

**Heritage Impact Statement**  
**10513 Islington Avenue Nashville Road**  
**In the Kleinburg-Nashville Heritage Conservation District**  
**City of Vaughan**



Front (west) elevation of the subject property. Siding, windows, and trims are all of synthetic materials.

**Phillip H. Carter Architect and Planner**  
**& Paul Oberst Architect**  
**June 2017**

**ATTACHMENT 2**

## Engagement:

We are architects licensed in Ontario, and professional members of the Canadian Association of Heritage Professionals (CAHP). We were engaged by the owners to produce a heritage impact statement regarding alterations to the property at 10513 Islington Avenue in the City of Vaughan. The property is designated under Part V of the *Ontario Heritage Act* by virtue of being within the Kleinburg-Nashville Heritage Conservation District, and appears in the City's Register of Property of Cultural Heritage Value, by virtue of being in the District. We have also been engaged to provide architectural design services through the development approval process.

### Contacts:

#### Heritage Consultants-

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## 1. The Mandate:

The Provincial Policy Statement addresses the situation of development on protected heritage resources in Section 2.6.3:

**2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.**

**Conserved** is defined in the Provincial Policy Statement as follows:

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

This Heritage Impact Statement is prepared in compliance with this requirement in the Provincial Policy Statement, and relies on the guidance provided in the City's *Heritage Impact Assessment Terms of Reference*.

## 2. Historical Background:

Adopted from Section 1.4 of the Kleinburg-Nashville Heritage Conservation District Study

Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, the establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Kleinburg.<sup>1</sup>

In 1848 John Nicholas Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plats from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills.



<sup>1</sup> City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan*.



A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics in the world beyond the Humber River valleys.

By 1860, Kleinburg had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie. Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto.<sup>2</sup>



Figure 2. This map, from the 1880 *Atlas of the County of York*, shows the basic layout of roads and lots that remains today.

On the map, "PO" means post office, "SCH" means school, "GM" means grist mill, and "SM" means sawmill. Both rivers are thick with mills.

A projected but unbuilt canal connecting Lake Ontario with Georgian Bay can be seen snaking up the East Humber Valley.

To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The companies would sell shares to fund the construction of roads, and tolls charged for passage on the roads would pay for maintenance and provide shareholders with dividends on their investments.

The Vaughan Road Company was formed in 1850, establishing the roadway known today as Islington Avenue and becoming Highway 27 north of Kleinburg. Four toll-gates were found along this route: the first toll was at the present-day Albion Road—Finch Avenue area; the second at Woodbridge and Clarence Street; the third near

<sup>2</sup> City of Vaughan website, *Brief History of Kleinburg*.

where (present-day) Islington Avenue meets Clarence Street; the fourth at the junction of Islington Avenue and Highway 27.

The third toll-gate, near what is today Islington Avenue and Clarence Street, was historically referred to as “Toll-Gate Corners”. There was at one time a hotel and tavern located on this site, known affectionately as the “Half-Blanket Road”. Local folklore tells of hotel customers receiving blankets with such large holes in them that they were considered only “half- blankets”. The introduction of the railway system in the middle of the nineteenth century created an easier mode of transportation for the general population and the use of toll-roads rapidly declined. By the 1880s, the Vaughan Plank Road was in great disrepair and road maintenance was practically abandoned.

In 1890, a revolt broke out against the continuation of the toll road in Vaughan. It is recorded that 63 young farmers from Woodbridge and Kleinburg gathered by night to destroy the toll-bar at Islington Avenue and Clarence Street. They removed the toll-bar at Woodbridge Avenue and Clarence Street, and at the Woodbridge toll, Sandy McIntosh, the toll-keeper, fired his shotgun at the young "rebels", injuring several men. This revolt and several like it across the country prompted the removal of all toll roads in favour of public roadways administered by municipal governments.<sup>3</sup>

By the 1890s, Kleinburg was at its prosperous height. The population topped 350. Half a dozen manufacturing industries produced farm implements, furniture, harnesses, clothes, and carriages. Howland’s was the largest mill between Toronto and Barrie. The village’s location and road connections put it on the main road to Toronto, and the main street held three hotels to cater to the traffic. The prosperity was not to last.

Every silver lining hides a cloud; to some extent the very elements of the village’s success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that had called them into existence. As in many smaller communities, the railway initially helped the mills get their product to market. More significantly, they allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses, and customers could easily ride into the cities to purchase basic supplies as well as goods not available locally.

Figure 3. The Village Inn looks prosperous enough, but the next door house on the left is showing signs of neglect.



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<sup>3</sup> City of Vaughan, *History Briefs, Bulletin No 3, Roads, Tolls, Rails & Automobiles*.

New technologies also contributed to the decline. Electrification came sooner to the south of Kleinburg, and the water-powered mills were put at a competitive disadvantage. And the coming of the automobile and the faster, farther travel it allowed eliminated Kleinburg's role as a stopping place on the way to the city. The construction of Highway 27 in the 1930s laid out the facts in concrete: the village was being bypassed.

### **A Rural Retreat**

By the end of the Second World War, Kleinburg had lost more than 2/3 of its population, and might have faded entirely away, as did many of Ontario's villages and hamlets. But the improved roads had not only taken shoppers off the main street, they began to make it possible for villagers to drive to work in the city. With the postwar housing shortage, returning veterans looking for housing affordable on their demobilization payments began to see Kleinburg as a good place to start a family. The Windrush Co-operative, at the end of Stegman's Mill Road, began the transformation of a bald cornfield into a wooded valley enclave. "Starter" homes, on the model of the Levittown Cape Cod-style houses in the US, were built on Napier Street, where they can still be seen. The postwar resettlement of Kleinburg was as significant as the original settlement a century before, and there is something of a pioneer spirit visible in the image of a young mother in a field, holding two small children, as the frame of their new house rises in the distance.

Figure 4. Road improvements, like the new Highway 27, made it possible to live in Kleinburg and work in Toronto. Here is a postwar infill house on Napier Street.



### **The Bindertwine Revival and the Growth of Heritage Awareness**

In Canada's Centennial Year, 1967, the whole nation recalled its history and celebrated. In Kleinburg, under the leadership of Vic Ryder, the festivities took the form of a revival of Charles Shaw Jr.'s Binder Twine Festival. The event was so successful that it has been retained as an annual event ever since. The Binder Twine Festival has become an integral part of community life, and the funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays, and countless other community projects.

The most significant benefit of the Binder Twine Festival may be the sense of heritage that it sparked. "The original tree-shaded community is now almost encircled by subdivisions and this encircling process has not ended," wrote Pierre Berton in 1968.<sup>4</sup>

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<sup>4</sup> Binder Twine Festival Guide, 1968. Reprinted in *A Walking Tour of Kleinburg*.

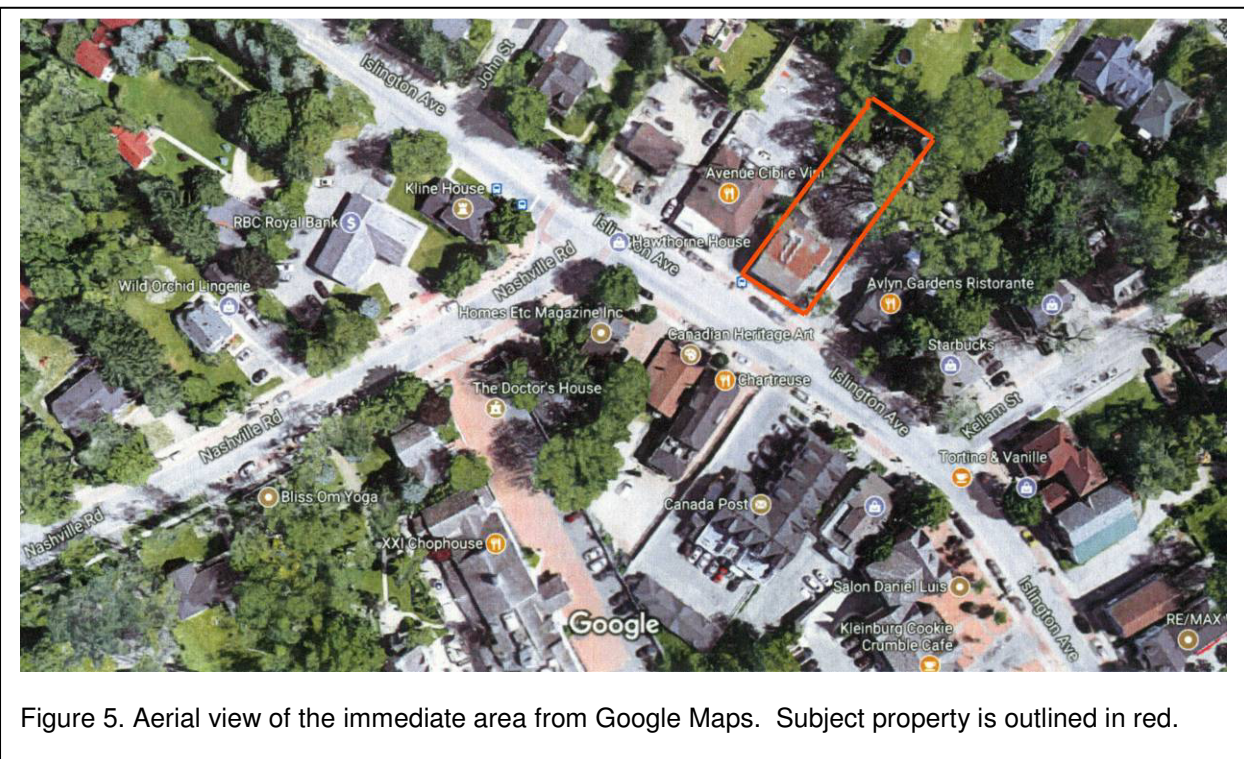


The feeling of threat to the old village character was not abated by the developer who opined that Kleinburg had nothing worth keeping, and should be bulldozed to the ground. Villagers, both old and new, began to look back on their history and give value to it. The Binder Twine Festival Guides, which used to be published every year, told of the old buildings and the people who inhabited them. Efforts to preserve the village character began in earnest. The Kleinburg Area Ratepayers Association (KARA) was formed to advance the preservation of the Village character, its efforts culminating in the adoption of the Kleinburg-Nashville Heritage Conservation District (HCD) by the City of Vaughan Council in 2003, under Part IV of the Ontario Heritage Act.

### 3. Introduction to the Site

The property is located near the north end of the old village of Kleinburg, on the east side of Islington Avenue, about 40m south of the intersection with Nashville Road..

The property is described as: Lot 29, Registered Plan 275, City of Vaughan, Regional Municipality of York.



There is one structure on the property, a much altered Georgian building, originally constructed between 1858 and 1868, and used as a dwelling/post office/shop. See Appendix A, Property Ownership Chronology, by Su Murdoch Historical Consulting.

Images showing the evolution of the building are shown below.





Figure 6. Hand-coloured postcard, 1909, looking north, from City of Vaughan. Subject property is circled.



Figure 7. Postcard, 1911, looking north, from City of Vaughan. Subject property is circled. More detail is visible than in figure 6. The tail is a typically narrow extension, unlike the current full-width addition.



