

Revised
Heritage Evaluation of Existing Structures
10568 Islington Avenue, Kleinburg, ON
In the City of Vaughan



View of principal dwelling from the southeast.

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And
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With Property Ownership Chronology
By Su Murdoch Heritage Consulting

December 2019

Mandate:

The Provincial Policy Statement addresses the situation of development of protected heritage resources in Section 2.6.1:

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 document is a preliminary heritage evaluation in preparation for a Heritage Impact Assessment to be completed at a later date.

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Note: Appendix A has its own bibliography.

Appendices:

A- Property Ownership Chronology 10568 Islington Avenue, Kleinburg Village,
City of Vaughan, by Su Murdoch Historical Consulting

B- Heritage Consultant’s CVs

1. Executive Summary

This document has been revised to include additional information about pedigree of the original main dwelling and secondary dwelling.

The property at 10568 Islington Avenue in Kleinburg holds three buildings. The property is not listed in the Vaughan Heritage Inventory other than as being within the Kleinburg-Nashville Heritage Conservation District. The principal dwelling is a small 1 ½-storey 19th century dwelling, much altered and with a large modern 2-storey addition and 1-storey connecting element. Other than the general form, there are no historic features visible on the exterior of the original house. Windows and doors are all replacements, and the dwelling has been covered in and EIFS stucco finish with large false quoining. There is a very small 1-storey stucco secondary dwelling of an undetermined date. At the extreme southwest corner of the property is a 3-bay flat-roofed garage, built onto the front of a barn or drive shed.

The proposed development would remove all three of the existing buildings in order to erect a mixed commercial residential building.

In our professional opinion, the existing buildings do not have sufficient heritage value to merit retention.



Figure 1. Original house in the shade to the right. Additions to the left.



Figure 2. The secondary dwelling.



Figure 3. The garage, with the roof of the drive-shed rising behind it.

2. Engagement

We were engaged by the owner, Portside Developments (Kleinburg) Inc, to produce a Heritage Impact Assessment the project. We made site visits on October 22, 2015, March 1, 2016, and April 27, 2016 to examine the existing buildings, make measurements and document them with photographs. We engaged Su Murdoch Historical Consulting to undertake a historical background and chain of ownership study, which is included as an appendix to this document.

Our assessment of the heritage value of the property relies on our own expertise—we are architects and professional members of the Canadian Association of Heritage Professionals—taking guidance from accepted standards for heritage conservation in Ontario.

3. Introduction to the Site

The property is as an irregular rhomboid, located on the west side of Islington Avenue with about 57m of frontage. The southern lot line is about 57m north of the north boundary of Nashville Road, and it runs back at an obtuse angle for about 49m. The north lot line is at a near right angle to the frontage and runs for about 33m. The rear lot line is about 67m long.

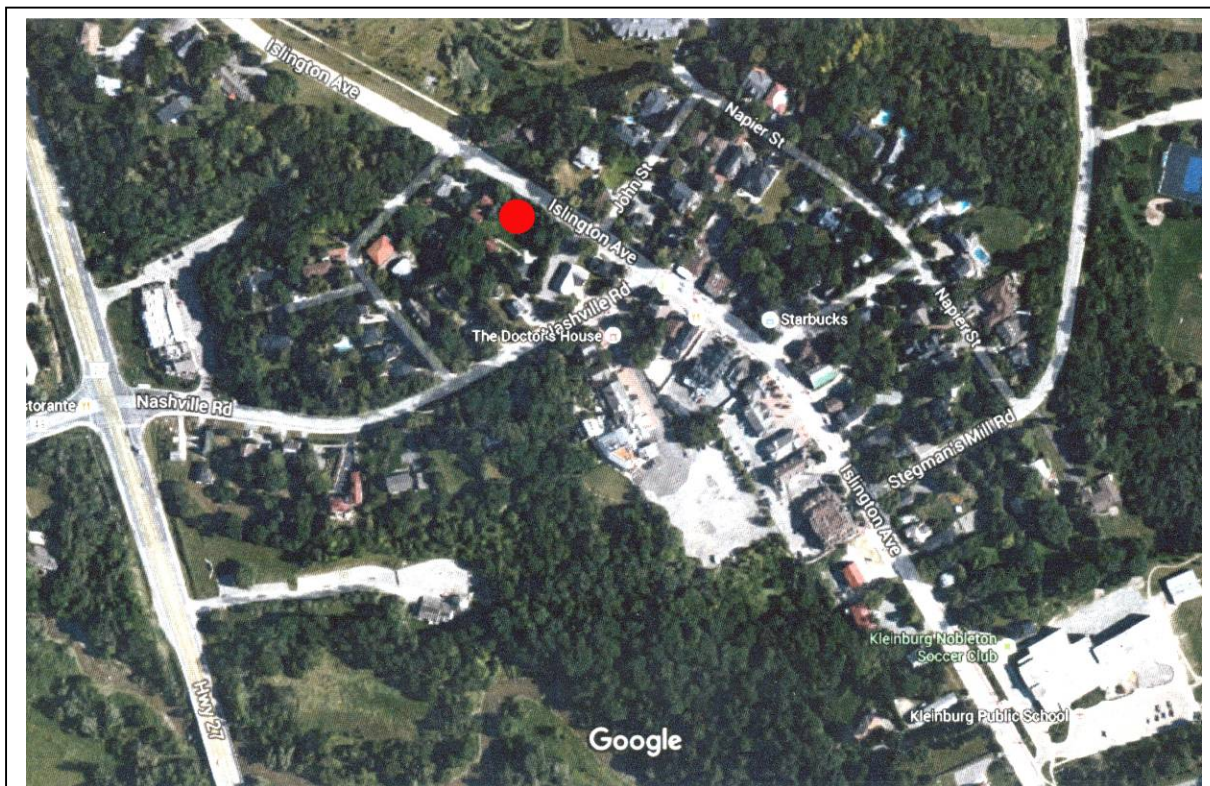
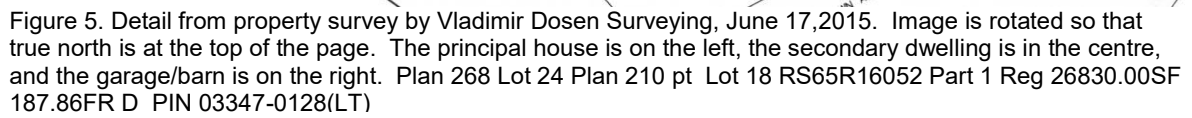


