



REPORT

Cultural Heritage Impact Assessment

*W.D. Stark House, 7714 Yonge Street, Former York County, Vaughan Township,
City of Vaughan, Regional Municipality of York, Ontario*

Submitted to:

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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In March 2016, Alexander Planning Inc. on behalf of Roman Vorotynskiy (the Client) retained Golder to conduct a CHIA for the property located at 7714 Yonge Street, in the City of Vaughan, Regional Municipality of York, Ontario (the property). The 0.414-acre (0.167-hectare) lot includes a one-and-one-half storey, Gothic Revival style residence constructed in 1853 that measures 52 feet 9 inches (16.1 m) by 24 feet 5 inches (7.4 m), and a one-storey 50 (15.2 m) foot by 34 foot (10.4 m) outbuilding. The property is described in the City's municipal heritage register as 'W.D. Stark House' and is within the City of Vaughan's Thornhill Heritage Conservation District (HCD).

This CHIA was undertaken to accompany the Client's development proposal for site plan and zoning by-law amendments to permit the demolition of the outbuilding as well as the shed wing and west wing extension of W.D. Stark House to construct a two-and-a-half storey retail and medical building connected to the rear of the existing heritage structure.

Following guidelines outlined in the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments*, the Ministry of Tourism, Culture and Sport, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This CHIA concluded that:

- ***The W.D. Stark House at 7714 Yonge Street, designated under Part V of the Ontario Heritage Act for its associations and contributions to the Thornhill Heritage Conservation District is also of cultural heritage value or interest as a representative example of a mid-19th century Gothic Revival style house; and,***
- ***The outbuilding is not a heritage attribute of the property.***

The CHIA also concluded that with the conservation or mitigation measures recommended in this report the proposed development of the property:

- ***Will not result adverse impacts to the property's identified heritage attributes;***
- ***Will not result in adverse impacts to the cultural heritage attributes of the Thornhill HCD.***

In addition to the recommendations the Client has adopted to comply with the Thornhill HCD design guidelines and compatibly incorporate the new development into W.D. Stark House, Golder recommends the mitigations to avoid potential impacts:

Site Preparation Phase

- ***Implement construction plan control and communication.***

The property and specifically the footprint of W.D. Stark House should be clearly marked on project mapping and communicated to all project personnel for avoidance during site preparation and construction.

- ***Demolish the outbuilding***

No further documentation is recommended for the outbuilding as it is not considered a heritage attribute.

- ***Preserve by record the shed wing and west wing extension of W.D. Stark House through written notes, measured drawings and photographic records prior to partial demolition.***

The *Standards and Guidelines* identifies that for rehabilitation projects, some alterations may be required to assure the continued use of an historic place. The main block of the W.D. Stark House is of higher priority for conservation due to its numerous heritage attributes, and removal of the rear and shed wing will serve to reinstate attention to the character-defining elements.

Partial Demolition and Construction Phase

- ***Hand demolish the west wing extension and shed wing from W.D. Stark House.***

Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing.

- ***Monitor for vibration impact during all construction.***

Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.

The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

- ***Create a temporary physical buffer.***

To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.

- ***Implement dust control measures.***

All preparatory cutting of building materials should be carried out a distance from the house to reduce and control dust levels.

Re-use Phase

- ***Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House.***

A heritage conservation plan should be commissioned that details the appropriate conservation treatments (i.e. preservation, rehabilitation or restoration) and actions, trades, and implementation schedule required to adaptively re-use of W.D. Stark House as a café. The plan will also suggest the materials and colours appropriate for W.D. Stark House to ensure it complements the immediate physical context and streetscape.

Operation Phase

- ***Create a permanent physical buffer.***

A permanent buffer, such as a concrete curb or bollards, should be erected to the immediate northeast and northwest corners of the W.D. Stark House to reduce the risk of accidental collision with vehicles accessing the rear of the property.

- ***Develop a maintenance plan and inspection schedule to address current issues and maintain the structure; and,***

- ***Install an interpretive panel or display within the new development that outlines the history of W.D. Stark House and its architecture.***

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport (MTCSS), the City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places* subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by Roman Vorotynskiy (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDIX A

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APPENDIX C

Site Plan and Elevations for 7714 Yonge Street

1.0 INTRODUCTION

In March 2016, Alexander Planning Inc. on behalf of Roman Vorotynskiy (the Client) retained Golder to conduct a CHIA for the property located at 7714 Yonge Street, in the City of Vaughan, Regional Municipality of York, Ontario (the property; Figure 1 and Figure 2). The 0.414-acre (0.167-hectare) lot includes a one-and-one-half storey, Gothic Revival style residence constructed in 1853 that measures 52 feet 9 inches (16.1 m) by 24 feet 5 inches (7.4 m), and a one-storey 50 (15.2 m) foot by 34 foot (10.4 m) outbuilding. The property is described in the City's municipal heritage register as 'W.D. Stark House' and is within the City of Vaughan's Thornhill Heritage Conservation District (HCD).

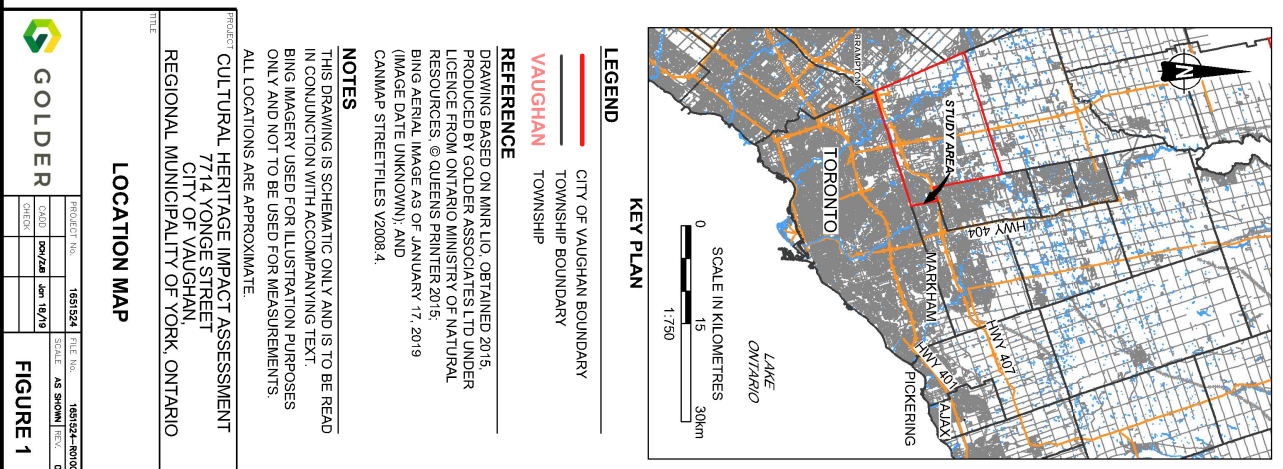
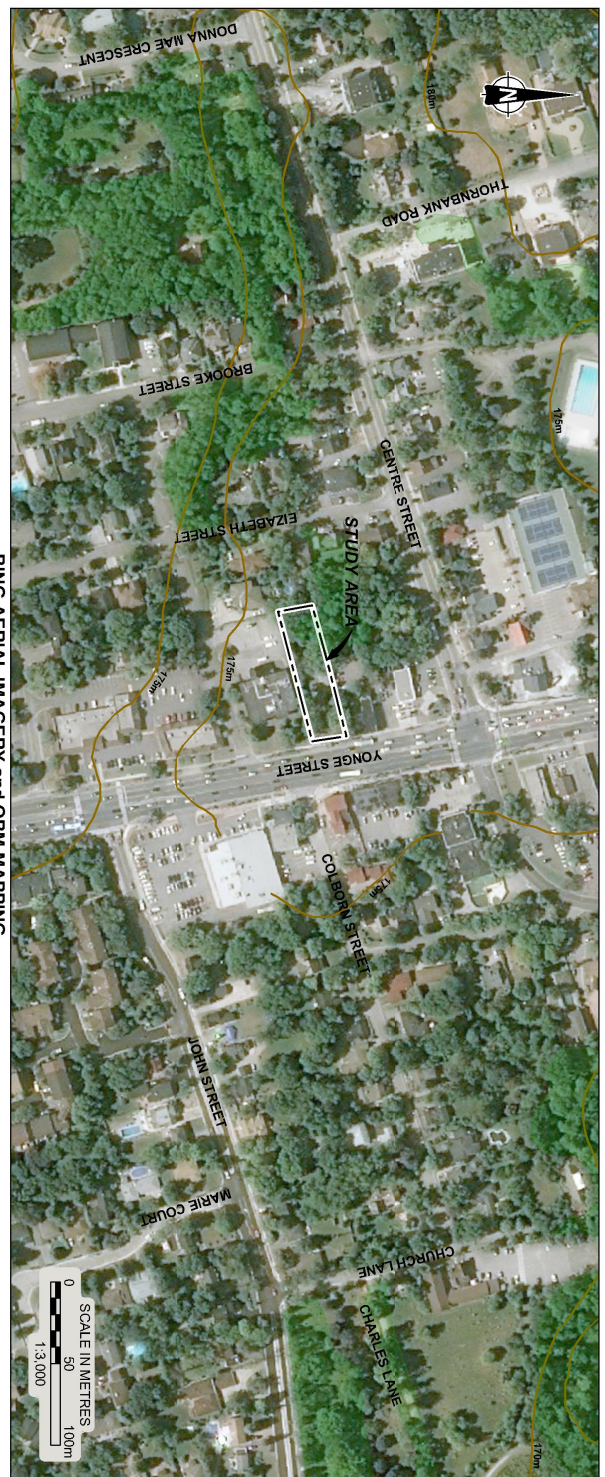
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Following guidelines provided by the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (2016), the Ministry of Tourism, Culture and Sport (MTCS) and Canada's Historic Places, this CHIA provides:

- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources;
- An overview of the property's geographic context and its documentary and structural history;
- An inventory of the built and landscape features on the property and a statement of their significance;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.

1.1 Measurement Units

This report uses the metric system for descriptions of distance and area but employs the Imperial system for all structural dimensions. The use of Imperial (or US Customary units) for describing heritage structures is generally preferred since most structures—including those within the property—were constructed prior to national implementation of the metric system in Canada in 1971, and often better reflect the design decisions and material specifications of historical builders. To reduce text clutter, conversions from metric to Imperial and vice versa are not provided in this report.



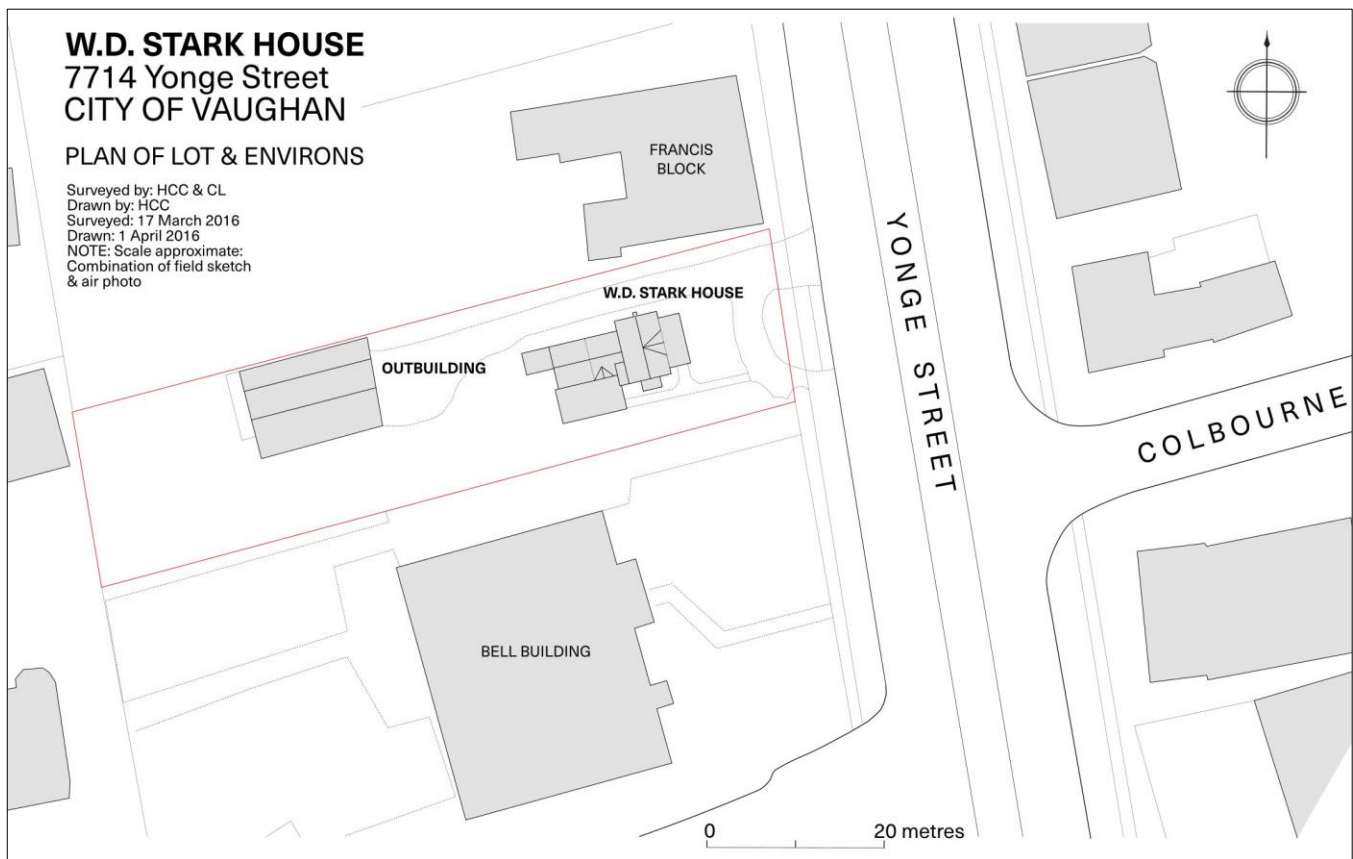


Figure 2: Key plan of built elements on the property.

2.0 POLICY FRAMEWORK

The property is subject to a number of federal, provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal and international level. Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

2.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)*, updated 2013), and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines three conservation 'treatments' — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of cultural heritage resources.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

2.2 Provincial Heritage Policies

2.2.1 The Ontario Planning Act and Provincial Policy Statement

The *Ontario Planning Act* (1990) and associated Provincial Policy Statement 2014 (PPS 2014), both of which also provide the legislative imperative for heritage conservation in land use planning. These documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest, and PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved';
- Section 2.6.3 – 'Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'

PPS 2014 defines **significant** as resources 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and **conserved** as 'the identification, protection, management and use of built heritage resources, cultural heritage

landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. **Adjacent lands** are defined as ‘those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan’. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies. Additionally, the MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize a HIA, although municipal documents may also provide an outline. For this study, the Town’s guidance on preparing a CHIA, as provided in the *Terms of Reference*, was also referenced.

2.2.2 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA enables councils to ‘designate’ individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of ‘cultural heritage value or interest’

(CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 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 historic 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.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*. Designated properties, which are formally described¹ and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City of Vaughan maintains a single, inclusive *Heritage Inventory* (n.d.), which includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Buildings or structures within an HCD designated under Part V of the *Ontario Heritage Act*;
- Properties of cultural heritage value listed in the *Listing of Buildings of Architectural and Historical Value* as per Part IV, Subsection 27 of the *Ontario Heritage Act*; and,
- Properties of interest to the City of Vaughan's Cultural Services Division.

¹ The *OHA* defines 'heritage attributes' slightly differently than PPS 2014; in the former, heritage attributes 'means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest'.

In addition to being listed as per Part IV, Subsection 27 of the *Ontario Heritage Act*, W.D. Stark House is also designated as part of the Thornhill HCD designation under Part V of the *Ontario Heritage Act*.

2.3 Municipal Heritage Policies

2.3.1 Official Plan and Secondary Plans

The City's *Official Plan* (2010) informs decisions on issues such as land use, built form, transportation, and the environment until its expiry in 2031. Section 6.1 in Volume 1 of the *Official Plan* addresses cultural heritage resources, which include built heritage, cultural heritage landscapes, HCDs, areas with cultural heritage character, heritage cemeteries, and archaeological resources.