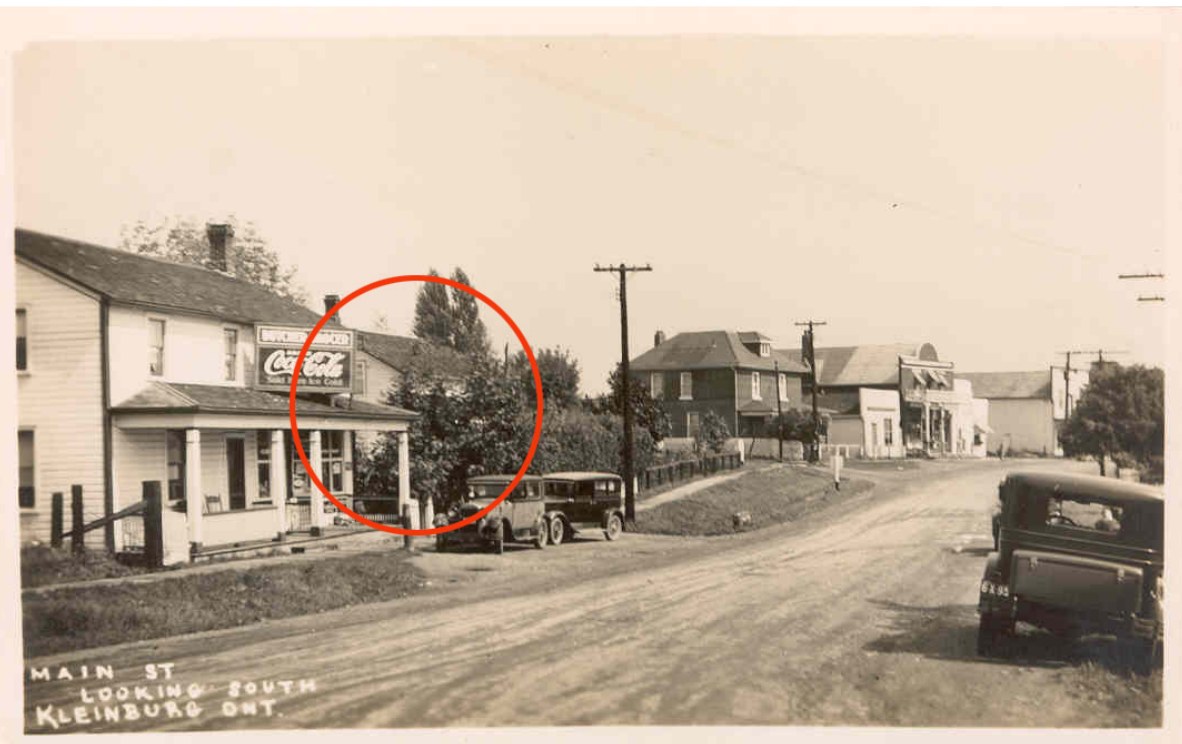


Figure 8. Postcard, 1925, looking south, from City of Vaughan. The Vaughan Archive had assigned the 10513 address to the shop with the Coca-Cola sign, but that is a two-storey building, taller than the 1 ½ storey building in the previous pictures. The correct building is to its south, circled. Note that the Coca-Cola building does not appear in the previous pictures.



Figure 9. Undated photo, circa 1980, from City of Vaughan. Front elevation of the last version of the building prior to its current condition. The short second-floor windows are still currently in place, but the overall appearance has been cleaned up considerably. The existing condition of this elevation is shown in the cover photograph.

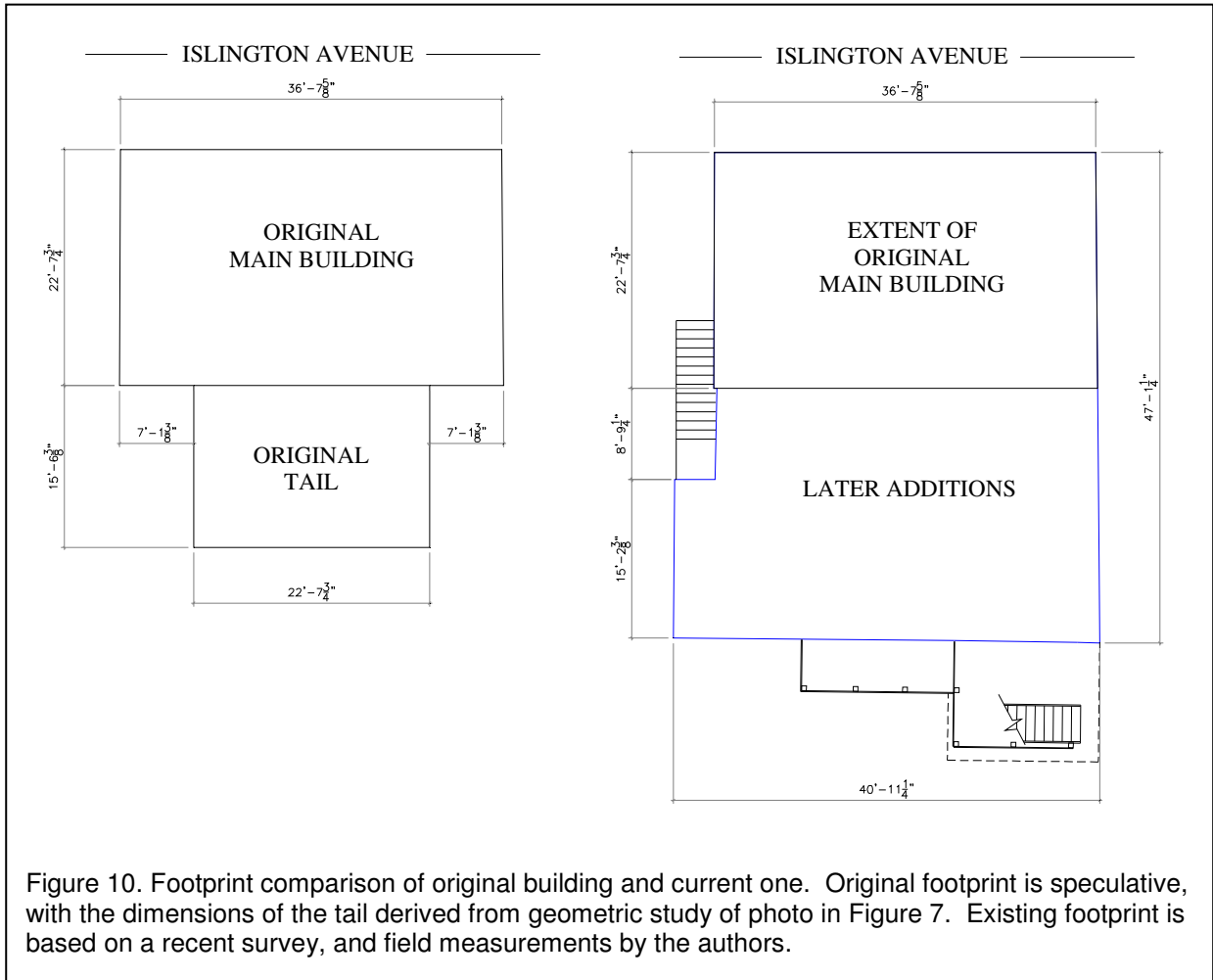
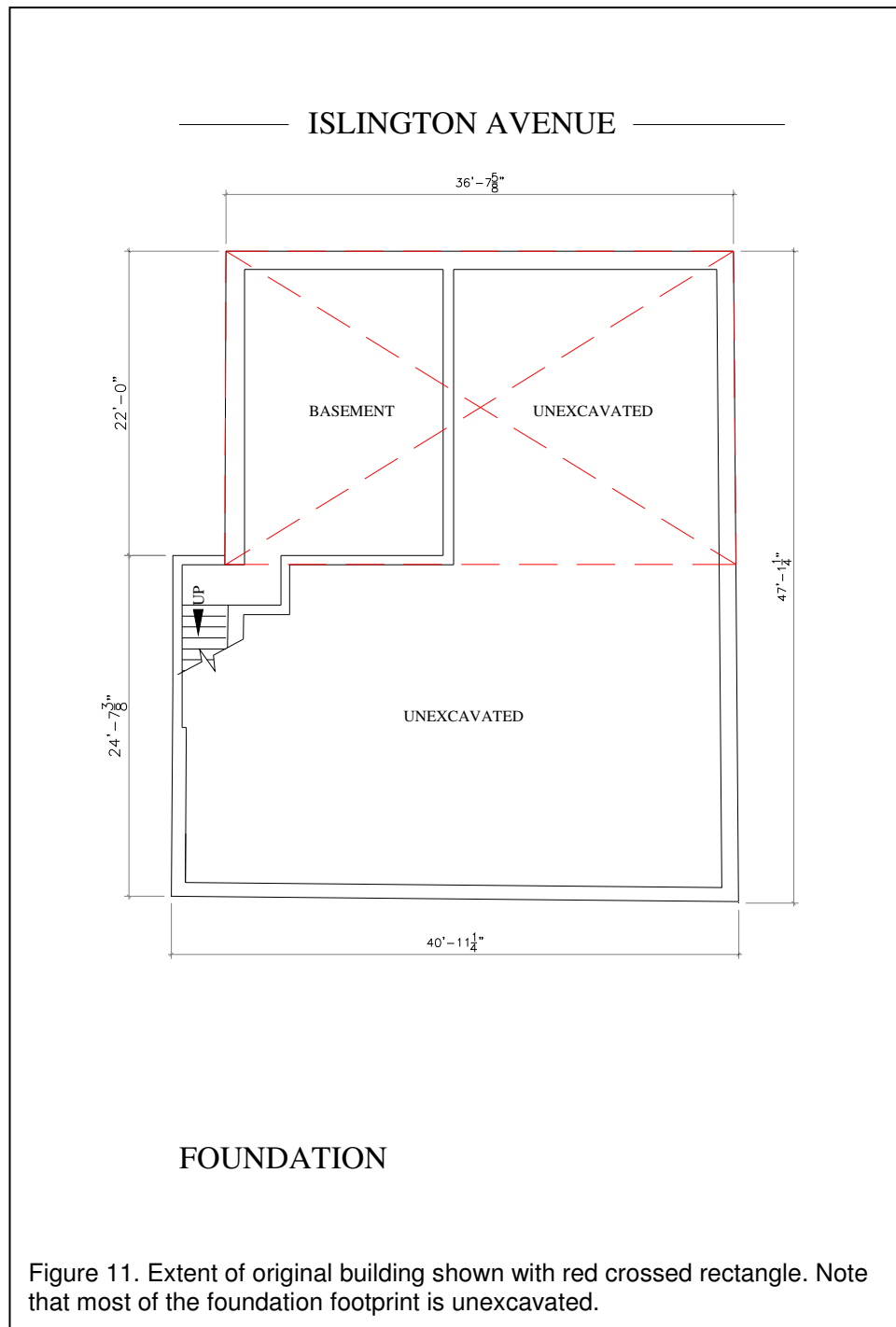


