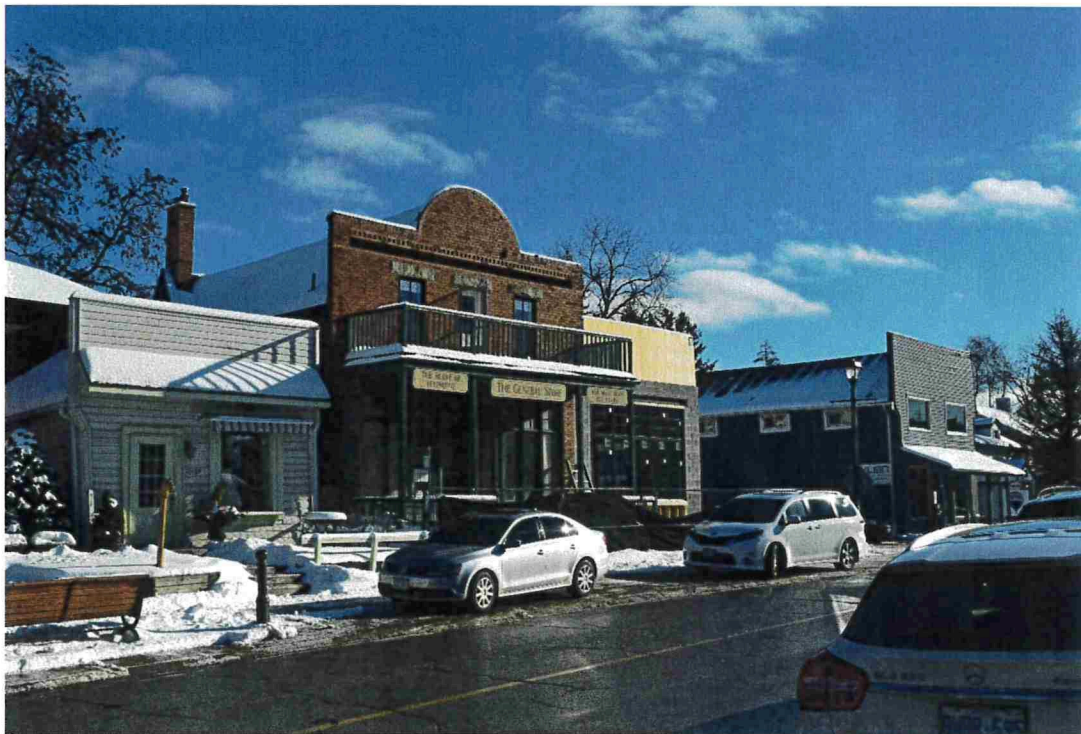


Figure 7: Recreation of the circa 1929 view above (December 2016).





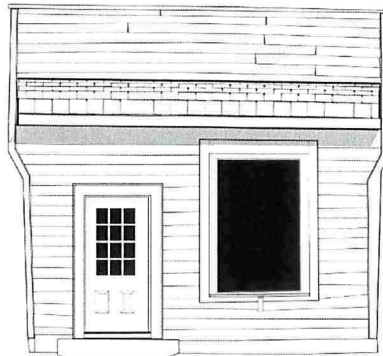
Figure 8: 1935 photograph showing the shop at far left (courtesy City of Vaughan, M992.24.1).



Figure 9: Recreation of the 1935 view above (December 2016).

## 4.0 DOCUMENTATION

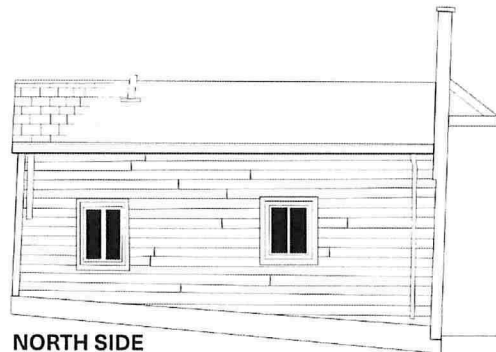
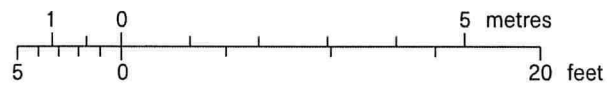
### 4.1 Measured Drawings



