

# **Cultural Heritage Impact Assessment**

**Dobson Residence,  
7141 Highway 50,  
Vaughan (Woodbridge), Ontario**



Prepared for:  
**Janice Dobson-Guzik**

Prepared By:



**SRN Architects Inc.**  
Version 16 October 2019  
Project No. S19041

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## Table of Contents

<b>1.0</b>	<b>Introduction</b>	<b>4.0</b>	<b>Heritage Assessment</b>
	1.1 Guiding Principals		4.1 Architectural
	1.2 Associated Documents		4.2 Cultural
			4.3 Contextual
<b>2.0</b>	<b>Present Owner Contact Information</b>	<b>5.0</b>	<b>Summary Statements</b>
<b>3.0</b>	<b>Site Documentation</b>		5.1 Heritage Value of the Residence at 7141 Highway 50
	3.1 Site Inventory	<b>6.0</b>	<b>Mandatory Recommendation</b>
	3.1.1 Site Location		6.1 Mandatory Recommendations Regarding the Heritage Value of the Listed Property
	3.1.2 Site Identification	<b>7.0</b>	<b>Report Authorship</b>
	3.1.3 Current Applicable Designations		<b>Appendix 1: Bibliography</b>
	3.1.4 Site Access		<b>Appendix 2: Methodology</b>
	3.1.5 Existing Building & Structures		<b>Appendix 3: Qualifications of Author</b>
	3.2 Cultural Inventory		
	3.2.1 Chain of Title		
	3.2.2 References – Family History		
	3.2.3 Mapping		
	3.3 Past Uses		
	3.3.1 7141 Highway 50		
	3.4 Heritage Examination		
	3.4.1 Architectural		

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 1.0 Introduction

### 1.1 Guiding Principles

The property at 7141 Highway 50, Vaughan is located on the east side of the re-aligned Highway 50, north of Highway 407 in Vaughan, Ontario. It has an area of approximately 1.63 HA (4.0 ac.). It's frontage along Highway 50 is approximately 63.0m and has a depth of approximately 259.00m. The site is currently a residence with the potential to be re-developed as an industrial development adjoining the existing industrial community to the north.

The property at 7141 Highway 50 has been identified as having potential Heritage value. The property is Listed on the Vaughan Heritage Inventory. As the property is subject of a purchase and sale agreement, a Heritage Impact Assessment (HIA) is required to be performed to establish the Heritage value of the property and as to whether it can be de-listed. The Dobson Family, current owners of the property, have retained SRN Architects Inc., CAHP to prepare a Heritage Impact Assessment on the Heritage Value of the building to determine whether it can be de-listed.

The HIA performs an extensive Architectural, Cultural and Contextual research and analysis of the site as required by the Heritage Act following its regulations.

### 1.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statement
- The Ontario Heritage Act
- The York Region Official Plan 2010
- The City of Vaughan Official Plan 2010
- Town of Vaughan Zoning By-law 1-88
- The Ontario Building Code 2012

## 2.0 Present Owner Contact Information:

Janet Mary Dobson  
7141 Highway 50,  
Vaughan, ON  
L4L 1A5

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.0 Site Documentation

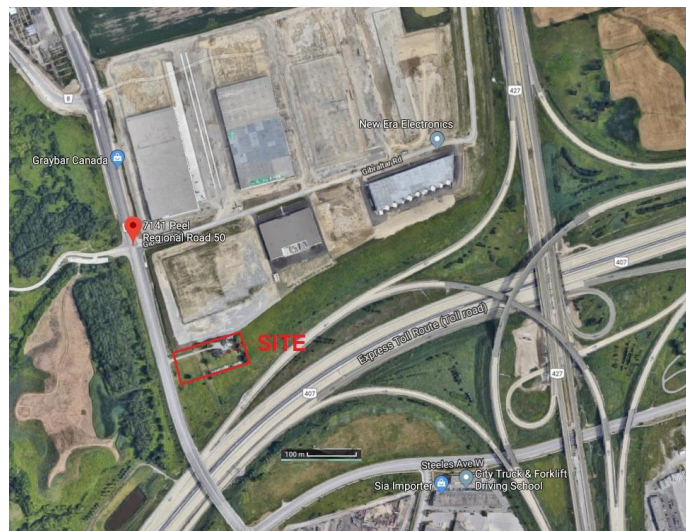
### 3.1 Site Inventory

#### 3.1.1 Site Location – 7141 Highway 50

The site is located in the southwest corner of the City of Vaughan where The City of Toronto and the City of Brampton meet the City of Vaughan. The lot was severed from an original farm holding in the 1930's and has been a residence ever since. Due to the re-alignment of Highway 50, additional lands have been added to the front of the original lot to provide a connection to Highway 50. The expanded lot has been municipally re-structured so lands in the City of Brampton have been transferred to the City of Vaughan. The neighbourhood, however, has undergone extensive change with the introduction of the Provincial multi-lane Highway 407 immediately to the south and Glen-Huntington Industrial Park immediately to the north. The Claireville Conservation Area is located on the west side of Highway 50.

The parcel of land has a frontage of approximately 63.0m along Highway 50 and an approximate depth of 143.0 m east of Highway 50. The north property line abuts an industrial development and the eastern and south property lines abut the Provincial Toll Highway 407. The area of the parcel is approximately 0.8818 HA (2.17.0 ac.).

The buildings on the site consist of a period one and a half storey residential home. A garage building sits in the rear yard, along the north property line across the driveway from the home to the south.



#### 3.1.1.A – Aerial Photograph – Context

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



## 3.1.1.B – Aerial Photograph - Site

### 3.1.2 Site Identification:

The parcel of land is defined as:

Parts 4 and 6 R-Plan 65R-23029  
And Parts 2 and 5 R-Plan 43R-24780  
Part of Lot 1, Concession 9, Township of Vaughan,  
Now in the City of Vaughan  
Regional Municipality of York,

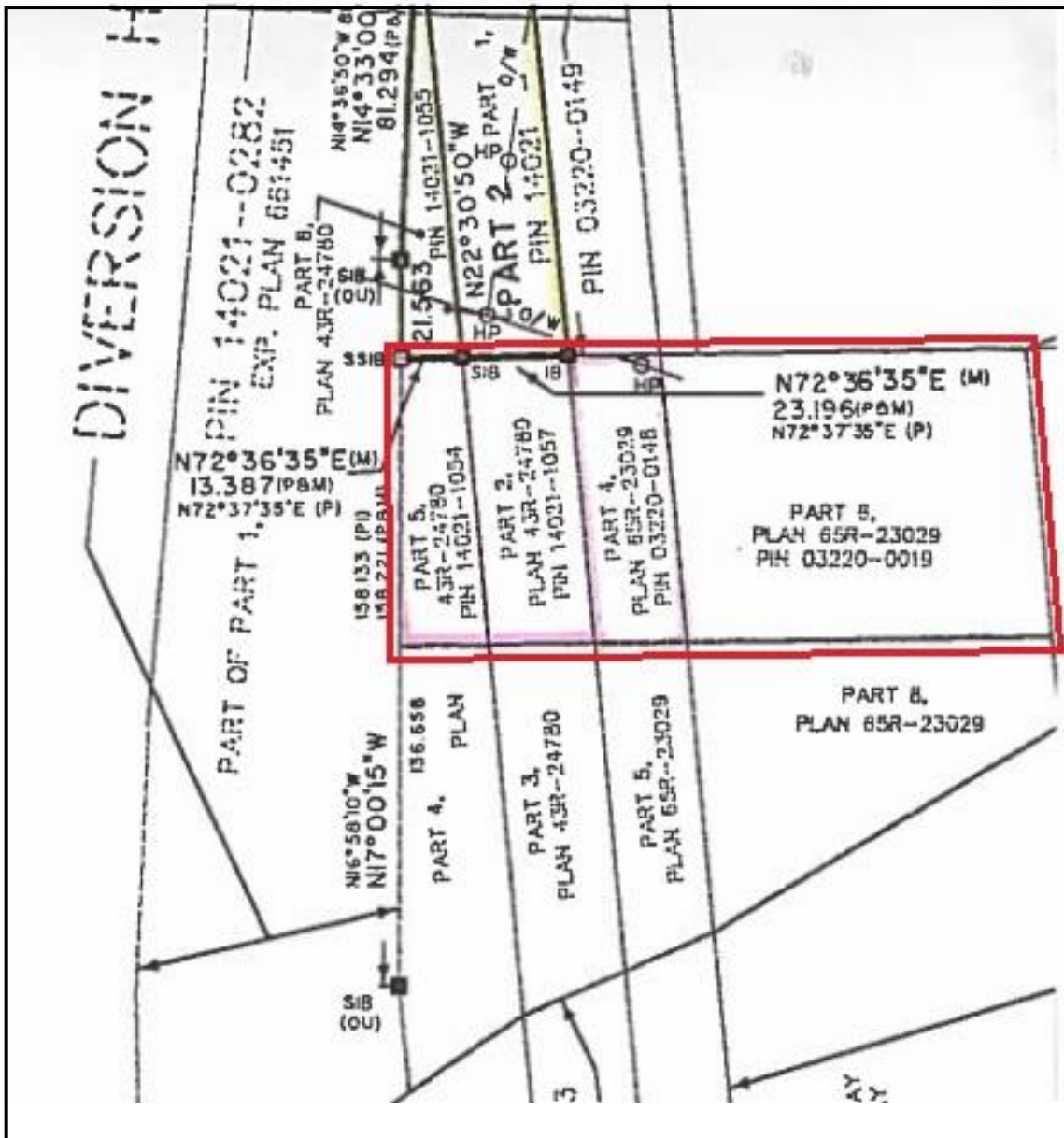
Tax Roll number: 1928 000 321 90000 0000