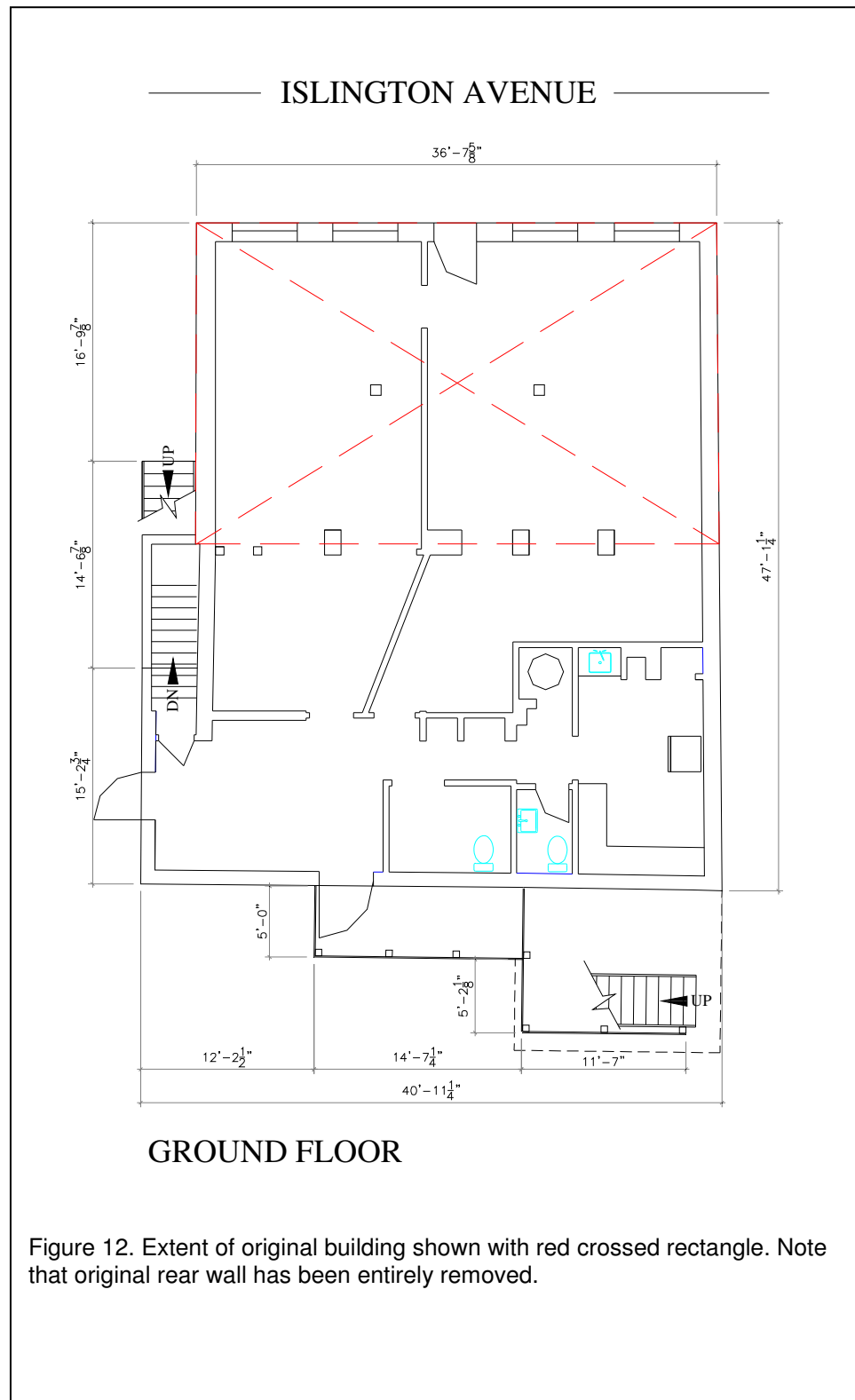
Figure 10. Footprint comparison of original building and current one. Original footprint is speculative, with the dimensions of the tail derived from geometric study of photo in Figure 7. Existing footprint is based on a recent survey, and field measurements by the authors.

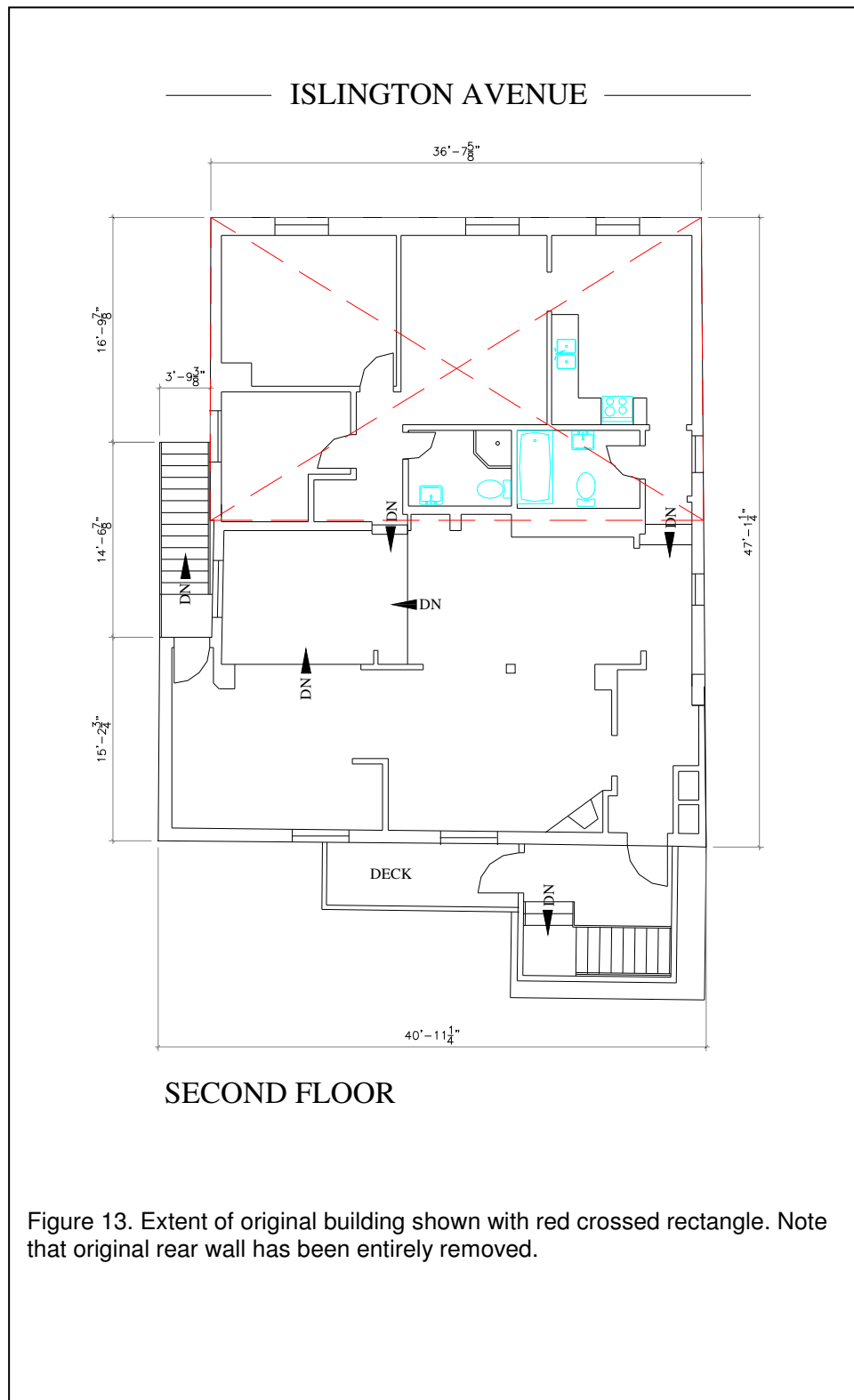
## 4. Examination of the building

### 4.1 Measured Drawings









## 4.2 Photographs



Figure 14. South side of building. Rear corner of original building is located at the white vertical corner trim, between the two 2<sup>nd</sup> floor windows.



Figure 15. North side of building. Rear corner of original building is located near the chimney.



Figure 16. Rear portion of north side of building. Rear portion has a flat roof.

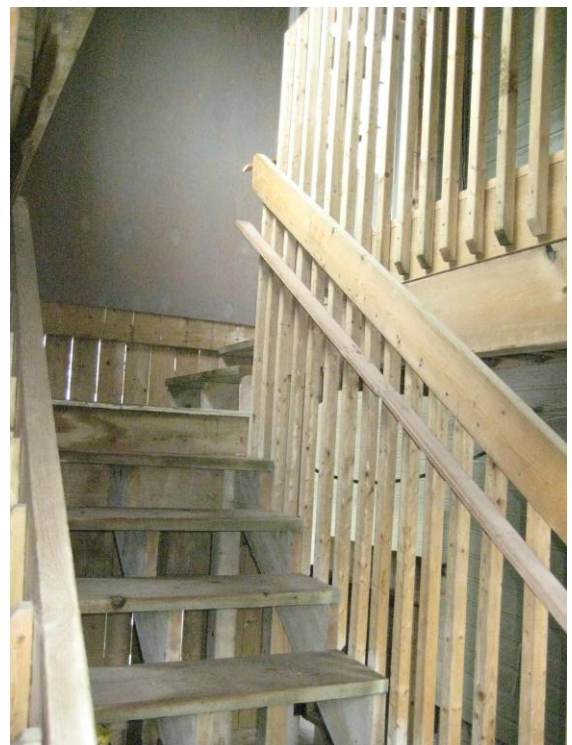


Figure 18. Stair from 2<sup>nd</sup> floor rear enclosure to grade.





Figure 19. Interior of ground floor, south west corner, looking out toward Islington Avenue.



Figure 20. Interior of same space, looking to rear of the building. Piers delineate back of original building.



Figure 21. Interior, ground floor northwest room, looking toward front door. Rear portion of north side of building. Rear portion has a flat roof.



Figure 22. Same room looking to the rear of the building. Line of piers delineate rear of original building.



Figure 23. Interior, ground floor, kitchen in northeast corner of the building.



Figure 24. Interior, ground floor, southeast corner of the building. Door ahead is exterior door.



Figure 25. Interior, 2<sup>nd</sup> floor, north east corner looking toward Islington Avenue.



Figure 26. Same room, looking toward rear of the building.



Figure 27. Interior, 2<sup>nd</sup> floor, west middle room, looking toward Islington Avenue.



Figure 28. Interior, 2<sup>nd</sup> floor, southwest corner room.



Figure 29. Interior, 2<sup>nd</sup> floor, middle room on south side, looking south.



Figure 30. Interior, 2<sup>nd</sup> floor, rear room looking north. Red line indicates approximate location of the rear wall of the original building.





Figure 31. Interior 2<sup>nd</sup> floor, north west corner of rear room showing steps leading to front of building.



Figure 32. Interior, 2<sup>nd</sup> floor, rear room looking north east.



Figure 33. Interior, 2<sup>nd</sup> floor. Fireplace in northeast corner of rear room.