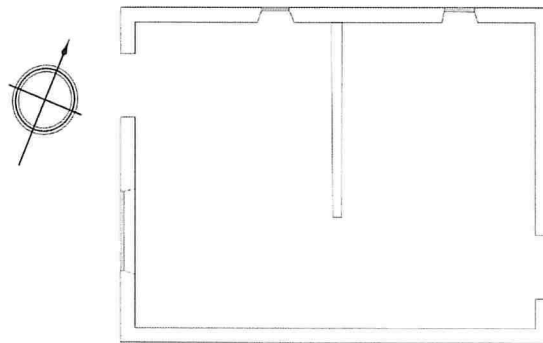
WEST FACADE



WEST FACADE - RECTIFIED



NORTH SIDE



FLOORPLAN

**"Ice Cream Shop"**  
**10489 Islington Avenue**  
Village of Kleinburg, City of Vaughan

Surveyed: February 18, 2018  
Drawn by: H Cary





## 4.2 Description & Photographic Record

The single-detached, single-storey and two-bay shop has a rectangular plan and is constructed of wood frame clad in wood shiplap siding with corner boards (Figure 10 to Figure 15). The foundation material is unknown but could be slab on grade or fieldstone masonry. Behind the boomtown front with pent roof, shiplap cladding and moulding at the cornice of the parapet (Figure 16) is a medium gable roof covered in asphalt shingle. This roof has projecting eaves and verges and plain wood fascia, and tongue-and-groove board soffit; at the east gable is a moulded fascia and narrow frieze.

On the principal, Islington Avenue side façade is a large fixed-sash window with plain wood sill and architrave and an offset glazed steel door with plain architrave formed of boards and relief strips. On the north sidewall are two small windows with plain architraves and horizontal sliding vinyl inserts (Figure 17) while on the east is an opening centred high on the end wall, an entrance with steel storm door, and a short, vertical board door with strap hinges centred in the gable.

The interior is divided into just three spaces: a front room on the Islington Avenue side, a rear room in the east, and an attic accessible only via the east gable door (Figure 18 to Figure 21). In the front room the west façade window, side window, entrance, and rear passage architraves have moulding with corner rosettes (these are likely recent additions), and the floor is wood laminate. The ceiling is formed in tongue-and-groove boards and exposed and painted joists ornamented with scotia and crown mouldings. In the rear room the crown moulding is narrower, and the windows only have prefabricated architraves. The attic space was not accessed.



Figure 10: West façade of the Ice Cream Shop.





Figure 11: North sidewall and west façade.

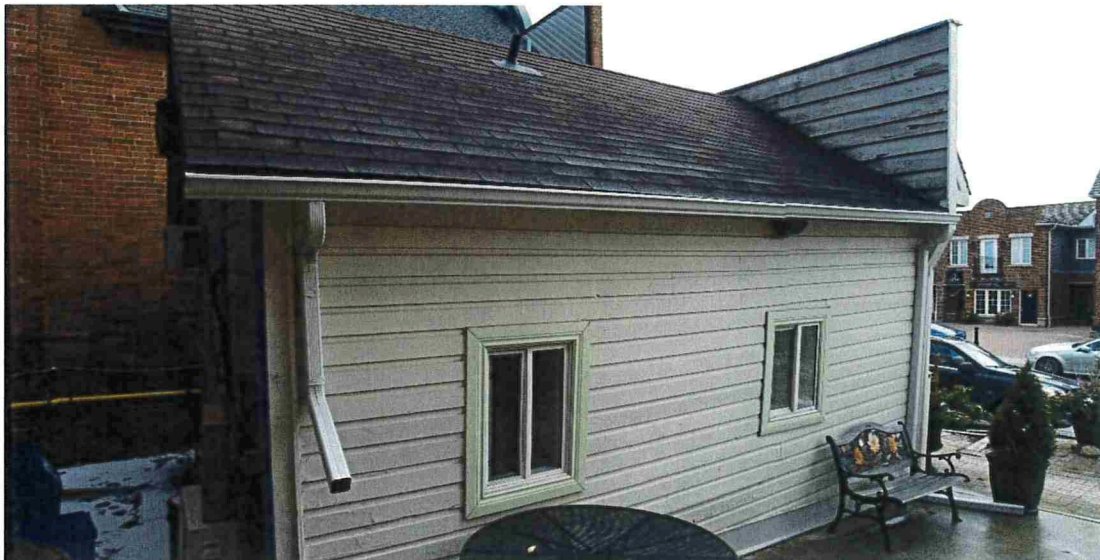


Figure 12: East end wall and north sidewall.