Figure 4. Aerial view of central Kleinburg from Google Maps. Site is indicated by red dot..



4. Introduction to the Buildings

The two outbuildings will be briefly described first. The principal house will be described in greater detail last.

Description of the Secondary Dwelling

The secondary dwelling is described in the survey as a ‘stucco shed’. It is in fact a very small bungalow, set up for residential use. It is located near the rear lot line, separated from the southwest corner of the principal dwelling by about 10m. It consists of three elements: a small 1-storey block under a mid-slope side-gable roof, about 7.4m width and 5m depth; a narrower and lower wing to the north (right) under a similar roof, about 3.5m square; and a projecting front-gable vestibule just wide enough to contain the entry door and about 2m deep. All of the windows and doors are modern replacements. The exterior of the building is of EIFS acrylic stucco, similar to what was applied to the principal house, though without the false quoining found there. The building is of a generic form, and has no identifiable features to suggest its date of construction. There is some drywall cut away in the smaller northern room, and it is of recent construction. The current owner states that a drywall repair in the larger southern portion revealed older framing.

The historical background research, found in Appendix A, notes that there was a sequence of blacksmiths operating on the property for about 50 years. There is some local speculation that this building was once a blacksmith shop, but this is not documented. Neither is it documented that all of the blacksmiths used the same building.

In our opinion, the small size and particularly the low eaves and ceiling (7 ft.) make it unlikely that the building housed a working smithy. You couldn’t walk a horse into the building. There is currently no chimney.



Figure 6. View of the secondary dwelling from the southeast.



Figure 7. The north of the lower and smaller northern wing.



Figure 8. Interior.

Description of the Garage/Drive Shed

This building is located opposite the vehicular entrance, at the extreme southwest corner of the property. It is about 4m from the south lot line, and almost touching the rear lot line. The eastern 44% of the footprint is occupied by a modern, flat-roofed, three-bay garage, about 12.4m wide by 7.1m deep. The western half is occupied by a barn-form drive shed with a loft above having a width of about 7.4 m and a depth of about 6.2m. Attached to the north end of drive shed is a one-storey extension under a shed roof. The extension is about 4m wide by about 5m deep and it appears to be of recent construction. The eaves of the drive shed are about 0.9m above the flat roof of the garage, and internally, the buildings have been joined by the removal of the siding of the drive shed below the garage roof. All parts of the building are clad in barn-red wood siding.

The siding on the garage and the shed-roof extension on the drive shed being 1x6 v-joint material in contrast to the 1x4 boards on the drive shed. This suggests that the extension is contemporaneous with the garage. The uniform exterior of the drive shed conceals the construction beneath, where the lower level appears to be of plank-on-plank construction, while the upper level is barn framed with posts, braces, and infill studding, resting on a header on top of the lower wall. Our timber specialist, Vic Snow, tells us that there are some similarly constructed barns in King Township. There is no stone foundation evident, and the lower boards on the south end of the west wall are bowed and deteriorated (see Figure 13).

The drive shed has plain white corner boards, and small Georgian-sash windows set in simple board frames, including one very small window to the loft at each gable end. The windows and frames are white. There is an internal single-flue chimney near the south wall and west of the ridge that rises from the ground. It may be that this chimney served a forge, and that a blacksmith shop was operated here.



Figure 9. View from the north. Garage to the left, drive shed rising to its rear.



Figure 10. The south end of the drive shed. The garage is visible behind the pine tree.