### 4.3 Result of Examination

The front portion of the building retains the basic form of the original, although it has been significantly altered. None of the openings, except perhaps the front door are of the size or shape of the originals. All of the doors, windows, and cladding are modern replacements in modern materials. The pine board flooring in the front rooms of the ground floor looks like it could be old, but it was installed during the last renovation, according to the previous owner. The basement walls are of poured concrete, obviously post-dating the original construction. The rear wall has been completely removed on the ground floor and substantially removed on the second floor.

The original tail has been entirely removed, and the new rear addition is relatively recent.

In our professional opinion there is very little of the original fabric that could form the basis of a restoration of the building to its original condition.



## 5. Evaluation of the property under Ontario Regulation 9/06

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that “A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:”

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has 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,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Our evaluation of the subject property, on the basis of these criteria follows:

1. i, The existing building was once a representative example of its Georgian style. It has been renovated to mimic a different Georgian style that does not reflect any local vernacular styles, and so cannot be said represent historical design.
1. ii, The building does not display a high degree of craftsmanship or artistic merit.
1. iii, There is no demonstration of technical or scientific achievement in the building.
2. i, There are no direct associations of community significance.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.
3. i, The building can be said to support the historic character of the Kleinburg village, but only as to its modest scale and the roofline of the front portion of the building.
3. ii, The building is linked to its surroundings, but only as to its modest scale.
3. iii, The building is not a landmark.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 10513 Islington Avenue does not rise to the standard that would merit designation under Part IV of the *Ontario Heritage Act*.

## **6. The Proposal**

Our first concept was to retain the circa-1860s front portion of the building, remove the recent unsympathetic rear addition, and construct a new sympathetic rear addition to accommodate the owners' desired uses of restaurant on the ground floor and rental dwellings above. We produced design drawings of such a scheme and presented them at a PAC meeting on May 18, 2017.

Our examination of the building led us to the conclusion that there is very little remaining of the original fabric of the building. (See Section 4, above.) We have concluded that it would be preferable, for reasons of construction, stability, and long-term viability to remove the entire building and reproduce the form of the original building, with a sympathetic rear portion, so that the final product will closely reflect the drawings that we presented at the PAC meeting.

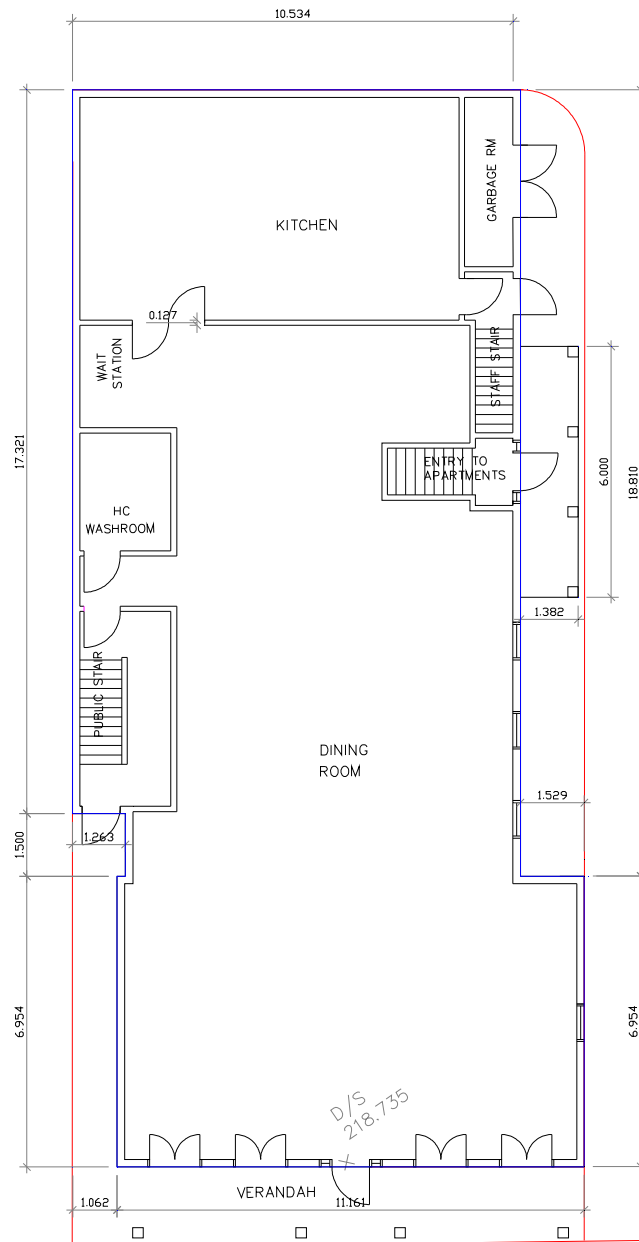
In developing a design to accommodate the proposed uses, we have made three minor alterations to the original form of the building:

- The current building sits above a raised terrace, with the main entrance about 0.37m above the adjacent sidewalk, foreclosing wheelchair access. We propose to lower the main floor by 0.30m to provide such access.
- The current sideyard on the north has a width of 0.91m at the front, tapering to 0.71m at the rear. We propose relocate the original footprint 0.152 to the south in order to provide an exit path required for the proposed uses.
- The current ceiling heights are substandard for the proposed uses. We propose to raise the top of the wall plates by about .76m, preserving the existing roof slopes.
- The increase in height between ground floor and eaves will allow for second floor windows of historically suitable size and shape.
- The ground floor openings are increased in keeping with the new use, and to aid in animating the streetscape.

In addition, the following actions will restore the street presence of the original building, as seen in the historic photographs in Figures 6,7, and 8.

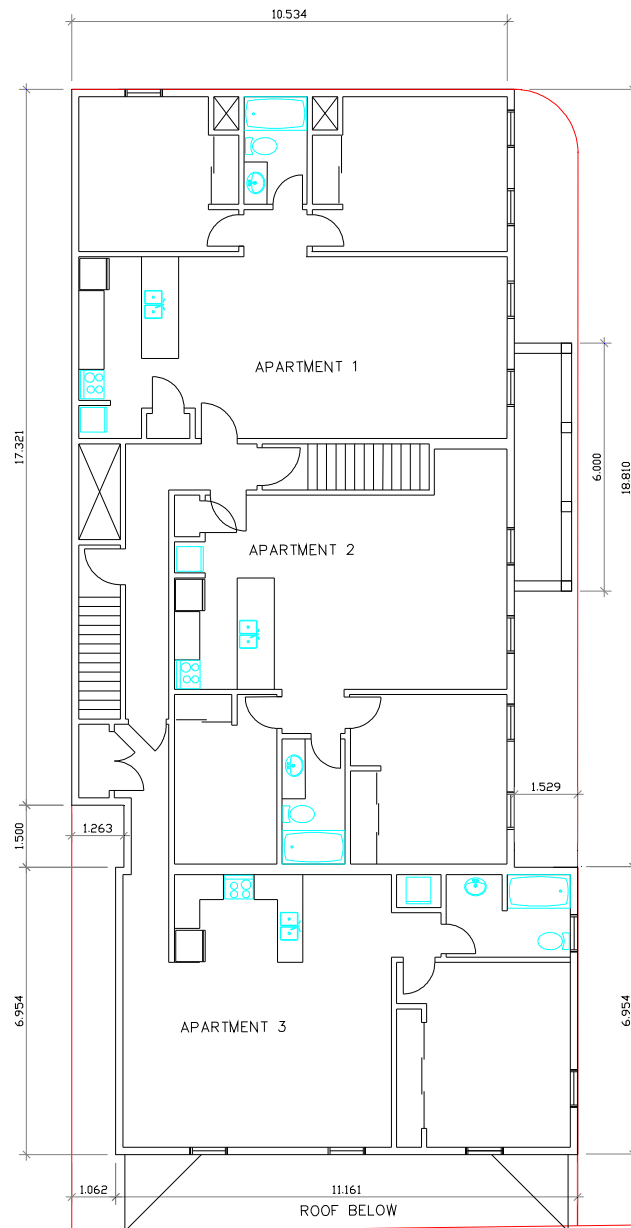
- The building will be clad in narrow clapboard siding, in keeping with the original cladding.
- The lost hipped-roof front verandah will be restored.
- The original window openings on the south elevation will be restored.
- The rear addition is set back on both sides, restoring the original gable-end form on the north and south.
- The rear addition is designed to be sympathetic to the original building.

Design drawings of the proposed new building follow below.

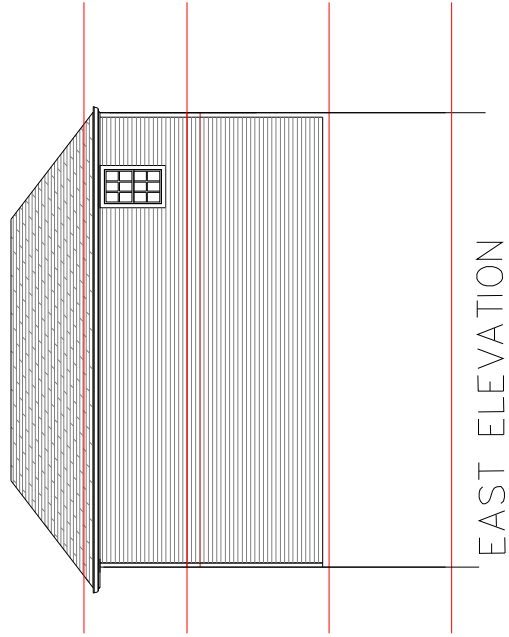
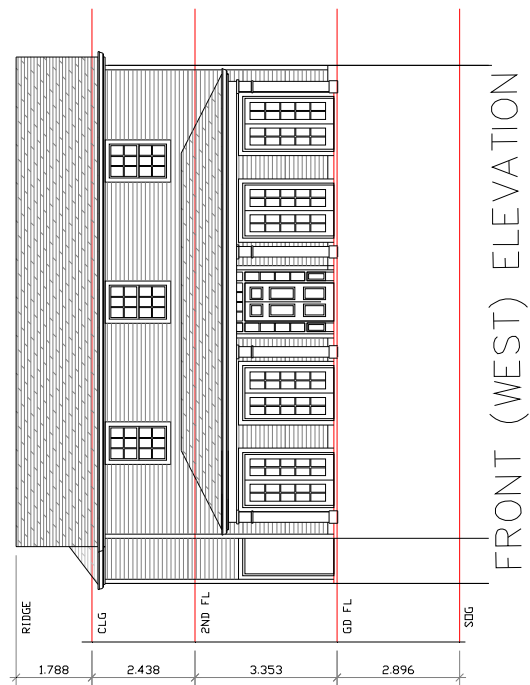


