HERITAGE PLANNING & ARCHAEOLOGY

837 Princess Street, Suite 400
Kingston, Ontario
Canada K7L 1G8
Phone: 613-507-7817
Toll free: 833-210-7817
info@lhcheritage.com
www.lhcheritage.com

HERITAGE UPDATE LETTER

ATTACHMENT 2
15 MILL STREET

TO: Roy Murad
Property Owner
15 Mill Street
Thornhill, ON
L4J 8C5

FROM: Christienne Uchiyama, MA, CAHP
Principal | Manager, Heritage Consulting Services
LHC Heritage Planning & Archaeology Inc.

DATE: 4 July 2024

RE: HERITAGE UPDATE LETTER, 15 MILL STREET

1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained by Roy Murad (the '**Owner**') on 20 June 2024 to prepare a Heritage Update Letter for the proposed demolition of the existing coach house, construction of a two-storey secondary suite attached to the existing house in the place of the coach house, and construction of a second storey bedroom addition to the existing house on the property at 15 Mill Street (the '**Property**') in Thornhill (geographic City of Vaughan), Ontario (the '**City**').

It is understood that a Heritage Impact Statement was prepared by Phillip H. Carter Architect and Heritage Consultant in November 2010. The 2010 HIA was part of a Heritage Permit Application for the proposed restoration of the house—originally built c. 1825—on the Property and the construction of a rear addition (see Appendix A). The permit was approved by the Heritage Vaughan Committee in 2011. A Minor Variance from City of Vaughan By-law 1-88 permitting the construction of a one-and-a-half storey addition to the house was approved by the City of Vaughan's Committee of Adjustment on 13 April 2011. The Minor Variance allowed for narrower front yard set back, rear yard set back to dwelling, and rear yard setback to detached garage.

It is further understood that the City has required the Owner to have a Heritage Update Letter prepared prior to construction of the proposed two-storey secondary suite attached to the existing house. This Heritage Update Letter responds to the City's request. It provides a brief description of the Property's existing conditions, describes the proposed development, reviews

possible direct and indirect impacts to the Property's cultural heritage value or interest and to the City's Thornhill Heritage Conservation District (**THCD**), and assesses the proposed development's compliance with the *Thornhill Vaughan Heritage Conservation District Plan 2007* (***TVHCD Plan***).

2 INTRODUCTION TO THE PROPERTY

2.1 PROPERTY LOCATION

The Property is located on the south side of Mill Street in Thornhill, in the geographic City of Vaughan, Ontario. It is legally described as LT 8 RANGE B PLAN 328 VAUGHAN; VAUGHAN (Figure 1).

2.2 PROPERTY DESCRIPTION

The Property is a rectangular lot of approximately 3167.87 square metres that is occupied by two buildings including a residential house and a coach house. The residential house is centrally located on the Property and is narrowly setback from Mill Street. It is composed of a restored house with a large, rear addition constructed in 2011. The coach house is a small outbuilding to the rear of the restored house in the Property's southeast corner.

2.3 PROPERTY HERITAGE STATUS

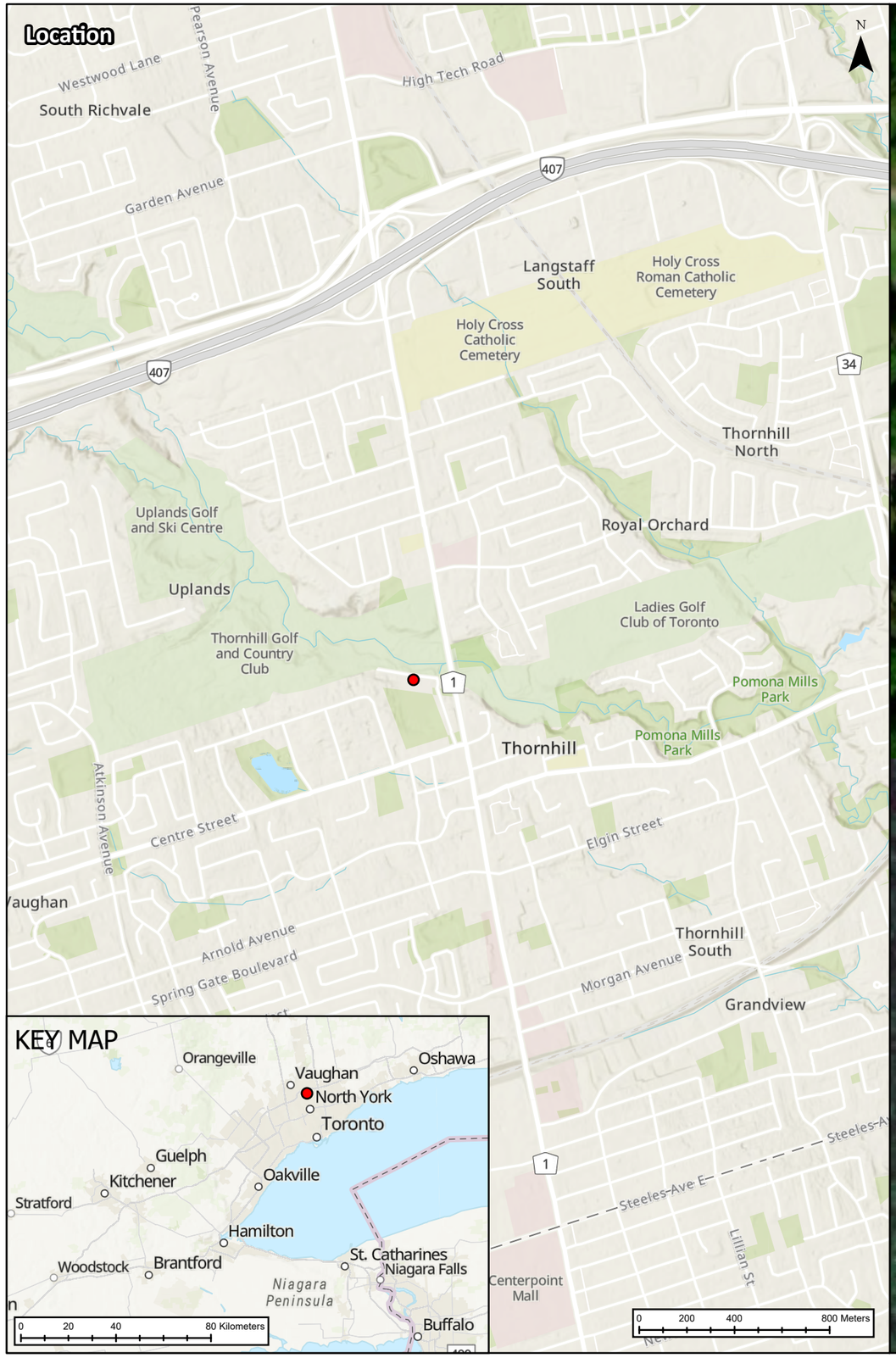
The Property is designated under Section 41, Part V of the *Ontario Heritage Act* (***OHA***) as part of the THCD (City of Vaughan By-law 323-2007).

2.4 ADJACENT HERITAGE PROPERTIES

The City's *Official Plan* defines 'adjacent', as it pertains to cultural heritage, as "those lands contiguous to a protected heritage property."[1] Using this definition, the Property is adjacent to three heritage properties, including 21 Mill Street, 26 Old Yonge Street, and 42 Old Yonge Street. All three properties are designated under Section 41, Part V of the *OHA* as part of the THCD (By-law 323-2007). The adjacent property at 42 Old Yonge Street is also designated under Section 29, Part IV of the *OHA* (By-law 66-2001).

[1] City of Vaughan. "City of Vaughan Official Plan Volume I." Consolidated December 202. Accessed 21 June 2024. https://www.vaughan.ca/sites/default/files/2023-11/VOP%20Volume%201%20-%20OPA%20101%20Correction%20%28October%2017%202023%29%20Clean%20to%20Upload.pdf?file-verison=1703165857359. 323.

Location



Current Conditions

TITLE
Location and Current Conditions of the Study Area

CLIENT
Roy Murad

PROJECT
Letter of Opinion

PROJECT NO. LHC0455

Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S) 1. City of Toronto, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, City of Toronto, ON, Maxar, Microsoft, Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Town of Oakville, Esri Canada, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS, NRCan, Parks Canada, Esri, USGS

LHC

YYYY-MM-DD 6/27/2024

FIGURE # 1

3 EXISTING CONDITIONS

3.1 SURROUNDING CONTEXT

The Property is in the THCD, an irregularly shaped district in the City's southeast corner, north of the City of Toronto and west of the City of Markham. It includes 82 properties located on Brooke Street, Centre Street, Elizabeth Street, Mill Street, Old Jane Street, Old Yonge Street, and Yonge Street.

The Property is on the south side of Mill Street near the geographic centre of the THCD. It is bounded by Mill Street to the north, 42 Old Yonge Street to the east, 26 Old Yonge Street (Thornhill Park) to the south, and 21 Mill Street to the west. Mill Street is a local road that extends northwest from Old Yonge Street's northern terminus. It provides access to several residential properties. It is a single lane road with an asphalt driving surface approximately 3.5 m wide. Wood electrical poles with streetlights are located along the north side of the road. The adjacent property at 42 Old Yonge Street is a rectangular lot with an approximate area of 2,200 square metres. It is occupied by a two-storey residential house and a one-and-a-half story detached garage. Both buildings are clad in beige stucco with green door, window, and roof trim. The adjacent property at 26 Old Yonge Street (Thornhill Park) is an irregularly shaped lot with an approximate area of 43,200 square metres. It is occupied by a baseball diamond, playground, swimming pool, and tennis courts. The adjacent property at 21 Mill Street is a rectangular lot with an approximate area of 1,100 square metres. It is occupied by a two-storey, brick residential house.

The topography is generally flat surrounding the Property. The area is densely populated with mature deciduous trees that are common on the side and rear yards or properties in the area. Manicured front lawns, juvenile deciduous and/or coniferous trees, and gardens with perennial flowers are also common in the front and side yards of properties in the area. Single detached residential houses are the most common building type in the area. Residential properties are typically rectangular in shape with wide frontages on the street. Houses range from one to two storeys and are most commonly clad in brick. House generally have a narrow to moderate setback from the street, ranging from approximately 3.0 metres to 18.5 metres.

3.2 ADJACENT HERITAGE PROPERTIES

The adjacent heritage properties identified in Section 2.3 are given further description in Table 1 below.

Table 1. Adjacent Heritage Properties

Address	Heritage Recognition	Photo
21 Mill Street	Section 41, Part V of the *OHA* as part of the *Thornhill Heritage Conservation District* (By-law 323-2007)	 Google Maps, 2024
26 Old Yonge Street	Section 41, Part V of the *OHA* as part of the *Thornhill Heritage Conservation District* (By-law 323-2007)	
42 Old Yonge Street	Section 29, Part IV of the *OHA* (By-law 66-2001) Section 41, Part IV of the *OHA* as part of the *Thornhill Heritage Conservation District* (By-law 323-2007)	 Google Maps, 2024

3.3 THE PROPERTY

The Property is a rectangular lot of approximately 3167.87 square metres that is occupied by two buildings including a residential house and a coach house. The residential house is centrally located on the Property and is narrowly setback from Mill Street. It is composed of a restored house originally built c. 1825 with a large, rear addition constructed in 2011. The coach house is a small outbuilding in the to the southeast of the restored house originally built c. 1825 in the Property's southeast corner.

The Property has a cobbled driveway that extends between the east elevation of the house and the eastern property line. It provides access to a covered parking area towards the rear of the house and to the coach house. Gardens with coniferous and deciduous trees are on both sides of the driveway. The driveway also provides access to a cobbled walkway that wraps around the primary, north elevation of the restored house originally built c. 1825. In front of the cobbled walkway is a front yard. The middle section of the front yard is covered with manicured grass. On either side of the grass is a garden with coniferous and/or deciduous trees, shrubs, and perennial flowers. The Property's east, west, and south property lines are densely covered with mature deciduous and coniferous trees.

3.3.1 HOUSE

The house is a single-detached, one-and-a-half storey building (Figure 1). The main building composes the foremost, north section of the house. It originally dates from circa 1825, had additions and alterations completed in 1910, 1940s, and 1955, and was restored in 2011. It has a rectangular floor plan measuring approximately 16.0 metres wide by 8.5 metres deep with a large, rear wing addition constructed in 2011 (see description below). Its primary, north façade has six bays, composed of two doors and four windows. It has a full below grade basement with concrete foundation walls. Exterior walls are clad in narrow wood clapboard siding with cornerboards. The building has a saltbox roof with return eaves. A plain frieze is present along the building's north and south elevations and continues beneath the return eaves on the east and west elevations. Three gable dormers with projecting eaves are present on the north side of the roof. Windows have a flatheaded opening and simple moulded trim. They have two sashes and are organized into a nine-over-six pattern (first storey) or six-over-six pattern (upper half storey). The building has two observable primary entrances on its north elevation – both with the same composition. They have flatheaded openings, an entablature header outside of the structural opening, and decorative fluted piers on the sides. They have a solid, single leaf door accessed from a run of two stone steps.

The addition is one-and-a-half storeys and has an irregular floor plan. Its main, central wing is attached to the rear of the original house. Two wings, one extended to both the east and west, branch of the central wing of the addition. Both extend beyond the side elevations of the

original house. The addition's exterior walls are clad in narrow wood clapboard siding with cornerboards. The central wing and east wing have medium hip roofs and the west wing has a medium side gable roof. Five hip dormers are present on the central wing's roof, including three on its east elevation and one on both its south and west elevations. Windows in the addition are typically flatheaded with a simple moulded trim.

Figure 2. View southwest showing the Property

3.3.2 COACH HOUSE

The coach house is an attached, one-storey building connected to the main building's addition by a breezeway. It has a rectangular floor plan measuring approximately 8.2 metres wide by 6.8 metres deep. It is clad in narrow wood clapboard siding with cornerboards. It has a flat roof with a one-side, mansard section on its north elevation. Windows and doors have a flatheaded opening and simple moulded trim. Doors are composed of two-leaves with central glazing that are at grade.

4 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

Section 2.5 of the *TVHCD Plan* provides the following statement of heritage value for the Thornhill Vaughan Heritage Conservation District:

> The Thornhill Vaughan Heritage Conservation District is a distinct community in the City of Vaughan, characterized by a wealth of heritage buildings, historic sites, and landscapes. Although none of Thornhill's mills or the earliest houses have survived, a wealth of buildings, both residential and commercial, dating from the 1830s, 40s, '50s remain—largely intact. These constitute the original basis of the village's heritage character.
>
> The continuing development of Thornhill saw new buildings erected, decade by decade. Houses dating from the mid-19th century through the early 20th century represent many of the styles developed during those prolific decades. Victorian vernacular, Victorian Gothic, Queen Anne, Foursquare/Edwardian, Arts and Crafts, and Craftsman Bungalow styles are all represented in the District. Many of the mid-20th century houses, including the Department of Veteran Affairs (DVA) housing, were built in the Cape Cod Cottage style, which shares the New England Georgian model with the old village houses of a century before, and many of the more recent houses have made an effort to reflect the heritage styles in the village.
>
> The ongoing development of Thornhill has maintained the scale and character of the older parts of the village, with a variety of lot sizes and sitings, mostly modest-sized buildings, mature and rich planting and landscaping, and a rural or modified-rural road profile in many places. This character is strongly maintained in most of the village. Although the mills and their ponds are long gone, the river valley remains unbuilt, as woodland and grass (the golf course), and serves as a reminder of the mill-town origins of Thornhill.[2]

The Property's Cultural Heritage Value or Interest was described in Phillip H. Carter Architect and Heritage Consultant's Heritage Impact Statement, prepared in November 2010 (Appendix A).

[2] City of Vaughan. "Thornhill Vaughan Heritage Conservation District Plan 2007." October 2007. https://www.vaughan.ca/about-city-vaughan/projects-and-initiatives/policy-planning-projects/thornhill-vaughan-heritage-conservation-district-plan-2007. 10.

5 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Owner is proposing to demolish the existing coach house, construct a two-storey secondary suite attached to the existing house in the place of the coach house, and construct a second storey bedroom addition to the existing house on the property at 15 Mill Street (Figure 3).

The proposed two-storey secondary suite attached to the existing house is "L" shaped. Its east elevation is 12.79 metres, and its south elevation is 18.00 metres. Its north elevation is divided into three sections. The foremost section is 5.49 metres wide. A partial below grade basement will be located beneath this section. The rearmost section – which has two sides – will be divided into a 6.41 metre section (east) and a 6.07 metre section (west). The west section is behind (south of) the existing building's carport. The proposed secondary suite attached to the existing house will be clad in narrow wood clapboard siding and will have a skirt roof between the first and second storey. Its roof is typically a medium hip but has a medium gable section corresponding with the east side of the building's rearmost section. Three gable dormers with projecting eaves will be on the gabled section of the roof. Windows and doors will be flatheaded with a simple moulded trim (Figure 4). Windows will have louvred shutters.