The lot is addressed as:

7141 Highway 50

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.2.A – Survey – Boundary

# Cultural Heritage Impact Assessment

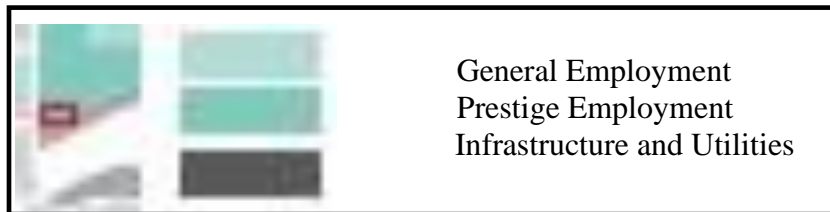
Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.1.3 Current Applicable Designations:

The Legislation and Authorities Having Jurisdiction below may override heritage concerns and recommendations included this Heritage Impact Statement. The lot is currently designated as follows:

### 3.1.3.1 City of Vaughan Official Plan:

Prestige Employment



### 3.1.3.2 City of Vaughan Zoning By-Law 1-88

PB2 – Parkway Belt 2



### 3.1.3.3 Town of Vaughan Register of Property of Cultural Heritage Value or Interest:

7141 Highway 50 - “Listed”

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.1.4 Site Access

The property is accessed from Highway 50. The home sits well back from the road owing to the re-alignment of Highway 50. The driveway approaches the home along its north side and accesses a garage on its north side.



3.1.4.A - Approach from the north



3.1.4.B - Approach from the south

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.4.C - Driveway Access from Highway 50



3.1.4.D – Driveway Access

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



## 3.1.4.E - Driveway

### 3.1.5 Existing Buildings & Structures

#### 3.1.5.1 The Home

The buildings on the property at 7141 Highway 50 consist of a 1½ storey residential single detached dwelling with a cellar and a one storey addition, and a detached one storey garage. The building was vacated in April 2019.

The main portion of the home consists of a 1½ storey building on a rubble foundation wall in the Architectural style of the traditional Ontario Gothic Farmhouse, with a central circle top dormer window. The original home was clad in brick. It was constructed in the early 20<sup>th</sup> century.

A 1 storey wood-sided addition was added to the east of the existing 1½ storey home on a crawl space in the simple Architectural style with a side door and a porch. This addition was constructed following the main portion of the home as the family grew.

The main house's dimensions are 11.63m (38'-0") x 8.54m (28'-0") and 5.05m (16'-8") to the eave. The addition's footprint is 6.30m (20'-8") x 7.57m (24'-10") and 3.02m (9'-11") to the eave. The total ground floor area is 147.01 m<sup>2</sup> (1582 sf) with the total livable area being 246.33m<sup>2</sup> (2,652 sf).

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

The home was fully renovated in 1967-8 when the second generation of the family moved into the home. The front windows were replaced with bow windows; The rear porch was enclosed; a new kitchen was built internally; a fireplace was added in the rear addition; a front porch was (re)built in a non-original neo-classical style with wood shingles; The central dormer was rebuilt in a non-original neo-classical style; a metal roof was installed; the entire home was stuccoed,



3.1.5.1.A – Existing West (Front) Elevation



3.1.5.1.B – Existing North (Left) Elevation

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.1.C – Existing North (Left) Elevation (Enlargement)



3.1.5.1.D – Existing East (Rear) Elevation

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.1.E - Existing South (Right) Elevation



3.1.5.1.F – Existing South (Right) Elevation (Enlargement)

Version 16 October 2019. Project No. S19041



# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.1.G – Existing View from Southwest

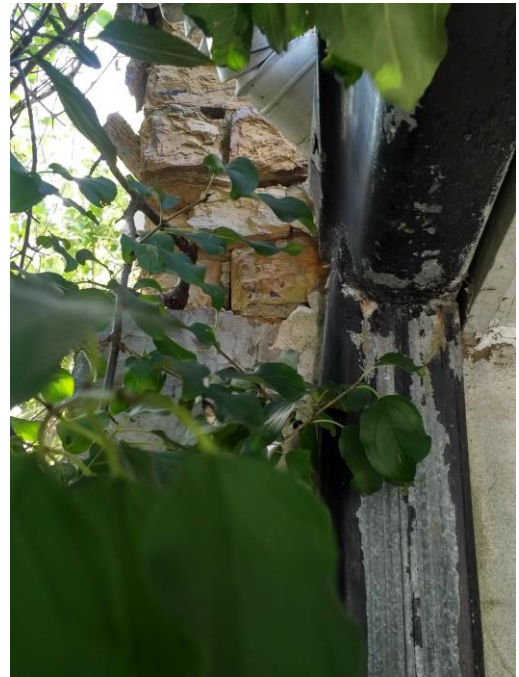
# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



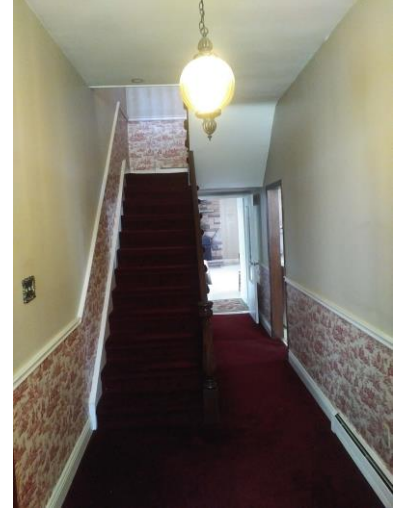
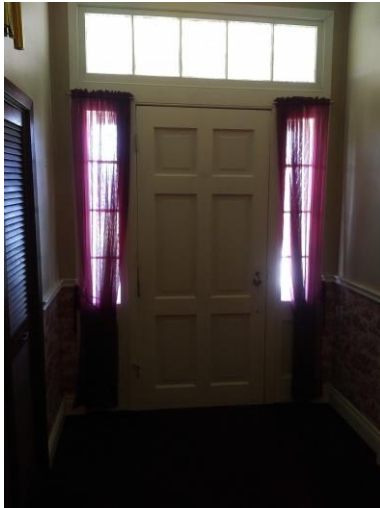
3.1.5.1.H - Exterior Details

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

The floor plan is a 3-bay plan with a central front door and bow windows on either side. A dormer with a circle top window sits directly above the front door. A masonry fireplace with a projecting exterior masonry chimney on the south side was added at a later date which was also stuccoed over. Then northerly chimney was removed when a new furnace system was installed. The floor plan is symmetrical with a central hall and internal stair leading up to a second floor within the roof which housed 4 small bedrooms.