Figure11. Looking through the garage into the drive shed. Ladder to loft is visible at the left of the opening into the drive shed.



Figure 12. Top of the ladder shows large header on top of lower plank on plank wall, supporting frame of loft level. It's possible that the loft was added later.



Figure 13. There is a significant bow at the base of the west wall near the south corner.



Figure 14. The upper level is barn framed with corner posts, braces, and infill studding. Brick chimney is visible on the right. It is at the centre of the south gable. Water damage to the sheathing boards is visible. Daylight is coming through one gap to the left. Note brick chimney to right of loading door.

Description of the Principal Dwelling

This building is located close to the northern lot line, with a side set-back of around 2m. The building dwelling, with an enclosed verandah without any entry on the front, and more recent additions to the rear. A 1-storey element in the middle of the current building is constructed over a basement, that is probably the remains of an original kitchen tail. At the rear of the building is a 2-storey recent addition with a stair linking the downstairs living room with a master bedroom suite above. The entire building has been clad with an EIFS finish of tan acrylic stucco over Styrofoam. The finish includes oversized false quoins, and window surrounds and a band at the second floor level on the rearmost addition—all in a slightly darker tan colour.

The total footprint of the building as it stands today is 143 sq m, including the front verandah of 14 sq m. The combined second floor area is 81 sq m, giving a total gross floor area of 224 sq m.

The following pages show measured drawings of the current building and photographs of the interior of the building.



Figure 15. East (front) of the house showing enclosed verandah.



Figure 16. South side of the original house to the right. One-storey connection, with principal entry to the right.



Figure 17. Southwest corner of rear 2-storey addition. One-storey connection and entry gable is visible to the right.

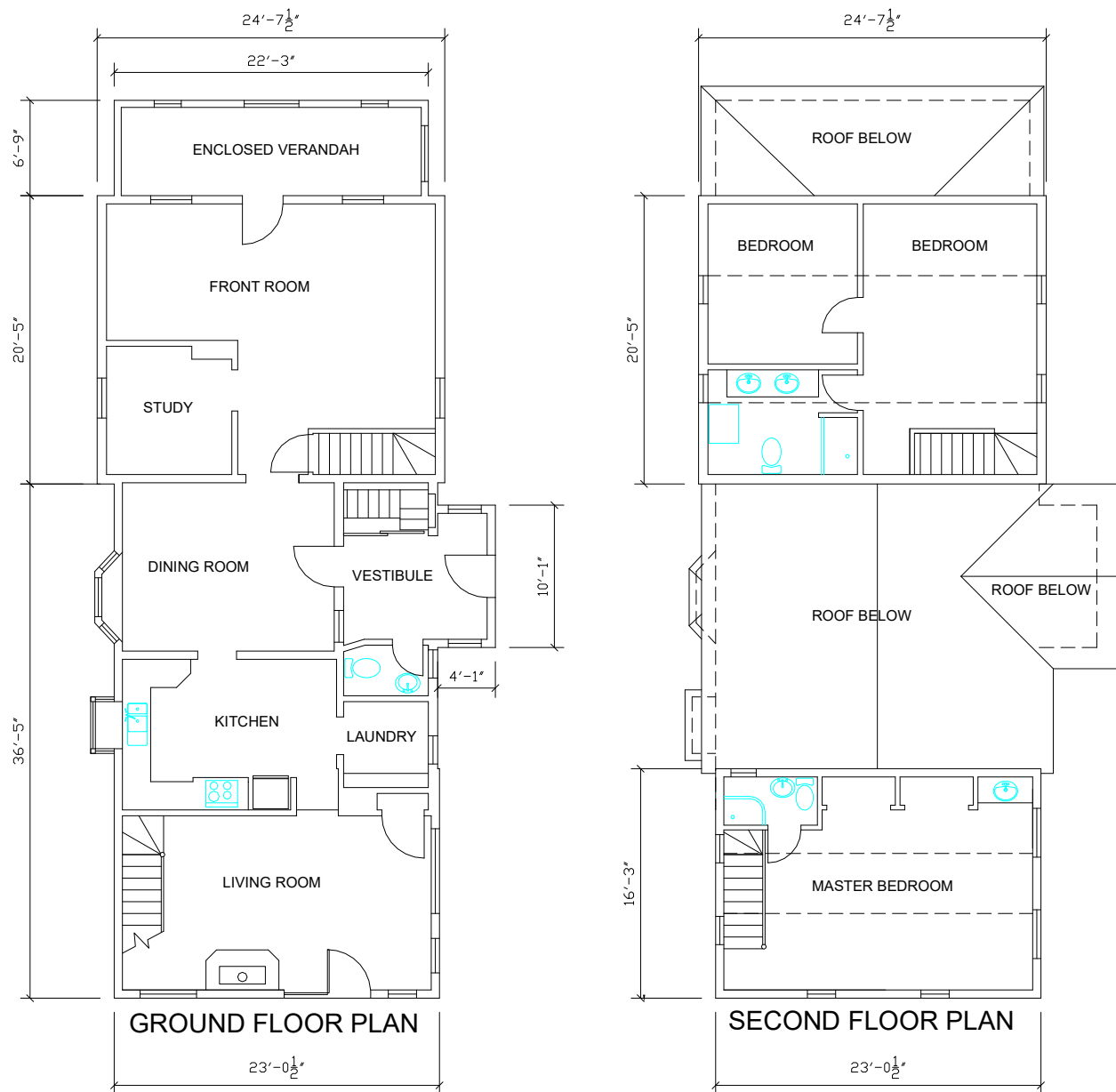
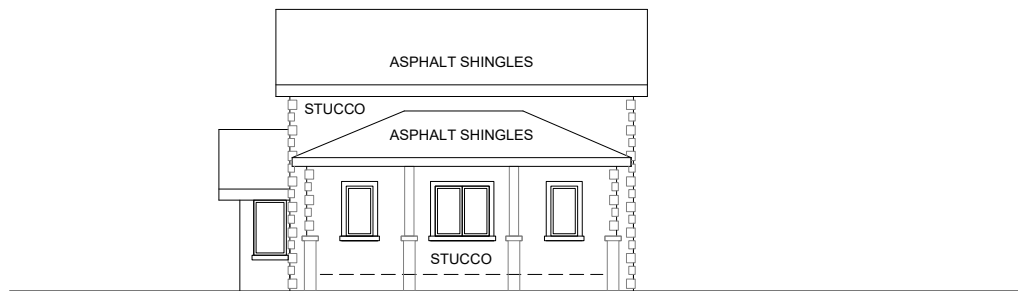
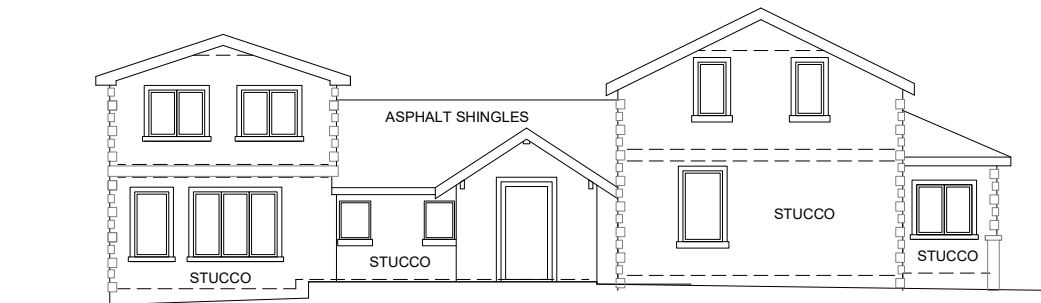