The bedroom addition to the existing house will be constructed above an existing part of the house on the southwest corner of the building (Figure 5). This alteration will not be visible from the street.

Figure 3: Rendering showing the relationship between the existing house (front, right) and the proposed secondary suite attached to the existing house (rear, left)

Figure 4: Rendering showing the north elevation of the proposed secondary suite attached to the existing house

Figure 5: Rendering showing the location of the second story bedroom addition

6 IMPACT OF THE PROPOSED DEVELOPMENT

6.1 IMPACTS TO THE PROPERTY

The Ministry of Citizenship and Multiculturalism's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or property alteration. These impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **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; and,
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.[3]

The cultural heritage value or interest of the Property is limited to the original house and its relationship to the HCD. Because the proposed alterations to the Property do not directly involve the original house, no direct adverse effects from destruction or alteration are anticipated. Indirect adverse effects from shadows are also unlikely because shadows produced as a result of the proposed development are not anticipated to alter the appearance of the Property's heritage attributes. Furthermore, indirect adverse effects from isolation or obstruction are not anticipated because the proposed development is separated from the original house. Lasty, no change in land use is proposed and no land disturbances are anticipated.

[3] Ministry of Citizenship and Multiculturalism. "Heritage Impact Assessments and Conservation Plans, Info Sheet #5." In Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005. (Queen's Printer for Ontario, 2006).

6.2 IMPACTS TO ADJACENT HERITAGE PROPERTIES

Direct or indirect negative effects from the proposed development are not anticipated for the adjacent heritage properties at 21 Mill Street, 26 Old Yonge Street, and 42 Old Yonge Street. Because the Property is screened from adjacent properties by mature trees and because the proposed development is not occurring in close proximity to any built features of the adjacent properties, impacts are unlikely.

6.3 COMPLIANCE WITH THE *THORNHILL VAUGHAN HERITAGE CONSERVATION DISTRICT PLAN 2007*

Table 2 and Table 3 assess the compliance of the demolition of the coach house and construction a two-storey secondary suite attached to the existing house in its place with relevant policies and guidelines in the *TVHCD Plan*, respectively. Table 4 and Table 5 assess the compliance of the second storey addition/alteration in the existing house's southwest corner with relevant policies and guidelines in the *TVHCD Plan*, respectively.

Table 2: Compliance of the Demolition of the Coach House and Construction a Two-storey Secondary Suite Attached to the Existing House in its Place with the Policies in the *TVHCD Plan*[4]

Policy #	Policy	Discussion
4.4.1.a)	The design of new residential buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.	This policy is met. The proposed secondary suite attached to the existing house is a clear product of its time and reflects architectural influences from the Vernacular "Loyalist" Cottage style. Influences from this style are most evident through the use of clapboard siding and windows with wood shutters. Additional characteristics common of this style are present on the east side of the rearmost section of the secondary suite attached to the existing house. This section has a symmetrical, three-bay façade and

[4] City of Vaughan. "Thornhill Vaughan Heritage Conservation District Plan 2007." 21.

Policy #	Policy	Discussion
		a medium pitched side gable roof.
4.4.1.b)	New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.	This policy is met. The proposed secondary suite attached to the existing house shares the same orientation, materials, and colours as the existing house on the Property. It also uses similarly proportioned windows, doors, and roof shapes. The height to the highest ridge of the proposed secondary suite attached to the existing house is 6.93 metres. The proposed bedroom addition and new house are located to the rear of the existing house and is deeply setback from Mill Street.
4.4.1.c)	New residential building construction will respect natural landforms, drainage, and existing mature vegetation.	This policy is generally met. The proposed secondary suite attached to the existing house will generally respect natural landforms, drainage, and existing mature vegetation. Four trees near the Property's east property line will be removed to allow for the construction of the secondary suite attached to the existing house. New trees will be planted to replace the ones that will be removed.
4.4.1.e)	Historically appropriate heights for new residential buildings are considered to be 1 ½ or 2 storeys. New residential buildings should be not less than 80% or more than 120% of the average height of the adjacent residential buildings. Notwithstanding the height limit above, two storey	This policy is met. The proposed secondary suite attached to the existing house is two storeys. The height to the highest ridge of the proposed secondary suite attached to the existing house is 6.93 metres. It is in keeping with City

Policy #	Policy	Discussion
	houses are permitted next to one storey houses if the ground floor is no more than 1 metre above original grade. In all instances the height of new buildings shall conform to the City's Zoning By-law.	of Vaughan By-law 001-2021.

Table 3: Compliance of the Demolition of the Coach House and Construction a Two-storey Secondary Suite Attached to the Existing House in its Place with the Guidelines in the *TVHCD Plan*[5]

Guideline #	Guideline	Discussion
9.1 Architectural Styles	New developments should be designed in a style that is consistent with the vernacular heritage of the community. Styles include Vernacular "Loyalist" Cottage, Neo-Classical, Ontario Gothic Vernacular, Victorian Vernacular, Queen Anne Revival, Vernacular Homestead, Foursquare, Edwardian Classic, Arts and Crafts, California Bungalow, and Cape Cod Cottage.	This guideline is met. The proposed secondary suite attached to the existing house is designed in a style that is consistent with the vernacular heritage of the community. It reflects architectural influences from the Vernacular "Loyalist" Cottage style. Influences from this style are most evident through the use of clapboard siding and windows with wood shutters. Additional characteristics common of this style are present on the east side of the rearmost section of the secondary suite attached to the existing house. This section has a symmetrical, three-bay façade and a medium pitched side gable roof.
9.2.10 Wood Siding	The most typical historic wood siding types were clapboard and board and batten. Clapboard was commonly installed with about 4 inches to the	This guideline is met. The proposed secondary suite attached to the existing house will be clad in

[5] City of Vaughan. "Thornhill Vaughan Heritage Conservation District Plan 2007."53-74; 86; 105-123; 134.

Guideline #	Guideline	Discussion
	weather.	clapboard siding. The width of the boards should be considered as detailed design progresses.
9.5.1 New Development, Overview	New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.	This guideline is met. The proposed secondary suite attached to the existing house reflects a suitable local heritage style. It reflects architectural influences from the Vernacular "Loyalist" Cottage style. Influences from this style are most evident through the use of clapboard siding and windows with wood shutters. Additional characteristics common of this style are present on the east side of the rearmost section of the secondary suite attached to the existing house. This section has a symmetrical, three-bay façade and a medium pitched side gable roof.
9.5.2.1 Site Planning	Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern.	This guideline is met. The setback of the existing building on the Property will be retained. The proposed secondary suite attached to the existing house will be deeply setback.
9.5.2.1 Site Planning	Site new houses to preserve existing mature trees.	This guideline is not met. The proposed secondary suite attached to the existing house will generally preserve existing mature trees; however, four trees will be removed to allow for its construction. Removed trees will be replaced on the Property.
9.5.2.2	Design houses to reflect one of the	This guideline is met. See

Guideline #	Guideline	Discussion
Architectural Style	local heritage Architectural Styles.	discussion on Guideline 9.1 above.
9.5.2.2 Architectural Style	Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.	This guideline is met. The proposed secondary suite attached to the existing house does not mix elements from different historical styles. It is influenced by the Vernacular "Loyalist" Cottage style.
9.5.2.2 Architectural Style	Use authentic detail, consistent with the Architectural Style.	This guideline is met. The proposed secondary suite attached to the existing house uses details, consistent with the Vernacular "Loyalist" Cottage style as it is described in the *TVHCD Plan*.
9.5.2.2 Architectural Style	Use appropriate materials.	This guideline is met. The proposed secondary suite attached to the existing house will use appropriate materials.
9.5.2.3 Scale and Massing	New buildings should be designed to preserve the scale and pattern of the historic District.	This guideline is met. The proposed secondary suite attached to the existing house is two storeys and preserves the scale and pattern of the historic District.
9.5.2.3 Scale and Massing	New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.	This guideline is met. The proposed secondary suite attached to the existing house matches the height of the existing house on the Property and does not exceed the height of the tallest building on Mill Street.
9.5.2.3 Scale and Massing	As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension	This guideline is met. The setback and "L" shape of the proposed secondary suite attached to the existing house divides its mass and limits changes the Property's building frontage.

Guideline #	Guideline	Discussion
	to the rear. This might double the floor area without affecting the scale of the streetscape.	
9.5.3.3 Location and Setbacks	Buildings should be sited to address: 1) corner or intersection locations, 2) the primary street frontage, and 3) street frontage on the secondary/local street.	This guideline is met. The proposed secondary suite attached to the existing house addresses Mill Street. The rear bedroom addition to the main house is at the back will not be visible from the road. The proposed new house replaces and is in the same location as the existing coach house and therefore the proposed changes do not affect the primary street frontage.
9.5.3.3 Location and Setbacks	Buildings should be oriented towards public streets to clearly define the public realm, create a consistent street wall and create an attractive retail and commercial environment for pedestrians.	This guideline is met. The proposed secondary suite attached to the existing house addresses Mill Street.
9.5.3.3 Location and Setbacks	The segment or component of the new building adjacent to heritage buildings should align with the building face of the heritage building.	This guideline is met. The proposed secondary suite attached to the existing house aligns with the building face of the heritage building.
9.5.3.3 Location and Setbacks	A side yard setback of 4 to 6 metres should be achieved to emphasize the importance and prominence of the heritage building anchors or pavilions and should allow greater visibility from the road. The side yard may be used for pedestrian or vehicular access to the rear of the property.	This guideline is not met. The proposed secondary suite attached to the existing house has a minimum side yard setback of 0.88 metres. Nevertheless, this is not anticipated to affect the importance and prominence of the heritage building anchors or pavilions and will not affect the Property's visibility from the road or pedestrian or vehicular access.
9.5.3.3	Setback for development on local	This guideline is met. The setback

Guideline #	Guideline	Discussion
Location and Setbacks	streets should be generally consistent with the setbacks of existing development.	of the proposed secondary suite attached to the existing house does not change the setback of the existing c. 1825 house.
9.8.2 Non-Heritage Buildings Appropriate Materials	Exterior Finish: Use materials compatible with the original design. Roofs: Slopes and layouts compatible with the original design. Doors: Use materials and designs compatible with the original design. Windows: Use windows compatible with the original design.	This guideline is met. The proposed secondary suite attached to the existing house uses appropriate materials.

Table 4: Compliance of the Second Storey Bedroom Addition with the Policies in the *TVHCD Plan*[6]

Policy #	Policy	Discussion
4.2.2.a)	Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.	This policy is met. The heritage value and heritage attributes of the heritage resource will be conserved. The proposed second storey bedroom addition is compatible with, subordinate to, and distinguishable from the heritage resource.
4.2.2.b)	Ensure that any new addition, alteration, or related new construction will not have detrimental impact on the heritage resource if the new work is removed in future.	This policy is met. The proposed second storey bedroom addition will not have detrimental impact on the heritage resource if the new work is removed in future.

[6] City of Vaughan. "Thornhill Vaughan Heritage Conservation District Plan 2007." 19.

Table 5: Compliance of the Second Storey Bedroom Addition with the Guidelines in the *TVHCD Plan*[7]

Guideline #	Guideline	Discussion
9.1 Architectural Styles	Additions and alterations to an existing heritage building should be consistent with the style of the original building.	This guideline is met. The proposed second storey bedroom addition is consistent with the style of the original building.
9.2.10 Wood Siding	The most typical historic wood siding types were clapboard and board and batten. Clapboard was commonly installed with about 4 inches to the weather.	This guideline is met. The proposed second storey bedroom addition will be clad in clapboard siding. The width of the boards should be considered as detailed design progresses.
9.3.7 New Additions to Heritage Buildings	Design additions to maintain the original architectural style of the building.	This guideline is met. The proposed second storey bedroom addition is consistent with the style of the original building.
9.3.7 New Additions to Heritage Buildings	Don't design additions to a greater height or scale than the original building.	This guideline is met. The proposed second storey bedroom addition matches the height and scale of the existing building.
9.8.1 Heritage Buildings Appropriate Materials	Exterior Finish: Smooth red clay face brick, with smooth buff clay face brick as accent. Wood clapboard, 4" to the weather. Smooth, painted, wood board and batten siding. Roofs: Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam	This guideline is met. The proposed second storey bedroom addition uses materials consistent with the remainder of the existing house and the provided list of appropriate materials.

[7] City of Vaughan. "Thornhill Vaughan Heritage Conservation District Plan 2007."55; 86; 100-101; 132.

Guideline #	Guideline	Discussion
	metal roofing, if appropriate to the style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style. Windows: Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.	

7 IMPACT ASSESSMENT SUMMARY

The proposed demolition of the existing coach house, construction of a two-storey secondary suite attached to the existing house in the place of the coach house, and construction of a second storey bedroom addition to the existing house are not anticipated to have any direct or indirect effects on the Property's cultural heritage value or interest; on the cultural heritage value or interest of the adjacent heritage properties at 21 Mill Street, 26 Old Yonge Street, 42 Old Yonge Street; or on the cultural heritage value or interest of the THCD.

The proposed secondary suite attached to the existing house planned for construction in the location of the current coach house is generally consistent with the policies and guidelines defined in the *TNHCD Plan* except for the proposed removal of four trees on the Property and the minimum side yard setback of 0.88 metres. Notwithstanding, cultural heritage value or interest of the Property and overall THCD will not be affected.

The second storey bedroom addition is compliant with the policies and guidelines in the *THCD Plan*.

8 CLOSURE

We trust this Heritage Update Letter satisfies your concerns. If there are any questions or concerns, or if we can modify it in any way, please do not hesitate to contact the undersigned.

Sincerely,

Christienne Uchiyama, MA, CAHP
Principal, Manager Heritage Consulting Services

REFERENCES

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APPENDIX A: 2010 HERITAGE IMPACT STATEMENT

HERITAGE IMPACT STATEMENT
THE MILL COTTAGE
15 MILL STREET, THORNHILL
CITY OF VAUGHAN, ONTARIO

Prepared by
PHILLIP H. CARTER ARCHITECT and HERITAGE CONSULTANT
M.Arch., M.C.P., OAA, FRAIC, CAHP

789 Queen Street
Toronto, ON M6J 1G1
Tel: (416) 504-6497
phcarch@bellnet.ca

November 2010

Table of Contents

HERITAGE IMPACT STATEMENT
THE MILL COTTAGE
15 MILL STREET, THORNHILL
(CITY OF VAUGHAN)
LOT 31, CONCESSION 1, VAUGHAN, YORK COUNTY

Construction Date Circa 1825
Additions & Alterations 1910, 1940's, 1955

Designated under Part V of the *Ontario Heritage Act* as part of the Thornhill-Vaughan Heritage Conservation District.

REASONS FOR DESIGNATION UNDER PART V OF THE *ONTARIO HERITAGE ACT*

The cottage at 15 Mill Street was recommended for designation on historical and architectural grounds as an example of the once common, simply styled, 19th century worker's cottage. While being devoid of strongly marked architectural character, the cottage presents, through its clean lines, axial symmetry and simple proportions, a rustic charm representative of the early milling heritage of the Thornhill area. This description was produced with the hope of gaining a *Part IV* Designation, but the property was not so designated. It is, however, on the Registry.

HISTORICAL SIGNIFICANCE

The cottage is historically significant for the important role which it played in the growth of the Thornhill area as an early 19th century mill settlement. Reputed by some to be the oldest house in the former Village of Thornhill, this property, and much of the surrounding area, was developed as a mill settlement following the construction in 1801 of Thornhill's first saw mill. This development was quickly followed by the construction of a grist mill in 1802. Both of these mill buildings were constructed by J. Atkinson and sold by him to John Lyon in 1806.

The property changed hands several times before its purchase in 1828 by Benjamin Thorne. Following Thorne's purchase, the community came to be known as Thorne's Mills until the establishment in 1829 of the Thornhill Post Office. The following year, Thorne rebuilt the mills and thereby contributed to Thornhill's early period of growth and prosperity from 1830 until 1845[1].

HISTORICAL CONTEXT

In the early 19th century, the Don River was spotted with mill settlements all along its course. With the large influx of British settlers in the 1820's and 1830's, these mill settlements grew into prosperous towns and villages. Vaughan Township had many milling communities in the 19th century, but most of these settlements have disappeared altogether or have been redeveloped. While there are few physical remnants of this pioneering industry left in the Thornhill area, this mill cottage at 15 Mill Street, looking down over the former mill pond (now one of Thornhill's several golf courses), speaks of an earlier age.