Section 6.2.1 stipulates the requirement for submitting a heritage permit application for 'exterior alterations, demolitions or removals' to designated heritage properties, while Section 6.2.2.6 outlines the principles the City uses to evaluate heritage permit applications. The subsections relevant to this project include:

- 'Retaining and repairing original building fabric and architectural features; and,
- New additions and features should generally be no higher than the existing building and wherever possible be placed to make the addition unobtrusive from the pedestrian realm.'

Policies for listed properties are provided in Section 6.2.3, while HCDs are addressed under Section 6.3 'Cultural Heritage Landscapes'. The policy for development within an HCD is that it must be 'designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan [in this case the Thornhill HCD Plan] (Section 6.3.2.4). It further specifies that:

'demolition for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines, and the policies of this Plan' (Section 6.3.2.5).

The planning requirement and policies for CHIAs are listed under Sections 6.2.2.5, 6.2.3.1, 6.2.3.2, and 6.2.4, and are supplemented by the City's *Guidelines for Cultural Heritage Impact Assessments* (2016). Of these, Section 6.2.2.5 is the most relevant to this project since it states that an applicant shall submit a CHIA when there is a proposal for 'an alteration, addition, demolition or removal of a designated heritage property'.

In some cases cultural heritage may be addressed under Secondary Plans, but the property is not within one of the City's Secondary Plan areas.

2.3.2 Cultural Heritage Impact Assessments

After establishing the provincial and municipal policy context, the City's *Guidelines for Cultural Heritage Impact Assessments* outlines the minimum requirements of a CHIA, then defines three 'conservation/mitigation options' to be considered as part of a heritage impact study. These are:

- Avoidance mitigation: measures to retain heritage resources 'in situ and intact' while allowing development to proceed.

- This can include, 'where conservation of the entire structure is not possible, consideration may be given to the conservation of the heritage structure/ resource in part, such as the main portion of a building without its rear, wing or ell addition'.
- Salvage Mitigation: preservation through relocation or salvaging architectural elements.
- Historical Commemoration: use of historic plaques, monuments, or reproduced architectural heritage features as a means to preserve knowledge of a heritage place.

Overall the City's CHIA guidance aligns with the MTCS *Heritage Resources in the Land Use Planning Process*, except that the City also requires a 'condition assessment' as part of the analysis. This, and other City CHIA requirements, are included as part of this report.

2.3.3 Heritage Conservation Districts and Design Guidelines

In addition to the planning conditions listed above, the property is also situated within the City's Thornhill HCD, designated under Part V of the *Ontario Heritage Act*. Creation of the HCD was initiated in 1983 under By-law 198-83, then established under By-law 306-88 in 1988. The original 1984 HCD plan was superseded in 2007 by the *Thornhill Vaughan Heritage Conservation District Plan* (hereafter *Thornhill HCD Plan*) and includes design guidelines to cover all 'erection, demolition, or removal of a building or structure other than the interior' (City of Vaughan 2007:3,13).

The plan's objectives include not only retention and conservation of built heritage and landscapes, but also to 'correct unsympathetic alterations' and promote reuse. For new development, its objectives are to:

- Ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development; and,
- Guide the design of new development to be sympathetic and compatible with heritage resources and character of the district while providing for contemporary needs.

Policies for alterations to heritage buildings such as W.D. Stark House are generally addressed in Section 4.2.2, where it is described that new work should simultaneously 'conserve the heritage value and heritage attributes of a heritage resource', while at the same time be 'physically and visually compatible with, subordinate to, and distinguishable from the heritage resource', and not 'detrimentally impact the heritage resource if the new work is removed in the future.' For non-heritage buildings, demolition is only 'supported if the building's scale, massing, and/or architectural style is not supportive of the overall heritage character of the District' (Section 4.3.3).

New development is guided by the general statement in Section 4.4 that it must 'have respect for and be compatible with the heritage character of the district'. More specifically, under in Section 4.4.1, is the advice that new development should:

- 'Be a product of their own time, but should reflect one of the historic architectural styles traditionally found in the district;
- Complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors and roof shapes;

- Respect natural landforms, drainage, and existing mature vegetation;
- Have varied massing, to reflect the small and varied scale of the historical village;
- Have a height 'not less than 80% or more than 120% of the average height of the residential buildings on immediately adjacent properties' which, historically, 'are considered to be 1 ½ or 2 storeys'; and,
- Conform to the guidelines found in Section 9.5.2' of the *Thornhill HCD Plan*.

Further general restrictions for height over three storeys and design of commercial structures are presented in Section 6.1.2.1 and references the 2005 *Thornhill Yonge Street Study* and *Official Plan Amendment* 669, but neither of these policies appear in the 2010 *Official Plan*.

Specific design guidance is provided in Part D of the *Thornhill HCD Plan*, but is prefaced by the general advice that 'additions and alterations to an existing heritage building should be consistent with the style of the original building' and that 'New developments should be designed in a style that is consistent with the vernacular heritage of the community.' Importantly, all development should conform to a single style instead of being 'a hybrid of many styles'. The existing style of the property is 'Ontario Gothic Vernacular' (see Section 6.4 of this CHIA for further discussion), which is typified by elements such as a 'kitchen tail with room over', wood porches and verandahs, fieldstone foundations, a central dormer gable, 1 ½-storey scale, and a symmetrical façade with 2-over-2 windows (City of Vaughan 2007:58).

Guidelines for new additions to heritage buildings are outlined in Section 9.3.7 and focus primarily on scale. Of relevance to this project is the guidance that additions should not be of 'a greater height or scale than the original building' and that 'usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building'. The section on new development (Section 9.5) is also focussed on scale and setback, with the important element that 'new houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block' (City of Vaughan 2007:109).

A large part of the plan is then devoted to new development in the commercial area of Yonge Street. Although the property falls within this zone, the existing architecture of W.D. Stark House does not conform to the commercial streetscape, and therefore guidelines regarding alterations to residential structures is more appropriate.

The heritage attributes of the Thornhill HCD are not generally defined in the document but are perhaps best summarized in a paragraph written for the Statement of Heritage Value:

The ongoing development of Thornhill has maintained the scale and character of the older parts of the village, with a variety of lot sizes and siting, mostly modest-sized buildings, mature and rich planting and landscaping, and a rural or modified-rural profile in many places' (City of Vaughan 2007:10).

3.0 SCOPE AND METHOD

To conduct this CHIA, Golder:

- Reviewed applicable municipal heritage policies and consulted with local municipal planners responsible for heritage;
- Conducted field investigations to document the property's heritage attributes, and to understand the wider built and landscape context;
- Assessed the impact of the proposed development on any heritage attributes using provincial guidelines and municipal policies; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

A variety of primary and secondary sources, including maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from the City of Vaughan Archives and other sources.

Field investigations were conducted on March 18, 2016 using methods and techniques comparable to a Level 3 or Level 4 survey as defined in the *Understanding Historic Buildings: A Guide to Good Recording Practice* (King 2006). This included: photographing all features in the property (including interiors) with a Nikon D5300 digital single reflex camera and Samsung Galaxy S6; documenting W.D. Stark House using a *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada 1980); and producing measured sketches of each building footprint. The outbuilding and cultural landscape were documented following methods outlined in Brunskill (1978) *Illustrated Handbook of Vernacular Architecture* and Page et al. (1998) *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, respectively.

The proposed development was then assessed for adverse impacts using the guidance provided in the MTCS *Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings* (Kalman 1979); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

3.1 Record of Consultation

The results from consultation undertaken for this HIA are summarized in Table 1.

Table 1: Results of Consultation.

Contact	Date of Email and Response	Response
Katrina Guy, Cultural Heritage Coordinator, Development Planning Department, City of Vaughan	Email sent: January 11, 2019. Golder requested a copy of the Thornhill Plan Building Inventory.	Email received: January 28, 2019. The City provided Golder with the individual inventory sheet for 7714 Yonge Street from the Thornhill HCD Plan (1984 and 2007).

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwestern Ontario, approximately 25 km north of Lake Ontario and within the Peel Plain physiographic zone, an area of level to rolling terrain with fertile clay soils covering approximately 300 square miles of the central portions of the Regional Municipalities of York, Peel, and Halton. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984:174-176). The property is also within the Don River watershed, which flows in a northwest-southeast direction approximately 330 m to the northeast. Trees in the vicinity of the property are predominately deciduous, but coniferous species are also present.