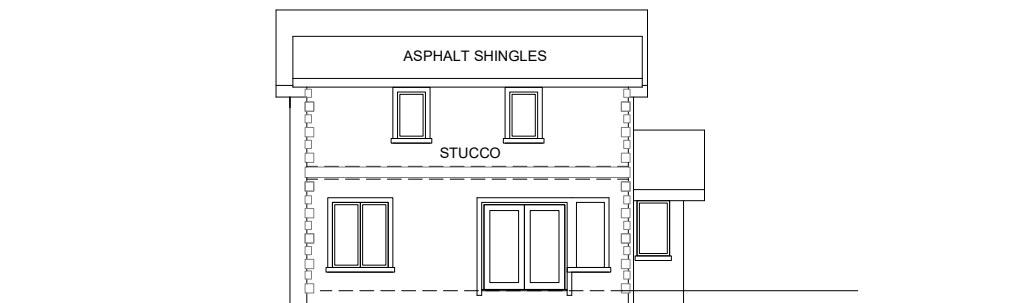
Figure 18. Existing Floor Plans



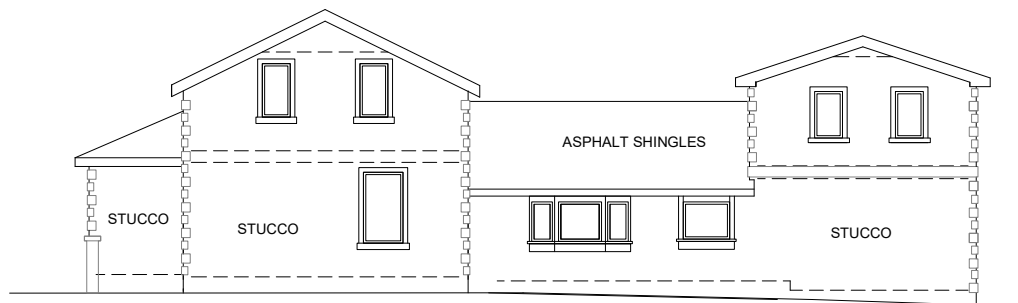
EAST (FRONT) ELEVATION



SOUTH ELEVATION



WEST (REAR) ELEVATION



NORTH ELEVATION

Figure 19. Existing Elevations

The first two pages of photographs are within the original front part of the house..