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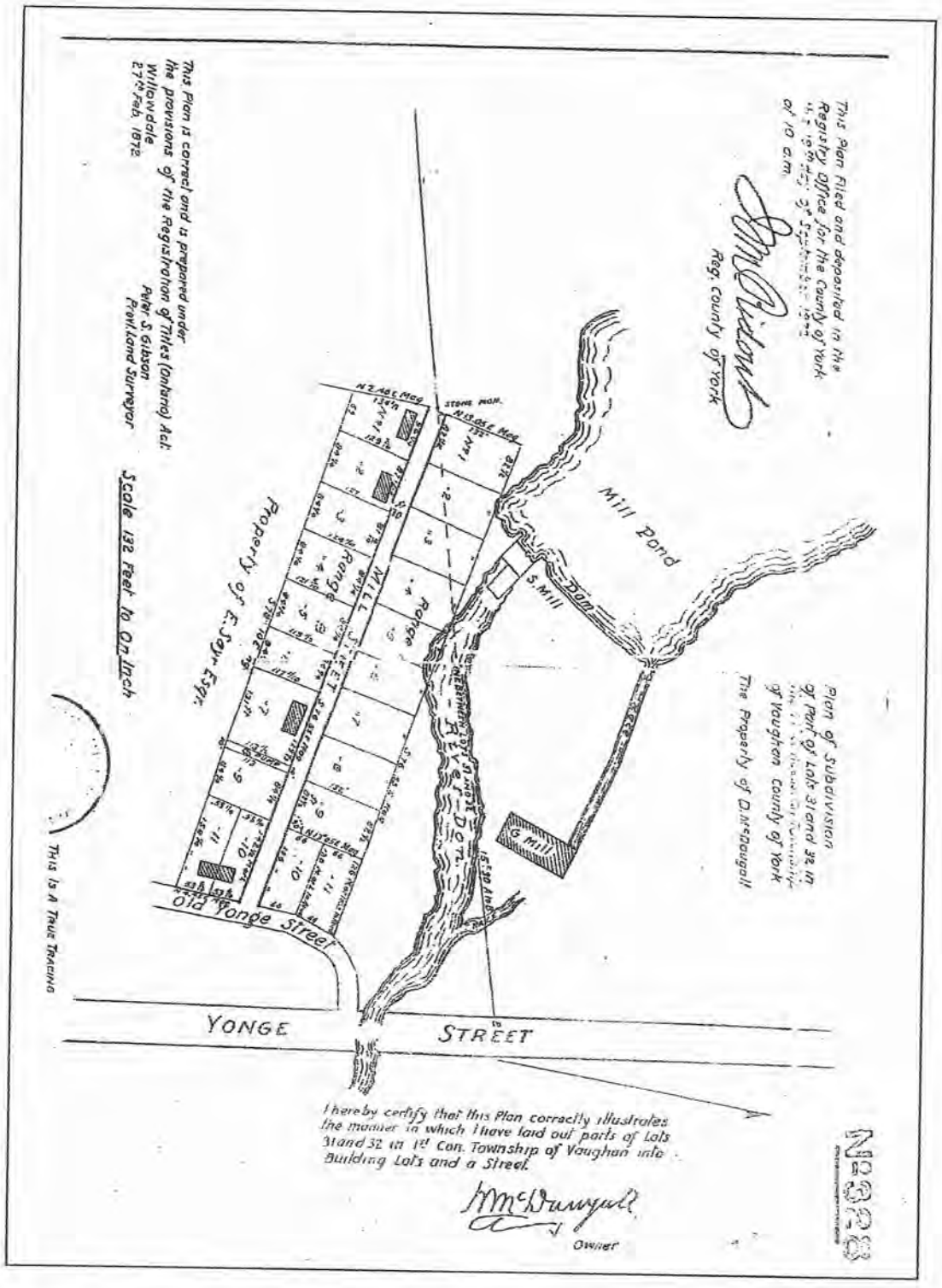
[1] Memorandum to Chairman and Members of Vaughan LACAC from Edward Tooke, re Designation of Mill Workers Cottage, Thornhill, April 30, 1979



The 1872 survey, above, indicates a saw mill, a grist mill, and a large mill pond in the valley north of the site. A number of cottages were built on Mill Street. The subject property is the last of these modest cottages built for mill workers.

DESCRIPTION OF THE EXISTING PROPERTY

The house at 15 Mill Street in Thornhill occupies a site of 3086 m^2 (.3 ha./ 33,220 sq.ft./.76 ac.). The site is situated on the south side of Mill Street, approximately 300' west of Old Yonge Street. The site is 34.49 m deep (113') and 88.53 m wide (290'). The lot is part of Register Plan 328 and consists of lots 5, 6, 7 and 8. To the north of the site is ravine lands of the Don Valley. To the east is a large heritage property, now owned by the City of Vaughan. To the west is a single family house. To the south of the site is a large park containing sports fields, a recreation centre and passive landscape. The passive portion of the park adjoins the south property line on the south and the chain link fence is situated 3' south of the subject property to protect existing tree roots.

Mill Street is a short dead-end street with only six houses on the street, and terminates in a cemetery (closed to traffic). The street is accessed via Old Yonge Street, a street which originally connected with Yonge Street (see map). Mill Street was originally surveyed with 18 lots. The lots on the north side of the street would be difficult to develop since they are on the steep ravine. There are two houses on the north side, but these were built prior to restrictions imposed on development by the Toronto Region Conservation Authority and likely would not be allowed under current standards. Hence, it is unlikely that any new houses will be developed on the north side of Mill Street.

The site is heavily treed with some 70 mature trees. Some of these trees are in poor condition or are falling down, and the site has not been well-maintained for many years (see Arborist Inventory prepared by Central Tree Care Ltd.).

Views of the existing house and garage, showing wealth of mature trees surrounding the buildings.

The original house on the site is located at the northeast section of the site and a small frame garage is situated on the southeast corner of the site. The house was built in three phases. The first portion, the most northerly, was construed in or around 1825. An addition was added to the south in 1910 and the original house altered and further additions to the south were built in 1955. The garage was constructed sometime after 1910.

The original 1825 house is set back from Mill Street by 4 m (13'). It is likely that when the house was constructed, Mill Street was a small laneway. The house was originally built for two families, as a double cottage. The house is a frame structure of one and one-half storeys, in a style best described as "Vernacular Georgian Cottage". Like many such cottages, it had a "salt box form" with the kitchen and utility areas in the one storey section at the rear.

THE NORTH ELEVATION

The front elevation was originally side-by-side, 3-bay Georgian facades with central door and flanking windows in each half. The gable roof above was unadorned with no dormers, the upper storey achieving its windows at either end. The cladding was narrow clapboard siding with vertical board corners, a simple board frieze at the roof and a wide board baseboard. The windows were, I believe, original 9-over-6 on the front. Many of these have since been modified and some are now 4-over-4 and others 2-over-2, while some of the side windows are 9-over-6, which I believe are the original configuration. The windows are trimmed with a wide board frame with simple edge molding and the windows had operable shutters, now fixed. Some of these shutters appear to have been relocated but improperly hung in terms of performing their original function.

There was a large chimney in the party wall of the two houses, serving fireplaces on either side. This chimney has since been removed. Drawings E-1 and E-2, in the appendix, surmises its location.

In 1910 when the house was taken over and converted to single family use, a number of alterations were made to the front elevation. The most westerly door was removed and replaced with a high window. The central party wall was removed and a large parlour created. A new low sloped dormer was added on the front. It was off-centre to avoid the chimney which remained at this stage.

The north elevation

Existing front door

In the 1940s, a large picture window was installed between the two existing flanking windows, replacing the chimney which was removed at that time. While these renovations were accomplished with some sensitivity, they nonetheless destroyed the simplicity and formality of the original symmetrical Georgian façade.

Existing picture window from 1940s

THE WEST ELEVATION

The original 1825 salt box shape is still evident on this façade. The gable roof has simple wood fascia and simple but elegant eave returns. The southerly eave return has largely been obliterated by later additions. The windows on this elevation are symmetrically placed although the most northerly lower window may have been moved somewhat. The windows appear to be original 9-over-6 on the lower floor and 6-over-6 above. These windows all have operable shutters.

In the 1940's a screened porch was added to the south with a flat roof and this addition partially disguises the "salt box" form.

Salt box shape is evident here.

1940s porch at rear of salt box

THE EAST ELEVATION

As with the west elevation, the salt box roof form, while visible, is compromised by the additions made in 1910 and 1955. The symmetry of the window locations appears to have been altered from the original. The upper windows are correctly located but the lower windows have been altered to accommodate a new door to the kitchen and basement.

The windows on this façade are 2-over-2 on the upper windows and 4-over-4 on the lower windows, a quite different configuration from the west façade. This difference is unexplained but I suspect the west façade windows are the more original configuration. However, the east façade windows are old, so this change must have occurred relatively early in the building's history.

The upper windows have operable shutters while only some of the lower windows have been equipped with shutters, again evidence of later changes to the lower window configuration.

The east façade, seen through the trees

Detail of windows and door, east side

THE 1825 HOUSE

The evolution of the building, as best as can be discerned, is depicted in drawings E-1 and E2 in the appendix. The overall Plan of the original 1825 house has a footprint of 50' x 25' each house having a footprint of 25' x 25' (7.62 m x 7.62 m) or 625 sq.ft. (58 m^2). The second floor in the roof space is 25' x 16' (7.62 m x 4.8 m) or 400 sq.ft. (37 m^2).

The main floor of each house had a central door entering into a parlour. To one side was a room, likely the adult bedroom and to the rear in the one storey portion would have been the kitchen and back wood shed. The parlour contained a fireplace we believe but this may have been a stove located on the party wall between the two halves of the duplex. The ceiling height of the main floor of the house is 8'-1½". Leading from the parlour, are stairs to the second floor. This was likely a single room 16' wide by 25'. It had knee walls 49" high and a total ceiling height at the highest point of 7'. Two windows in the gables provide natural light to what was likely used as children's sleeping area.

The 1825 house did not likely have a basement. We believe that present basement was added later, likely as part of the 1910 renovations. It is a concrete block basement extending under the original 50' x 25' footprint. The original house would have probably had a crawlspace supported on stone foundations.

The existing, and original, structure is a rough sawn timber frame with a 12" x 12" wood beam in the crawl space running east-west, supporting 3" x 11" joists at 22" o.c. The rear one storey section is supported on 10' x 10' beams running north-south supporting 4" x 8" joists at 22" o.c. The second floor is supported on bearing walls running east-west supporting 3" x 11" joists at 22" oc. The roof rafters are supported on the east-west bearing walls and appear to be 3" x 5" rafters at 22" o.c. The bearing walls and exterior walls are probably 3" x 4" studs at 22" o.c. (to be confirmed during restoration).

1910 RENOVATION AND ADDITIONS

The property was purchased in 1910 by the Jackson family as a summer cottage and remained in the Jackson family for many years.

The Jackson family renovated the cottage in 1910, converting the building from a double house to a single one. The party wall was removed. A new bathroom and bedroom were located in the west side while a new kitchen was located in the rear portion of the east side. The most westerly front door was removed and replaced with a single high window.

The second floor was opened up, removing the party wall. A low-sloped dormer was installed on the north roof, containing two 6-paned windows. This dormer is off centre of the overall house, likely due to the interference with the chimney which was still remaining at this point. A new dormer was also added to the south roof. This is a wide dormer and holds five 4-paned windows. These new dormers allow more use of the second floor, giving headroom for a bedroom and bathroom now located there.

Also in 1910, a large new one-storey addition was built to the south. It is 15' x 30' with a low-sloped roof, providing a new large living and dining room area. It has a large brick fireplace with flanking windows facing south. These windows are 6-over-6 with shutters. The newly created room is a sunny room panelled in dark wood. There is a screened-in porch to the west of this room, and an open porch, with an exterior door to the east. The new addition is frame with clapboard siding matching the existing 1825 cottage. The basement under the 1825 house was likely built at this time, and it includes a door to the exterior at the east side. There is no basement under the 1910 north addition.

South elevation showing later additions

1910 porch, living room and south dormer

1910 north dormer

LATER ADDITIONS AND RENOVATIONS

In the 1940's, the chimney and fireplaces of the 1825 cottage were removed and a new "picture window" installed, connecting two existing widows. The new central window is an 8-over-8 fixed sash window.

The kitchen was renovated in 1955, extending south in the aforementioned open porch. New windows were installed in a style matching the existing windows.

The 1940s picture window, north façade

The 1955 kitchen extension, with 1910 open porch to the left

THE GARAGE

The garage, located at the southeast corner of the property, was probably built in the 1920's, judging from the construction techniques. It is a single-storey structure containing a 2-car garage and a side workshop and is approximately 500 sq.ft. (46.7 m^2). It is a wood structure with white clapboard siding and a sloped roof. A steep slope mansard roof extends across the front, accentuated at each end with a finial. This unusual roof feature adds charm to this otherwise utilitarian structure. Two solid garage doors face north and the workshop section on the west of the structure has two high 6-paned windows on the north and two windows on the south. While this building is in poor condition, its location and character add charm to the overall property.

Garage, front elevation

Side elevation, showing workshop

Current Conditions

The building is generally in poor condition, showing a lack of ongoing maintenance. The 1825 portion of the house is solid and structurally is in good condition. The windows in the 1825 portion are varied and many are not original. The north elevation (front) has two 2-over-2 windows at each end. The two central windows of 4-over-4 have been supplemented by a large "picture window" divided into 16 panes. The westerly door has been replaced with a high 12-pane window. The previously mentioned dormer is a pair of 4-over-4 windows. The windows have shutters, which may be original but are improperly mounted outside the side window trim such that if closed they would not cover the window. The shutters on the picture window, of course makes no sense.

The windows on the west elevation of the 1825 house appear to be more original with the 9-over-6 windows on the ground floor and 6-over-6 windows above. The location of the lower windows may not be in their original location. The shutters on these windows are not properly mounted, similar to the north elevation.

The windows on the east elevation have been altered from the original. The lower windows are 4-over-4 windows and one appears to be missing on the north. The upper windows are 2-over-2 windows. A new door has been added to this façade.

All the windows on the 1825 portion of the house are wood frames and sash, and are equipped with storm windows. They are in poor repair and require extensive restoration.

The wood clapboard siding on the original 1825 house is in relatively good repair, but has suffered from many layers of paint applied over the years. The eave returns and fascia boards are in poor condition and the eave returns, where the 1825 house meets the 1910 additions, is largely obliterated.

Original 9 over 6 window, west elevation

4 over 4 window, east elevation

6 over 6 windows, south addition

The new shed dormer, added to the north elevation, cuts into the existing roof and siding and is not a particularly attractive addition to this simple Georgian vernacular cottage.

The 1910 addition, and additions made in the 1940's and 1950's are constructed in frame to the south of the original house and consist of a low slope roof addition with porches on the east and west sides.

The windows on the addition are 6-over-6 wood windows with operable shutters. There are four windows on the south elevation and one window and a door to the east porch and two windows and a door to the west screened-in porch. These windows are single-glazed, in relatively good condition. New "picture windows light the kitchen area and are nine paned windows, added as part of the1950's kitchen renovation. The roof of the 1910 addition is a low sloped roof and shows signs of sagging and the fascia requires repair. The new dormer window, installed to bring light to the second floor of the 1825 house, has three pairs of two six-paned windows, set in the shed roof dormer.

The cladding of the 1910 addition is clapboard and matches the original siding. A large new chimney is located on the south elevation, constructed in a red rug brick serving a fireplace.

While the 1910 addition has a certain charm, its form and its junction with the 1825 house is unsympathetic to the original building and the new addition on its own has little architectural pedigree. The sun porch is an awkward addition and the later kitchen renovation denigrates any pedigree the addition may possess.

The connections between the 1825 house and later additions are not very sympathetic. Note deteriorated finishes.

In some places at the base of building, there are signs of deterioration in the wood.

THE PROPOSED DEVELOPMENT OF 2010

The existing house, while structurally sound, is in poor repair and its various functional areas are awkward and outdated.

It is proposed that the 1825 house be restored to its 1825 configuration, with the following alterations:

1. The windows and doors on the north elevation will be restored to their assumed original location and configuration when the house was a semi-detached duplex.

2. The existing dormer will be replaced with a new central dormer to reinforce the symmetry of the original house.

3. The west elevation windows will be restored and relocated to original location if it is determined that those locations differ from the existing locations.

4. The east elevation windows will be restored to match the original configuration as seen on the west elevation and relocated to their original locations.

5. The wood siding will be repaired and deteriorated wood replaced.

6. A new cedar shingle roof will be installed, replacing more recent asphalt shingles.

7. The interior of the 1825 house will be restored, keeping the original room configuration as much as possible. The centre wall that once divided the structure into two houses will not be rebuilt, but instead, the present large living/reception area will remain.

