

**Arkiform Construction Inc.**  
2900 Langstaff Rd Unit 7  
Concord, Ontario  
L4K 4R9

JULY 8, 2024

## **HERITAGE REPORT**

Inspection done on July 4<sup>th</sup>, 2024 @ 9:00 am

## **INTRODUCTION**

The property on 7230 Nashville Road, Vaughan Ontario is Listed to the Municipal Heritage Inventory.  
Construction date circa 1890s -1940

## **DESCRIPTION OF PROPERTY**

The farmhouse at 7230 Nashville Road. (Nashville Road and HWY 50) in the in City of Vaughan, is a one and a half storey masonry house and metal hip roof. The structure is located away from the road approximately 350 meters having a long road leading to the farmhouse. Mature trees surround the property. The frontage of the house is along Nashville Road. The North, East, South and West is occupied by natural regeneration growth that makes access impossible (**Photo attached**)

## **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The cultural Heritage value of 7230 Nashville Road is related to its design of physical value as a one and a half storey masonry farmhouse. This is an example of rural Architectural with Colonial/Georgian Revival. The property exhibits several defining elements that were normative for homes build in that era including, a dichromatic brickwork. The front wood porch impossible to analyse due to natural regeneration of growth (**Photo attached**)



**(Please note the Family history of the property has not been researched at this time)**

## **DESCRIPTION OF HERITAGE ATTRIBUTES**

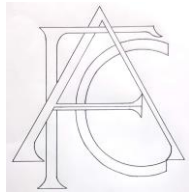
Unless otherwise indicated, the reason for designation applies generally to all exterior elevations, facades, foundation, roof, and roof trim all doors, windows, other structural openings, and associated trims. All architectural detailing, construction materials of wood, stone, brick, plaster parching, metal and glazing and related building techniques. To ensure that the cultural heritage value of this property is conserved certain heritage attributes that contribute to its value have been specifically identified and this includes:

- Dichromatic brick work
- Wood windowsill
- Mature trees

## **ALTERATION HISTORY AND HERITAGE INTEGRITY**

The following are known Alterations to the subject Property.

- Some windows and doors have been changed.
- All the aluminum cladding and metal roof.
- The **North Elevation** is mostly occupied by a new construction attached to the farmhouse as a brick and block and aluminum siding on the second floor.
- **West Elevation** we have a new window that is not in the context of the house, and the major chimney has fallen and resting on the roof. This created a displacement on the wall having a major hole on the façade. Also, evident vertical cracks on the RH of the house **(Photo attached)**
- The **South Elevation** is evident only the area that is currently visible, on major vertical cracks on the RH. and LH of the house.
- The **East Elevation** brick work pattern has been changed to a common bond due to a large green house on the full length of the house up to the second-floor line .and chimney is completely down on the roof creating a major crater on the roof. **(Photo attached)**
- The Antenna pole and a satellite dish on the roof.



## RECOMMENDED RESTORATION MEASURES

The following recommendations for future restoration and conservation are included for information purposes only. They are provided for the benefit of the present and future property owners. These recommendations are not binding, and property owners are under no obligation to restore any lost or missing attributes or features. The recommendations that are made are for Goldpark Group Inc.

- All the walls all around the house are compromised with noted major cracks on brick façade this is an indication of major foundation problems.
- The interior: is impossible to enter due to the house's dangerous condition. The house must be protected by a temporary fence for non-trespassing, this should be addressed immediately.
- Most of the windows and doors that are missing will also require restoration or replacement.

### **(Please see consulting engineer report)**

- **This report must be reviewed in conjunction with a structural engineering report. The property is dilapidated and at this stage in time uninhabitable due to its dangerous conditions and safety. Photos are attached indicating that the walls are evident of large crevices and a photo of the fallen chimney in the home.**

The Building Condition Assessment Heritage Report has been prepared for the intended and exclusive use of the Goldpark Group Inc. Arkiform Construction Inc. (Giuseppe Sportelli) does not assume any liability for the use of this report by other parties.



## REFERENCES CITED

City of Vaughan  
July 3, 2024, - Office of the City Clerk

Mark, Fram.  
2003 - Well-preserved The Ontario Heritage foundation's manual of principles and practice for  
Architectural Conservation

Martin E. Weaver.  
1997 - Conserving Buildings A manual of Techniques and Materials

Marianne Cusato & Ben Pentreath with Richard Sammons & Leon Krier  
2007 - Get Your House Right Architectural Elements to Use & Avoid

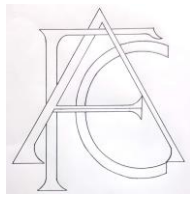
Francis D.K.Ching and Cassandra Adam Third Edition  
Building construction Illustrated

Arkiform Construction Inc.  
Giuseppe (Pino) Sportelli, Arch, CAHP



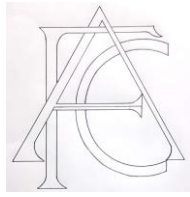
**NORTH ELEVATION**





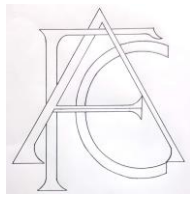
WEST ELEVATION





SOUTH ELEVATION





EAST ELEVATION