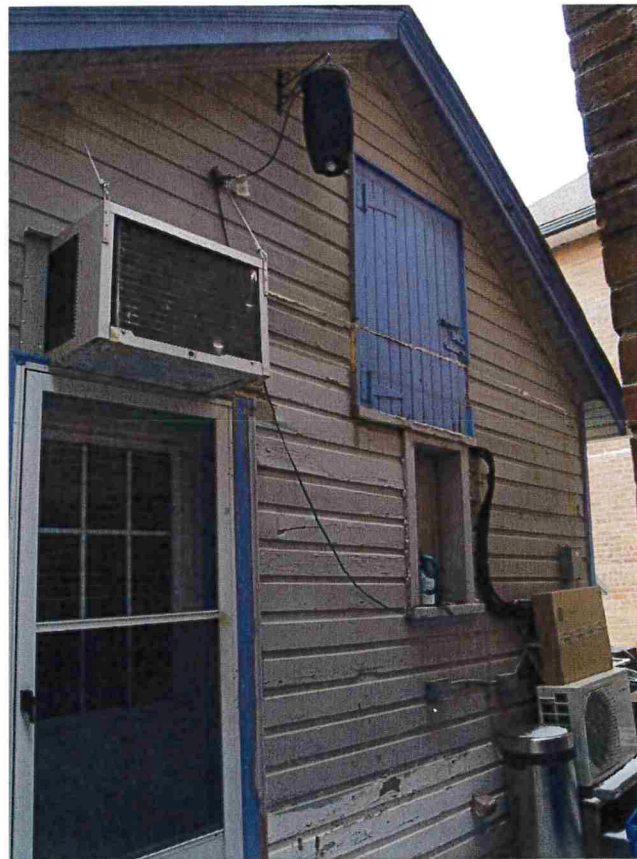


Figure 13: East end wall and gable.

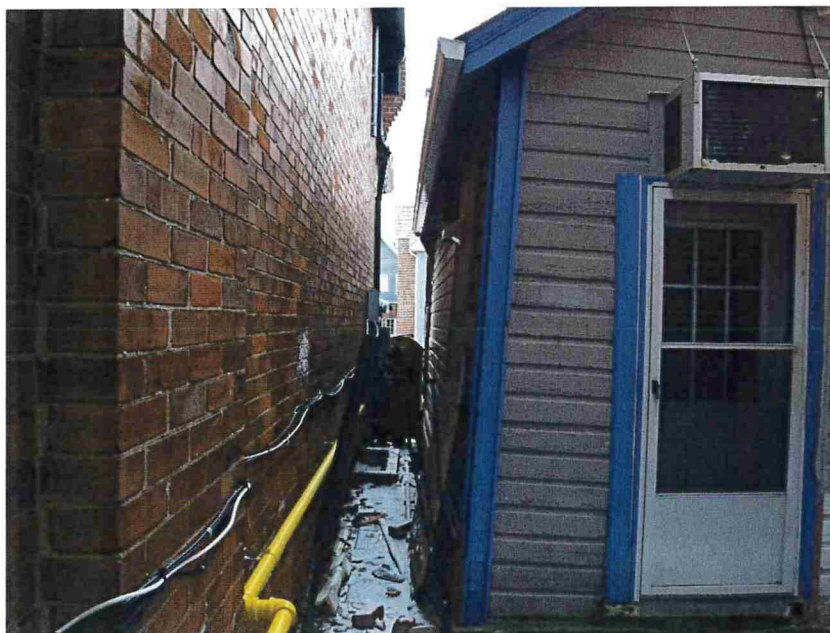


Figure 14: South sidewall (image distortion due to limited distance from which to take photograph)





Figure 15: Detail of the front façade corner board and shiplap cladding.