8. The basement will be repaired and insulated to meet current *Building Code* requirements.

9. The upper floor stud walls and roof will be insulated with foam insulation.

10. Wood floors will be restored.

It is proposed that the 1910 additions to the south be demolished. Elements will be saved from this demolition and may be reused in the proposed additions. These items may include windows and doors. This demolition includes footings, foundations, chimneys, walls, dormers and low-sloped roofs.

The proposed new addition is a 1½ storey frame structure with a full basement, and encompasses 2876 sq.ft. (276 sq. m.) above grade, plus a basement of 2200 sq.ft. (20.4 sq.m.). The new addition is set back from the 1825 house such that the "salt box" shape of the original structure is revealed. It is presently obliterated by the 1910 addition and can barely be discerned.

The new addition is set back on the east side with a colonnaded porch and an open columned carport structure. A new gable roof extends to the south with a similar pitch to the 1825 house, but with a slightly higher ridge than the 1825 structure, in order to provide for 9' ceilings on the ground floor, and 8' ceilings on the second floor, and to provide for functional rooms on the second floor as compared with the second floor rooms in the 1825 house.

From this main N-S roof, a wing extends to the east containing the living room/great room and dining room areas. This room has a high vaulted ceiling. From this room one enters a flat roofed solarium with large skylights. This room leads to a terrace and the private gardens to the west.

The cladding of the new structure is wood clapboard. Flat board window and door trim is reminiscent of the original 1825 detailing. The roof will be cedar shingle with symmetrical dormers. The porch has a colonnade of simple Georgian-inspired wood columns leading to a new main entrance with a solid door with glass transom and sidelights. Windows, while modern windows meeting current *Building Code* standards, will be wood double-hung windows with true divided lights.

It is the intent to restore the existing garage. This whimsical building with its mansard roof details adds charm to the site.

GUIDELINES

The *Thornhill Vaughan Heritage Conservation District Plan 2007* provides guidelines for heritage buildings and additions to heritage buildings. This design proposal adheres to the guidelines and the spirit of the guidelines. The following guidelines were most useful in developing this proposal:

9.3.1 EXISTING HERITAGE BUILDINGS

- When Heritage features are damaged or deteriorated, repair and restoration are preferable to replacement
- New construction should not damage or conceal heritage features
- New construction should include restoration of heritage features that have been lost or concealed by previous renovations

9.3.5.4 and 9.3.5.5 WOOD FRAME CONSTRUCTION AND DECORATIVE WOODWORK

9.3.7 NEW ADDITIONS TO HERITAGE BUILDINGS

- New attached additions to heritage buildings should be designed to complement the design of the original building
- Design additions to maintain the original architectural style of the building
- Use authentic detail
- Don't design additions to predominate over the original building
- Locate at the rear

HERITAGE IMPACT

The heritage asset on the site is the 1825 house, originally a duplex, along with its landscape setting on Mill Street overlooking the ravine to the north, the valley of which was the site of the original mills and accompanying mill ponds. The house is the last of the four Mill House buildings located originally on Mill Street.

The proposed development of the site centres on the restoration of the 1825 house. It is the intent to return it to its 1825 form, which was a simple Georgian Vernacular Cottage. Much of that character was lost in additions made in 1910 and beyond. This restoration includes restoring the original window and door configuration, removal of the "picture window" and dormer, and replacement of the asphalt shingle roof with wood shingles.

The development proposes removing the 1910 and 1940s and 50s additions and replacing them with a new addition to the south set back from the original 1825 house, thus exposing the historic salt box form of the original house. This includes restoring the now destroyed eave returns of the original structure.

The proposed development set back from the east side of the 1825 house, natural site slopes and the Mill Street road configuration will all tend to highlight the 1825 house and diminish the impact of the new addition not the rear as seen from Mill Street.

On the west side, the addition protrudes beyond the existing house, but an indent still maintains the salt box form of the original house. The road grades of Mill Street and the raised site, together with the heavy tree cover, obscure the view of this addition from Mill Street.

The new roof of the proposed addition is slightly higher (4' higher at the ridge), but this change in height is well back from the front of the existing 1825 house and from Mill Street, which is some 1m lower than the plateau on which the house sits. This higher roof will not be visible from Mill Street.

The materials and detailing of the proposed addition are similar to the original house, but sufficiently different such that there is a clear distinction between the 1825 house and the proposed addition. The style of the addition is of the same vocabulary s the original, i.e., Georgian Vernacular, noted for its simplicity and symmetry.

The proposed addition and solarium are 242.5 m^2 compared with the 119.5 m^2 original house. With the garage of 46.7 m^2, the overall gross floor area coverage is approximately 17% of lot area (lot area being 2,981 m^2). The original 1825 house and its 1910 additions and garage represent 227.6 m^2.

The footprint of the proposed overall development, including the carport, porches and garage is 481 m^2 or approximately 16% of the lot area.

The site is heavily wooded with may mature trees. A number of the trees are in poor condition or have fallen down. Two trees will have to be removed to accommodate the new addition. There are some 60 or 70 trees on the property of various sizes and species. The landscape plans

intend to maintain the casual woodland quality of the landscape and any trees that require removal due to construction or tree condition will be replaced with indigenous or non-invasive species.

In my opinion, the proposed development of the house and its site will enhance this significant heritage asset which, over the past number of years, has been allowed to deteriorate. The 1825 house will reinforce our understanding of Mill Street and its origins as a location of houses to serve mill workers employed in the mills of the Valleys of Thornhill.

In the opinion of the writer, this development has a positive impact on the heritage asset known as 15 Mill Street.

ABOUT THE AUTHOR

Phillip H. Carter Architect, Urban Planner and Heritage Consultant has his own consulting business located at 51 Wolseley Street in Toronto. The firm has been in business since 1972 and has completed a wide range of architectural, planning and heritage preservation projects.

Mr. Carter graduated from University of Manitoba with a Bachelor of Architecture in 1964 and received his Masters of Architecture and Masters of City Planning degrees from University of Pennsylvania in Philadelphia in 1966.

Mr. Carter is a registered architect with the Ontario Association of Architects, a Fellow of the Royal Architectural Institute of Canada, a registered member of the Canadian Association of Heritage Professionals Heritage (CAHP) and a member of ICOMOS Canada.

Mr. Carter has won numerous awards for his work, including the Governor General's Medal. The firm's architectural work tends to specialize in public library design, and the firm has completed some 60 library projects across Ontario. Many of these library projects involved the restoration and additions to important heritage resources such as Woodstock Library, Beaches Library and Port Hope Library amongst others. Mr. Carter has also conducted numerous Heritage District Studies such as Collingwood Downtown, Kleinberg-Nashville, Orillia, Thornhill and others. As well, he has undertaken numerous studies such as this, and the conservation of many important heritage assets have been assisted by these studies.

Mr. Carter has also been a member and past Chairman of Port Hope LACAC, past Chairman of the Advisory Board of the Architectural Conservancy of Ontario, past Chairman of the OAA CAUSE Committee and currently President of Port Hope Branch of ACO.

A full *curriculum vitae* is attached as an appendix to this report.

SOURCES

Memorandum to Chairman and Members of Vaughan LACAC from Edward Tooke, re Designation of Mill Workers Cottage, Thornhill, April 30, 1979

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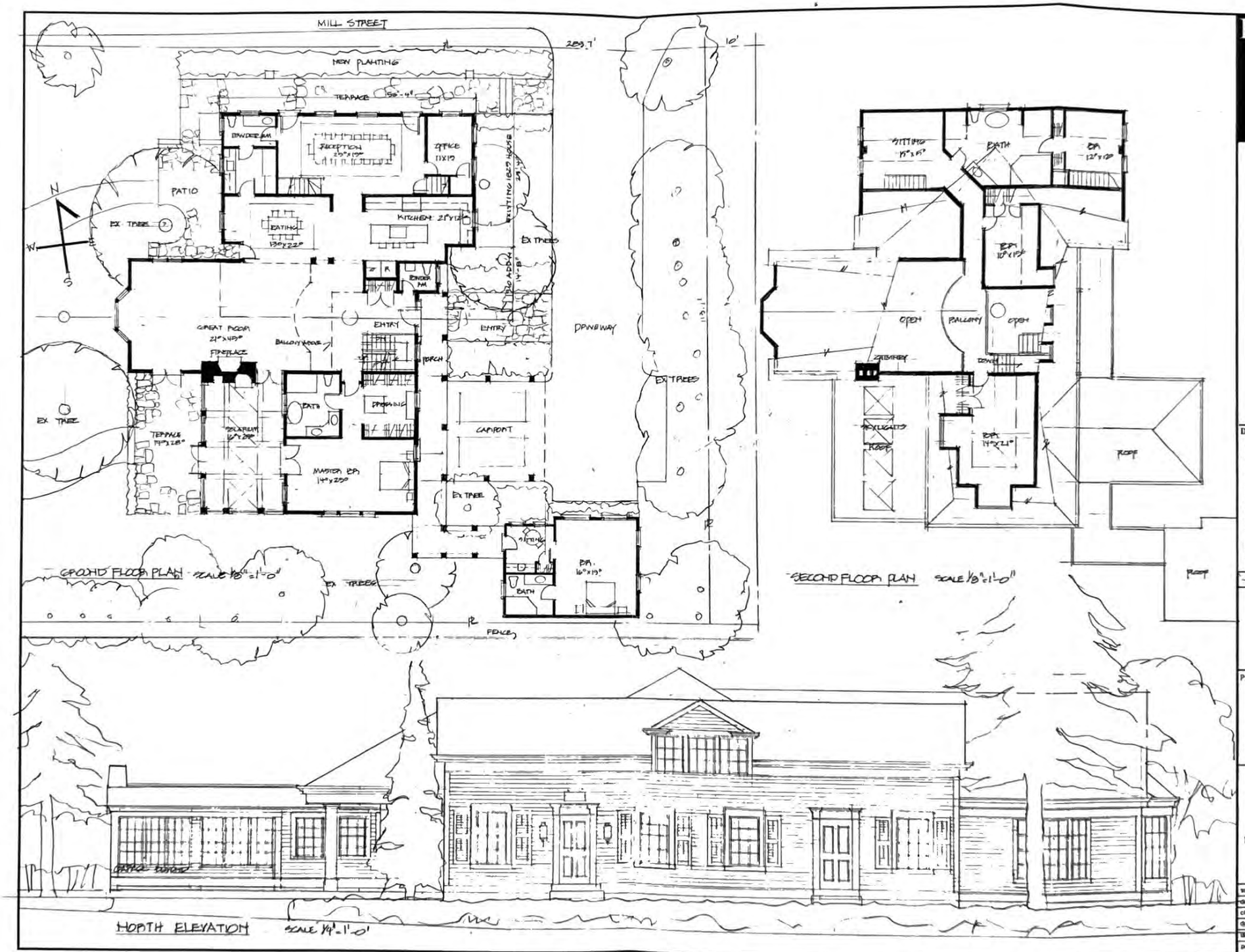
Thornhill Vaughan Heritage Conservation District Plan 2009

Tree Survey, Central Tree Care, August 2010

Survey of Lots 5, 6, 7 and 8, Registered Range B Plan 328 – Part of Lot 31 Concession 1, CA Sexton OLS, August 2010



Phillip H. Carter
Architect
Architecture and Urban Planning
51 Wolseley Street
Toronto, Ontario
M5T 1A4
416/504-6497
Email: phcarch@bellnet.ca
www.phillipcarter.ca

DATA

Lot Size	32,092 sf	2981 m²
Ex Gr Fl 1825	1,287 sf	119.5 m²
Prop Addition	2,200 sf	204 m²
Solarium	416 sf	38.6 m²
Garage/Guest Rm	503 sf	46.7 m²
Total Gr Fl	4,406 sf	409.3 m²
Ex 2nd Fl	450 sf	41.8 m²
Proposed Add'n	676 sf	62.8 m²
Total 2nd Fl	1,126 sf	104.6 m²
Total GFA Area	5,532 sf	513.9 m²
Coverage	17%	
Original House & Gar	2,450 sf	227.6 m²

Project Name:

Proposed Residence Restoration & Additions

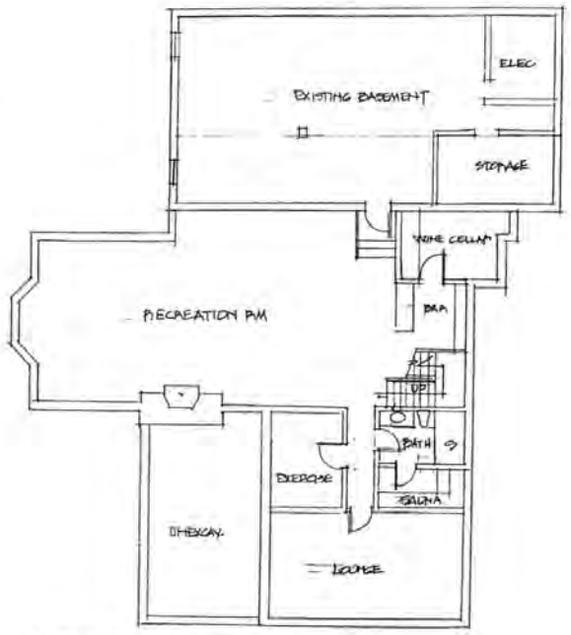
15 MILL STREET, THORNHILL

for

- **Monica and Roy Murad**

PRELIMINARY DESIGN

scale AS NOTED	sheet number A-1
drawn	
checked	
date OCT 2012	
issued	
project number	



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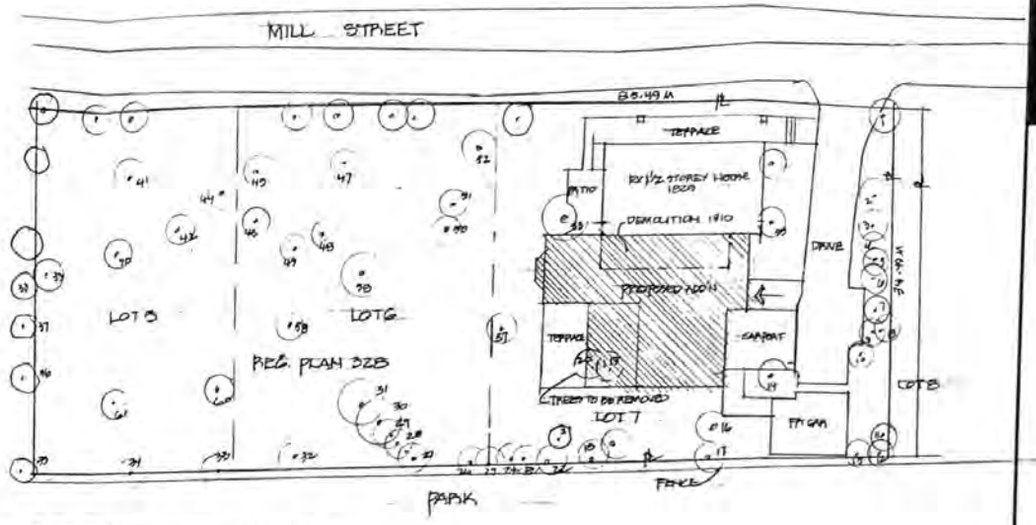