The City of Vaughan is situated between the Town of Richmond Hill and the City of Brampton and is immediately north of Toronto. The property is at the southeastern edge of the City, and on the southwest corner of the intersection formed by Centre Street and Yonge Street. The area immediate to the property is primarily commercial, with residential subdivisions located to the west.

4.2 Historical Context

4.2.1 County of York

Following the Toronto Purchase of 1787, today's southern Ontario was divided into four political districts — Lunenburg, Mechlenburg, Nassau, and Hesse— that were all within the old Province of Quebec. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of the County of York and Vaughan Township.

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged soldiers and refugees displaced by the American War of Independence. The influx of new settlers created a high demand for land in the County of York, but measures were taken to acknowledge service and loyalty to the Crown. Military men and United Empire Loyalists (UEL) received title to land with little or no stipulation that it be cleared or improved, and those who received land grants were referred to as 'official' or non-resident patentees. Lots in the County of York were typically granted in 200-acre parcels but less or more could be received based on social status.

Settlers who had not served in the military or were UEL were referred to as 'unofficial' and had to meet strict conditions to attain title to lands. This included requirements to clear, fence and make fit for cultivation 10 acres of an awarded lot, cut down and remove all timber at the lot front to a width of 33 feet, and erect a house with a shingled roof and a minimum dimension of 16 by 20 feet. All of this had to be accomplished within two years. The 33-foot clearance specification was half a chain (66 feet), or the distance set aside for roads between concessions. It was further required that this 33 foot area be rendered smooth. Due to these strict regulations, and the fees incurred for clerks and officials, many were unable to receive full title to their lands and abandoned their lots (Johnson 1973:43).

The combined effect of official settlers failing to clear land, and the restrictions on unofficial settlers, resulted in large tracks of inaccessible and unimproved land being owned either by absentee landlords residing in York, or by early land holding companies who received title to additional lands for every settler they recruited to the area (Johnson 1973:43). Both carried out a form of indentured servitude that exploited new immigrants, a practice Governor Sir John Graves Simcoe attempted to end in 1796 (Johnson 1973:40-41).

Not surprisingly, the system had also hampered population growth. In many cases immigrants chose to move further north to counties where land was being freely granted. For example, in 1805 the population of Whitby Township was just 104 and Pickering Township only 96, while the population in the Township of Markham numbered 889 (Johnson 1973: 45).

Following the War of 1812, a new set of land grants was offered to discharged veterans. Unlike the early military grants, these new grants were limited to 100 acres and each family was provided with provisions for a year and farm implements. Unofficial settlers, however, were still subject to improvement conditions, which included clearing farmland and building county roads (Johnson 1973). Nevertheless, settlement in York County grew slowly.

In 1849 the County of York was subdivided to form the counties of York, Ontario, and Peel, although these continued to be governed as a single unit until January 1, 1854 (Miles and Co. 1878). York County was to include ten townships —Georgina, North Gwillimbury, East Gwillimbury, King, Whitchurch, Vaughan, Markham, Etobicoke, North York, and Scarboro. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2011 boasted a population of 1,032,524 residents (Statistics Canada 2011).

4.2.2 Vaughan Township and the City of Vaughan

The property is located within the City of Vaughan, formerly Vaughan Township, in York County. Vaughan was named for Benjamin Vaughan, a British commissioner who negotiated the 1783 Treaty of Paris between Great Britain and the United States (Adam and Mulvany 1885; Reaman 1971). Abraham Iredell surveyed the Township in 1795 according to the 'single front survey system', a method used from 1783 onward where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Figure 3; Schott 1981). In Vaughan Township, the concession lines were oriented south to north, with the side roads crossing the township from east to west. Yonge Street, a military road surveyed in 1794, formed the baseline of the township, dividing it from Markham Township to the east (Miles & Co. 1878).

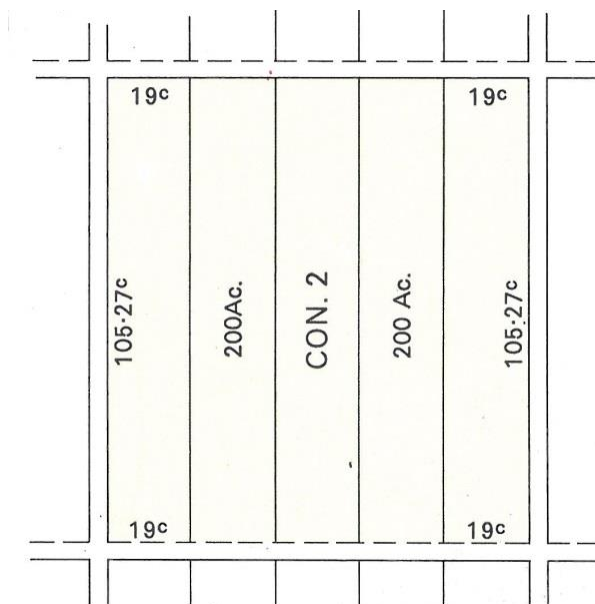


Figure 3: The single front survey system, used from 1783 to 1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres; Gentilcore 1969).

Settlement of Vaughan Township began in 1796 when United Empire Loyalists from the United States settled primarily along Yonge Street (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In addition to the Loyalists, many of the first European arrivals were Pennsylvania Dutch, encouraged through Philadelphia newspaper advertisements to travel north for the opportunity to acquire land for cultivation. The population of the Township was initially small, with only 103 individuals reportedly living in the area in 1797. After the War of 1812, however, emigrants from the British Isles began establishing the interior portions of the Township. By 1832, the population had grown to 2,141, and ten years later the population had more than doubled, reaching 4,300. The Township also boasted six grist mills and twenty-five saw mills (Smith 1846).

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township. This event, combined with the construction of the Toronto, Grey, and Bruce Railway in the western half of the Township in 1871, appears to have triggered additional growth in Vaughan Township so that by 1871 the population was 7,657 (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In 1872, the community of Richmond Hill in the east-central portion of the Township was incorporated as a village. Richmond Hill had a population of 1,000 by 1886, while the remaining portion of Vaughan Township numbered 6,828 (Ontario Department of Agriculture).

Throughout the 19th century, several communities developed in Vaughan Township: Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. The property itself was located in the west-central portion of the community of Thornhill located at the southeastern edge of Vaughan Township and extending into the southwestern portion of the adjacent Markham Township. Thornhill was first settled in the early 19th century when UEL began constructing mills along the Don River (City of Vaughan n.d.). When Benjamin Thorne arrived in the area in 1820 and eventually operated a gristmill, sawmill, tannery, and warehouse for exporting grain and importing iron, the community came to be known as Thorne's Mill and then Thorne's Hill. Following the construction of a post office in the community in 1829, the place was officially called

Thornhill. By the 1830s, a variety of services and artisans were located in the community, including two sawmills, a distillery, several blacksmiths and harness makers, two inns, a millwright, a stonemason, a tanner, a weaver, a wheelwright, and a shopkeeper. Following a period of sustained growth and development in the 1830s and 1840s, Thornhill emerged in 1848 as the largest community along Yonge Street with a population of approximately 700 people. Unfortunately, this early prosperity was short-lived. When Thornhill was bypassed by both of the railroad companies that arrived in Vaughan Township in the mid-19th century and most of the mills began to disappear from the community due a decline in the need for milling, Thornhill eventually became a minor service centre for the surrounding farmland by the end of the 19th century. Following some modest growth after World War I, Thornhill was eventually incorporated as a Police Village in 1931, providing the Village with its own political boundaries distinct from the surrounding Townships of Vaughan and Markham. The village was later amalgamated as a part of the Town of Vaughan and later part of the City of Vaughan.

At the opening of the 20th century economic development of Vaughan Township was similar to that of the adjacent counties and townships in that it relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles began to change urban and rural development; as vehicular traffic increased, the network of roadways throughout the region improved providing Vaughan and the surrounding communities with better connections to the growing metropolis of Toronto.