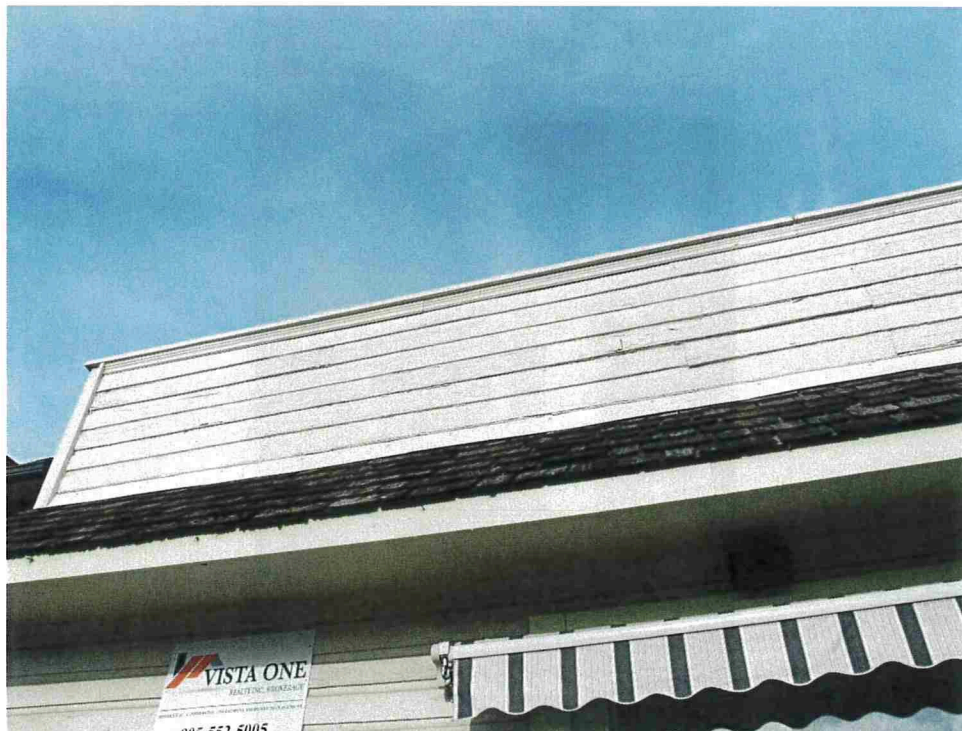


Figure 16: Pent roof and parapet on the west façade.



Figure 17: East window on the north sidewall.



Figure 18: Front door and interior of the front room, facing northwest (December 2016).



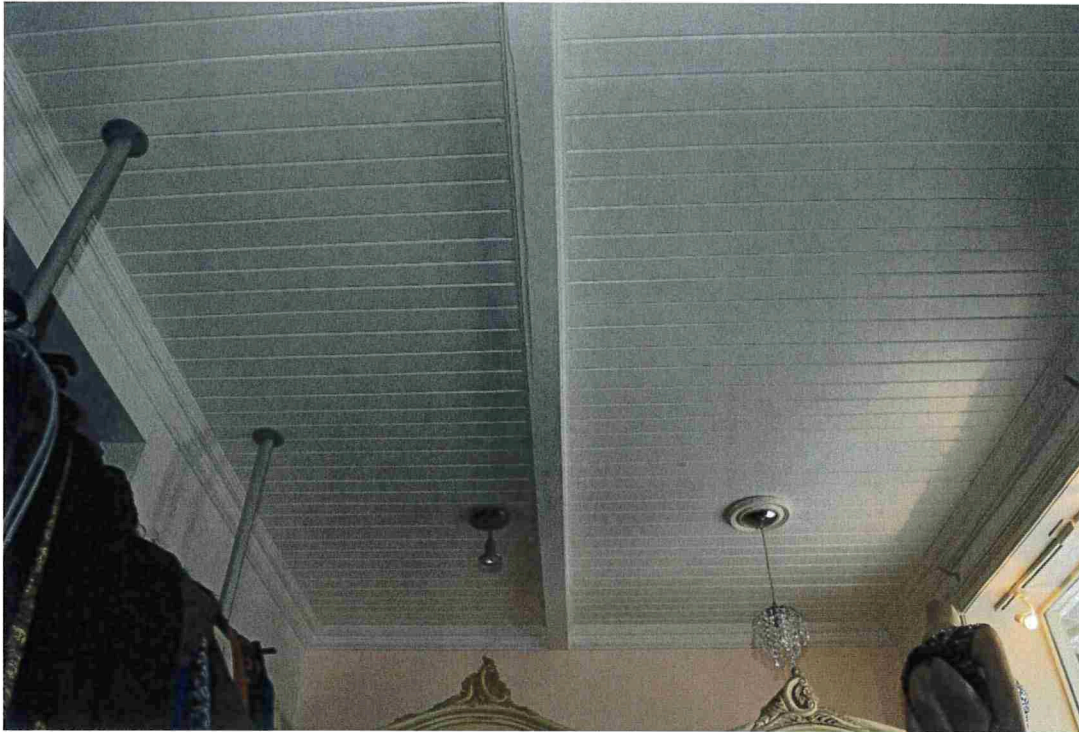


Figure 19: The ceiling in the front room, facing south (December 2016).



Figure 20: Rosette and moulding for the front door architrave (December 2016).



Figure 21: The rear room, facing north (December 2016).

## 5.0 CONCLUSION

This Heritage Documentation Report (HDR) for the Ice Cream Shop at 14068 Islington Avenue in the City of Vaughan provides a photographic and descriptive account for “preservation by record”.

Golder recommends that:

- No further heritage studies or construction monitoring be conducted; and,
- This HDR be deposited in a permanent, publicly accessible archive in the City of Vaughan.



## 6.0 BIBLIOGRAPHY

Ministry of Transportation Ontario (MTO)

2007 *Environmental Guide for Built Heritage and Cultural Heritage Landscapes*. MTO, Toronto.

Parks Canada Agency

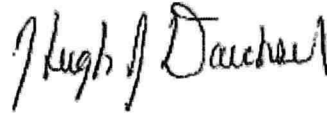
1980 *Canadian Inventory of Historic Building Exterior Recording Training Manual*. Parks Canada, Ottawa.

## Signature Page

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