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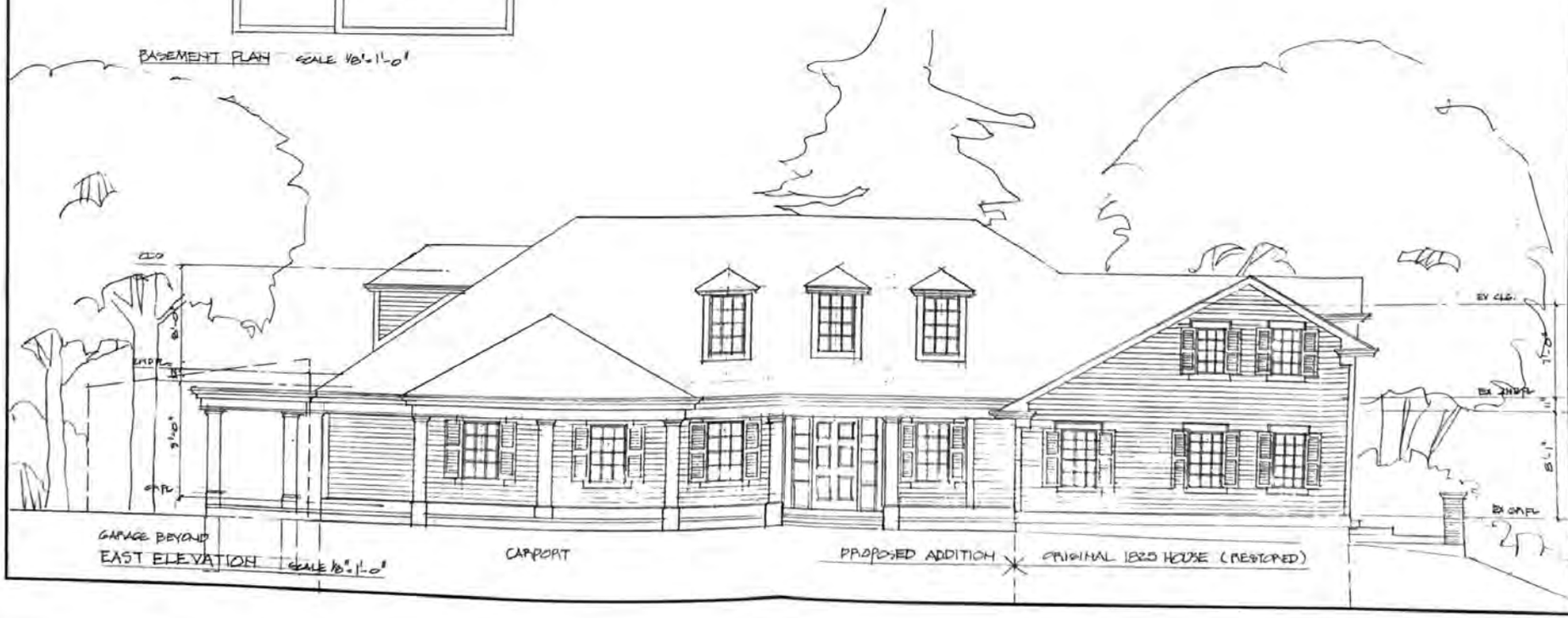


EAST ELEVATION SCALE 1/8"=1'-0"

Phillip H. Carter
Architect
Architecture and Urban Planning
51 Wolseley Street
Toronto, Ontario
M5T 1A4
416-504-6497
Email: phcarch@bellnet.ca
www.phillipcarter.ca

Project Name:

Proposed Residence Restoration & Additions

15 MILL STREET, THORNHILL

for

Monica and Roy Murad

PRELIMINARY DESIGN

scale	AS NOTED
drawn	
checked	
date	OCT 2010
issued	
project number	

sheet number A2

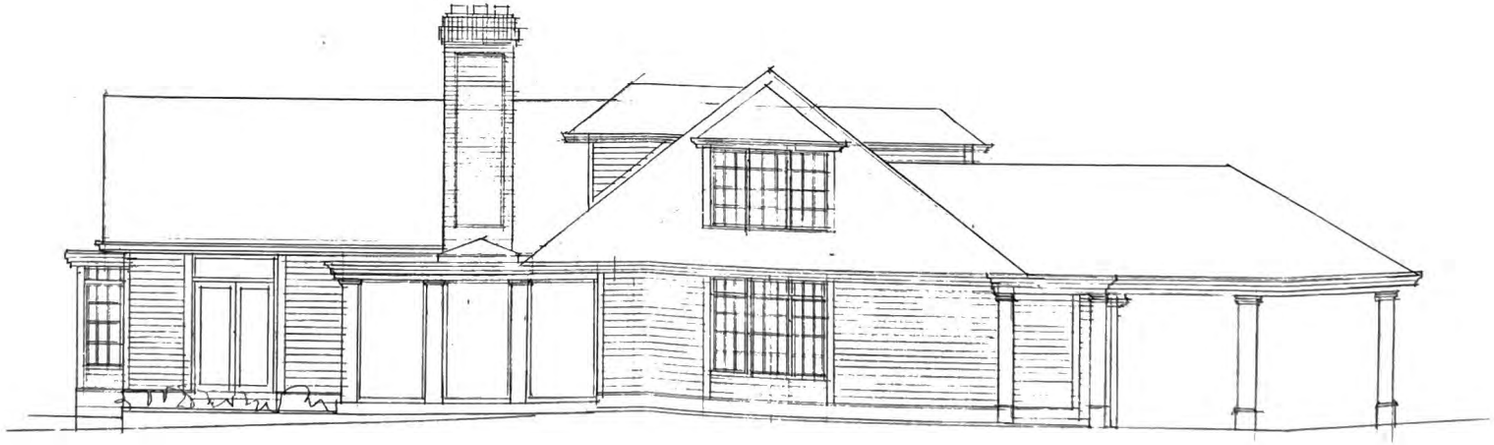
Phillip H.Carter
Architect

Architecture and
Urban Planning

789 Queen St. West
Toronto, Ontario
M6J 1G1
416/504-6497

Email: phcarch@bellnet.ca
www.phillipharter.ca

WEST ELEVATION



SOUTH ELEVATION

Project Name

Proposed Residence Restoration & Additions

15 MILL STREET, THORNHILL

for

Monica and Roy Murad

scale	sheet number
drawn	A3
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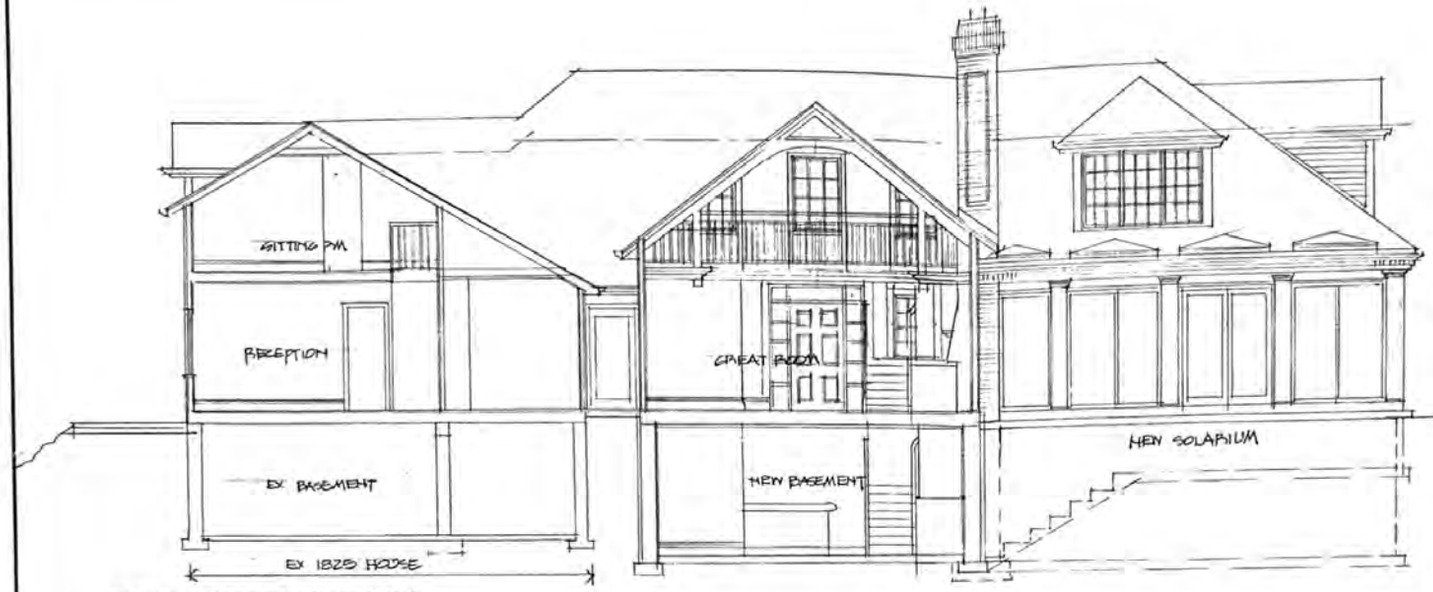
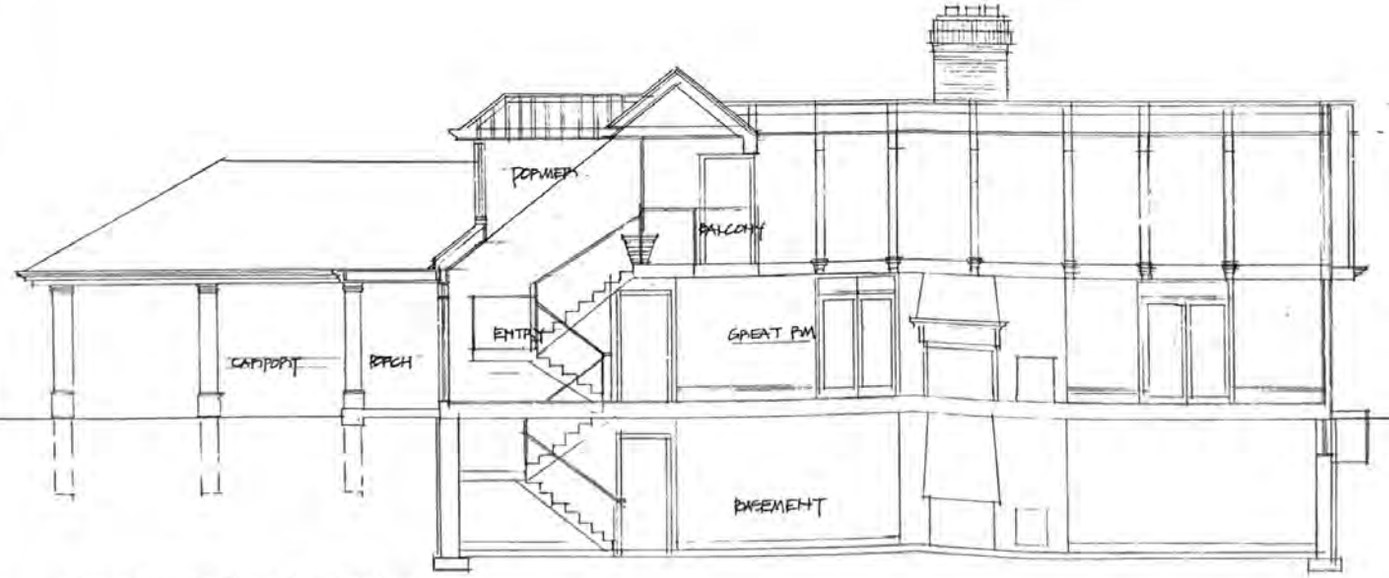
date	
issued	
project number	



CROSS SECTION LOOKING EAST



CROSS SECTION LOOKING SOUTH

Phillip H.Carter
Architect
Architecture and Urban Planning
789 Queen St. West
Toronto, Ontario
M6J 1G1
416/504-6497
Email: phcarch@bellnet.ca
www.phillliphcarter.ca

Project Name:

Proposed Residence Restoration & Additions

15 MILL STREET, THORNHILL

for

Monica and Roy Murad

scale	1/4"=1'-0"
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checked	
date	NOV 2012
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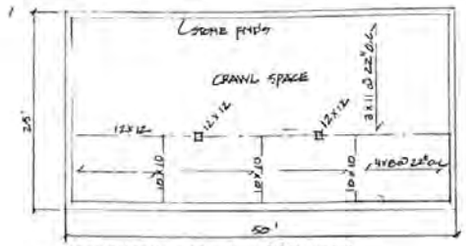
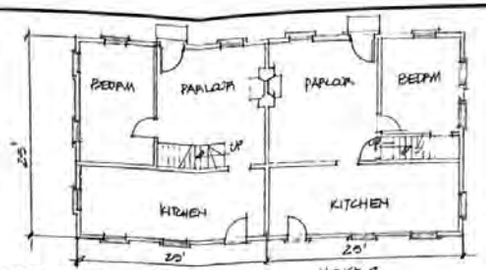
project number	

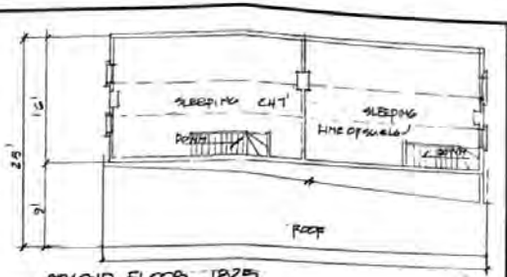
sheet number A4



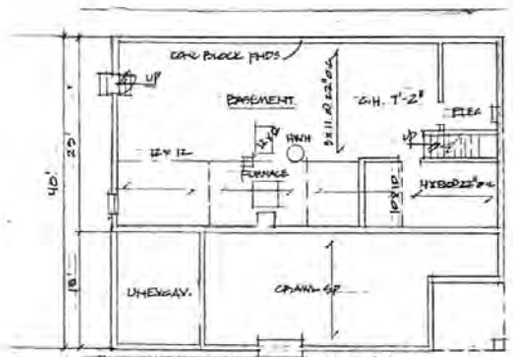
FOUNDATION PLAN 1825 HOUSE



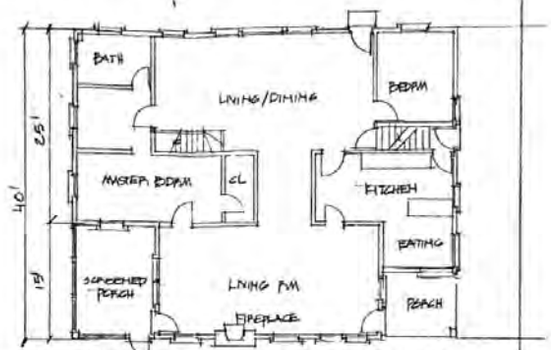
GROUND FLOOR - 1825



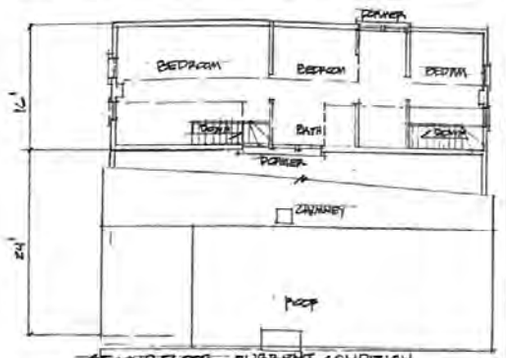
SECOND FLOOR 1825



BASEMENT - CURRENT CONDITION



GROUND FLOOR PLAN - CURRENT CONDITION



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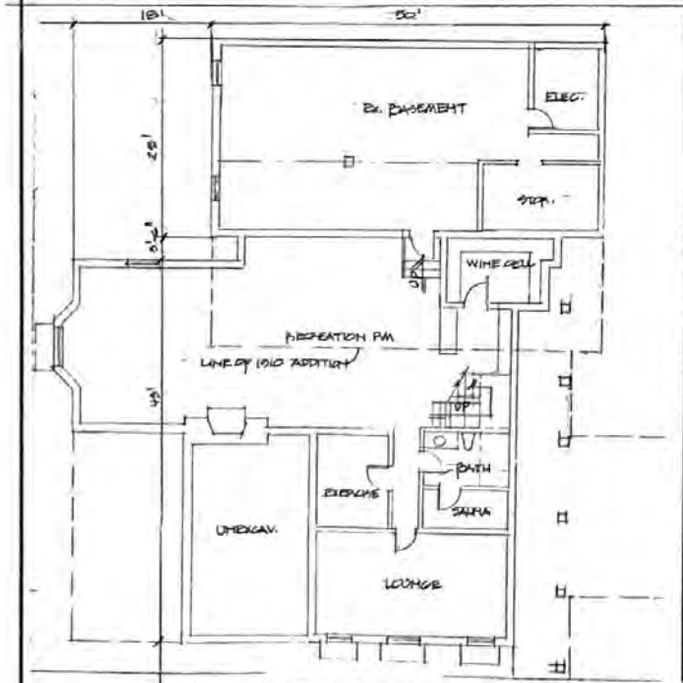
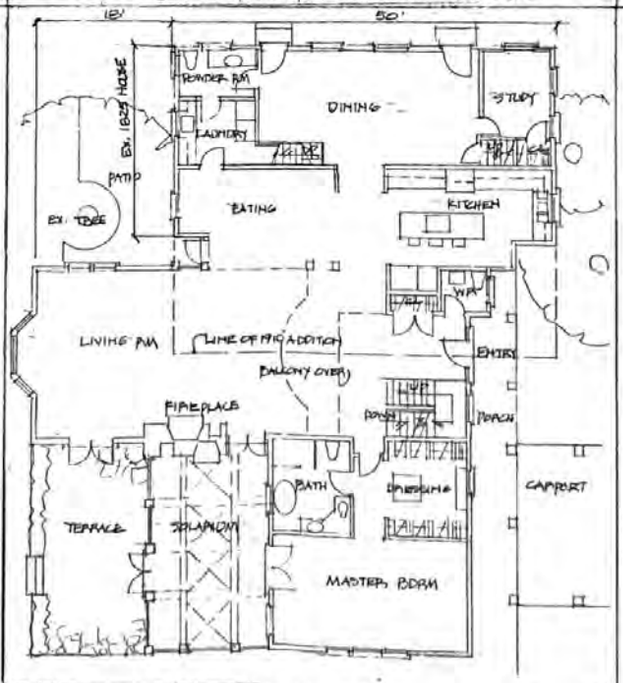
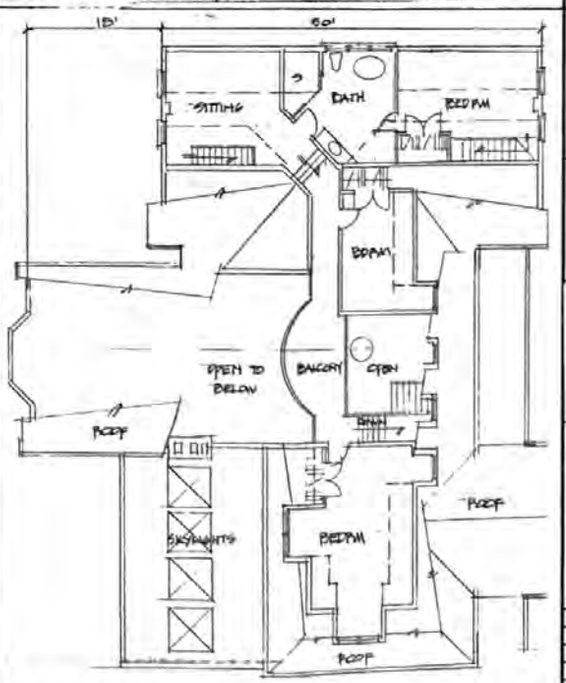