Significant new growth and development has occurred in the past four decades. Vaughan was amalgamated with the Village of Woodbridge in 1971, creating the Town of Vaughan within the Regional Municipality of York. On January 1, 1991, the Town was officially recognized as the City of Vaughan, and by 2011 it boasted a population of 288,301 residents, making it the fifth largest city in the Greater Toronto Area (Statistics Canada 2011).

4.2.3 7714 Yonge Street

Prior to its amalgamation within the City, the property fell within the northeastern corner of Lot 30, Concession 1 in the former Township of Vaughan (Figure 4 and Figure 5). In order to establish an understanding of the occupational history of this portion of Lot 30, title abstract index records, tax assessment roll records, census records, and commercial directory records were consulted (see references in Section 11.0).

A summary of the abstract index records for the portion of Lot 30 corresponding to the limits of the present property have been provided in APPENDIX A. According to these records, the Crown Patent for all 210 acres of Lot 30 was granted to John Wilson Sr. in 1810. The following year, the entire lot was sold to Stilwell Wilson, presumably a relation of John's, for £300. In 1822, the entire lot was sold to William Allan, who immediately began to subdivide it, selling the northeastern 55 acre parcel where the property is located to Henry John Boulton in 1823. This portion of Lot 30 was then sold to Daniel Brooke Jr. in 1824, who appears to have owned the entire 55-acre northeastern portion of Lot 30 until 1845 when part of the property was sold to Charles Thompson. Later in 1845, the quarter acre portion of Lot 30 where the property is located was acquired by Archibald Gallanough through an indenture of £25. Unfortunately, assessment roll records could not be located for Lot 30, Concession 1 prior to 1897 so it is unclear whether any of the early owners of Lot 30 ever resided within the limits of the property.

In 1846, the quarter acre parcel of Lot 30 where the property is located was sold to William D. Stark for £75. Stark was born in Scotland in 1815 and married his wife Agnes Walker there before immigrating to Upper Canada around 1844. The couple then had at least four children together: William, Alexander, Richard, and James. Various secondary source records provided by the City of Vaughan Archives suggest that William Stark

commissioned John Martin to construct the house currently in the property in 1853, yet the commercial directory or census records from 1851 to 1871 suggest that the Stark family lived on the Lot 30, Concession 1 of Markham—not Vaughan— Township, and no primary documentation of the John Martin commission could be found. Thus, the relationship of the property with W.D. Stark is tenuous and with further research may prove erroneous.

If the Starks did live in the property, it was not for long because in 1867 that portion of Lot 30 was granted to William A. Cook for \$500. Mr. Cook owned the property for the next 26 years before granting it to Mary Saunders in 1893 for \$500, and two years later, the property was granted to John H. Francis. Francis evidently made some improvements to the property as assessment roll records from 1897 and 1906 indicate an increase in the property value from \$400 to \$650.

In 1918, the portion of Lot 30 described as commencing 276'7" south from the northeast angle, measuring 66' by 271'6" was granted to Austin A. Brillinger for \$4,000. The size of this grant combined with a property value of \$1,200 recorded in assessment rolls from 1920 suggests that Brillinger had made several investments in the property. One of these may have been the outbuilding currently on the property, which secondary sources suggest was originally Brillinger's blacksmith shop.

After owning the property for nearly 30 years, Mr. Brillinger granted his portion of Lot 30 to Thomas W. Jackson in 1949. Five years later, the property was granted to Harold and Rose E. Harley, who owned the 66' by 271'6" portion of Lot 30, Concession 1 until at least 1977, when they are named in a City building inventory.



REFERENCE

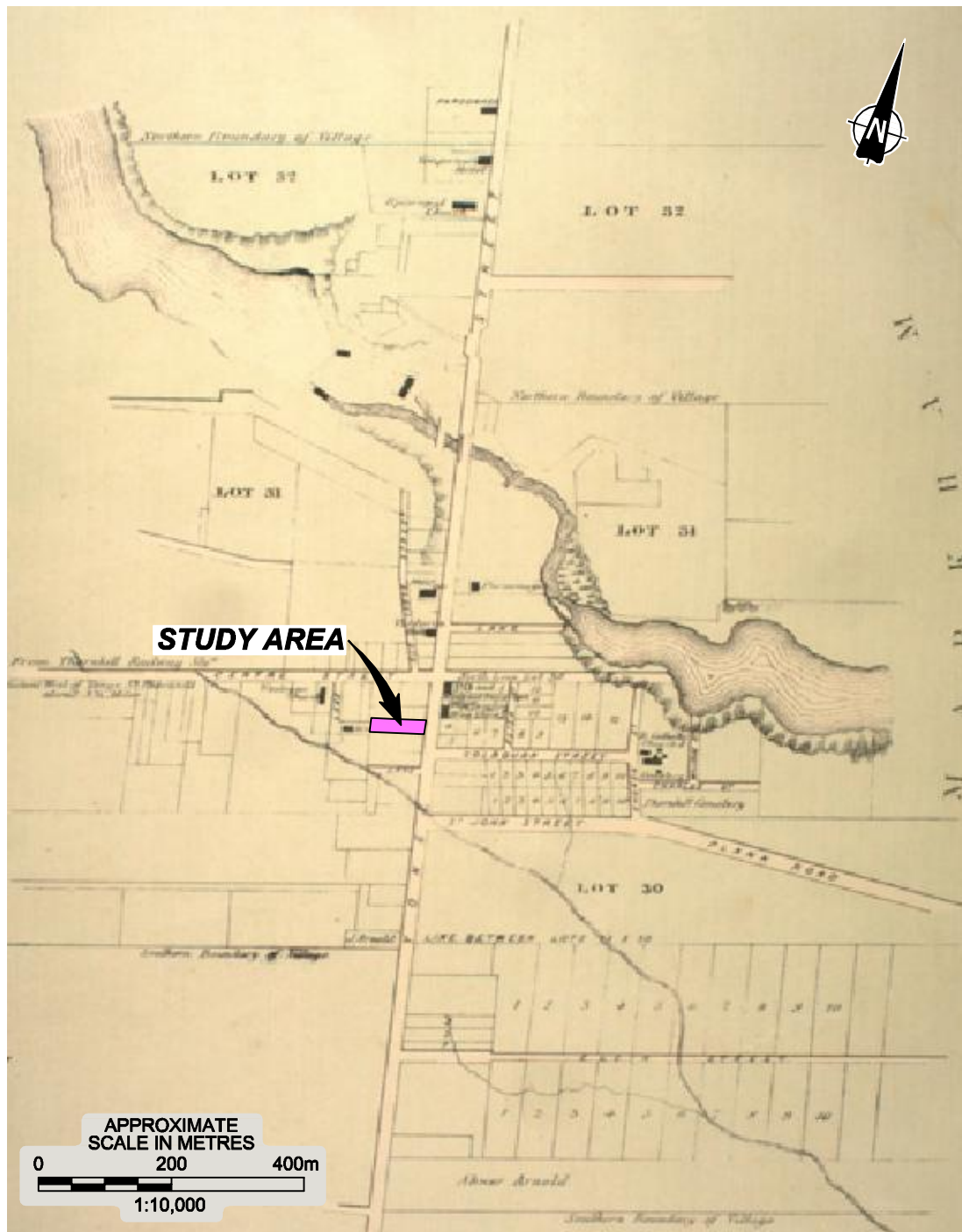
DRAWING BASED ON A PORTION OF TREMAINE'S MAP OF THE COUNTY OF YORK CANADA WEST, COMPILED AND DRAWN BY GEO. R. TREMAINE FROM ACTUAL SURVEYS TORONTO PUBLISHED BY GEO. C. TREMAINE 1860; AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT	CULTURAL HERITAGE IMPACT ASSESSMENT 7714 YONGE STREET CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, ONTARIO			
TITLE	TREMAINE'S MAP OF THE COUNTY OF YORK 1860			
PROJECT No.	1651524	FILE No.	1651524-R01004	
CADD	DCH	Jan 17/19	SCALE	AS SHOWN
CHECK			REV.	0
GOLDER			FIGURE 4	



REFERENCE

DRAWING BASED ON A PORTION OF ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK AND THE TOWNSHIP OF WEST GWILLIMBURY & TOWN OF BRADFORD IN THE COUNTY OF SIMCOE, ONT. TORONTO : MILES & CO., 1878.; AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT	CULTURAL HERITAGE IMPACT ASSESSMENT 7714 YONGE STREET CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, ONTARIO		
TITLE	MILES & CO. ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK 1878		
PROJECT No.		1651524	FILE No. 1651524-R01005
CADD		DCH	Jan 17/19
CHECK			
SCALE		AS SHOWN	REV. 0
FIGURE 5			

5.0 STRUCTURAL HISTORY

As outlined above, tracing the structural history of W.D. Stark House has proven difficult since few clues survive in the documentary record or in the structure itself to conclusively date it to 1853 or the Stark family. Compounding this is the fact that the architectural style of the house was popular for potentially seven decades (1830-1900, see Blumenson 1990:37).