The addition – typically a country kitchen - consists of a large family room with a powder room and an added fireplace. Upstairs, a washroom was added.



# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



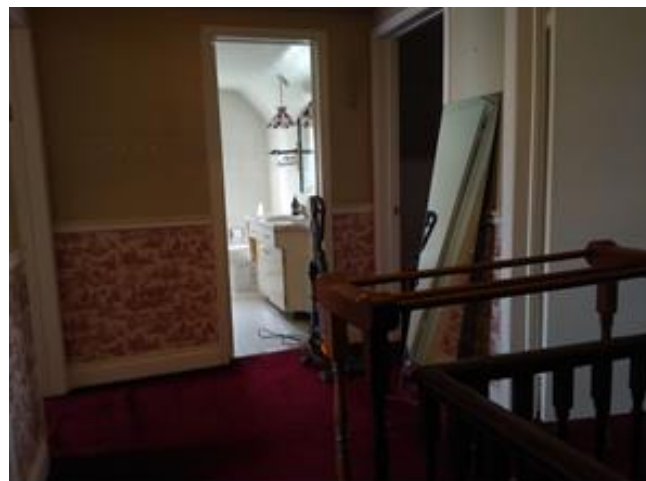
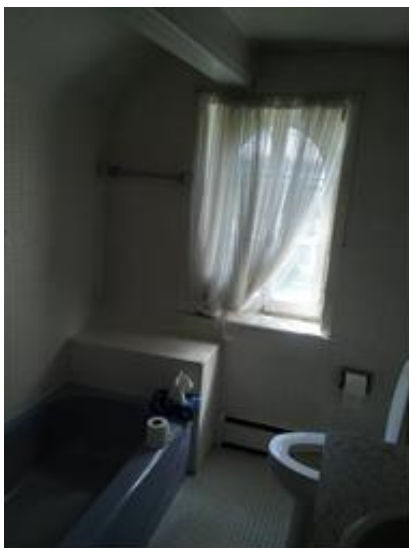
3.1.5.1.G – Original Home – Ground Floor Details



3.1.5.1.H – Addition – Ground Floor Details

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



## 3.1.5.1.I – Original Home - Second Floor – Interior Details

The interior floor plan of the overall building has been largely altered due to the major renovation in the 1960's. The kitchen has been re-located to the front part of the home; a study has been subdivided out of the parlour room.

Interior details include:

- ¼" thick Strip oak wood flooring (early 20<sup>th</sup> century);
- Carpeting throughout the main floor
- Oak tread, riser and square picket bannister stairs (early 20<sup>th</sup> century)
- Vinyl tile flooring in bathroom (non-original),
- Fixed pane with slider Aluminum windows (non-original),
- Aluminum Exterior Frieze boards (non-original)
- Brick Fireplace (mid-20<sup>th</sup> century)
- 4" Painted moulded window trim with backband and stool (early 20<sup>th</sup> century),
- 6" chamfered wood baseboard (early 20<sup>th</sup> century),
- Wallpapered or Painted Gypsum board walls (non-original),
- Painted and Wallpapered plaster and lath walls (early 20<sup>th</sup> century)

The cellar area has a simple stair leading to it from under the main stairs. It is unfinished, and of rubble wall construction. The basement has also been lowered as shown by the concrete foundation wall extension/underpinning. It houses electrical service and heating equipment. The ceiling height is approximately 7'-0" clear.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



## 3.1.5.1.K – Basement

The house is on well water and septic bed. The heating system is oil and hot water radiators.

The structure of the home consists of:

A rubble foundation wall, partially parged, underpinned with concrete  
A 2 x 4 wood frame stud walls with veneer masonry stuccoed over  
a combination of painted plaster and lath on the interior,  
(It was not possible to confirm the existence of any insulation in the walls.)  
Floors of 2 x 8 cedar floor joists and 1" T & G wood sheathing,



## 3.1.5.1.L - Structure

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.1.5.2 The Garage/Accessory Building:

A review of aerial photography over the past 60 years reveals a variety of smaller out buildings on the site. A small barn was demolished in the 1940's. A garage was predominant in the northern rear yard. All the outbuildings have been demolished over time. The current garage was built in the mid 1960's when the house was renovated. It is constructed of stuccoed concrete block walls and wood frame roof structure.



3.1.5.2.A – Garage/Accessory Building – Existing South (Front) Elevation



3.1.5.2.B – Garage/Accessory Building – Existing West (Left) Elevation

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.2.C – Accessory Building – Existing North (Rear) Elevation



3.1.5.2.D – Accessory Building – Existing North (Rear) Elevation

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.1.5.2.E – Accessory Building – Existing South (Front) Elevation



3.1.5.2.F – Accessory Building – Interior

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.2 Cultural Inventory

### 3.2.1.1 Chain of Title for

Part 6, R-plan 65R-23209,  
Part of Lot 1, Concession 9, Township of Vaughan  
Now in the City of Vaughan  
Regional Municipality of York

The enclosed lists identify the owners of the properties since the Crown Patent:

		Grantor	Grantee	
Patent	31 Dec. 1798	The Crown	James Huggles	200 ac.
157 Indenture	23 Mar. 1801	James Huggles	Thomas Schieffelin	200 ac.
4173 B & S	3 Apr 1822	Thomas Schieffelin	Leonard Ogilby	200 ac.
4815 B & S	11 May 1824	Leonard Ogilby	James Buchanan	200 ac.
6046 B & S	28 Aug. 1827	James Buchanan	James Armstrong	200 ac.
6668 B & S	16 Mar. 1829	James Armstrong	James Watson	W½ - 100 ac.
1088 Will	1 May 1872	James Watson	Est of James Watson	All ex pt
	28 Apr. 1896	Est of James Watson	William Watson	All ex pt
6328 Vesting Order	28 Apr 1896	William Watson	Isabella Watson Exrix of WW	W ½ ex pt
6947 Gr.	29 Mar. 1900	Isabella Watson Exrix of WW	John H. Gowland	W ½ ex pt
9239 Gr.	25 May 1911	John H. Gowland	John W. Gowland	W. Pt. – 90 ac.
12052 Gr.	9 Apr. 1920	John W. Gowland	Robert Wilson	W. Pt. – 90 ac.
17123	29 Nov. 1935	Robert Wilson	Gertrude Deane	N 5 Ch 13 lks; W 4 ch – 1 1/4 ac
17123	16 Dec. 1936	Gertrude Deanne	George Mason	N 5 Ch 13 lks; W 4 ch – 1 1/4 ac
17417 Gr.	16 Sept 1936	Robert Wilson	George Mason	N 5 Ch 13 lks; W 4 ch – 1 1/4 ac
17418 Gr.	16 Dec 1936	George Mason	Annie Dobson	“
28954 Gr.	23 Dec. 1952	Annie Dobson	Arthur Dobson	“
VA 60458 Gr.	11 Aug 1967	Arthur Dobson	Arthur Robert Dobson	“

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

YR 778771 Trans 17 Feb. 2006	Arthur Robert Dobson	Janet Dobson Gordon Dobson Janice (Dobson) Guzik	“
YR 934898 Trans 10 Jan. 2007	Janet Dobson Gordon Dobson Janice (Dobson) Guzik	Janet Dobson	“

## 3.2.1.2 Chain of Title for Part 4, R-plan 65R-23209, Part of Lot 1, Concession 9, Township of Vaughan Now in the City of Vaughan Regional Municipality of York

The enclosed lists identify the owners of the properties since the Crown Patent:

Patent		Grantor Crown	Grantee Crown	Public Right of Way
44134 Hwy Plan	29 Jul. 1936	Crown	Dept of Hwys, Ontario	Kings Hwy
YR 1055142 Trans.	17 Sep. 2007	H.M.Q. in Right of Ont.	Janet Mary Dobson	0.31 ac.