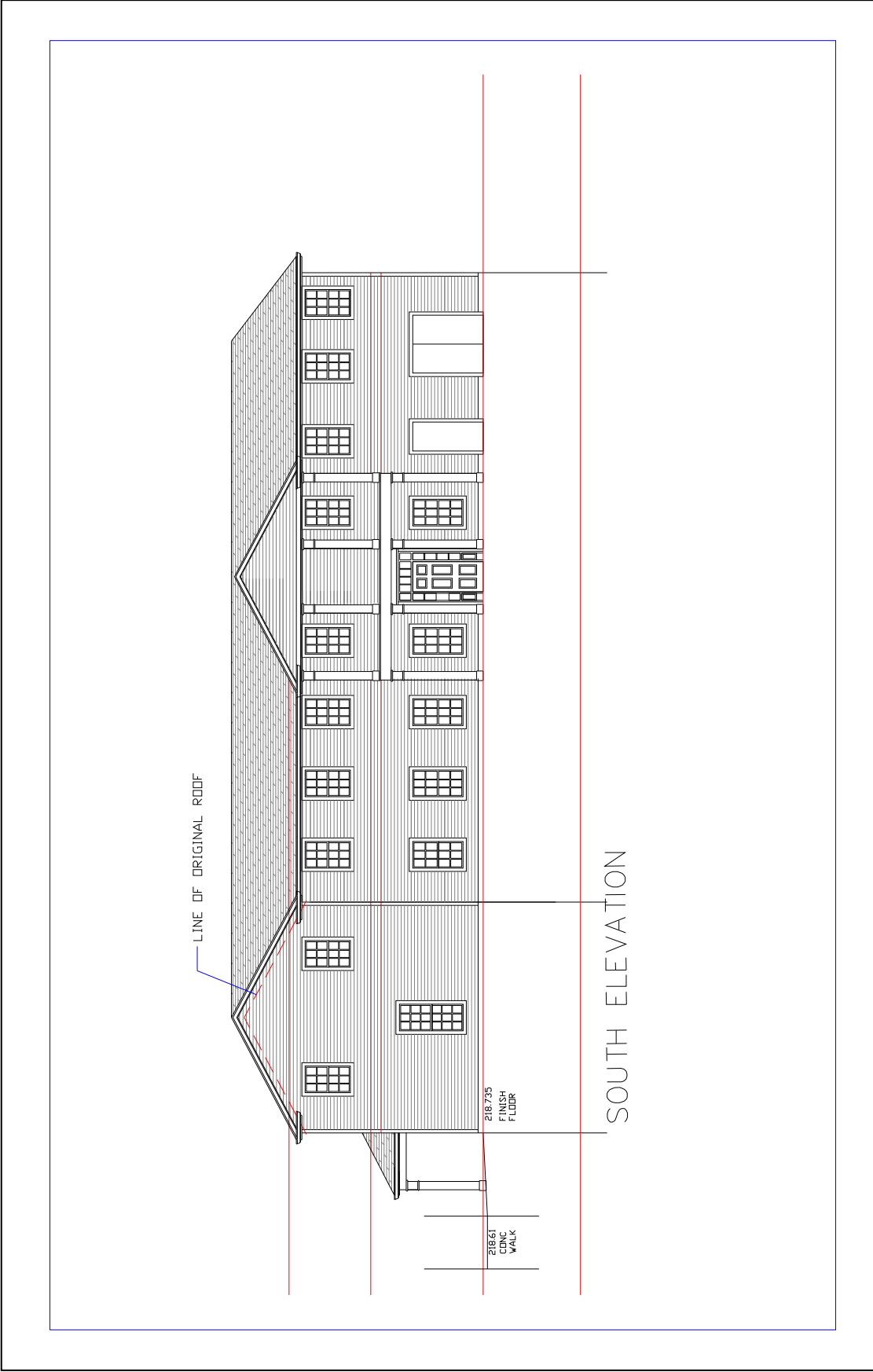
GROUND FLOOR PLAN



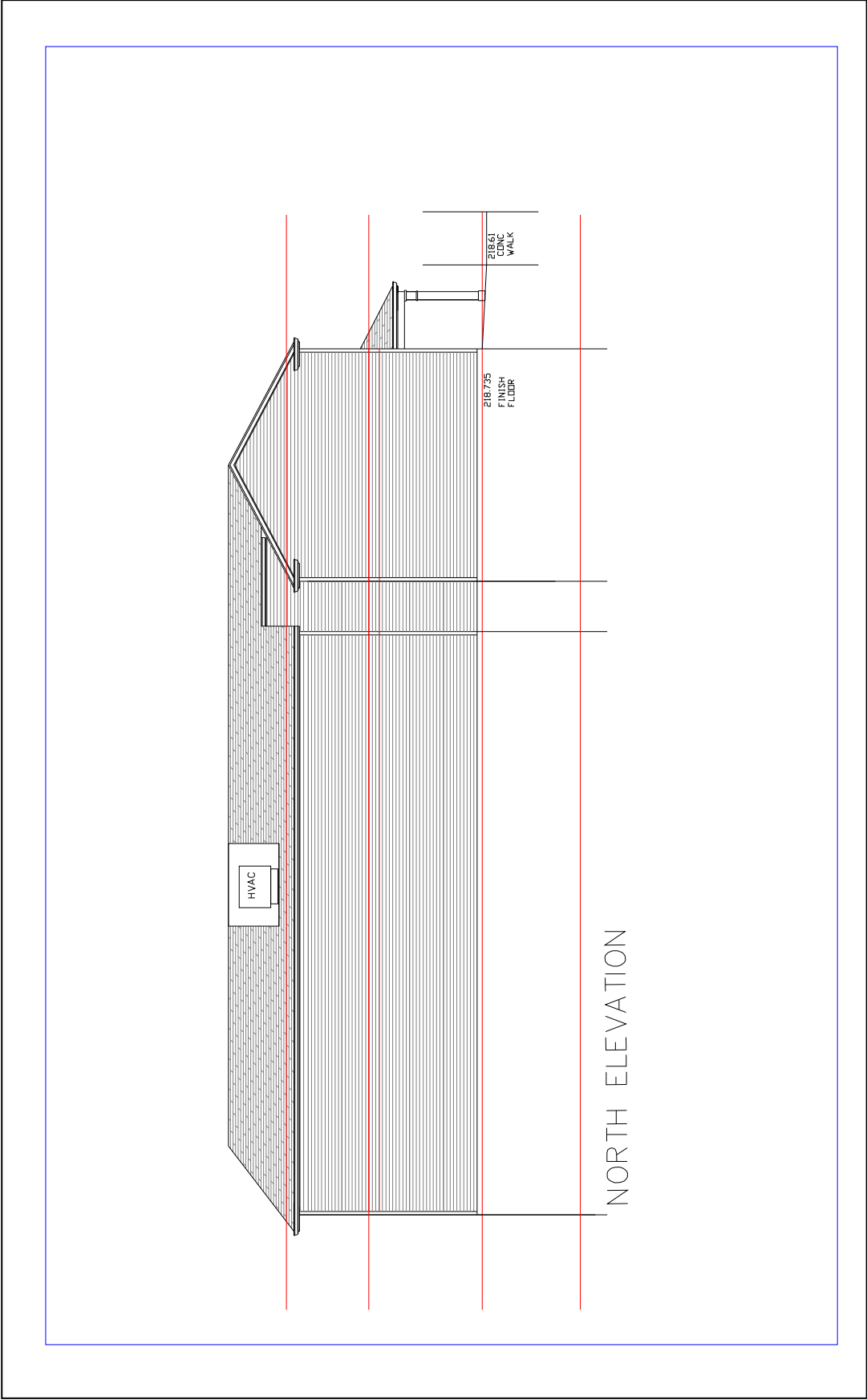


SECOND FLOOR PLAN





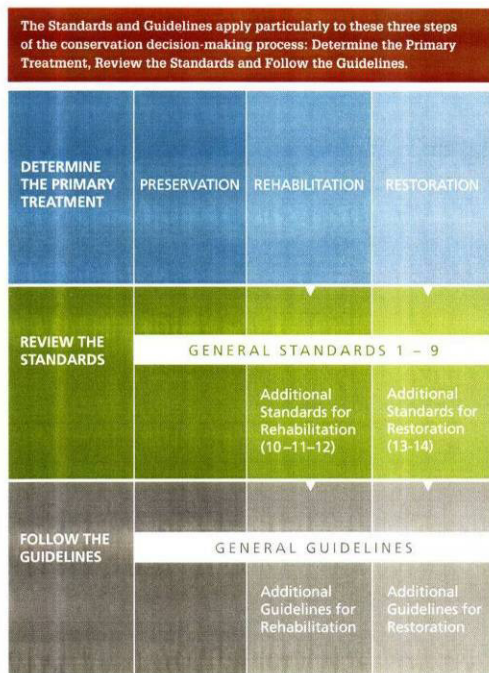




## 7. Conservation Plan

### 7.1 Project Conservation Principles

The conservation approach for the House at 872 Nashville Road relies on *Standards and Guidelines for the Conservation of Historic Places in Canada*, published by Parks Canada—hereinafter referred to as *Standards and Guidelines*. Briefly stated, it provides guidance for planning and executing conservation projects on identified historic places. The chart below, from the introduction to the document, shows how it is to be used.



The goal of this project is to restore the historical street presence of the building as seen in Figures 6, 7, and 8.

The primary treatment is therefore Restoration, which accurately reveals, recovers or represents the state of a historic place at a particular period of its history. A secondary treatment is Rehabilitation, which makes possible a compatible contemporary use.

The proposed work on the original front portion of the building conforms to the applicable Standards and Guidelines. The proposed rear addition is designed to be sympathetic to the architecture of the original historic building. The project is designed to sustain future long-term use.

### 7.2 Restoration Tasks: Character-Defining Elements to be Restored

The Character-Defining Elements that have been lost and will be restored, in the historic front portion of the building include:

- Clapboard siding as seen in the historic photographs,
- Front hipped-roof verandah as seen in the historic photographs,
- Installation of Georgian double-hung windows as seen in the historic photographs, and
- Replacement of unsympathetic rear addition with a new sympathetic one.

### 7.3 Rehabilitation Tasks: To allow for a long-term sustainable use

- Lower ground floor 0.325m to provide required accessible entrance.
- Raise roof ridge 0.381m to allow for revised floor levels to provide appropriate and legal ceiling heights.
- Relocate footprint 0.152m to south to provide legal exit path on north side of building.
- Revise ground floor front openings to support new use and animate the streetscape.

## **8. Heritage Evaluation of the Proposal.**

In our professional opinion, the proposal successfully restores the street presence of the original building as seen in the historic photographs in Figures 6, 7, and 8. The sympathetic rear addition is an improvement, in terms of heritage character, to the existing addition.

The provision of modern structural, thermal, mechanical and electrical systems ensure the long-term viability of the building.

In our professional opinion, this project merits heritage approval.