BASEMENT PLAN - PROPOSED 2010



GROUND FLOOR PLAN PROPOSED



2ND FLOOR PLAN PROPOSED

Phillip H.Carter
Architect
Architecture and Urban Planning
789 Queen St. West
Toronto, Ontario
M6J 1G1
416/304-6497
Email: phcarch@bellnet.ca
www.phillipheartercarter.ca

Project Name:

Proposed Residence Restoration & Additions

15 MILL STREET, THORNHILL

for

Monica and Roy Murad

scale	1/8"=1'-0"
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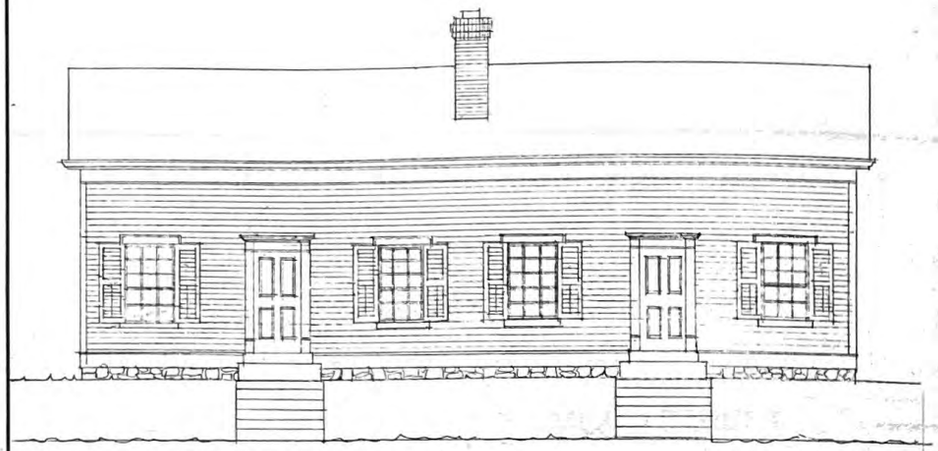
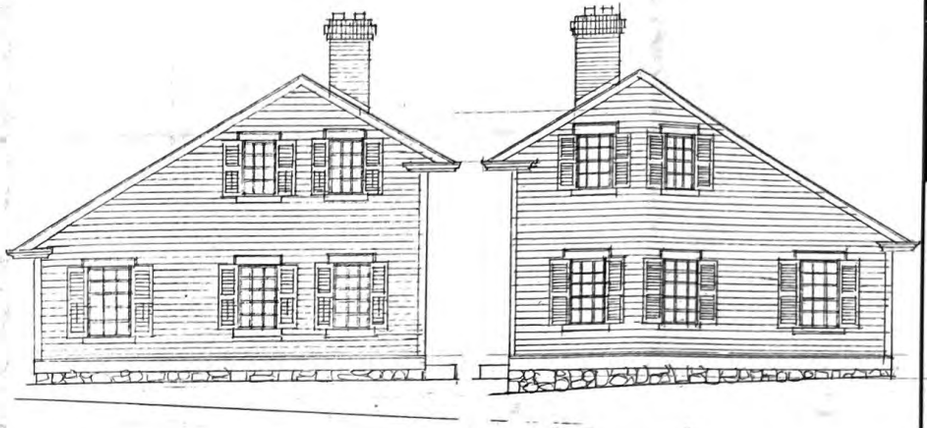
date	NOV 2010
issued	
project number	

sheet number E1



NORTH ELEVATION

1825 COTTAGE (ASSUMED)

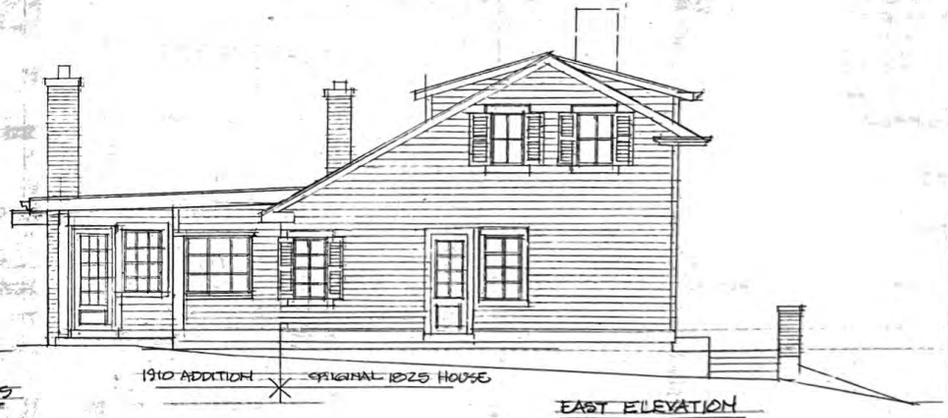


EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

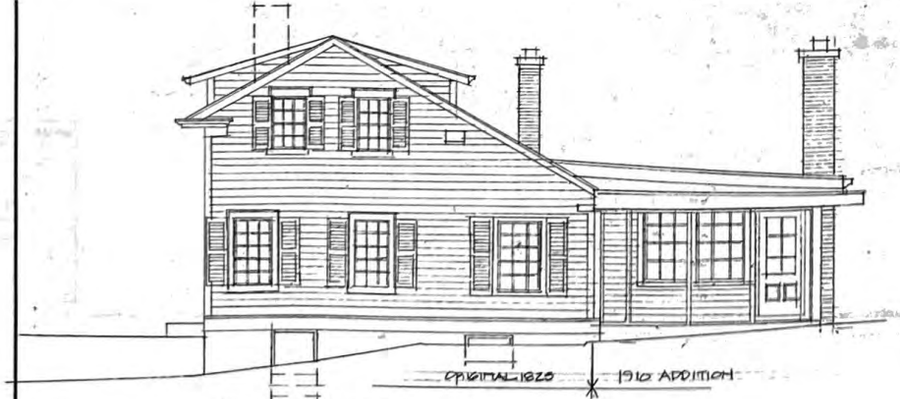
EXISTING CONDITIONS



1910 ADDITION

ORIGINAL 1825 HOUSE

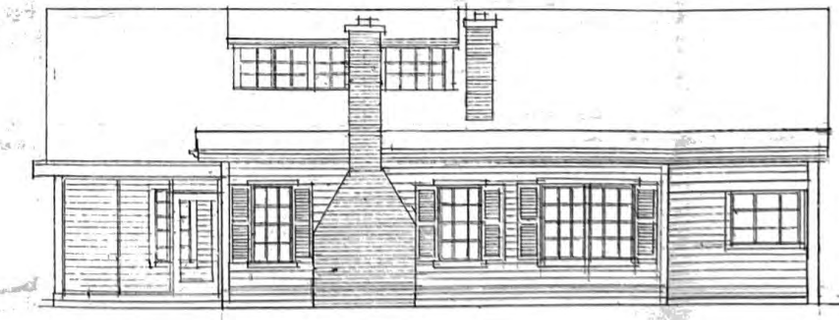
EAST ELEVATION



ORIGINAL 1825

1910 ADDITION

WEST ELEVATION



SOUTH ELEVATION

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15 MILL STREET, THORNHILL

for

Monica and Roy Murad

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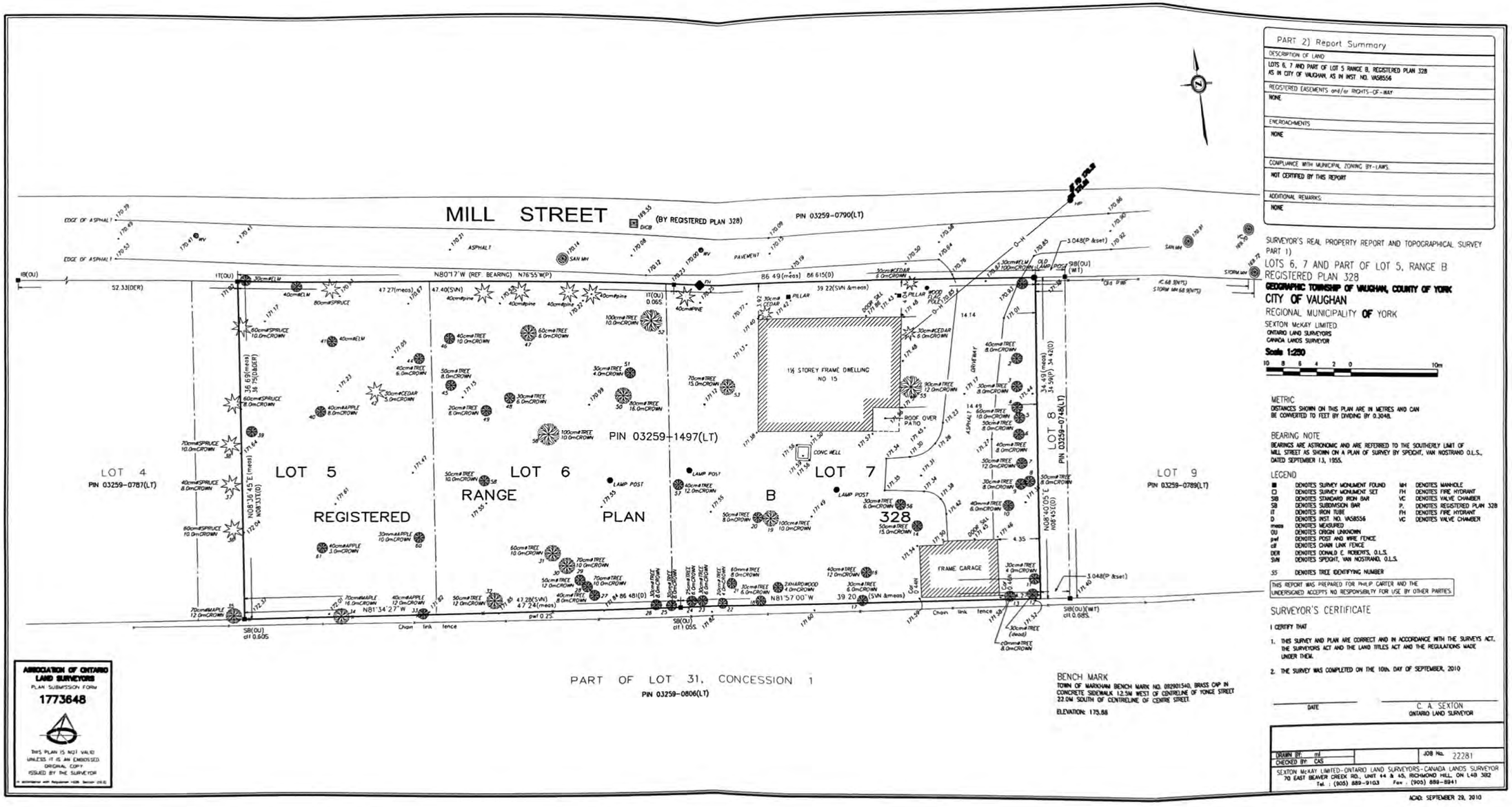


PART 2) Report Summary

DESCRIPTION OF LAND	LOTS 6, 7 AND PART OF LOT 5 RANGE B, REGISTERED PLAN 328 AS IN CITY OF VAUGHAN, AS IN INST. NO. YA585556
REGISTERED EASEMENTS and/or RIGHTS-OF-WAY	NONE
ENCROACHMENTS	NONE
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS.	NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS:	NONE

SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHICAL SURVEY
PART 1)
LOTS 6, 7 AND PART OF LOT 5, RANGE B
REGISTERED PLAN 328
GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK
CITY OF VAUGHAN
REGIONAL MUNICIPALITY **OF** YORK

SEXTON McKAY LIMITED
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYOR

Scale 1:250

10 8 6 4 2 0 10m

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MILL STREET AS SHOWN ON A PLAN OF SURVEY BY SPOCHT, VAN NOSTRAND O.L.S., DATED SEPTEMBER 13, 1955.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND	MH	DENOTES MANHOLE
□	DENOTES SURVEY MONUMENT SET	FH	DENOTES FIRE HYDRANT
SIB	DENOTES STANDARD IRON BAR	VC	DENOTES VALVE CHAMBER
SB	DENOTES SUBMISSION BAR	P.	DENOTES REGISTERED PLAN 328
IT	DENOTES IRON TUBE	FH	DENOTES FIRE HYDRANT
D	DENOTES INST. NO. YA585556	VC	DENOTES VALVE CHAMBER
meas	DENOTES MEASURED		
OU	DENOTES ORIGIN UNKNOWN		
pwf	DENOTES POST AND WIRE FENCE		
clf	DENOTES CHAIN LINK FENCE		
DER	DENOTES DONALD E. ROBERTS, O.L.S.		
SVN	DENOTES SPOCHT, VAN NOSTRAND, O.L.S.		

55 DENOTES TREE IDENTIFYING NUMBER

THIS REPORT WAS PREPARED FOR PHILIP CARTER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF SEPTEMBER, 2010

DATE

C. A. SEXTON
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORm
1773648

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

BENCH MARK
TOWN OF MARKHAM BENCH MARK NO. 082901540, BRASS CAP IN CONCRETE SIDEWALK 12.5M WEST OF CENTRELINE OF YONGE STREET 22.0M SOUTH OF CENTRELINE OF CENTRE STREET.
ELEVATION: 175.88

DRAWN BY: ml		JOB No. 22281
CHECKED BY: CAS		

SEXTON McKAY LIMITED-ONTARIO LAND SURVEYORS-CANADA LANDS SURVEYOR
70 EAST BEAVER CREEK RD., UNIT #4 & #5, RICHMOND HILL, ON L4B 3B2
Tel.: (905) 889-9103 Fax.: (905) 889-8941

ACAD: SEPTEMBER 29, 2010

Central Tree Care Ltd.