## 3.2.1.3 Chain of Title for Parts 2 and 5, R-plan 43R-24780, Part of Lot 1, Concession 9, N.D. Toronto Gore Now in the City of Vaughan Regional Municipality of York

The enclosed lists identify the owners of the properties since the Crown Patent:

524 Will	6 Feb. 1879	Grantor Robert Bowman	Grantee Elizabeth Bowman	180 ac.
1726 B & S	22 June 1900	Elizabeth Bowman	Dinah Bowman Admx. James Bowman est.	178 ac.
1728 Election Deed	22 June 1900	Dinah Bowman Admx.	James Bowman est.	178 ac.
VS 3419 Gr.	26 June 1942	James Bowman est.	Helen Murray Gordon Murray J.T.	176 ac.
VS 4631 Gr.	10 May 1956	Helen Murray Gordon Murray J.T.	Wayne Investments Ltd	175 ac.
VS 4695 Gr.	31 Dec. 1956	Wayne Investments Ltd	Esther Tannenbaum Trustees	175 ac.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

VS 4898Gr.	13 Mar. 1959	Esther Tannenbaum Trustees	Rexdale Investments Ltd	175 ac.
VS 5330 Gr.	26 Feb. 1963	Rexdale Investments Ltd	Runnymede Const. Ltd	175 ac.
VS 5388 Exp.	24 Nov. 1998	Runnymede Const. Ltd	M.T.R.C.A.	175 ac.
VS308715	29 Jan 1973	M.T.R.C.A.	Min. of Transp. & Comm.	Part 2
PR133702 Notice	17 Sep. 2007	H.M.Q right of Ontario	Janet Mary Dobson	Pt 2 & 5 0.61 ac.

## Definitions:

B & S = Bargain and Sale      GR. = Grant of Land      D = Deed of Land  
MEM = Memorial Grant/Deed/Conveyance      CONV.= Conveyance of Land  
TRAN. = Transfer of Land

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.2.2 Family History

The early owners of the original farm cleared the land; farmed it; speculated with it (1822-1829) and even had a family court battle over it (1896-1900).

As shown in the chain of title, the early owners were:

James Huffles	1798 -1801
Thomas Schieffelin	1801-1822
Leonard Ogilby	1822-1824
James Buchanan	1824-1827
James Armstrong	1827-1829
James Watson	1829-1872
William Watson	Isabella Watson 1872-1896 – 1900
Isabella Watson	1896-1900
Court proceedings Plaintiffs:	
William A Watson, Annie A. Broddy, William Watson, Ida Watson	
Thomas Watson, Flora Watson, James Watson, May A. Hale,	
Elizabeth Westerhill, Sarah J. Tovell, Margaret E. Hewgil	
Isabella V. Lawrence, Jessie M. Natress	
John H. Gowland	1900-1911
John W. Gowland	1911-1920
Robert Wilson	1920-1936
Gertrude Deane	1935-1936
George Mason	1936-1936.

George Mason bought the farm from Robert Wilson and carved off a small, one acre lot at the northwest corner fronting on to Highway 50 which was sold to Gertrude Deane. She may have been the widow of Robert Wilson or an elderly relation of George Mason for whom a small retirement lot was created as was traditional in those days. Owing to the short tenure and return of ownership to George Mason, she may have died or moved elsewhere. George Mason sold the lot to Annie Dobson. With her husband Arthur, their family moved into the house.

Arthur Dobson was born on March 15, 1888 in Toronto and died Feb 1969 in Woodbridge. He was a real estate agent with an office on Dundas Street West near Indian Line in the Junction triangle in Toronto. Annie Alexander was born in Nova Scotia in 1900 and came to Toronto looking for work in 1920. She was the eldest of 5 children – Irene, John, Jim and Isobel. Annie died on January 9<sup>th</sup>, 1953. Arthur married Annie on March 30<sup>th</sup>, 1930 at St. Clements Church in North Toronto’

After living in Guelph for a while, Arthur bought the lot as a hobby-farm, in 1936. It consisted of a house and a small barn. He kept a horse, a couple of cows and some chickens. The barn was demolished in the mid-1940’s.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

Arthur moved his family to the home in 1936 and lived there until 1949 when he bought 100 acres on Martin Grove Road from the Ellerby family. That property had a log house. He wanted to pursue his farming hobby and instill in his children a strong work ethic. The house at Hwy 50 sat vacant from 1949 to 1968.

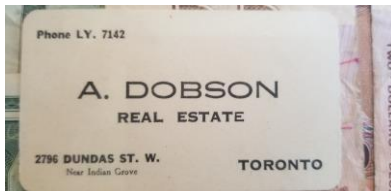
His children were:

Arthur Robert (b. April 14, 1932 in Toronto, d. Aug 29, 2005 at Hwy 50)  
Lorraine (b. 1931 in Toronto; d. 1945 at Hwy 50 at 14 years of age)  
Roland (born in Guelph),  
Kay (b. 1933 in Guelph),  
Elwood (b. 1934 in Guelph),  
Doreen (b. 1939 Hwy 50),  
Margaret (b. 1941 at Hwy 50)

Arthur and Annie are buried in the Christ Church Anglican cemetery in Woodbridge.



3.2.2.A. Arthur and Annie Dobson, 1930      3.2.2.B. House circa 1940



3.2.2.C. A. Dobson Real Estate      3.2.2.D. Grave

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

As a young man, Arthur Robert Dobson lived in Toronto on Quebec Avenue and was a salesman for Neilson's Dairy Co. Around 1985 he bought a Courier company – Southern Courier Service Ltd - which is still operated by his son. He married Janet Finch in January 1965, a nurse, and they had 2 children – Gordon (b.1965) and Janice (b.1966).

Arthur bought the Hwy 50 property from his Dad in 1967 and proceeded to renovate it from top to bottom:

- The basement was dug out
- Foundation walls were reinforced with concrete
- The second floor was gutted to the bare walls
- New plumbing was installed
- One fireplace was removed for a new furnace's chimney
- New doors and windows
- Wall in kitchen and dining room removed
- A wall installed in living room to create office
- A new verandah was built on the back of the house
- A new chimney, fireplace and powder room was built in the family room
- A new front porch was added at the front.

The family moved in in August 1968.



## 3.2.2.E. Renovation of the House 1967/8

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.2.F. Construction of garage 1967/8



