



The Society for the Preservation of
HISTORIC THORNHILL

*Established 1974
Incorporated 1980*

C2
Communication

Heritage Vaughan – January 20, 2021

Item # 1

January 20, 2021

Re: Restoration, addition and new office-residential mixed-use construction – adaptive reuse of existing heritage structure located at 46 Centre Street, Thornhill Heritage Conservation District

To the members of Heritage Vaughan Committee;

The Society for the Preservation of Historic Thornhill (SPOHT) commends the applicant for their plan for the exterior restoration of the original historic home at 46 Centre St.

SPOHT opposes the proposal to demolish the tail wing (see “Yellow” section on p.111 of the report). Though the extension of the tail wing is slightly later in date, it is complementary to the original home, and the west wall of the existing house (including front portion and the western edge of the tail wing) has significant street presence (see image #30 on p.58 of the report) that would be diminished if the tail wing were to be removed.

SPOHT has no objection to the proposal to demolish the late 20th century (c.1996) addition.

SPOHT objects to the proposal to remove the second floor structure in the original house and the stairway within the front portion of the house, adjacent to the original fireplace. These features are integral to the historical fabric of this house and the understanding of this building’s former function as a home.

Our comments regarding the architectural value of the tail wing, the second floor structure and the original house stairway having been made, SPOHT does not object to the style or massing of the proposed addition and the new building B on their own merits. However, we are recommending that the addition to Building A be revised to allow for the retention of the tail wing structure within the final design.

We are seeking clarification regarding the proposed Building B, as it would appear (from the submitted drawings) to be lacking in any window and door openings on the south elevation.

The window openings on the north elevation of Building B and the addition to Building A fill the entire wall and are lacking in any divisions. This would be acceptable in an enclosed private yard. However, given that this extension and new construction will face the public road of Park Rd., a window treatment with muntin bars, in keeping with the HCD Plan, seems appropriate in this instance. The application of heritage style window treatments would be consistent with recent additions to both 18 and 24 Centre St., which also have a public exposure to Park Rd. to the north

Finally, the proposed removal of the majority of the tree coverage in this lot is excessive. Mature tree coverage in this neighbourhood is one of the features that makes it so great. The City should be doing everything possible to promote the retention of healthy tree stock when new development is proposed. New plantings should not be promoted as an equitable alternative to mature tree preservation.

Sincerely,

Pam Birrell

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