Figure 20. Looking from the entry door into the central 1-storey dining room. We believe this window and door openings were once in the exterior wall of the tail of the house.



Figure 21. Ground floor, verandah, looking south. The window on the right looks into the front room. We believe it is in an original exterior opening, left from the previous version of the house. Being interior, it didn't require a thermal upgrade when the last alterations occurred. This window and the matching one behind us are the only surviving exterior elements of the mid-20th century iteration of the building.

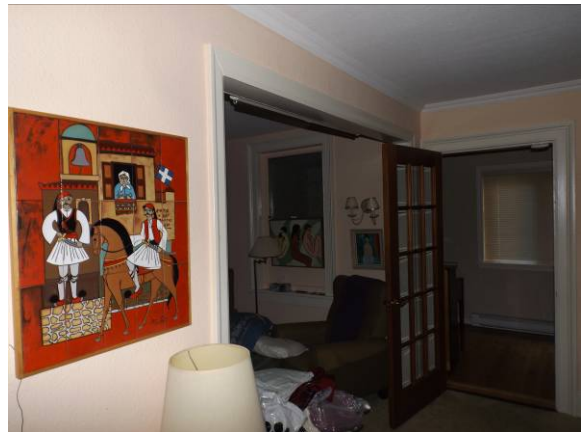


Figure 22. Ground floor, front and centre. The window seen in the previous photo is on the left. The central door leading onto the verandah is on the right.



Figure 23. Ground floor, southeast corner. The window is the same one shown in the previous picture.



Figure 24. Second floor, southwest corner, top of the stair.



Figure 25. Second floor, southeast corner. Roof slope evident, and original window opening behind the curtain.



Figure 26. Second floor, northeast corner. Tiny bedroom, roof slope evident, original window opening in the far wall.



Figure 27. Second floor, northwest corner contains bathroom. Roof slope and original window opening are evident, as well as wide-plank pine floor.



Figure 28. Second floor, very wide plank door. The bathroom and the tiny bedroom are the only two rooms that retain these doors.

The following photographs are within the later additions and altered tail.



Figure 29. Bay window in north wall of middle dining room. It's visible in Figure x, before the furnishings were removed. Second floor, southwest corner, top of the stair.



Figure 30. Kitchen, immediately behind the dining room, looking north to small square bay window.



Figure 31. View south from the kitchen into the laundry. Passage to living room is on the right.



Figure 32. Ground floor, living room, looking south. Passage to kitchen is on the left.



Figure 33. Ground floor, looking out the back doors in the living room. .



Figure 34. Ground floor, northwest corner of living room, showing stairs leading to master bedroom.



Figure 35. Second floor, master bedroom. Top of the stair leading to the living room below.



Figure 36. Second floor, master bedroom, stair to the left. View looking east into the bathroom.



Figure 37. Second floor, master bedroom, view to the southwest.



Figure 38. Second floor, master bedroom, looking south. Mirrored closet doors on the left, washstand in the corner.



Figure 39. Second floor, master bedroom. Detail of washstand, with closet to the left.

5. Conjectural Reconstruction of the Principal Dwelling

After close examination of the principal residence, and the available documentation, we have produced conjectural drawings of the architectural form of the building as we think it would have appeared prior to the recent alterations and additions. It is notable that the house was a very modest dwelling, with a width of less than 25 feet, in comparison with a common width of 30 feet or more in houses of a similar age and type.

The 1861 census lists a 1 ½ storey frame house on the property. The second-floor plank floors and plank doors suggest that this might be a house of that date, but if so, these are the only surviving elements. Since we have no physical evidence of exterior features of a 19th century version, the drawings below show what we are certain of, the house as it appeared in the mid-20th century.

The house has the general form of vernacular Loyalist cottage. It is very similar in layout and footprint to the house across the street at 10545 Islington Avenue. We conjecture that the front verandah, now awkwardly enclosed, was similar to that found across the street. The siding we found under the recent stucco is identical to that found across the street.

There is no evidence of chimney breasts in the interior of either floor. We conjecture that heating may have been provided by a box stove at the centre of the south side wall, with the stove pipe rising through the second floor into a bracketed chimney thereby providing some heat to the upper rooms. We also conjecture that there was a cooking/heating stove in the centre of the rear wall of the kitchen tail.

There is an existing basement under the middle of the building. We assume that this defines the extent of the original kitchen tail of the house. There is a stone stair descending to this basement from a location outside of the kitchen tail. This is not uncommon in houses of this age, and there is a window (now blind) on the south side of the stair, we conjecture that this stair was enclosed under a porch.



Figure 40. 10545 Islington Avenue, almost directly across the street from the south end of the property. The house is very similar to the principal dwelling at 10568, and informs our reconstruction.



Figure 41. Kitchen tail with porch at 10545 Islington. We believe that 10568 was similarly configured.