3.2.2. G. Enclosing the porch



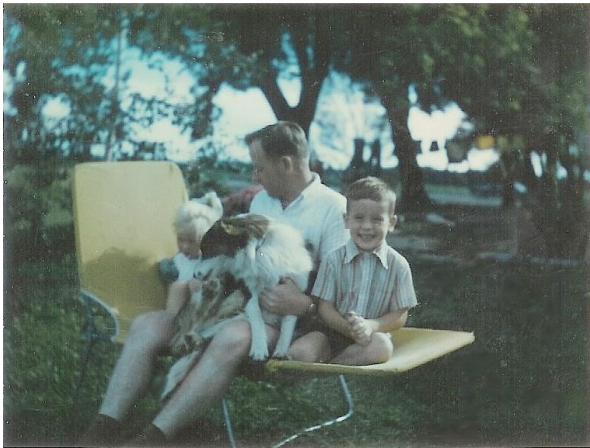
3.2.2.H. Finished garage 1968



3.2.2.I. Finished House 1968

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



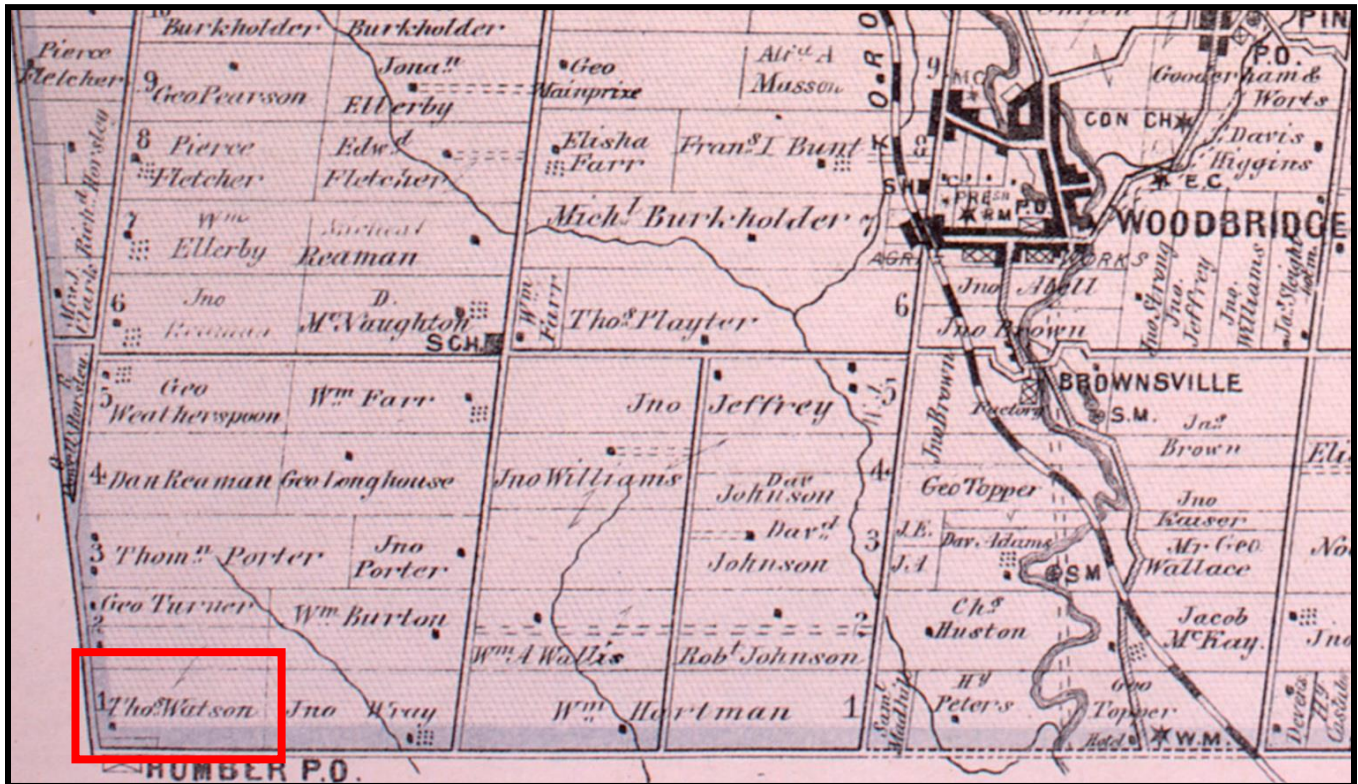
3.2.2.J. Family photos 1970's

# Cultural Heritage Impact Assessment

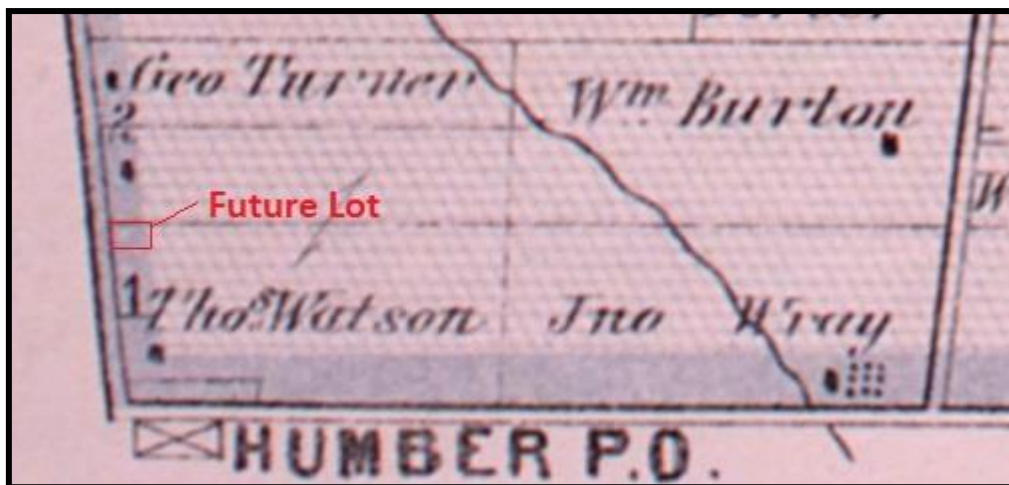
Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.2.3 Mapping

The visual history through mapping can show the growth of neighbourhoods over time:



3.2.3.A. Myles & Co. County Atlas, 1878



3.2.3.B. Myles & Co. County Atlas, 1878 - Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



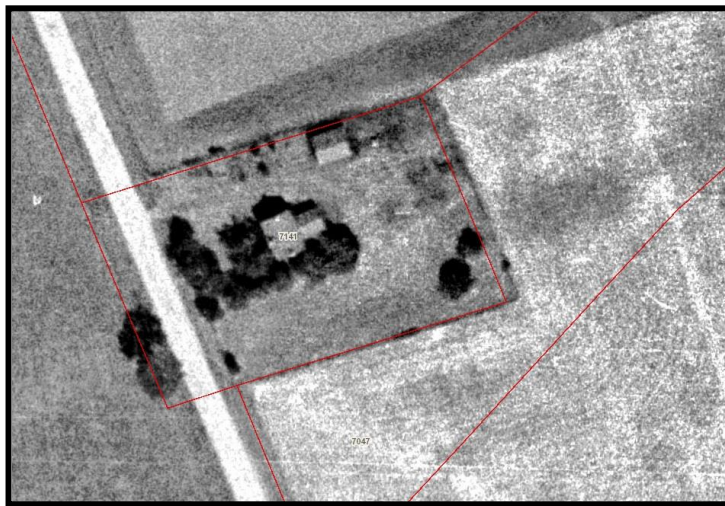
3.2.3.C. DND, Government of Canada, Aerial Photograph, 1947

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.D. Mapping, Region of York, Aerial Photograph, 1954



3.2.3.E. Mapping, Region of York, Aerial Photograph, 1954 – Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.F. DND, Government of Canada Aerial Photograph 1965



3.2.3.G. DND, Government of Canada Aerial Photograph 1970

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.H. Mapping, Region of York, Aerial Photograph, 1978



3.2.3.I. Mapping, Region of York, Aerial Photograph, 1978 – Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