Nevertheless, four building phases can be proposed for the property. The first covers the construction and 19th century occupation of W.D. Stark House, while the remainder cover developments during the 20th century. Each phase is described individually below and visually summarized at the end of the section in Figure 13.

5.1 Phase 1: 1853 to circa 1900

The earliest surviving elements to be built in the property include the:

- **Main Block** (East Portion); and,
- **Original West Wing**;

The main block or east portion and original west wing are believed to have been constructed at the same time in 1853, since they share a stone foundation, and since this combination of main section and 'tail' is typical of mid-19th century Gothic Revival residences in the Thornhill HCD (City of Vaughan 2007:58).

5.2 Phase 2: circa 1900 to circa 1930

This phase includes modifications to W.D. Stark House prior to circa 1930, which are the:

- **South projecting bay**
- **South porch (now demolished)**;
- **West small wing (now demolished)**
- **West Wing Extension**; and,
- **Shed wing**.

Although the earliest available visual documentation of the property is a photograph dating to circa 1900, only the northwest corner of the property is in the frame and the only built elements that can be seen are a picket fence, a boardwalk, and a ditch (Figure 6). A clearer picture is provided in the 1910 Fire Insurance Plan, which shows a small wing centred on the west wall of the west wing, and a south porch (Figure 7). These were later demolished to make way for the West Wing Extension and Shed Wing, the latter added to the northwest corner of the West Wing. Although the resolution is not clear, an oblique air photo taken around 1930 appears to show W.D. Stark House with all the wings still standing today (Figure 8).



Figure 6: A circa 1900 street view with the fence, ditch, and boardwalk of the property at far left (courtesy City of Vaughan Archives).



Figure 7: Goad's 1910 Fire Insurance Plan of Thornhill (courtesy Society for the Preservation of Historic Thornhill). The subject property is outlined in red.



Figure 8: A circa 1930 oblique air photo of the property, with red arrow indicating W.D. Stark House. The rear wings can be clearly seen (Toronto Telegram, Society for the Preservation of Historic Thornhill).

5.3 Phase 3: Circa 1930 to 1949

This phase includes new construction and modifications to W.D. Stark House, which are the:

- **Outbuilding;**
- **Southwest addition;** and,
- **Front porch.**

Evidence for this period comes from two photographs taken a year apart and show two sides of the property: The first is a photograph of an adjacent house being moved in 1948, and on W.D. Stark House is the front porch and south projecting bay, as well as two gable chimneys (Figure 9). The second image is an oblique air photo published in the Toronto Telegram in 1949 that shows the southwest side of the house with the southwest porch still extant. The southwest addition may have also been constructed by this date. Also clearly seen in this photograph is the distinctive roofline of the outbuilding that stands today (Figure 10).



Figure 9: A 1948 photograph of the house adjacent to W.D. Stark House being moved. Note the projecting bay, gable chimneys and front porch on W.D. Stark House (courtesy City of Vaughan Archives).



Figure 10: A 1949 oblique air photo of the property, with red arrows indicating W.D. Stark House (right) and the outbuilding (left). The southwest porch is still extant and, judging from the roofline, the southwest addition may also be present. Not seen on the outbuilding is the tall brick chimney that stands today (Toronto Telegram, Society for the Preservation of Historic Thornhill).

5.4 Phase 4: 1949 to 2016

This phase includes the most recent modifications to W.D. Stark House, which are the:

- **Southwest porch;**
- **Chimney demolitions;**
- **Interior renovations;** and,
- **Outbuilding chimney construction.**

An air photo dated between 1959 and 1969 provides a picture of the early years of this phase (Figure 11), with latter years (1970-present) represented by air photos made available on the York Region Community Services online GIS and a City inventory photo dating to circa 1978 (Figure 12). Apart from demolition of the original southwest porch and gable chimneys of the East Portion, there is little recognizable exterior change.



Figure 11: An air photo of the property dated between 1959 and 1969. The red arrow indicates W.D. Stark House (RG 14-996.1-4170-1-22, Ontario Archives)



Figure 12: A circa 1978 building inventory record of W.D. Stark House (courtesy City of Vaughan Archives).

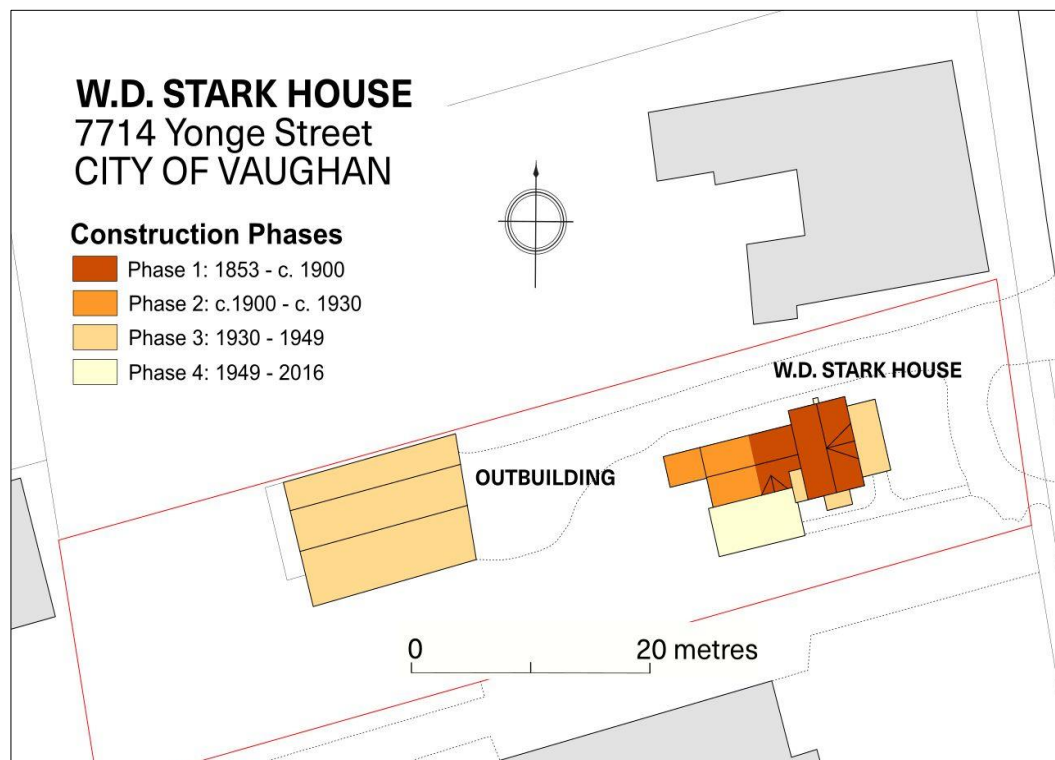


Figure 13: Phase plan of built elements in the property.

6.0 RESOURCE DESCRIPTION

6.1 Setting

The property lot is narrow and long, oriented east-west, and measures 83.01 m on the north boundary, 15.03 m on the west, and 82.66 m on the south. The 19.97-m long east side fronts onto Yonge Street. W.D. Stark House is in the east centre portion of the property but set back between 13.2 and 13.7 m from the road (Figure 14 to Figure 16). The outbuilding is in the west central portion of the lot and near the north property line (Figure 17). The property is flat and rises only 0.5 m over its entire east-west length. Apart from a gravel lane on the north that runs from Yonge Street to the outbuilding, and a small turnaround and paths on the east, the property is covered in lawn (Figure 18). A large number of mature deciduous and coniferous trees line the property boundary, which in mid-summer can entirely mask the property from the air.