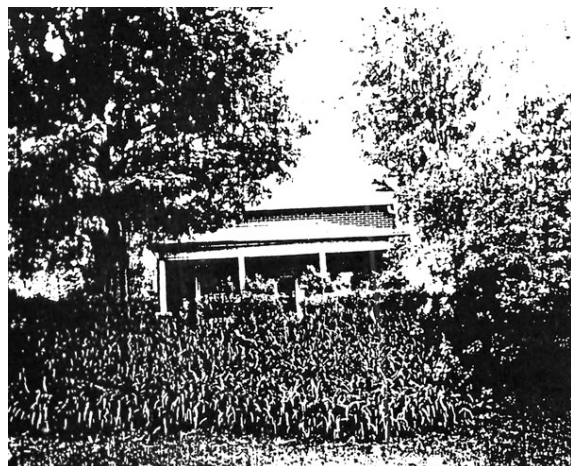


Figure 42. Image from 1993 Preliminary Study for a Kleinburg HCD, showing insulbrick siding which was removed to install the current stucco finish..

There is a very poor photograph in a 1993 study, which is shown in Figure 42. This seems to show a brick house, but the current owner was told by the prior owner that the house was once clad in insulbrick-type asphalt siding.

We removed a patch of the recent EIFS stucco finish on the north side of the house, as seen in Figure 43. It is evident that the insulbrick was removed prior to the application of the stucco which was installed over the prior wood siding. We found wood siding under the stucco. The siding is milled to a drop channel pattern profile, which became popular around 1880, although it had originally appeared earlier. The rabbetted channel of the upper part of the board is unusually wide. The same siding profile is found on 10454 Islington across the street, and a similar profile, though with narrower channel, is found in the house immediately to the north at 10576 Islington Avenue. The front verandah on 10576 is similar to that on 10454.

The owner of 10576 believes that his house, the subject property, 10454, and 40 Nashville Road were all moved to their present village sites from Howland's Mill where they may have been workers' housing. (40 Nashville Road is much altered and added to.) He has told me that several local people shared this information with him, although he doesn't know of any documentation. The story is plausible, but can't be accepted as proven.



Figure 43. Cut out of recent EIFS stucco over Styrofoam, showing underlying wood drop channel shiplap siding. We believe the nail holes once secured the insulbrick siding.