## **9. Bibliography**

Carter, Phillip H., et al., Kleinburg-Nashville Heritage Conservation District Study and Plan. Vaughan: 2003

Ontario: Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

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Parks Canada. Standards and Guidelines for the Conservation of Historic Places in Canada, second edition. Queen's Printer, 2010



## Appendices:

***PROPERTY OWNERSHIP CHRONOLOGY***

***10513 ISLINGTON AVENUE  
KLEINBURG VILLAGE, CITY OF VAUGHAN***

***PREPARED FOR***

***PHILLIP H. CARTER ARCHITECT AND PLANNER  
PAUL OBERST ARCHITECT***

**SU MURDOCH HISTORICAL CONSULTING  
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**JULY 2017**



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3.3 "THE GENERAL STORE"

### **4.0 PROPERTY CHRONOLOGY**

4.1 THOMAS WHITE

4.2 THOMAS ELLRINGTON, JR.

4.3 ISAAC DEVINS

4.4 WILLIAM RICHARD CAPNER

4.5 WILLIAM MULLIN

4.6 MARGARET AND ELIZABETH MULLIN

4.7 HENRY MILLIARD

4.8 NORMAN AND ANNIE CAMPBELL

4.9 JONATHAN MAGLOUGHLEN AND SUBSEQUENT OWNERS

4.10 CURRENT OWNER

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## **PROPERTY OWNERSHIP CHRONOLOGY 10513 ISLINGTON AVENUE, CITY OF VAUGHAN**

LOT 29, PLAN 275, CITY OF VAUGHAN

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### **1.0 PROPERTY DESCRIPTION**

The legal description of the property at 10513 Islington Avenue is Lot 29, Plan 275, City of Vaughan. Plan 275 is a subdivision of Lot 24, Concession 8, Vaughan Township. Lot 29 is a building lot fronting on the east of Islington Avenue within the historic downtown of the village of Kleinburg. Historically it is within that part of Kleinburg on an incline, east of King Road (now Islington), originally known as Mount Vernon.

This property is within the Kleinburg-Nashville Heritage Conservation District (“HCD”), which is a geographic area protected by bylaw under Part 5 of the Ontario Heritage Act.

The Vaughan Heritage Inventory appears to confuse the entry for 10513 Islington with 10503 Islington. No. 10503 is described as “Georgian style built in 1870” (which could describe 10513); whereas 10513 is said to be constructed in 2000, which is incorrect.

### **2.0 REPORT OBJECTIVE AND METHODOLOGY**

As 10513 Islington Avenue is within the boundary of the Kleinburg-Nashville HCD, the City requires a Heritage Impact Assessment (“HIA”) as part of any application for development or site alteration. The objective of this Property Ownership Chronology is to provide research information, not cultural heritage evaluation, as a component of the HIA being compiled separately by Phillip H. Carter Architect and Planner Paul Oberst.

The information in this report was compiled through a property Title search at the York Region Land Registry Office, and documentary research, notably at the City of Vaughan Archives. The property was viewed on July 25, 2017, from the road allowance.

### **3.0 OVERVIEW HISTORY**

#### **3.1 VAUGHAN TOWNSHIP**

The original plan for Vaughan Township in York County was a rough sketch dated 1788. The township was surveyed into lots and concessions over several ensuing decades. According to Smith’s Canadian Gazetteer for 1846, in 1842 the population of Vaughan was 4,300. There were six grist mills and twenty five saw mills. “This is a township of excellent land; it is well settled and contains numerous well cleared and highly cultivated farms.”



### 3.2 KLEINBURG VILLAGE

The village of Kleinburg is comprised of a narrow section of hilly landscape between two branches of the Humber River. For centuries, aboriginal people and early traders used a trail alongside the Humber River as the most efficient route to and from the Toronto area. In Vaughan, the trail follows what is now Islington Avenue, to Dundas Street in Toronto. It was improved as part of the Vaughan Plank Road, later known as King Road, now Islington Avenue.

The waterpower provided by the Humber River at this location allowed the development of several saw and grist mills. The earliest were the mills of John Nicholas Kline erected on acreage within Lot 24, Concession 8, Vaughan Township, on the west side of Islington.

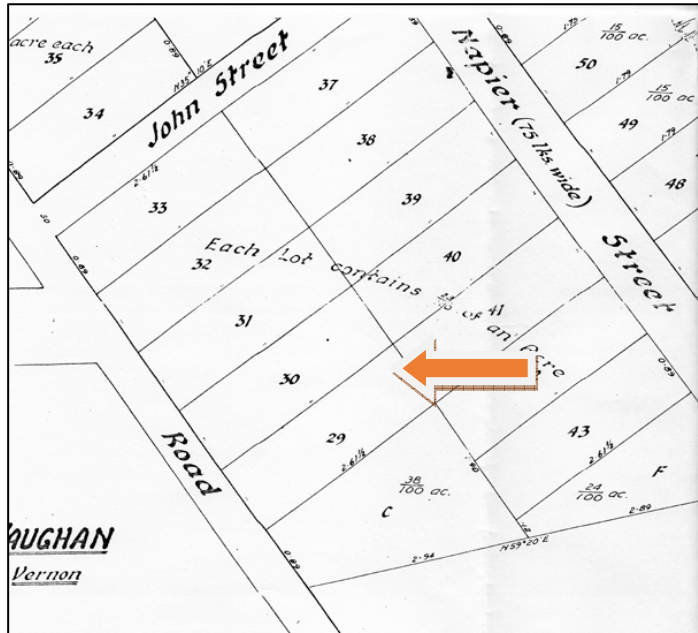


Figure 1: Extract of Plan 275 indicating Lot 29

The first Kleinburg village plan was registered on March 15, 1848, as Plan 9. It created building lots to encourage the settlement of much needed trades and service people, and labourers. Plan 210 was registered in 1856 and Plan 268 was drawn in 1857 and registered in 1862.

Plan 275, which contains the property at 10513 Islington as Lot 29, was drawn on April 1, 1855, by Provincial Land Surveyor J. Stoughton Dennis (Figure 1). It is a "Plan shewing subdivision of Lot 24 Con 8 Vaughan, part of the village of Mount Vernon, the property of John Gartshore, Esq." The Plan was not registered until June 7, 1865.

The 1857-1858 Canada Directory describes "Klineburg" as follows:

A Village on the Humber, on the Vaughan Plank Road, in the Township of Vaughan and South Riding of the County of York. At the Klineburg Mills a large business is done in flour and lumber. The population is about 300.

By 1860, Kleinburg was well established, with a growing population of tradespeople and labourers servicing the mills. The village also served as a service and rest stop for farmers and merchants on their way to and from Toronto.

### 3.3 “THE GENERAL STORE”

A 1960s article by Marg Blackhall titled “The General Store”<sup>1</sup> provides the following about the subject property. Some of this information is not substantiated by the Abstract of Title at the Land Registry Office:

In the year 1868 Thomas Elrington Jr. owned lot 29, who in turn sold it to Wm. R. Capner, son of Joseph Capner, the man who built the Murray residence in 1862 and farmed its 200 acres.<sup>2</sup> This family sailed to Upper Canada in a sail boat, the trip lasting 6 weeks from Solihull England in the year 1830.

Lot 29 was then sold to Isaac Devens, whose family were loyalists, coming to Canada, I understand with Lord Simcoe in the year 1790.

This property was then owned by Elizabeth and Margaret Mullins. It was first a dwelling and later changed into a dwelling and post office with Elizabeth as post mistress. She received the mail delivery from Jacob Cairns who met the 10 o'clock train at Klineburg Station (Nashville) and returned with the mail in his horse and buggy.

Henry Hilliard [Milliard] and his wife Vera, bought it in 1935 and changed it into a butcher shop and grocery. Henry was born and raised on his father's farm on the 8 concession.

It changed hands to Norman Campbell and his wife Annie, a young couple who maintained it until it was bought by Mr. Elmer Snider. Mr. Snider was in charge of a lumber yard in Western Canada and came east to visit relatives in the Kleinburg area, he liked it here, bought the store and stayed to run it, he is now retired and living in Haney B.C.

In 1946, the Van Allens bought it and built a service station next door. It was then sold to Robert Purves who added the addition on the back, which includes a large living room for his much cherished rug. Gilbert Ingham bought it and then Alfred Butler, who in turn sold it to the Milnes.

Over the past one hundred years this building has experienced many changes one of which was from a brown weathered wood to white siding finish, and now more recently a beautiful new front. In the Store many new freezers, including a cool stand for fruits and vegetables bring it very much in tune with the 60s.

### 4.0 PROPERTY CHRONOLOGY

The 200 acres of Lot 24, Concession 8, Vaughan Township, were patented from the Crown by Andrew Mitchell on July 6, 1847. Plan 275 was drawn on April 1, 1855, as a subdivision of the property owned by John Gartshore within Lot 24, Concession 8. The means by which Gartshore

attained ownership is not evident on the Abstract of Title.<sup>3</sup> As Plan 275 was not registered until 1865, the earliest sales of building lots are entered under Lot 24, Concession 8, not Plan 275.

#### **4.1 THOMAS WHITE**

The first distinguishable reference to Lot 29 within the Lot 24, Concession 8, Abstract is a sale on August 25, 1858, by John McCallum and others to Thomas White for \$100.<sup>4</sup> It is not evident how McCallum came to have ownership.

The 1853 tax assessment roll for Vaughan Township lists a John McCallum within Lot 24, Concession 8, with a lot valued at £110. By 1854, the value had increased to £130. It is not possible to confirm from the assessment listings that he was on that part of Lot 24 that would soon be described as Lot 29, Plan 275. The 1854 tax roll lists Thomas White on Lot 24, Concession 8, with a parcel of land valued at £270.

The 1857-58 directory for Kleinburg lists Thomas White as a shopkeeper. As this may predate the sale of Lot 29 to White, it is evidence that White was already elsewhere in the village.

#### **4.2 THOMAS ELLRINGTON, JR.**

The next registered transaction is a mortgage between Thomas Ellrington, Jr., as the owner of Lot 29, and Joseph M. Bennett. This is dated January 1, 1865. The mortgage was discharged on March 28, 1868. It is not evident how Thomas White's interest in the property became that of Thomas Ellrington, Jr.

The 1857-58 directory for Kleinburg lists a "Thomas Ebrington" as a "bricklayer and plasterer." The 1861 personal census for Vaughan enumerated a Thomas "Hellrington" [Ellrington], age 30, as a brick and stone mason born in England. Thomas, his spouse Elizabeth, 33; and son Harry, age 1 and born in Canada West, occupied a 1.5 storey frame dwelling. Thomas and Elizabeth were married in 1858.

#### **4.3 ISAAC DEVINS**

The Abstract of Title for Lot 29, Plan 275 (as a record separate from the Abstract for Lot 24, Concession 8) opens in March 1868 with the sale of the lot by Thomas Ellrington, Jr., to Isaac Devins. The deed states that on March 16, 1868, Thomas Ellrington "the younger" of Grinnell, Poweshiek County, Iowa, United States, a plasterer; and his spouse Elizabeth sold the property to Isaac Devins for \$400. Devins was a school teacher in Vaughan.

It is not known when Ellrington acquired the lot, from whom, and at what price. This \$400 sale value to the Devins seems to indicate the lot was developed since it was sold in 1858 to

Thomas White for \$100 (and assuming the currency is correct as dollars, not pounds sterling). The 1868 deed states that on Lot 29 “there is erected a two story frame house recently occupied by the said grantor [Ellrington] and used by him as a dwelling house and shop.” This is believed to be the two storey building now standing at 10513 Islington.

The Kleinburg and Nashville Women’s Institute Tweedsmuir History provides the following information about the Devins family, as submitted by “Miss Mary Devins, daughter of Isaac Devins and Tillie Capner, in March 1970”:

In 1870 Charlotte Matilda Capner married Isaac Devins, a young school teacher, later a farmer, in Toronto Gore. About 1891 they rented their place and came over to Kleinburg to manage Mrs. Capner’s farm, where they remained until 1923. Son (James) continued.

My grandmother Capner died in 1896 at the age of ninety and was buried in Pine Grove in the Anglican church yard.