A vertical board fence demarcates much of the north, west, and south boundary, with the remainder marked by hedges and trees. Vehicle access from Yonge Street is from the east, and the main parking is in the area between the house and the outbuilding. Although the lot is flat, the thick vegetation on its boundaries obscures views of adjacent properties and channels the vista eastward to a narrow section of the east side of Yonge Street (Figure 19).

The property is in the south and east portion of Thornhill HCD, and borders two listed properties: the commercial Francis Block (built 1898) on the north, and the southeast property line of 25 Elizabeth Street (John Francis / Boynton Weldrick House, built 1904) (Figure 20). Immediately south of the property is the large Bell Canada Service Centre, which occupies the area between the property and Old Jane Street. Two properties, including the Francis Block, separate the property from Centre Street. As mentioned, visual connections to and from the commercial district on the east and the residential properties of the Thornhill HCD are obscured by the property's thick vegetation, and W.D. Stark House is conspicuous on the streetscape for its residential architecture. There are similar architectural examples in the vicinity, however, that have a range of ornamentation, cladding, and walling (Figure 21 and Figure 22).

6.1.1 Setting – Figures



Figure 14: View of the property facing northwest.



Figure 15: View of the property facing west. The Bell Service Centre is on the left, and the Francis Block is to the right.



Figure 16: View facing east from the southwest corner of the property.



Figure 17: View facing west of the west half of the property.



Figure 18: The northwest corner of the property.



Figure 19: Panorama of the view facing east from the east porch of W.D. Stark House.



Figure 20: John Francis / Boynton Weldrick House at 25 Elizabeth Street, built in 1904.



Figure 21: Example of a stucco-covered Gothic Revival residence in the Thornhill HCD.



Figure 22: Example of a brick Gothic Revival residence in the Thornhill HCD.

6.2 Built Environment: W.D. Stark House

6.2.1 General Description

W.D. Stark House is a single-detached, three-bay, and one-and-one-half storey structure with overall dimensions of 52 feet 9 inches by 24 feet 5 inches, and a wall height in the southeast corner of 14 feet 4 inches (Figure 23). The building's T-shaped plan —composed of a Main Block with east porch, Original West Wing, Southwest Addition, West Wing Extension, and Shed Wing— is oriented with the long façade and central entrance of the main block parallel with Yonge Street (north-south), and the wings oriented east-west.

6.2.2 Main Block with East Porch

The wall cladding of the 24 foot 5 inch by 16 foot 3 inch Main Block is drop clapboard with five-inches to weather and narrow cornerboards, all painted yellow (Figure 24 and Figure 25). From exposed wood on the first level and basement it is known that the wall construction is timber frame using 7-inch-wide squared log wall studs set 14 inches apart on a 10-inch wide squared-log sill plate. This rests on a 5-foot high foundation made of mortared and parged rounded field stone.

The roof is medium gable (approximately 30-degrees) with a centre-gable on the east façade. On both gables the verges are projecting, the wood fascia and soffit are plain, and a frieze is absent. The fascia does have minor decoration at the eaves in the form of a curved transition to a wider section. For the east façade the eaves are also projecting with a plain soffit and fascia, and some sections are metal clad.

A narrow frieze can be seen in the centre-gable. All the eaves and rainwater leaders are modern aluminium. A red-brick chimney has been added to the north end wall and is lined with a metal pipe (Figure 26).

The windows on the north and east façade are tall and symmetrically placed (with the exception of a window well on the north façade), with two either side of the chimney on the second level of the north façade, and two either side of the central entrance on the east façade. The window in the centre-gable may have once been a door — since it opens to the balcony of the porch— but it has since been replaced with a vinyl insert. A typical ground floor window measures 5 feet high by 2 feet 8 inches wide and is a one-over-one double hung vinyl insert with removable muntins creating a two-over-two pattern (Figure 27). On the south façade is a projecting, single-storey and rectangular bay with mansard-type roof and three tall windows (Figure 28), and above it in the gable are combined windows in a wide opening. The fenestration on this façade is also symmetrical. All the windows have simple lip sills, flat heads, and thick, metal clad surrounds.

Centred on the east façade is the main entrance with a single-leaf, panelled pressed-steel door surrounded by a thick, flat-head and metal-clad frame and surround (Figure 29). This is covered by a two-level, 19 foot by 8 foot porch, both of which have flat balusters between a simple top and bottom rail. On the top level the posts are made of wood and are square, while the bottom posts are a combination of square brick pillars with a cement cap, and smooth, round wood columns with simple Ionic capitals. A beam has also been placed in the centre of the ground level porch to brace the roof. The fascia and soffit of this element are plain.

The interior living space is divided into six rooms —four above and two below— with a two-foot 10 inch wide central stairway (Figure 30). The north, first-level room measures 14 feet 11 inches by 9 feet 8 inches, while the south, first-level room measures 9 feet by 15 feet not including the 6 foot by 4 foot space in the projecting bay (Figure 31). The ceiling in both rooms is 7 feet 8 inches high. On the second level the layout includes a landing and corridor, two larger rooms (one 11 by 9 feet), and a bathroom that also extends into the Southwest Addition. New plasterboard and trim have been installed throughout and the woodwork, panelling, and iron railing of the stairway suggests a post 1950 date of construction. Entrance to the west wing is through the west wall on both levels and on the ground level the wall covering has been removed to expose the timber frame construction (Figure 32).

The basement of the Main Block, which is only entered through the West Wing Extension (an exterior entrance on the north façade of the Original West Wing has been blocked), is unfinished but has a concrete floor and the walls have been extensively parged (Figure 33). The east foundation has been covered by concrete block but there is a substantial void between it and the original fieldstone wall. As mentioned above, the sill plate can be clearly seen, as can the floor joists and flooring. Both of the latter appear to have been planed and recent in date, suggesting the floor of the structure was entirely replaced in the mid-to-late 20th century (Figure 34 and Figure 35).

6.2.3 Original West Wing

The 12 foot 2 inch long by 16 foot 3 inch wide Original West Wing extends perpendicularly from the centre of the west wall of the Main Block. The construction is also likely timber frame, and it is covered in clapboard and sits on a round fieldstone foundation (Figure 36). The roof is a medium gable with an off-centre gable and window on the south façade. Like the Main Block, the eaves are projecting and have a plain soffit and fascia, and some sections are metal clad. A narrow frieze can be seen in the off-centre gable. All the eaves and rainwater leaders are modern, and a red-brick chimney emerges through the west centre portion of the roof. A narrow vertical board on the north and south façades demarcates where the west wing gable originally stood. There is a single, off-centre

window on the ground level of the north façade and only an off-centre entrance with glazed, wood panel Dutch door and metal storm door on the south façade.

Inside are just one top storey and one bottom storey spaces, which measure 14 feet 10 inches north-south by 11 feet 7 inches wide. In the centre west of the first level room is a large and contemporary stone faced fireplace, while on the south and southwest walls of the second level room are the only surviving remnants of original baseboard (Figure 37 to Figure 39). The round fieldstone construction of the foundation is visible in the basement.

6.2.4 Southwest Addition

At the southwest corner of the Main Block, and the southeast corner of the Original West Wing is a 4 feet 2 inch by 3 feet 9 inch addition that is two storeys in height; since it is higher than the Main Block roofline, a section of low pitch roof was required to cover the addition. There is only a single, small window at the second level, with the remainder being covered in clapboard to match the other sections.

The interior of this space is used as a closet on the ground level, while on the second level it extends a bathroom located in the southwest corner of the Main Block.

6.2.5 West Wing Extension

The 36 foot 6 inch long by 16 foot 3 inch wide West Wing Extension continues the gable of the Original West Wing. The frieze on this gable is more prominent but still plain (Figure 40). This section may be wood frame as it sits on a poured concrete foundation seen in the 5-foot high basement. There is no fenestration on the north façade, and only a glazed wood Dutch door with metal storm door on the south façade. At the west end wall, however, there are two tall and symmetrically placed double-hung vinyl windows on the second level, and one horizontal opening with a four-over-eight fixed sash window on the ground level.

Like the Original West Wing, the extension has just one room above and a room below, although there is also a staircase that ascends from the northwest corner of the extension (Figure 42 and Figure 43). The access to the basement is also in this portion of the house.