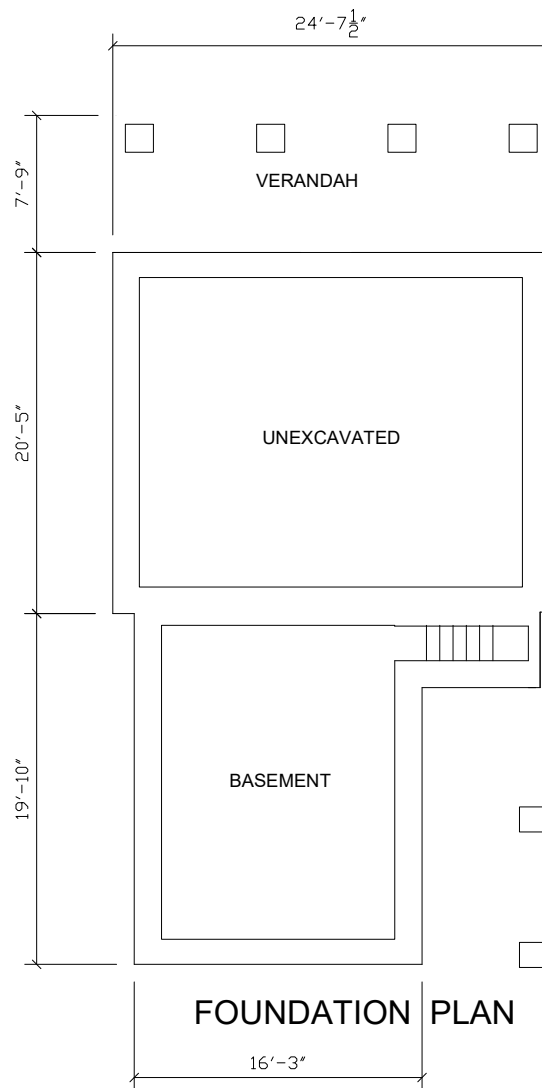


Figure 44. Conjectural Foundation Plan

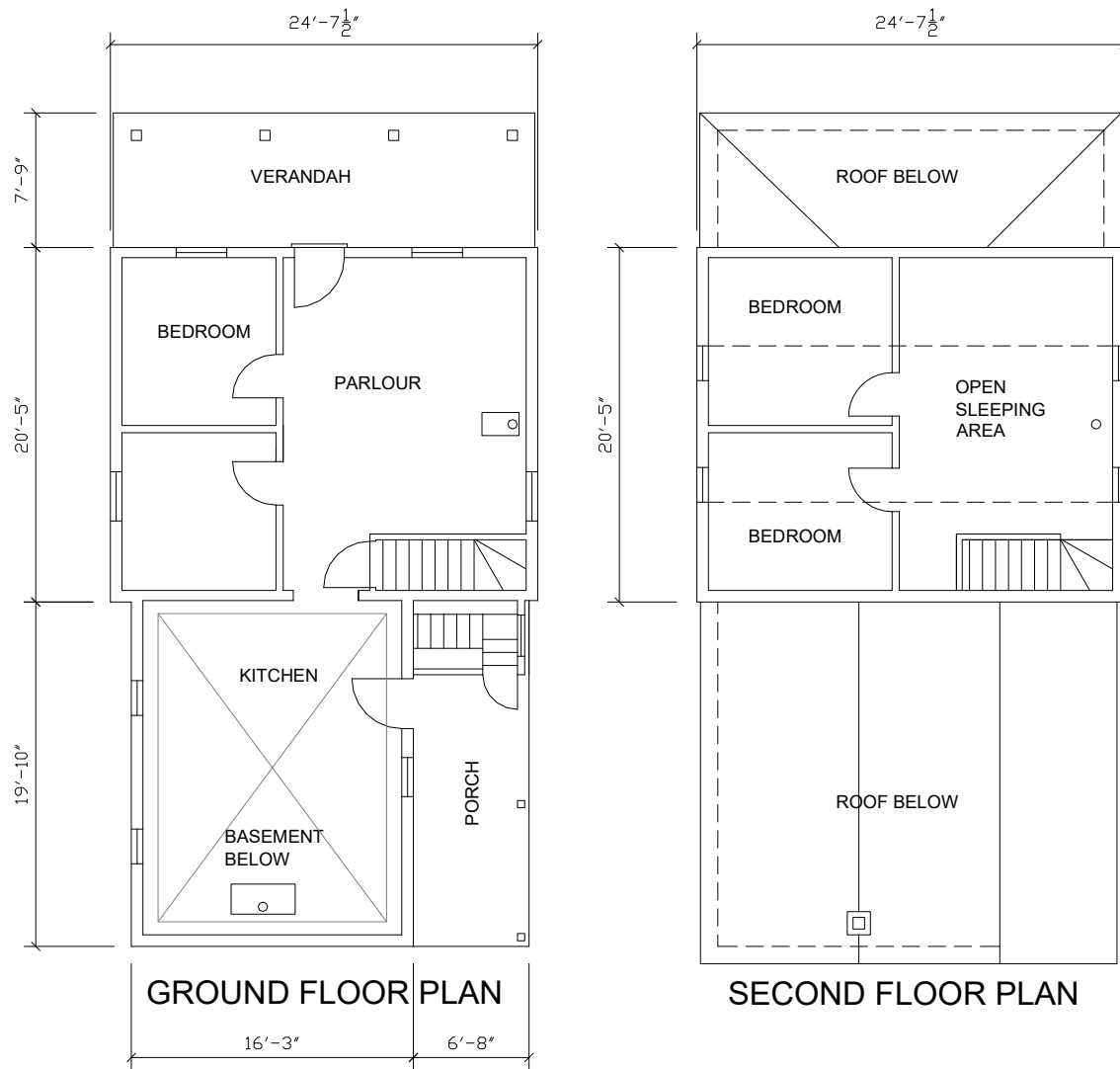


Figure 45. Conjectural Floor Plans

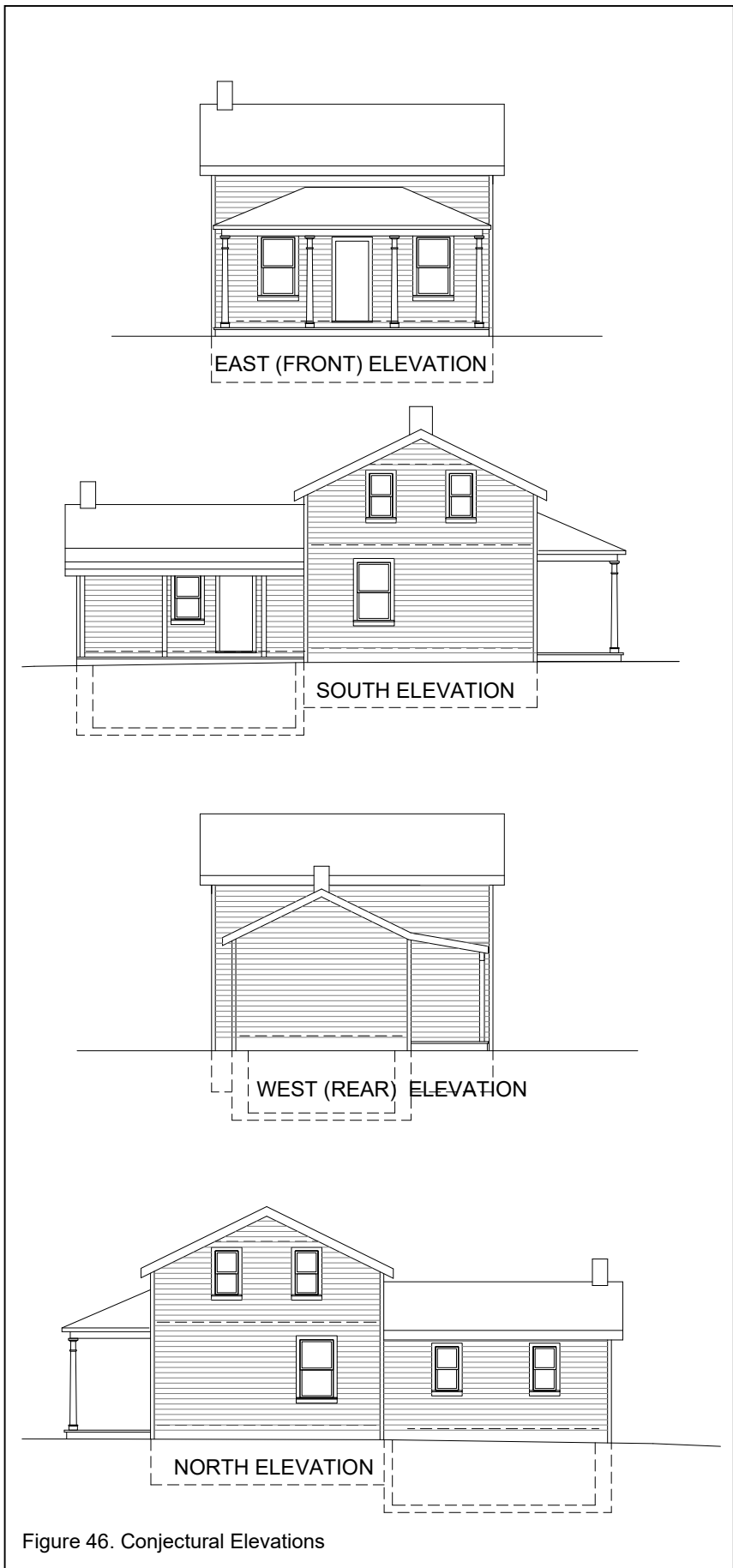


Figure 46. Conjectural Elevations

6. Heritage Evaluation of the Buildings

In terms of the heritage character of the Kleinburg-Nashville Heritage Conservation District, none of the buildings can be said to contribute to that character, since there are no heritage attributes visible from the public realm. Even without the screening effect of the thick planting along Islington Avenue, the character of the buildings is obscured by later interventions.

1. Except for a side view of its gable roof, the drive shed is concealed by the large three-car garage set in front of it, as seen from Islington Avenue. The garage in front, and the contemporaneous extension to the north are without heritage value. The sheathing appears to have suffered some damage from water infiltration. Additionally, the bowing of the wall which is in contact with the soil, and the removal of the siding adjacent to the garage makes it an unlikely candidate for conservation or re-use.

2. The north end wing of the secondary dwelling is recent and has no heritage value as shown by exposed construction. Whatever character the larger southern portion may have had is no longer recoverable. It not possible to know what the original use of this building was. In our professional opinion it is unlikely to have been a blacksmith shop.

3. The original architectural character of the principal dwelling has also been concealed by its recent EIFS stucco finish, the erection of additions in the middle and back of the building, and the fitting of modern replacement doors and windows and their trim. There are no longer any heritage-defining characteristics on the exterior of the building other than the basic shape of the main front portion of the original house. The original tail is buried in the later additions, and no longer legible.

The interior has also been highly altered. A few of the door and window casings, a bit of second-floor baseboard, two of the second-floor doors, and some second-floor flooring boards appear to be original. The rest of the visible fabric is relatively recent.