Isaac and Tillie had seven children. Three died in infancy. . . .

Isaac was Superintendent of the Sunday School, and for years taught the Bible Class. He was also interested in municipal affairs, serving as Councilor, and later as Reeve of Vaughan Township.

Isaac was the grandson of Isaac of Pennsylvania and his wife, Polly Chapman of Genesee Valley, New York State, who came to Canada because he would not take up arms against Great Britain during the war of the American Revolution. . . .

#### **4.4 WILLIAM RICHARD CAPNER**

It was January 27, 1871, when Isaac Devins, a school teacher in Vaughan, and his wife Charlotte Matilda (Capner), sold Lot 29 to a Vaughan Township farmer, William Richard Capner. The purchase price was \$400. The deed states that on Lot 29 “there is erected a two story frame house recently used as a dwelling house and shop.”

William Richard Capner was born in 1837, the son of Joseph and Charlotte. The Tweedsmuir History provides the following information about the Capner family:<sup>5</sup>

Regardless of the fact that they had been told by his father that none of the Capner money would ever cross the ocean, the young people, Joseph, his wife Charlotte and baby, left Solihull, near Birmingham, England, for Canada in the summer of 1830. It took six weeks to cross in a sailing vessel. Added to the discomfort of the long trip, they had to provide their own food. The chest that contained the victuals, and served as a table, is still in existence.



They settled on the bank of the Little Humber, about half a mile east of the site where, thirty-two years later, in 1862, they built their brick house on lot 21, concession 8, Vaughan. . . .

The Capners had ten children. Two sets of twins were born to them. Only five children lived into adulthood.

#### **4.5 WILLIAM MULLIN**

On January 19, 1896, Jane Maria Capner, a spinster, sold Lot 29 to William Mullin. Both were residents of Vaughan Township. Jane Maria may be the daughter of Joseph and Charlotte Capner, born in 1835 and a sister to William Richard Capner. The purchase price was \$200. The deed states that the lot is in the “village of Mount Vernon (now known as Kleinburg).”

#### **4.6 MARGARET AND ELIZABETH MULLIN**

William Mullin of Vaughan, a labourer and widower, sold the property for \$400 to Margaret and Elizabeth Mullin, both of the village of Kleinburg, spinsters. This was on January 19, 1922. The Tweedsmuir History indicates that Elizabeth was the postmistress.

#### **4.7 HENRY MILLIARD**

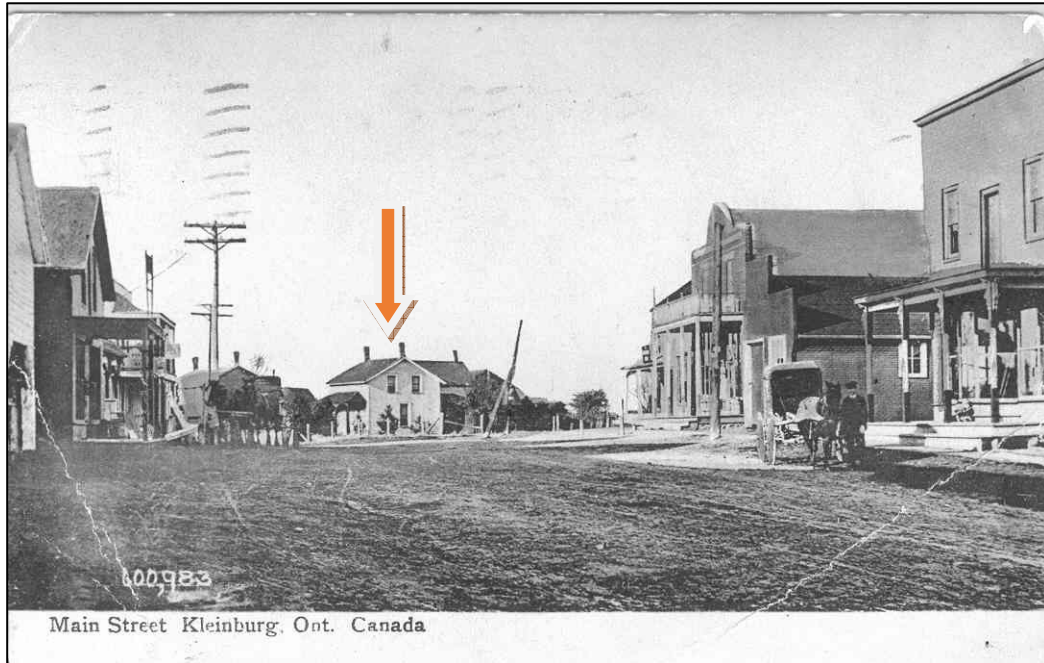
Henry Millard, a Kleinburg butcher, bought Lot 29 from Elizabeth and Margaret Mullin on March 25, 1934. By that date both Mullins were “patients confined to the Ontario Hospital, Toronto.” The sale was handled “by the Statutory Committee of their estates, the Public Trustee of Ontario.” Millard paid \$1,125 for the property. The Tweedsmuir History notes that Millard converted part of the building to a butcher shop and grocery.

#### **4.8 NORMAN AND ANNIE CAMPBELL**

On May 10, 1937, Henry Millard, still a local butcher, and his wife Vera, sold to Vaughan merchant Norman Clarence Campbell and his wife Annie Mildred. They paid \$3,000. The Campbells mortgaged the property with Millard. A month later, the mortgage was assigned to Jonathan Magloughlen.

#### **4.9 JONATHAN MAGLOUGHLEN AND SUBSEQUENT OWNERS**

- In July 1940, the Campbells Quit Claimed the ownership of the property to Jonathan Magloughlen. This presumably was the result of their default on the mortgage.



**Figure 2: Above:** Looking north, 1911. (City of Vaughan Archives)

**Figure 3: Below:** Looking south, 1925 (but dated in the 1960s "The General Store" article as about 1938). (City of Vaughan Archives)



- In August 1943, Magloughlen sold to Elmer J. Snider. According to the Tweedsmuir History, “Snider was in charge of a lumber yard in Western Canada and came east to visit relatives in the Kleinburg area, he liked it here, bought the store and stayed to run it.”
- Elmer Snider and his wife Anna sold to Vernon and Evelyn Van Allen in October 1946. The Tweedsmuir History notes that Van Allen built the neighbouring service station.
- In September 1947, the Van Allens sold to Edith A. Purves. The Tweedsmuir History suggests it was sold to “Robert Purves who added the addition on the back.”
- In February 1954, Edith Purvis sold to Gilbert C. and Beryl Ingham.
- Beryl Ingham sold to Alfred W. and Agnes Butler in April 1963.
- In 1966, the Butlers sold to William G. and Clarice Milne, and Percival Berry and Clarice Smith, each pair holding a half interest in the property.
- On August 15, 1968, William George Milne, a firefighter, and his wife Clarice Ellen Milne, both of Vaughan, held a half interest in Lot 29. The other half interest was held by Percival Berry, a fireman, and Clarice Smith, also of Vaughan. William and Clarice Ellen bought the other half interest for two dollars, suggesting this was an estate settlement.

#### **4.10 CURRENT OWNER**

The property became the sole ownership of Clarice Ellen Milne in 1998. In 2001, it was sold to Manida Holdings Ltd.; in 2003 to The Kleinburg Company Ltd; and in 2004 to the current owner Lutone Enterprises Ltd.

#### **5.0 CONCLUSION**

Based on the available research, it is surmised that the frame building at 10513 Islington was not standing in August 1858 when Lot 29 was purchased by Thomas White for \$100. It is not known when Thomas Ellrington, Jr., acquired the lot or for what price. If the 1861 census description of the Ellrington dwelling as 1.5, not 2 storeys, is correct, he may not have taken ownership of Lot 29 before the census enumeration. He owned Lot 29 by January 1865 when he secured a mortgage. The two storey dwelling and shop were standing in March 1868.

The only conclusion is that either the two storey dwelling was built by Thomas White after August 1858 (when he bought) and before January 1865 (when Ellrington took a mortgage); or by Thomas Ellrington, Jr., after 1861 (census enumeration) and before February 1868 (sale to Devins). The possible date of construction is therefore between August 1858 and February

1868. Its intended and long term use was as a dwelling with a shop.

## SOURCES

Abstract of Title and documents for Lot 24, Concession 8, Vaughan Township, and Lot 29, Plan 275. York Region Land Registry Office.

York County Directories. Online editions and private collection.

1861-1921 personal census records for Vaughan Township. Ancestry.ca.

Nashville-Klineburg Women's Institute Tweedsmuir History. City of Vaughan Archives, Office of the City Clerk.

Reaman, G. Elmore. *A History of Vaughan Township*, 1971.

The assistance of the staff at the City of Vaughan Archives, Office of the City Clerk, is appreciated. *"To view original photographs of historic Vaughan, please visit the Archives in the Lower Level of City Hall or contact us at [archives@vaughan.ca](mailto:archives@vaughan.ca)."*

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<sup>1</sup> This article is included in the Kleinburg-Nashville Women's Institute Tweedsmuir History.

<sup>2</sup> The Abstract of Title for Lot 29 indicates that Ellrington sold to Isaac Devins who sold to William Capner. The confusion in the Tweedsmuir chronology may arise from Isaac Devins being married to Charlotte Capner in 1870.

<sup>3</sup> Further research might reveal how Gartshore attained ownership. His name does appear on the Abstract of Title for Lot 34, Plan 275, as a sale in April 1855. This confirms his involvement with lots within this plan.

<sup>4</sup> About this date the Canadian currency was transitioning from pounds sterling to dollars. The Abstract of Title is a typescript of the original. The amount of the sale is written as \$100 but this assumes the transcript is correct. The amount of £100 would be about \$400.

<sup>5</sup> This family history was submitted to the Tweedsmuir by "Miss Mary Devins, daughter of Isaac Devins and Tillie Capner, in March 1970."