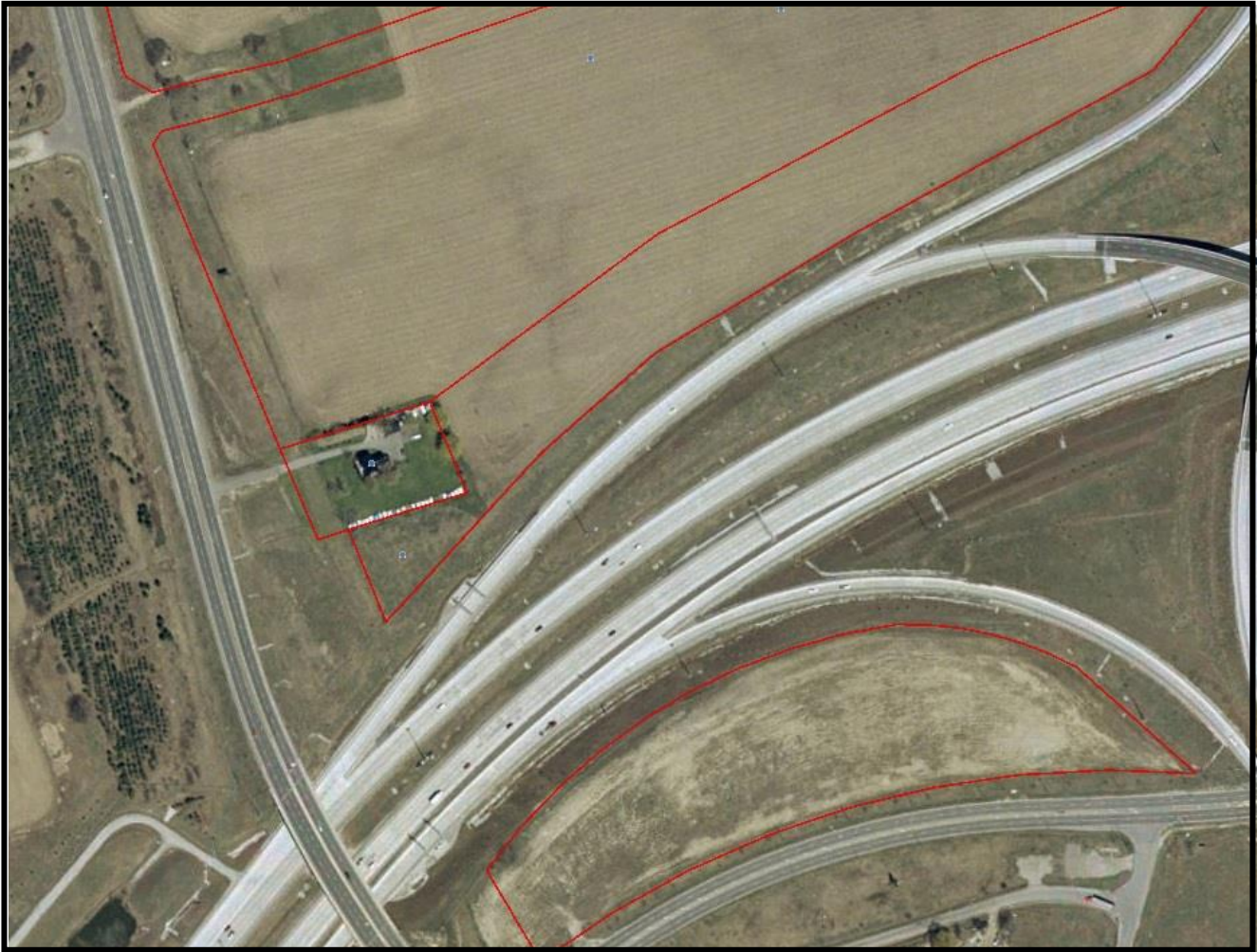
3.2.3.J. Mapping, Region of York, Aerial Photograph, 1988



3.2.3.K. Mapping, Region of York, Aerial Photograph, 1988 – Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.L. Mapping, Region of York, Aerial Photograph, 1999

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



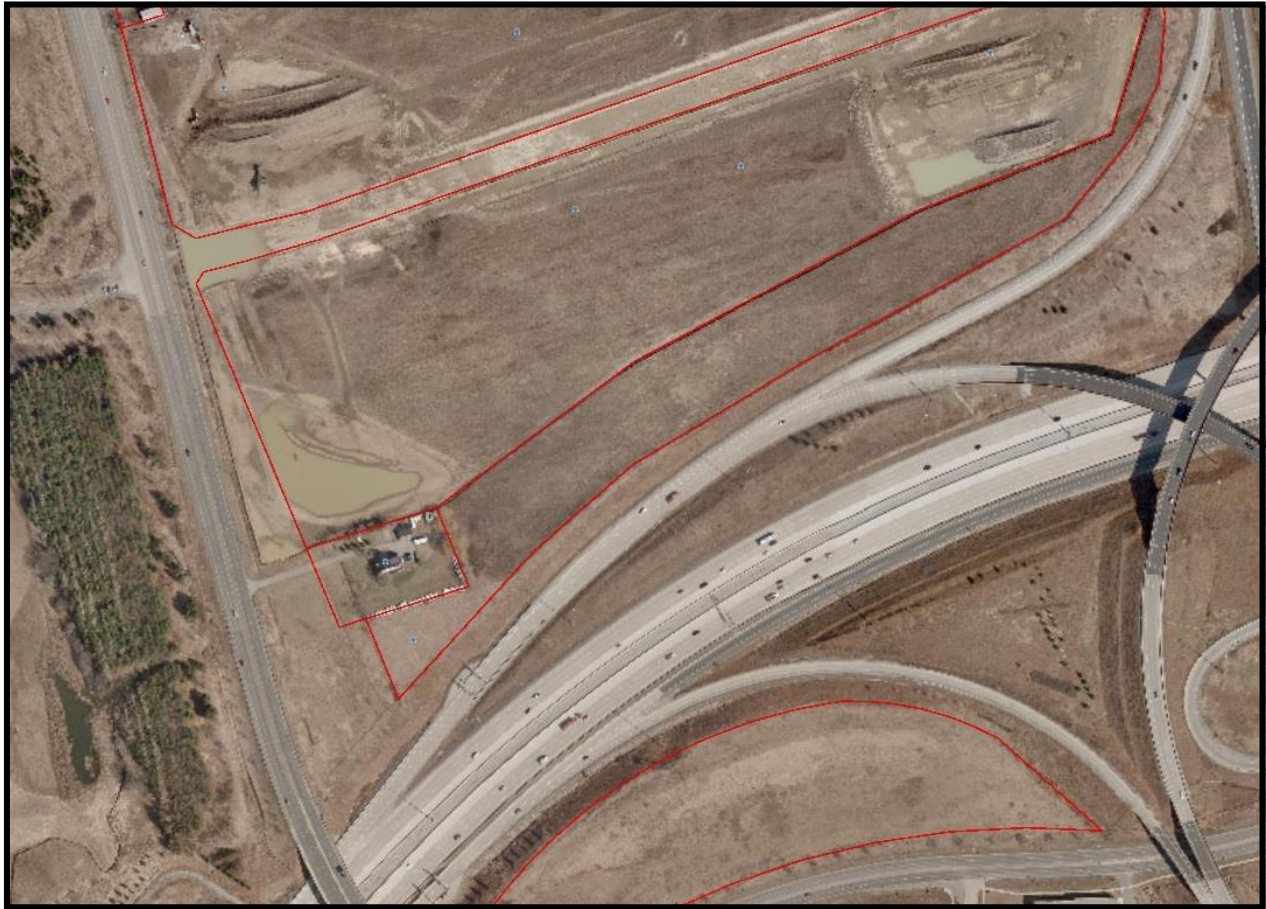
3.2.3.M. Mapping, Region of York, Aerial Photograph, Photograph 2007



3.2.3.N. Mapping, Region of York, Aerial Photograph, 2007 – Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.O. Mapping, Region of York, Aerial Photograph, 2009



3.2.3.P. Mapping, Region of York, Aerial Photograph, 2009 – Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