In our professional opinion, a successful restoration of the 19th century portion of the building is unlikely to be practical. Removal of the stucco encasement will likely reveal damaged siding and missing details of corner boards, fascias, trims and other details. The



Figure 47. From Islington Avenue, the drive shed is almost entirely concealed by the 1957 garage addition.



Figure 48. Modern framing in the north wing of the secondary dwelling.



Figure 49. The original attributes of the principal dwelling have been removed or concealed by 20th century alterations.

existence of two other nearby building of almost identical design but in substantially unaltered condition means that this building would not provide additional information or value to the community. We don't consider it a good candidate for conservation.

7. Conclusions

In our professional opinion, there is not sufficient heritage value in the buildings on the property to merit their retention.

We recommend that the buildings be dismantled in such a way that their method of construction can be documented. In the case of the drive shed, the principal item of interest is the intersection of the construction of the upper level with that of the lower level. In the case of the secondary dwelling, removal of the interior finish of the main south portion should reveal its original construction and so indicate the range of its construction dates. In the case of the principal dwelling, removal of interior finish should likewise reveal its form of construction. All of these discoveries should be photographed, with dates and locations of each photograph noted. The few items that appear to be original and useful should be carefully removed and offered for re-use.

The proposed project should include a plaque indicating that the property once housed the home and workshop of a succession of blacksmiths from 1856 to 1913.

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Appendices:

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