Tree Inventory

Tree #	Species	Latin Name	DBH (cm)	Height (m)	Health	Structure	Comments	Removal
Trees Subject to Private Tree By-Law								
2	Norway Spruce	Picea abies	36	13	Good	Good	This specimen is healthy with an invasive vine growing inside the east canopy.	7.3
3	Norway Spruce	Picea abies	28	12	Good	Good	This specimen is healthy with an invasive vine growing inside the east canopy.	
4	Norway Spruce	Picea abies	54	16.5	Good	Good	This specimen is healthy with an invasive vine growing inside the east canopy. Deadwood located in the lower canopy should be pruned.	9.6
5	Norway Spruce	Picea abies	44	16.5	Good	Good	This specimen is healthy with an invasive vine growing inside the east canopy.	12
6	Norway Spruce	Picea abies	36	14.5	Good	Good	This specimen is healthy with an invasive vine growing inside the east canopy. Deadwood located in the lower canopy should be pruned.	6
7	Norway Spruce	Picea abies	47	16	Good	Good	The East canopy of this specimen is shaded heavily by an undersized Norway maple and Tree #8. This shading is causing die-back in the East canopy. Considerations for invasive species removal should be considered on this property.	6
8	White Pine	Pinus strobus	45	15.5	Good	Good	This healthy specimen lacks truck flare due to continued needle drop. This may cause cambium die-back of the trunk wood, eventual disruption of nutrient flow to the upper canopy which may cause canopy die-back. Specimen is leaning slightly to the Southeast.	7.2
9	Norway Spruce	Picea abies	27	12.5	Fair	Good	This specimen is shaded heavily due to overcrowding by Trees #8 and 9. Die-back throughout the canopy has taken place due to this reduction in light penetration. This specimen also has no trunk flare due to needle drop.	6.6
10	Colorado Spruce	Picea pungens	42	16	Fair	Good	There is substantial die-back in the lower canopy. This may be due cambium die-back at the trunks base caused by gravel that has been dumped around its root zone and the trunk base. Removal of this gravel and some of the needle drop may enable the compartmentalization of any existing wounds at the trunks base.	6
11	Scots Pine	Pinus sylvestris	24	14	Fair	Fair	This specimen has a low leaf to biomass ratio in its small canopy likely due to overcrowding by neighbouring trees.	4.8
12	Scots Pine	Pinus sylvestris	23	8	Poor Dead	Dead	This specimen is completely devoid of live growth, it is recommended for removal.	6
13	White cedar	Thuja occidentalis	33	8.5	Good	Fair	There is included bark located at a co-dominant union and the leaders of this union are interfering with each other, causing wounding of the cambium. Due to its upright structure, these defects are not cause for concern but should be monitored as the tree grows in diameter and height.	4.8
14	Silver Birch	Betula pendula	54	10	Fair	Hazardous	This specimen has to large wounds. The first is located 4' from grade and extends 3' more to just below a co-dominant union. It is 8" wide exposing discoloured deadwood in its center. Above this is the co-dominant union and second wound which was likely caused by the death of a large upright leader. This area is now exposed to the elements allowing an accumulation of organic matter and water which is an ideal environment for microorganisms that cause rotting. This specimen grows above the existing garage and dwelling. Due to the still substantial quantity of healthy trunk wood (for nutrient transport), the remaining canopy is mostly healthy. We recommend the preservation of this specimen due to its value to the existing landscape. To preserve this specimen it should be cabled and braced as soon as possible.	6
15	White cedar	Thuja occidentalis	22,17,18	5	Fair	Hazardous	This multi-stemmed specimen is losing one of its leaders due to poor union structure. This Southeast leader is tearing away from its union and leaning now towards the existing garage. The leader is not large in diameter and so is not an threat to the integrity of the garage but should be removed. The canopy is fairly healthy but due to allocation of resources to the lower wounding it is not at its best.	9.1
16	Manitoba Maple	Acer negundo	21,19,16.5,15.5	10	Fair	Hazardous	This cluster grown invasive species has included bark at multiple unions at its base including on which is has at one time split but not failed. Callus tissue has formed but the interior of the union is exposed to the elements which will aid in the development of rot in this area. The leader growing from this union is on a lean with an imbalanced crown over the existing garage. Failure of this limb, which is likely, would damage the roof of the garage. We recommend the immediate removal of this specimen due to its invasive nature and hazardous structure.	6
17	White cedar	Thuja occidentalis	23,18	5.5	Fair	Poor	This specimen is heaving its North root system due to a heavy lean of its entire canopy of the South property line. Due to the extensive root system of this species it may never fully heave but it may eventually lean on the rear fence causing it to bend under the weight of this tree. The canopy is fully healthy but imbalanced in the direction of the lean.	6

18	White cedar	Thuja occidentalis	24	6	Fair	Poor	This specimen is heaving its North root system due to a heavy lean of its entire canopy of the South property line. Due to the extensive root system of this species it may never fully heave but it may eventually lean on the rear fence causing it to bend under the weight of this tree. The canopy is fully healthy but imbalanced in the direction of the lean.	10.8
19	Norway Spruce	Picea abies	72	17	Good	Good	Large healthy specimen planted very close to it's neighbour, Tree #20.	7.2
20	Norway Spruce	Picea abies	45	16	Good	Good	Large healthy specimen planted very close to it's neighbour, Tree #19. Leaning slightly to the West. A minor gall is present on the lower canopy, this gall does not usually warrant treatment.	7.2
21	Norway Spruce	Picea abies	54	16	Good	Good	Healthy specimen with included bark at the co-dominant union. The upright structure of this tree means no undo pressure is on the included union.	
22	White cedar	Thuja occidentalis	21	5	Fair	Poor	The top of this specimen has died off, no new leader has formed and die-back continues down the main stem.	3.6
23	White cedar	Thuja occidentalis	28	5	Poor	Poor	The top of this specimen has died off, no new leader has formed and die-back continues down the main stem. There is a large split down the trunk wood on the West side further compromising the structural integrity of this specimen.	3.6
24	White cedar	Thuja occidentalis	27.5	6	Fair	Fair	This specimen has two co-dominant unions with included bark. These leaders are leaning in opposing directions with imbalanced crowns on the outside of the canopy.	3.6
25	White cedar	Thuja occidentalis	20,14,18	6	Fair	Fair	There is an opening into the sapwood, now mostly dead with an accumulation of organic matter and water in this area. This is an ideal location for rot development and a bad area for it to form as it compromises the structural integrity of the adjoining unions.	3.6
26	White cedar	Thuja occidentalis	22,15	6	Fair	Poor	This specimen has two leaders unified by an included union. Half of the circumference of one of the leaders is without live wood while the remaining live wood seems to have only an inch of live callus growth. The other leader is splitting away at the union. The canopy doing well despite these ailments.	3.6
27	Norway Spruce	Picea abies	38	10	Fair	Fair	This specimen is growing inside of Tree #28's canopy. Because of this, the top is dying off and the canopy is sparse, though without tip die-back. There is also no trunk flare. It will be difficult for this tree to compartmentalize any decay in the buried part of the trunk due to the lack of photosynthate materials from the sparse canopy. A gall is also present on the foliage.	3.6
28	Norway Spruce	Picea abies	62	17	Good	Good	Healthy specimen with minor gall presence.	3.6
29	Norway Spruce	Picea abies	41	14	Good	Good	Healthy specimen with minor gall presence.	3.6
30	Norway Spruce	Picea abies	62	15.5	Good	Good	Healthy specimen with minor gall presence.	3.6
31	Norway Spruce	Picea abies	58	15.5	Good	Good	Healthy specimen with minor gall presence.	3.6
32	Manitoba Maple	Acer negundo	34,29,22	14	Fair	Fair	This specimen has grown in a cluster formation. The west leader has torn from the main union and is leaning into Tree #33. The South leader is leaning over the rear property line in the park area. Their respective unions are in decent condition but given the weak nature of this species limb structure it would be advisable to include this tree in the invasive removal list.	3.6
33	Norway Maple	Acer platanoides	25,23,22	14	Good	Fair	Tree #32 is leaning into the center leader of this specimen. There is included bark at both co-dominant unions but the structure of this tree is upright and so they should not fail in the near future. Minor tar spot on the foliage.	3.6
33A	Manitoba Maple	Acer negundo	22.5	3.5	Fair	Poor	This specimen is growing parallel to the ground towards and into Tree #59. This does not seem to be any kind of failure but just a growth defect. The trunk wood is callusing around the rear wire fence. Just above the fence line there is a vertical split in the trunk wood. This may be due to the imbalanced canopy putting additional weight on one side of the tree.	
34	Silver Maple	Acer saccharinum	65	17	Good	Fair	Healthy specimen with large sprout growing from its base into the trunk wood of the tree. Signs of carpenter ants at grade between trunk flare. The ants do not seem serious yet but may become a problem.	3.6
35	Manitoba Maple	Acer negundo	56.5	14	Poor	Poor	This large specimen is growing on a steep lean over the entire subject and rear property (Thornhill Park). There are suckers growing on the trunk wood, base and throughout the canopy. No signs of root heaving. This specimen is recommended for removal due to its invasive nature and its Poor structure.	4.8
35A	American elm	Ulmus americana	78	15	Dead	Dead	Completely devoid of live growth. This specimen may be on	
36	Norway Spruce	Picea abies	55	15	Good	Good	Deadwood throughout lower canopy due to shading that was caused by Tree #35A, when it was alive. Specimen is otherwise healthy.	3.6
37	Norway Spruce	Picea abies	36.5	15	Fair	Fair	This specimen exhibits an imbalanced crown due to shading caused by Tree #38 and 39. There is a Wild Grape Vine growing throughout the remaining canopy which is causing die-back due to shading.	3.6
38	Norway Spruce	Picea abies	59	17	Fair	Good	This specimen also has the Wild Grape Vine growing through 50% of its lower canopy. It is otherwise healthy.	3.6
39	Butternut	Juglans cinerea	23	12	Fair	Fair	This specimen is growing on a lean East with a fair sized crack on the trunk wood near grade. More smaller cracks are located on the cambium throughout the lower trunk wood. A disruption in the uptake of nutrients by the root system and may also be due to abnormal root development. On this root flare there is a wound with rot present that likely extends below grade further inhibiting nutrient uptake. An shoot has grown from the root flare and is large with a weak structure to its union. Girdling roots are another stress factor for this specimen.	3.6

40	Apple species	Malus species	39	7.5	Fair Poor	Fair	This specimen has apple leaf blotch throughout the canopy and a wild vine further inhibiting the production of photosynthate materials from shading. Suckering is present up the main trunk and throughout canopy.	3.6
41	Black cherry	Prunus serotina	32	14	Good	Good	This specimen has a healthy canopy despite two wounds at grade on the South and North trunk wood near grade. These wounds are callusing very well but may be affecting the root system in those areas causing root die-back.	3.6
42	White cedar	Thuja occidentalis	27.5	9	Fair	Good	This specimen is healthy but has the Wild Grape Vine growing up to the top of the canopy. The vine has not yet had a detrimental effect on the foliage.	3.6
44	Scots Pine	Pinus sylvestris	32	13	Fair	Fair	The Wild Grape Vine is enveloping 50% of the entire canopy. The vine should be removed to prevent further die-back.	3.6
45	Scots Pine	Pinus sylvestris	41	13	Fair	Fair	This specimen has a contorted trunk, not uncommon among this species in this hardiness zone. The Wild Grape vine is growing into this specimen from Tree #44 causing die-back in the lower to mid canopy.	3.6
46	Bitternut Hickory	Carya cordiformis	28,27	15	Fair	Fair	This specimen has included bark at the co-dominant union but with its upright structure is not structurally compromised by this. A large canker with abnormal callus growth is located at 10', this will eventually deem this leader as a hazard. Fungus growth at the base is a symptom of root rot, this possible root rot may be what is causing the cambium die-back of the trunk wood near grade.	4.2
47	Eastern Red Cedar	Juniperus virginiana	48	15	Fair	Poor	This specimen has a large wound where and old leader once failed, it is not callusing well. The wound extends from near grade to 10' and encompasses just under half the trunk circumference. During oscillation it was observed that movement of the lower trunk wood was above tolerable levels. This specimen is likely to fail in continual high winds. It is recommended for removal.	3.6
48	Bur oak	Quercus macrocarpa	22	14	Fair	Good	Healthy specimen whose lower canopy is heavily shaded by surrounding trees.	3.6
49	Black cherry	Prunus serotina	20.5	14.5	Good	Good	Healthy specimen.	4.1
50	Red Pine	Pinus resinosa	70.5	14	Fair Poor	Fair	This specimen has had extensive die-back in the lower canopy leaving many of its larger lower limbs devoid of live growth. The low leaf to biomass ratio may be due to the trees age combined with shading caused by Tree # 52.	3.6
51	Colorado Spruce	Picea pungens	31	14	Poor	Fair	This specimen has a low leaf to biomass ratio in canopy likely due to overcrowding by neighbouring trees. There are also signs of girdling roots on the North trunk wood, this will cause a reduction of nutrient flow to that side of the canopy.	3.6
52	Norway Spruce	Picea abies	74	18	Good	Good	Healthy specimen.	3.6
53	White Pine	Pinus strobus	65	16	Good	Good	This specimen is leaning over the heritage house with a slight crown imbalance in the same direction. Pruning of the lower limbs over the house (only) will reduce weight on the leaning side of the tree.	3.6
55	Norway Spruce	Picea abies	74.5	18	Good	Good	Healthy specimen growing very close and over heritage house.	3.6
56	White Cedar	Thuja occidentalis	23.5	5	Fair	Fair	This specimen is growing on a lean due to a phototropic effect caused by shading via Tree #14. The top of this tree is thinning out and may die-back in the next summer season.	
57	Eastern Larch	Larix laricina	42.5	14	Fair	Good	This specimen has a sparse lower canopy with dieback in its midsection. Deadwood throughout canopy and signs of girdling roots on North trunk wood near grade, this girdle will be suppressing growth in the North canopy by disrupting the flow of nutrients upward.	3.6
58	White cedar	Thuja occidentalis	38,42,30,28	13.5	Good	Fair	This cluster grown specimen has a healthy canopy but poorly structured unions. The upright canopy is ensuring that these leaders do not fail without due cause.	3.6
59	Apple species	Malus species	25,25	9	Fair	Poor	One of this specimens leaders is completely dead. Most new growth are weakly structured suckers.	3.6
60	Apple species	Malus species	26.5	9	Poor	Poor	This specimens trunk wood elbows at grade. At the co-dominant union there is exposed, dead sapwood with very little callus tissue growth. The canopy is sparse and a foot deep cavity is just below the co-dominant union.	4.3
61	Apple species	Malus species	27.5	5	Poor	Poor	Two large leaders of this specimen have failed leaving only 1 leader that is 50% dead. There is extensive sucker growth throughout the canopy.	
Trees Subject to Public Tree By-Law								
C1	American elm	Ulmus americana	24.5	10	Fair	Fair	This specimens foliage is yellowing throughout the canopy and has a fair amount of tip die-back. The cause of the tip die-back may be due to Dutch Elm Disease in combination with the recent repaving on the roadway.	
C2	White cedar	Thuja occidentalis	21.5	5	Good	Fair	This specimen is leaning towards the road with main of its interior limbs being wounded by interfering cross limbs. A number of the smaller leaders have died at the top with new ones forming each time.	
C3	Scots Pine	Pinus sylvestris	46	14	Good	Good	Healthy specimen with some lower deadwood.	
C4	Scots Pine	Pinus sylvestris	37	9.5	Poor	Fair	This specimen has a fairly low leaf to biomass ratio and deadwood throughout its canopy. No known causes for this condition besides the close proximity of this specimen to the recent reconstruction of the roadway.	
C5	Scots Pine	Pinus sylvestris	30	9.5	Poor	Fair	This specimen has a very low leaf to biomass ration without any visible causes besides the close proximity of this specimen to the recent reconstruction of the roadway.	
C6	White cedar	Thuja occidentalis	29,22	10	Fair	Fair	Heavy shade produced by surrounding trees has left this tree with an underdeveloped canopy. They is also included bark at its co-dominant union with leaders that branch upright.	

C7	White cedar	Thuja occidentalis	27	10	Fair	Fair	Heavy shade produced by surrounding trees has left this tree with an underdeveloped canopy. They is also included bark at its co-dominant union with leaders that branch upright.	
C8	Scots Pine	Pinus sylvestris	32	12	Fair	Good	This specimen is heavily shaded by the surrounding trees causing die-back in the lower canopy but is otherwise healthy.	
C9	White cedar	Thuja occidentalis	23	6.5	Fair	Fair	This specimen is also heavily shaded by its surrounding trees which is causing die-back throughout the shaded area of the canopy. A slight lean to the south is not cause for concern due to healthy union integrity.	
C10	Scots Pine	Pinus sylvestris	42	10.5	Fair	Fair	This specimen has a crown imbalance to the North with deadwood throughout its canopy. The lean is due to a phototropic effect causing by shading.	
C11	White cedar	Thuja occidentalis	26,30	9	Fair	Fair	This specimen is also heavily shaded by its surrounding trees which is causing die-back throughout the shaded area of the canopy.	
C12	Scots Pine	Pinus sylvestris	31	10	Dead	Dead	Devoid of live growth.	
C13	Scots Pine	Pinus sylvestris	44	10	Dead	Dead	Devoid of live growth.	
C14	White cedar	Thuja occidentalis	25,24,19,19	8	Fair	Fair	This specimen has multiple leaders with dead tops and included bark at two co-dominant unions. It is also heavily shaded by the neighbours trees.	
C15	White cedar	Thuja occidentalis	30	6.5	Poor	Fair	This specimen is also heavily shaded by its surrounding trees which is causing die-back throughout the shaded area of the canopy.	
C16	White Pine	Pinus strobus	67	17	Good	Good	Healthy specimen.	
C17	White cedar	Thuja occidentalis	50	19	Fair	Fair	This specimen is also heavily shaded by its surrounding trees which is causing die-back throughout the shaded area of the canopy. The Wild Grape Vine is growing throughout the canopy which has a South lean. We suggest removing the vine.	
C18	American elm	Ulmus americana	37	14	Good	Fair	This healthy specimen is on a lean over the road with an imbalanced crown. There are no signs of root heaving but this specimen should be monitored.	