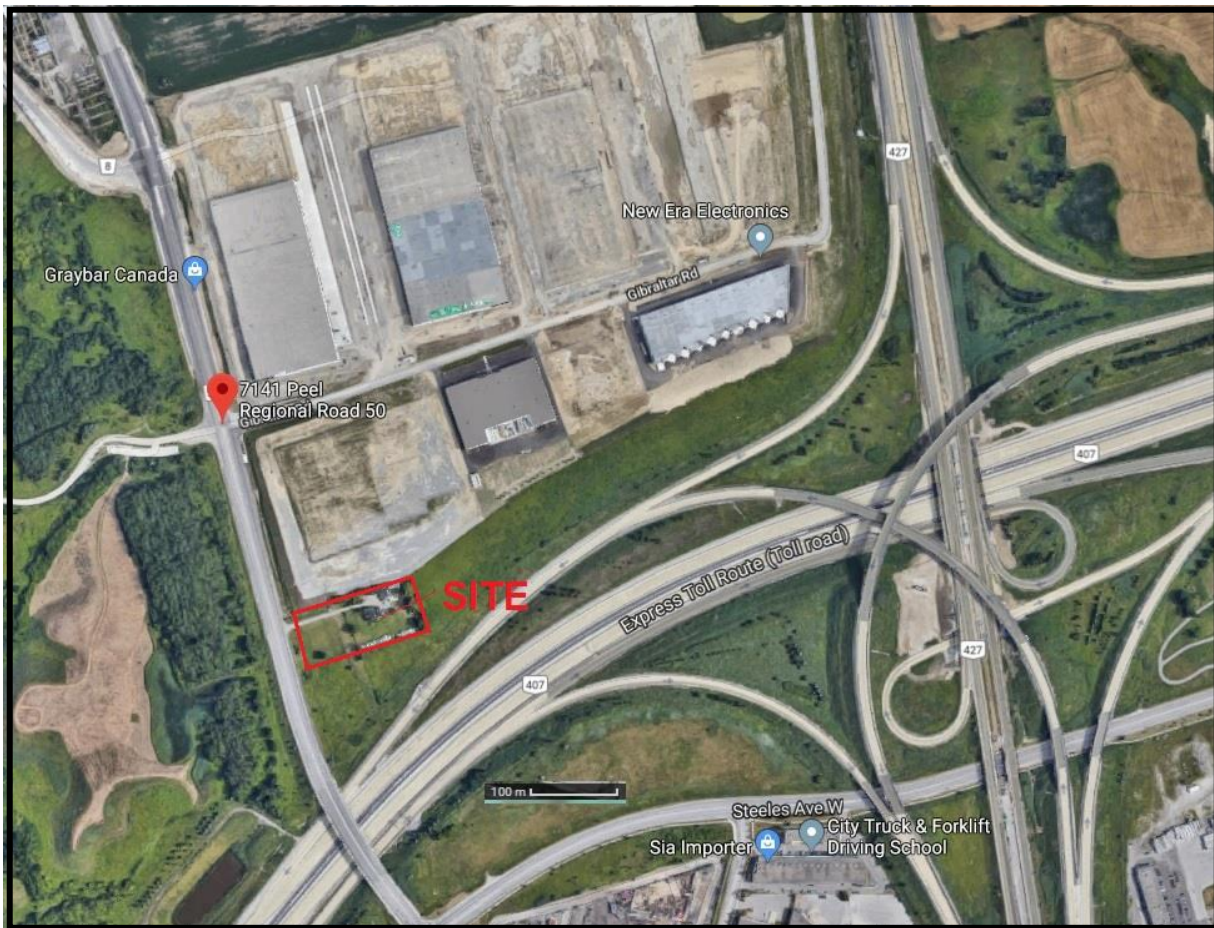
3.2.3.Q. Mapping, Region of York, Aerial Photograph, 2016



3.2.3.R. Mapping, Region of York, Aerial Photograph, 2016 – Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario



3.2.3.S. Mapping, Google Earth, Aerial Photograph, 2019



3.2.3.T. Mapping, Google Earth, Aerial Photograph, 2019 – Enlargement

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 3.3 Past Uses

### 3.3.1 7141 Highway 50 - Residential

## 3.4 Heritage Examination

### 3.4.1 Architectural

(Assessment scale: poor, fair, good, excellent)

Cladding - the original masonry has been covered with stucco	- poor
Windows – not original; replaced by wood and aluminum windows and aluminum storms; bow windows	- poor
Interiors – interior plan floor plan has been largely altered	- poor
Finishes – interior is mid-20th century materials	- poor
Stairs – mid-20 <sup>th</sup> century detailing	- poor
Flooring – non-original, mid-20 <sup>th</sup> century	- poor
Structure – original, but not compliant with local design standards	– fair
Foundation – rubble wall foundation/underpinned	- poor
Roof – non-original – metal roof installed in 1960's	- poor
Example of Heritage Architectural Ontario Farmhouse/ Gothic Revival style – neo classical styled dormer not in keeping with heritage style	- poor
Contribution to the neighbourhood character	- poor

The original home was built in the early 20<sup>th</sup> century but was largely renovated in the 1960's as the residents maintained and upgraded their living environment as their living standards changed. The exterior of the home has been changed via stuccoing, new windows and aluminum frieze board installation. A new porch not in keeping with the original style of the house was added.

The interior of the home was quite simple in finishing and detailing.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 4.0 Heritage Assessment

### 4.1 Architectural

The Myles Atlas of 1878 does not show the home on the part of the Thos. Watson farm. This suggests that the home was not built in the mid-19th century. The common practice of carving out small lots along the road from the main farm was done so as to provide a retirement home for the ageing farmer and/or his wife as the next generation took over the farm. This was done in 1935.

While built in a traditional Ontario Farmhouse/Gothic Revival Architectural style, the total renovation in the 1960's greatly changed the appearance and layout of the home:

- Traditional windows were replaced with bow windows;
- A porch in a pseudo-second empire style as added to the front of the house
- Chimneys were removed to add a new furnace system
- A metal roof was installed;
- Interior rooms were subdivided and/or expanded;
- Modern plumbing was installed
- Baseboards and trim were replaced.

Criteria for determining Architectural Heritage Value or Interest:

Section 1.(2)1. - The property has design value or physical value because it:

- i) Is a rare, unique representation or early example of a style, type, expression, material or construction method:

The original masonry was covered in stucco: No

- ii) Displays a high degree of craftsmanship or artistic merit:

The original exterior detailing has been re-modelled No

Or

- iii) Demonstrates a high degree of technical or scientific achievement:

No.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 4.2 Cultural

Dating back to 1936, the house has always been a residence since it sat on a small parcel of land that was severed from a larger land holding and was unsuitable for farming.

Given the short tenure of the parceled off land in 1935 by Gertrude Deane, this might suggest that she was the widow of Robert Wilson. She would have been set to retire on this lot in a new home, as it appears her husband had died. Given the fact she owned the land less than a year suggests that she too may have passed away. This made the lot available for sale and Arthur Dobson bought it.

Originally from Toronto, Arthur Dobson was a Real Estate salesman, and bought the lot as a hobby farm. His Real Estate office was in Toronto. He then purchased a larger farm on Martin Grove Road and moved his family there. The home sat vacant from 1949 to 1968.

His son, Arthur Robert Dobson, was a salesman at Neilson's Dairy and moved his young family up to his parents' house when he purchased it from his Father. He first, however, renovated it from top to bottom.

The children of Arthur Dobson have fond memories of growing up in the farm country; playing on the farmers' fields with their farming friends and riding the bus to Woodbridge Public School.

Criteria for determining Cultural Heritage Value or Interest:

Section 1.(2)2. - The property has historical value or associative value because it:

i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community: No

ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture: No

OR

iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community: No.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 4.3 Contextual

The local context has changed significantly from its original farming roots. The neighbouring farm to the south was expropriated and demolished for the construction of Highway 407. The neighbouring farm to the north was demolished when the Glen-Huntingwood Industrial Park was built. The farm across the street was expropriated by the M.T.R.C.A. and set aside as a Conservation Area, and its farming history was converted to natural space.

Prior to the construction of Highway 407, and the re-alignment of Highway 50, the house sat well away from its neighbours up and down the road. The remaining fence in the front yard indicates the old alignment of Highway 50. Currently, the merging ramp from Highway 427 onto Highway 407 west borders the east and south property lines. Large 20,000 m<sup>2</sup> industrial warehouses line the north property line. The parcel itself is listed as Prestige Employment uses in the Official Plan.

Criteria for determining Contextual Heritage Value or Interest:

Section 1.(2)3.- The property has contextual value because it:

- i) is important in defining, maintaining or supporting the character of an area –

The area has greatly changed from its farming roots: No

- ii) is physically, functionally, visually or historically linked to its surroundings –

No original neighbourhood character exists;  
The property was never a farming use: No

- iii) Is a landmark: No.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 5.0 Summary Statements

### 5.1 Heritage Value of the Residence at 7141 Highway 50:

#### 5.1.1 Architectural

The Architectural Heritage Value of the home is poor as it has been greatly reduced by:

- large alterations which have changed the home from its original appearance;
- the replacement of materials with new, more recently manufactured materials;
- the alteration of the interior layout of the home;
- the addition of a non-stylistically appropriate front porch.

#### 5.1.2 Cultural Heritage Value

The Cultural Heritage Value of the home is low. Though the home supported three generations of a family, their activities had no significant historical contributions to the community - other than being good solid citizens.