# Phillip H. Carter

Architect

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Toronto, Ontario Fax: 416/504-6810  
M6J 1G1  
e-mail: [phcarch@bellnet.ca](mailto:phcarch@bellnet.ca)

## CURRICULUM VITAE

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### PROFESSIONAL HISTORY

1977 - Present  
1972 - 1977

Phillip H. Carter Architect, Principal  
Carter & Greenberg Architects, Partner

### ACADEMIC BACKGROUND

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

University of Manitoba  
University of Pennsylvania  
University of Pennsylvania

### PROFESSIONAL ASSOCIATIONS

FRAIC  
OAA  
TSA  
CAPHC

Fellow Royal Architectural Institute of Canada  
Member Ontario Association of Architects  
Member Toronto Society of Architects  
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



### HERITAGE PROJECTS

#### Libraries:

Beaches 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:

Dougherty House, Burlington, 2012

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:

Pickering Village, Ajax, 2012

Thornhill-Markham I & II, 1986, 2007

Thornhill-Vaughan I & II, 1984, 2007

Buttonville, 2007

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

NORTHEAST OLD AURORA HERITAGE CONSERVATION DISTRICT PLAN  
DRAFT 19 APRIL 2006

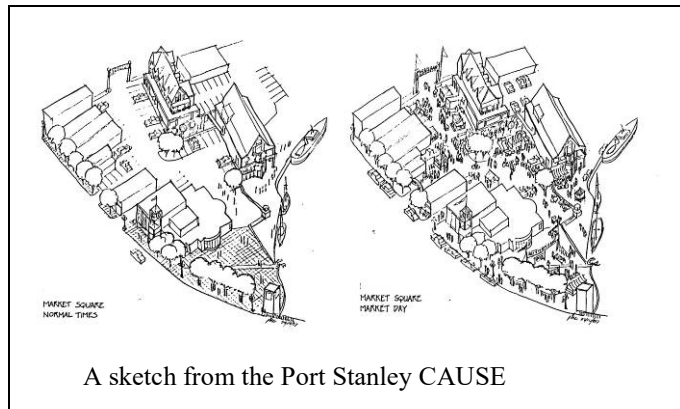


PHILLIP H. CARTER ARCHITECT AND PLANNER  
IN ASSOCIATION WITH PAUL OBERST ARCHITECT  
WITH THE ASSISTANCE OF THE AURORA MUSEUM  
AND THE TOWN OF AURORA PLANNING DEPARTMENT

Aurora's award-winning Heritage District Plan

### Other Heritage Studies:

Breadner House, Brampton, 2012  
McCandless House, Brampton, 2012  
Scarborough Centre Library Heritage Impact Statement, 2012  
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



### 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

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

President 2010-2014  
Board Member  
Director  
President (2010/11) & Committee Chair (2004-current)  
Member and Past Chair  
Director 2008  
Executive Board Member & President  
Committee Member  
Committee Member and Past Chair  
Member and Past Chair 1985-2002  
  
Member and Director 2003  
Member

## 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, Kitley, 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

Malvern Library, Christopher Hume  
Toronto Star, 2006

“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

“Wychwood Library Design Award”  
Canadian Architect Yearbook, Dec. 1978

“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

“A New Star in Toronto Library Sky”

Access-OLA, Autumn 1995

“Giving Great Books Great Homes.”

Influence, September 1985

“Living with PoMo”

David Lasker, Ontario Living, May 1985

“Successful Formula”, Richvale Library

Bernard Gillespie Canadian Architect, Aug. 1994

“Post Modernism”

Adele Freedman, Canadian Art, Fall, 1984

Canadian Architect, January 1982

“A Design Event”

Markham Community Library

Canadian Interiors, Nov./Dec. 1986

“Edmonton City Hall Competition”

Trace, Summer 1981

“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

**PAUL OBERST, OAA, B.Arch, CAHP**  
**CURRICULUM VITAE**

---

**EDUCATION**

**1970 B. ARCH (WITH DISTINCTION)** University of Michigan

**PROFESSIONAL HISTORY**

1993 – Present	Paul Oberst Architect, Principal
1995-Present	Consultant to: Phillip H. Carter Architect
1994-1996	Consultant to: R. E. Barnett Architect
1989 - 1993	Designer Gordon Cheney Architect Inc.
1984 - 1989	Paul Oberst Design, Principal
1981-1984	Designer Lloyd Alter Architect
1973-1981	Major Works Building, Principal

**SELECTED PROJECT EXPERIENCE:**

**HERITAGE PROJECTS**



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

**For Lloyd Alter Architect**  
**Contact Lloyd Alter, 416-656-8683**  
**Beverley Street Row, Toronto,**  
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

**McCabe Houses, 174-178 St. George Street, Toronto**  
restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

### **For Lloyd Alter Architect**

**Fulton-Vanderburgh House**, Richmond Hill,  
exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

**For Phillip H. Carter Architect and Planner**  
**Contact Phillip Carter, 416-504-6497**  
**Woodstock Public Library,**  
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

**Port Hope Public Library**, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.





Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

**For Paul Oberst Architect**

### **The Dominion Bank**

2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

### **Medland Lofts**

2925 Dundas Street W., Toronto

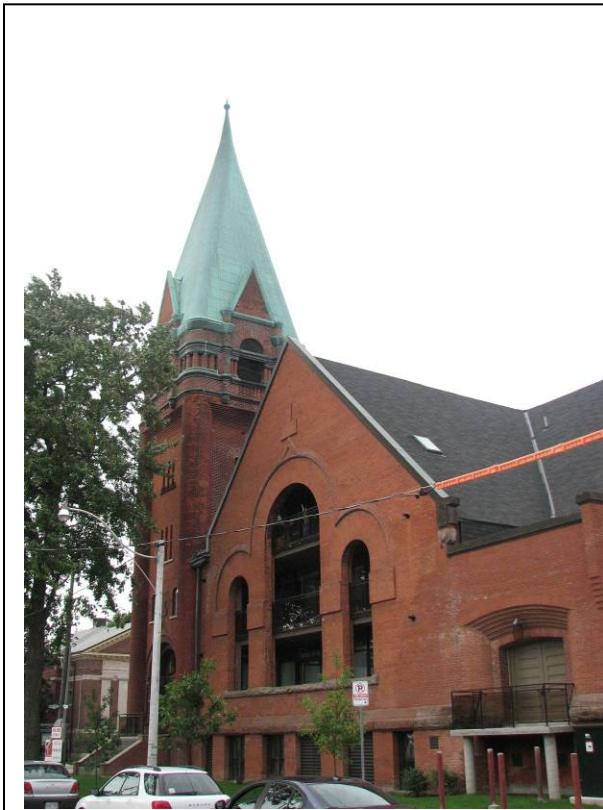
Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.





Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

## For Paul Oberst Architect

### Victoria Lofts

152 Annette Street, Toronto

Residential Conversion,  
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

## HERITAGE DISTRICTS

**In association with Phillip H. Carter Architect and Planner**

**Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002**

**Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003**

**Old Burlington Village Heritage Conservation District Study, 2004-2005.** Resulted in our Urban Design Guidelines for the downtown.

**Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006.** Received Honourable Mention (2<sup>nd</sup> place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

**Village of Maple Heritage Conservation District Study and Plan, 2006-2007.**

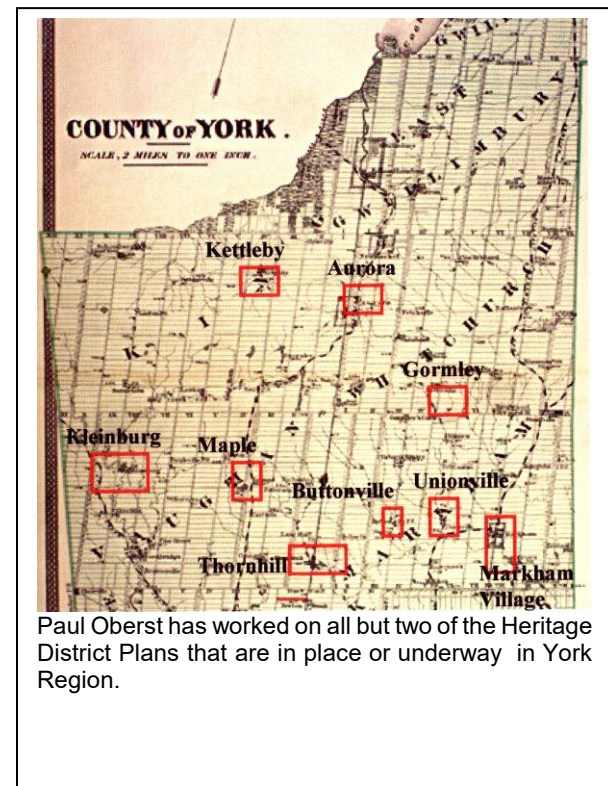
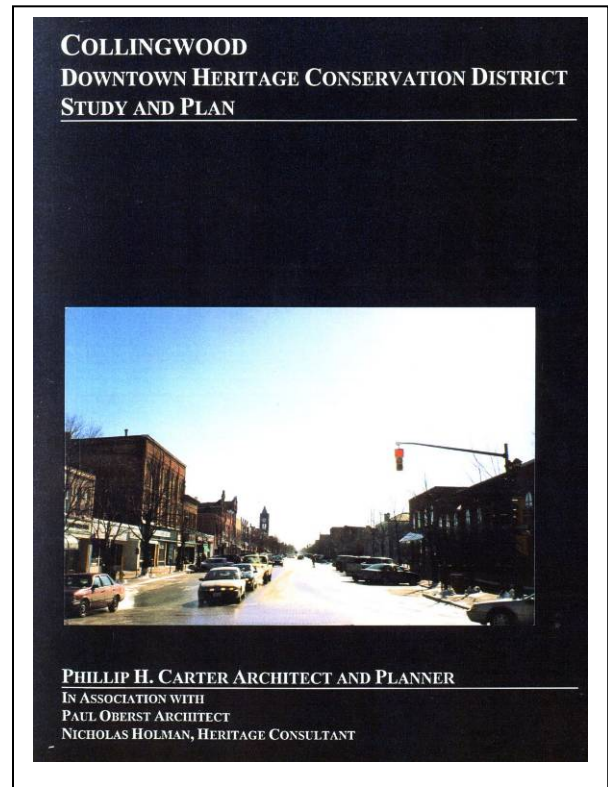
**Buttonville Heritage Conservation District Study and Plan, underway.**

**Thornhill Markham Heritage Conservation District Study and Plan, 2007.**

**Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.**

**Gormley Heritage Conservation District Study and Plan, 2008**

**Kettleby Heritage Conservation District Study and Plan, suspended by Council.**



Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

## Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO  
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and

cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the

change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

## Better safe than sorry?

### SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable

shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

## CITIZEN ADVOCACY

Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

### Contact:

Catherine Nasmith  
416-598-4144





## OTHER ARCHITECTURAL WORK

### RESIDENTIAL

#### Kensington Market Lofts

Condominium Conversion, George Brown College Kensington Campus, \$13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

#### St John's Lofts

Condominium Conversion, 1 St. John's Road, Toronto, \$1,000,000

Design partner, in joint venture with R.E. Barnett Architect

### COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, \$400,000

Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, \$10M

Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, \$3M

Designer for Lloyd Alter Architect

### THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke

New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard

New Theatre, Toronto, 1979

## COMMUNITY WORK

Kensington Market Working Group

-Board Member

1994-97 & 2000-2001.

-Secretary 1994-97.

Kensington Market Action Committee,

-Board Member 2001-2002.

## WRITINGS

Founding Editor of *A.S.*

A student architecture journal

University of Michigan, 1968-70

Founding Co-editor of *FILE Magazine*

Toronto, 1972

Originator and author of

*Rear Elevation* essay series

Toronto Society of Architects Journal, 1994-1996

Author of articles and reviews in:

Globe & Mail,

NOW magazine

File magazine

## PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto*

Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

*Class Acts*, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

*Urban Arcadia*, By Merike Weiler,

City & Country Home, April 1990

*Customizing your Condo*, by Kathleen M. Smith

Canadian House and Home, October 1989

*A Place of Your Own*, by Charles Oberdorf and Mechtilde Hoppenrath,

Homemaker's Magazine, November 1980

*The Invention of Queen Street West*, by Debra Sharpe

The Globe & Mail *Fanfare* section, January 10, 1980

*Alternatives*, by Charles Oberdorf and Mechtilde Hoppenrath,

Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.