GARAGE
15 Mill St.
HOUSE
DRIVEWAY

Phillip H. Carter

Architect

51 Wolseley Street
Toronto, Ontario
M5T 1A4

Tel: 416/504-6497
Fax: 416/504-6810

CURRICULUM VITAE

PROFESSIONAL HISTORY

1977 - Present	Phillip H. Carter Architect, Principal
1972 - 1977	Carter & Greenberg Architects, Partner

ACADEMIC BACKGROUND

1964	B.ARCH. (Hons.)	University of Manitoba
1966	M.ARCH. (Civic Design)	University of Pennsylvania
	MCP (Master of City Planning)	University of Pennsylvania

PROFESSIONAL ASSOCIATIONS

FRAIC	*Fellow Royal Architectural Institute of Canada*
OAA	Member Ontario Association of Architects
TSA	Member Toronto Society of Architects
CAPHC	Member Canadian Association of Professional Heritage Consultants

PROFESSIONAL HONOURS AND AWARDS

A griffon at the award-winning Lillian H. Smith Library, Toronto.

Canadian Institute of Planners, Neighbourhood Planning
Ontario Heritage Foundation
Vaughan Heritage Award
Marion W. Garland Heritage Award
OAA Architectural Excellence Awards
North York Urban Design Awards
Canadian Architect Award of Excellence
Governor General's Medal for Architecture
E. F.Guth Memorial Lighting Design Award
Canadian Architect Award of Excellence
The Municipality of Port Hope

Aurora Heritage Conservation District, 2007
Heritage Community Recognition Certificate 2002
Morse House, 2002
Service to Heritage, 1999
Lillian H. Smith Library, 1997
Barbara Frum Library, 1993
Boys & Girls House Library, 1983—award
Markham Library & Village Green, 1982—award
Markham Library, 1982
Wychwood Library, 1978
3 awards for citizen work in heritage

Phillip H. Carter

Architect & Planner

Selected Projects

HERITAGE PROJECTS

Libraries:

Bearches Public Library

Port Hope Public Library

Hespeler Branch Library

Woodstock Public Library—award

Campbellford-Seymour Library

Canadian Children's Book Centre

Wychwood Branch Library—award

Main Street Library

Other Heritage Buildings:

Capitol Arts Centre, Port Hope

Port Hope Bandshell Restoration 1993

Port Hope Heritage Residences:

24 William Street

22 William Street

Ridout Street

Wickett House

Dorothy's Cottage—award

13 Church Street

92 King Street

Curtis House

200 Bruton Street

7822 Yonge Street

106 Wychwood Park House

Heritage Conservation Districts:

Thornhill-Markham I & II, 1986, 2007

Thornhill-Vaughan I &II, 1984, 2007

Buttonville, 2007-05-02

Gormley, 2008

Kettleby, 2008

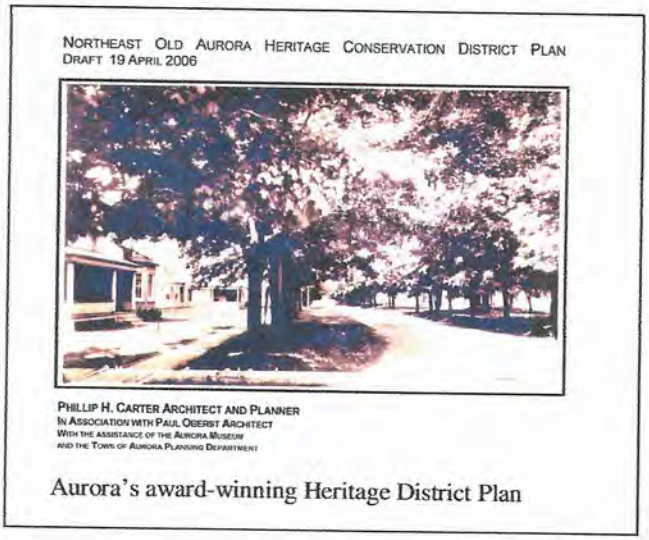
Maple Village, 2006

Northeast Old Aurora, 2006—award

Kleinburg-Nashville, 2003

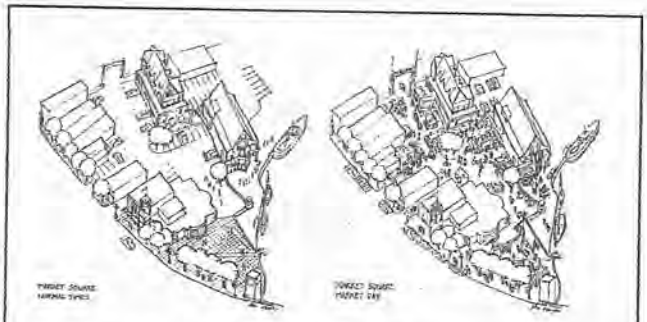
Downtown Collingwood, 2002

Capitol Arts Centre, Port Hope 2000
Canada's only operating atmospheric theatre



Aurora's award-winning Heritage District Plan

Other Heritage Studies:
Keeping Place: Heritage Based Urban Design Guidelines for Downtown Burlington, 2007
Heritage Assessment Studies for:
Port Hope Opera House, Port Hope
Nicholson File Factory, Port Hope
Orange Hall, Caledon East
Whitehall, Cobourg
Mercer Factory, Alliston
Hope Sawmill, Peterborough
Hamilton House Hotel, Beaverton
Winchester Hotel, Toronto
Millbrook School, Millbrook
Palmer House, Pickering
Township Hall, Brighton
Carman United Church, Brighton


A sketch from the Port Stanley CAUSE

Heritage Impact Studies
Madison Street Apartments, Port Hope
Kelvingrove Apartments, Toronto
Wychwood Park Houses
Maple Jane Mews, Vaughan
15 Prince Arthur Ave., Toronto
8656 Creditview Road, Brampton
84 Victoria Street, Churchville
Kitchener Public Library

Expert Witness
OMB:
Kelvingrove Apts, Toronto
Kleinberg Nashville HCD
Thornhill HCD
CRB:
Kelvingrove Apts., Toronto

Feasibility and Other Studies
Kitchener Public Library Building Program, 2009
Grimsby Public Library and Art Gallery Feasibility Study 1998
Toronto Public Library Restructuring Feasibility Study 1998
Port Hope Library Feasibility Study 1997
Port Colborne Library Feasibility Study 1992
Fairview Regional Branch Library Feasibility Study, North York 1988
Bathurst Heights Library Feasibility Study, North York 1987
Cobourg Library Feasibility Study, Cobourg 1986
Site Planning Study, Town of Markham Lands 1980
Programme Senior Citizen, Lambert Lodge 1977
Funding Brief, Labour Council Development Foundation 1974
Professional Advisor, Toronto Masonry Promotion Fund,
New Headquarters Competition 1989

CAUSE projects for the OAA:
Kingston
Port Stanley
Elliot Lake
Cobourg
Manitick

ASSOCIATIONS

Madison Ave. Residences Psychiatric Patients	Executive Board Member & President
OAA Public Information Committee	Committee Member
OAA Cause Committee	Committee Member and Past Chair
Architectural Conservancy of Ontario Advisory Board	Member and Past Chair
Port Hope LACAC	Member and Past Chair 1985-2002
ICOMOS Canada National Committee for the International Council on Monuments and Sites	Member and Director 2003
Architectural Conservancy of Ontario, Port Hope	Member and Director
TRAC-ACO Toronto	Member
Green Arts Barns Community Association	Director 2008
Artscape Non-profit Housing Inc.	Director 2007
Port Hope All Canadian Jazz Festival	Director
West Queen West BIA	Director

LIBRARIES

S. Walter Stewart Branch Library $4M

Thorncliffe Library & Community Centre $7.1M in jv

Bridgenorth Public Library $2M in jv

Beaches Public Library $1.5M in jv
Renovations and Addition 2004

Malvern District Library - $3.75M
Renovations and Addition, 2002

Port Hope Public Library - $2M
Renovations and Additions 2001

Markham Community Library Needs & Feasibility Study,2000

Markham Community Library Renovations,1999

User Education Facilities 2001
Toronto Public Library - Cedarbrae, Albion,

Niagara-On-The-Lake Library Study 1999

Toronto Public Library:
Renovations Dawes Road Library 1999
Renovations $500,000 281 Front Street East 1999
Renovations $200,000 Toronto Reference Library 1998
Feasibility Study-Restructuring of Facilities for the Megacity 1998

Grimsby Public Library and Art Gallery -
Feasibility Study 1998

Fairview Library Renovations $.5M 1998
Phases II-V 1991-1998

South Common Library & Recreation Centre
City of Mississauga with Julian Jacobs Architect 1997

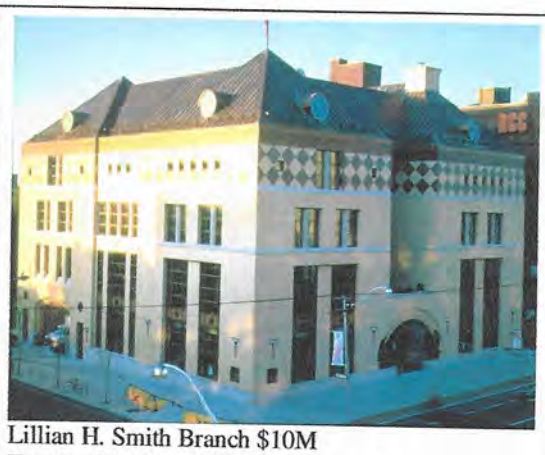
Port Hope Public Library
Feasibility Study, 1997

North York Public Library, Renovations & Additions
Centennial Branch Library 1997

Woodstock Public Library $2.5M
Renovations & Additions 1996

Victoria Village Library Renovations
North York Public Library 1996

Campbellford Public Library $1.1M
Renovations & Addition 1995



Lillian H. Smith Branch $10M
Toronto Public Library 1995—award

Fairview Library Renovations
Phase II, Phase III and Phase IV 1991-1994

Barbara Frum Library & Recreation Centre $6M
North York Public Library 1992

Cambridge Public Library Additions & Renovations
Hespeler Branch Library 1991 $700,000

Oak Ridges Moraine Library $600,000 1990

Canadian Children's Book Centre, Toronto 1989

Writers Retreat and Studio (High Dudgeon)
Clair and Farley Mowat, Roseneath, Ontario 1988

Fairview Library Feasibility Study
North York Public Library 1988

Bathurst Heights Regional Branch Library
Feasibility Study, North York Public Library 1987

Cobourg Public Library Feasibility Study 1994

Port Colborne Library Feasibility Study 1994

Preston Branch Library
Cambridge Public Library 1986

Crystal Beach Public Library
Fort Erie Public Library Proposal 1985

Richvale Library $800,000
Richmond Hill Public Library

Richmond Hill Public Library
Renovations Completed 1985

Boys & Girls House Library
Toronto Public Library Proposal 1983

St. Lawrence Branch Library
Toronto Public Library 1982

Pearson Avenue Library Feasibility Study
Richmond Hill Public Library 1981

Markham Community Library & Village Green
Markham Public Libraries 1981, $1.5M

Bowmanville Public Library Renovations
Newcastle Public Library 1981

Parkdale Library Renovations
Toronto Public Library 1980

Wychwood Branch Library $450,000
Toronto Public Library 1978—award

Bowmanville Public Library Feasibility Study
Newcastle Public Library 1980

Oak Ridges Moraine Library $600,000
Richmond Hill Public Library 1990

Anseley Grove Library - $2M
Vaughan Public Library 1989

INSTITUTIONAL

Ricky Schacter Dermatology Centre
Women's College Hospital 1992

Lobby Renovations
Women's College Hospital, 1992 Life Safety

Retrofit Project
Womens College Hospital, 1992

Labs, Classroom & Library Renovations
Women's College Hospital, 1992

Residential Treatment Centre
Hamilton Psychiatric Hospital

Feasibility Study 1992
Ricky Schacter Dermatology Centre
Women's College Hospital, 1992

Canadian Children's Book Centre
Toronto, 1989

Museum of Childhood
Toronto, 1986

COMMERCIAL

Commissioner of the Environment Offices
Toronto 1994

Symes, Kitely, McIntre Law Offices 1986

William Tibbles & Associates Offices 1985
Head Offices

McClelland & Stewart Publishers 1987

Commercial Stores & Offices
Thornhill 1988

Aeolus Investments Ltd. Head Offices 1986

Philly Mignon Chain Restaurants (4) 1980

'Chances Are' Cafe, Toronto 1986

RECREATIONAL

Antibes Recreation Centre Competition Winner
North York Parks & Recreation 1997

Amesbury Community Centre Arena & Pool
North York Parks & Recreation 1997

Port Hope Opera House Restoration Study 1993

Port Hope Bandshell Restoration 1992

Barbara Frum Library & Recreation Centre 1992

East Woodbridge Community Centre 1988

Resort - Cape May, New Jersey 1974

Resort - Malaga, Spain 1974

HOUSING

Tucker Creek Adult Lifestyle Community 1997

22 Balmoral Avenue, Toronto
Non Profit Senior's Residence 1990

570 O'Connor Drive, East York
Seniors Residence 1989

DACHI Cooperative Homes 1974

Main & Gerrard Co-Operative Homes 1974

Riverdale Co-Operative 1973

Forward Co-Operative 1972

PRIVATE RESIDENCES

David & Anne Sutherland Residence, 1999

Dr. & Mrs. Peter Morse Residence I & II & III
1963 & 1972 & 1997—award

Peggy & Doug Turner Residence I & II 1987 & 1996

Connie & Dr. Joe Peller Farm 1991

Helen & George Cuthbertson
Residences I & II 1964 & 1991

Connie & Dr. Joe Peller Residence, Ancaster 1981

Stephanie Hutcheson Residence 1990

Patsy & Larry Zolf Residence 1987

Claire & Farley Mowat Residence 1987
Residence I & II 1976, 1980

Dr. Jeremy Carver & Heather Brooks Residence 1986

Alison Gordon& Paul Bennett Residence I&II 1976, 1980

Dorothy Thomas Residence 1987

LECTURES & WRITINGS

"Thresholds of Perception"
"The Lillian H. Smith Experience"
"The Architectural Form of Italy"
"What you've always wanted to know
about libraries but were afraid to ask."
"Good Mannerism Makes Good Manors."
"From Miles to Metaphor" Contributor
"Cooperation or Confrontation"
"Library Planning Lecture"

Arriscraft Lecture Series, U. Of Waterloo, 1995
Arts & Letters Club, Toronto, 1995
Architectural Conservancy of Ontario, 1992
Ontario Library Association Conference, 1985
The Fifth Column, Autumn 1983
Canadian Architect, May 1983
Ontario Library Association Conference, 1982
OAA Convention, 1974

PUBLICATIONS OF WORK

"Of Griffins & Public Guardians"
John Bentley Mays, Globe & Mail, Sept. 95

"By the Book--Not"
Christopher Hume, Toronto Star, Oct. 95

"New Library Guest Book Tells All"
John Barber, Globe & Mail, November 95

"A Grand Public Gesture in the Age of Thrift
Annex Gleaner, October 1995

"Form Follows Fiction"
Edward Kay, Azure-Design, Arch. & Art, Nov.95

"Futuristic Fact Fortress"
Jennifer Cowan, Wired Magazine, Oct. 1995

"A New Star in Toronto Library Sky"
Access-OLA, Autumn 1995

"Integrated Library" St. Lawrence Branch
Library, Canadian Architect, August 1983

"Richvale Library"
Focus Magazine, August 1983

"Library a Repository for Traditional Charm"
Adele Freedman, Globe & Mail, June 13, 1983

"Canadian Architecture" Markham Community
Library, Alan Glonas, US Library of Congress
Publication, 1983

"Community Catalyst" Markham Library
Interior Design, August 1982

"Controversial Library"
Markham Library & Village Green
Canadian Architect, January 1982
"A Design Event"

"Giving Great Books Great Homes."
Influence, September 1985

"Living with PoMo"
David Lasker, Ontario Living, May 1985

"Post Modernism"
Adele Freedman, Canadian Art, Fall, 1984

"Wychwood Library Design Award"
Canadian Architect Yearbook, Dec. 1978

Markham Community Library
Canadian Interiors, Nov./Dec. 1986

"Edmonton City Hall Competition"
Trace, Summer 1981

"Successful Formula", Richvale Library
Bernard Gillespie Canadian Architect, Aug.1994

"Wychwood Library Renovation"
Canadian Architect 1979

TEACHING EXPERIENCE

Assistant Professor	
Lecturer & Visiting Critic	
Instructor	
Lecturer	
University of Toronto	1968 - 1975
University of Waterloo	1975 - 1989
Ontario College of Art	1986 - 1988
Ryerson Polytechnical	1975 - 1978