#### 5.1.3 Contextual Heritage Value

The Contextual Heritage Value of the property is poor as:

- the re-alignment of Highway 50 which sets the home further back from the highway;
- the neighbourhood has greatly changed since from its original farming community due to the creation of the Claireville Conservation Area, the construction of Provincial Highway 407 and the construction of the Glen-Huntington Industrial Park.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## 6.0 Mandatory Recommendations:

### 6.1 Mandatory Recommendations Regarding the Heritage Value of the Listed Property:

The Recommendations of this report regarding the Heritage Value of the Residence at 7141 Highway 50, Vaughan are that:

- The property has lost substantial Architectural Heritage Value due to its extensive alterations;
- The property does not possess significant Cultural Heritage Value;
- The property has lost substantial Contextual Heritage Value due the major changes in its local context, and
- The property at 7141 Highway 50, Vaughan be de-listed from the Vaughan Heritage Inventory as the Heritage Value of the property is poor and does not meet the standards of the Ontario Heritage Act for possessing sufficient Heritage Value to qualify it for Designation under the Act.

## 7.0 Authorship

Report Prepared By:

**SRN ARCHITECTS INC.**

**Date:**

Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP  
Architect

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## Appendix 1: Bibliography

- 1.1 Books A, C, D, Lot 1, Concession No.9, Township of Vaughan, Ontario Land Register, Parcel Registry, (on Microfiche), Land Registry Office #65, Ministry of Government Services, Province of Ontario.
- 1.2 P.I.N Extracts, Ontario Land Register, Parcel Registry, Land Registry Office #65, Ministry of Government Services, Province of Ontario.
- 1.3 Books A, C, D, Lot 1, Concession No.9, N.D. Toronto Gore - Peel, Ontario Land Register, Parcel Registry, (on Microfiche), Land Registry Office #43, Ministry of Government Services, Province of Ontario.
- 1.4 P.I.N Extracts, Ontario Land Register, Parcel Registry, Land Registry Office #43, Ministry of Government Services, Province of Ontario.
- 1.5 Site Visits – September 23rd, 2019 and October 11th, 2019.
- 1.6 Personal Reminiscences – Janet Dobson, Resident, 7141 Highway 50 (1968 – 2019)
- 1.7 Personal Reminiscences – Janice (Dobson) Guzik, Resident 7141 Highway 50 (1968 - ???).
- 1.8 Personal Reminiscences – Gordon Dobson, Resident, 7141 Highway 50 (1968 - ???)
- 1.9 Canada, Government of, Department of National Defense, Aerial Photographs, National Aerial Photographic Library, Ottawa.
- 1.10 Ontario, Province of, Ministry of Natural Resources, Aerial Photographs, Ontario Archives, Toronto.
- 1.11 York, Region of, Mapping, Aerial Photographs,  
<https://ww6.yorkmaps.ca/Html5Viewer24/Index.html?configBase=https://ww6.yorkmaps.ca/Geocortex/Essentials/Essentials43/REST/sites/CommunityServices/viewers/YorkMaps/virtualdirectory/Resources/Config/Default>, 2019.
- 1.12 Toronto, University of, Map and Data Library, Aerial Photographs,  
<https://mdl.library.utoronto.ca/collections/maps-atlases>, 2019.
- 1.13 Myles & Co., “Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury and Town of Bradford in the County of Simcoe Ont.”, Toronto, 1878. Map Project, McGill University.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## Appendix 2: Methodology

The methodology used to research, analyze and assess the heritage value and interest of the subject property was as follows:

- i) Review of Terms of Reference of Heritage Impact Assessments prepared by the Municipality;
- ii) Review of Provincial Legislation and Policy Statements affecting Municipal Growth and Heritage;
- iii) Review of Regional and Municipal Official Plans with respect to Heritage;
- iv) Engage in an on-site visit to document and assess the building(s) with respect to:
  - Physical Architectural attributes,
  - Heritage components and detailing
  - Condition of exterior building envelope and structure,
  - Mechanical systems
  - Electrical systems
  - Interior design treatments;
- v) Engage in historical research in collections of Local Civic Archives, Public Library and Historical Societies;
- vi) Engage in research at the Ontario Land Registry;
- vii) Review and Assess Property;
- viii) Prepare report.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## Appendix 3: Biography of Author:

### SELECTED PROFESSIONAL RESUME

**Vincent J. Santamaura**, B. Arch, MOAA, MRAIC

#### Overview:

Vincent has evolved his close to 35 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

#### Professional Memberships:

2012 to 2017 – Member, Alberta Association of Architects

2010 to present – Member, Building Specialist, Canadian Association of Heritage Professionals

1981 to present – Member, Ontario Association of Architects, Registered 1988

1983 to present – Member, Royal Architectural Institute of Canada

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## Community Memberships:

- 2015 to 2018 – Member, Heritage Whitby/LACAC, Town of Whitby  
2009 to 2012 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
- 1993 to 1996 – Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge  
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
- 1993 to 2002 – Member, Friends of the Foster Memorial, Town of Uxbridge  
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
- 1994 to 2002 – Member, York/Durham Heritage Railway Association, Stouffville  
- involved in the running of the heritage railway between Stouffville and Uxbridge
- 1995 to 1998 – Member, Celebration of the Arts Committee, Town of Uxbridge  
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

## Professional Activities and Selected Projects:

### Expert Witness – Heritage Matters:

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

**Expert Witness – Heritage Matters: Ontario Municipal Board**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

### Heritage Impact Statements/Reports:

**Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):**  
Analyzed and authored a Heritage Impact Assessment and Conservation Strategy for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

**Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:**  
Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

**Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:**  
Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## **Cultural Heritage Impact Review Assessment – 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House) City of Vaughan:**

Analyzed and authored a Cultural Heritage Impact Statement for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

## **Heritage Impact Statement –10056 & 10068 Keele Street**

### **(Le Sedici Vilette) City of Vaughan:**

Analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

## **Heritage Impact Statement Stiver Tenant House- 9721 Kennedy Road, City of Markham**

Analyzed and authored a Cultural Heritage Impact Statement for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)

## **Heritage Impact Statement – 9920 & 9940 Leslie Street, Town of Richmond Hill:**

Analyzed and authored a Cultural Heritage Impact Statement for the preservation, re-location, renovation, and addition of the Designated Mapes & Horner Homes in the Town of Richmond Hill.

## **Restoration:**

### **St. Francis Xavier (1856), Parish of St. James – Tottenham**

**Architect** for the planned restoration and expansion of this Heritage church will ensure the unique features of this building will be preserved.

## **The Music Hall (1901), Uxbridge:**

**Architect** for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

## **The Stiver Tenant House (Designated) 9721 Kennedy Road, Markham, ON**

**Architect** for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

## **The Mapes House (Designated) 9920 Leslie St, Richmond Hill**

**Architect** for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

## **The Horner House (Designated) 9940 Leslie St, Richmond Hill**

**Architect** for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

## **Adaptive Re-Use:**

### **11 Woodlawn Avenue, Toronto:**

**Project Architect** for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

## **Mixed Use Projects:**

### **Old Brooklin-The Mews, Brooklin:**

**Architect** for the infill and extension of downtown Brooklin's Heritage District's main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

### **Broadway Grande, Orangeville:**

Located in the heart of old Orangeville, **Architect** for this Mixed-Use Commercial/ Residential Condominium re-creates the "Renaissance Revival" façade of the former Broadway Grande Hotel.

# Cultural Heritage Impact Assessment

Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario

## Institutional:

### **Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:**

**Architect** for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

## Commercial:

### **10 Richmond Street, Maple:**

**Architect** for a commercial infill building in Downtown Maple's Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

## Architectural Control Guidelines:

### **Spring Creek, Waterdown:**

**Control Architect** who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

### **Kleinburg Estates, Vaughan (Kleinburg):**

**Control Architect** who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

# **Cultural Heritage Impact Assessment**

**Dobson Residence, 7141 Highway 50, Vaughan (Woodbridge), Ontario**

**End of Report**