6.2.6 Shed Wing

Measuring 10 feet 6 inches long and 8 feet 4 inches wide, the one-storey shed wing is attached to the northwest portion of the West Wing Extension (Figure 44). The foundation of this section is also poured concrete and the construction is of wood framing covered in clapboard. Unlike the other elements, there is no basement beneath this section. Fenestration includes a blind window on the north façade and another on the south, and a simple, single-leaf door with plain wood surround near the junction with the West Wing Extension. The pitch of the shed roof is relatively steep and there is a curved transition to the eaves in the otherwise plain fascia of the projecting eaves. Wall height at the west gable is only 5 feet 6 inches.

The interior of the Shed Wing is plain, and the space appears to be used as cold storage.

6.2.7 South Porch

Attached to the south façade of the west wing and west wing extension is an open porch with plain, 6 by 6 inch wood columns, and a plain fascia and soffit. The roof is flat, and the raised floor is made using interlocking brick. At its east opening is a metal access ramp with metal tube railings and posts.

6.2.8 W.D. Stark House – Figures



Figure 23: The east, north, and south façades of W.D. Stark House.



Figure 24: The south and east façades of W.D. Stark House.

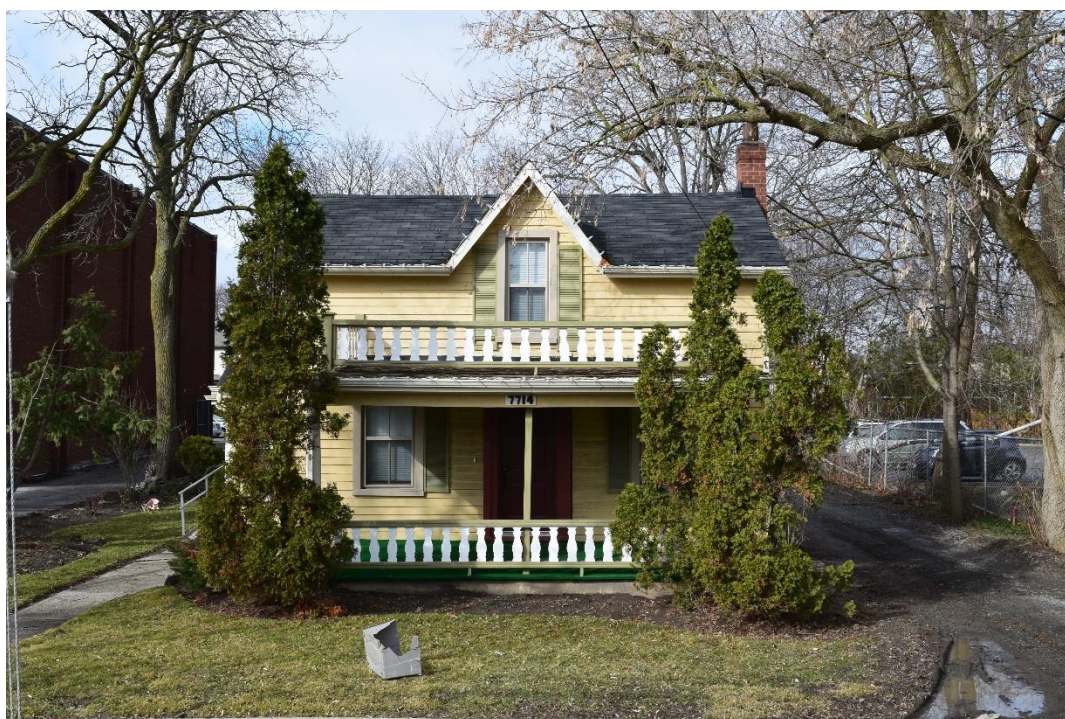


Figure 25: The east façade of W.D. Stark House.



Figure 26: The north and east façades of W.D. Stark House.



Figure 27: A typical window of the Main Block, ground level.



Figure 28: The projecting bay on the south façade of W.D. Stark House.



Figure 29: The central entrance of the Main Block.



Figure 30: Central stairway in the south room of the Main Block, ground level.

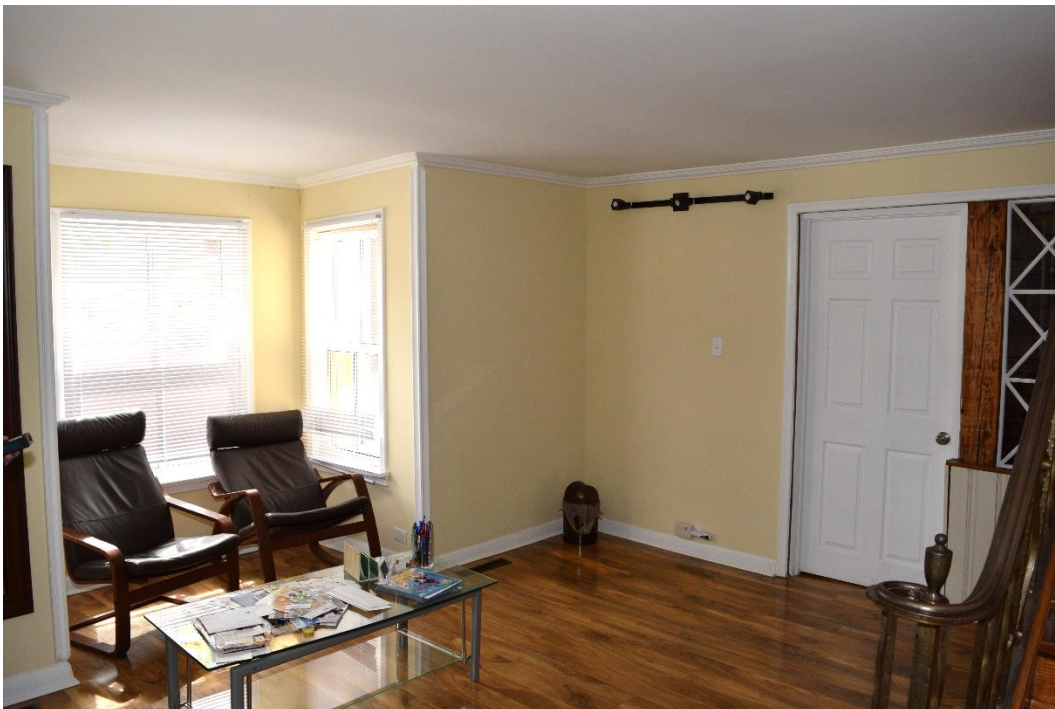


Figure 31: The south room of the Main Block, ground level, facing southwest.

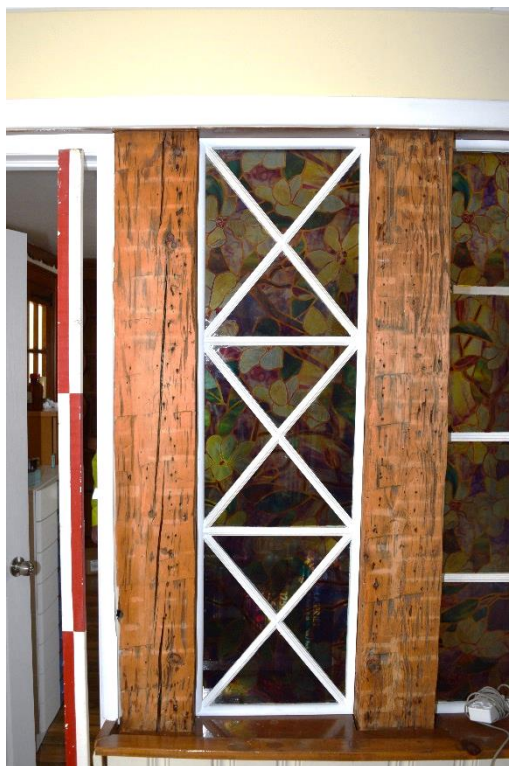


Figure 32: Exposed squared log studs in the west wall of the Main Block, ground level.



Figure 33: The rounded fieldstone foundation as seen from beneath the West Wing Extension.



Figure 34: Planed wood joists and floorboards as seen from the Main Block basement.



Figure 35: Notching of the Main Block sill to accommodate a floor joist.



Figure 36: South façade of W.D. Stark House.



Figure 37: The hearth in the west wall of the Original West Wing ground level.

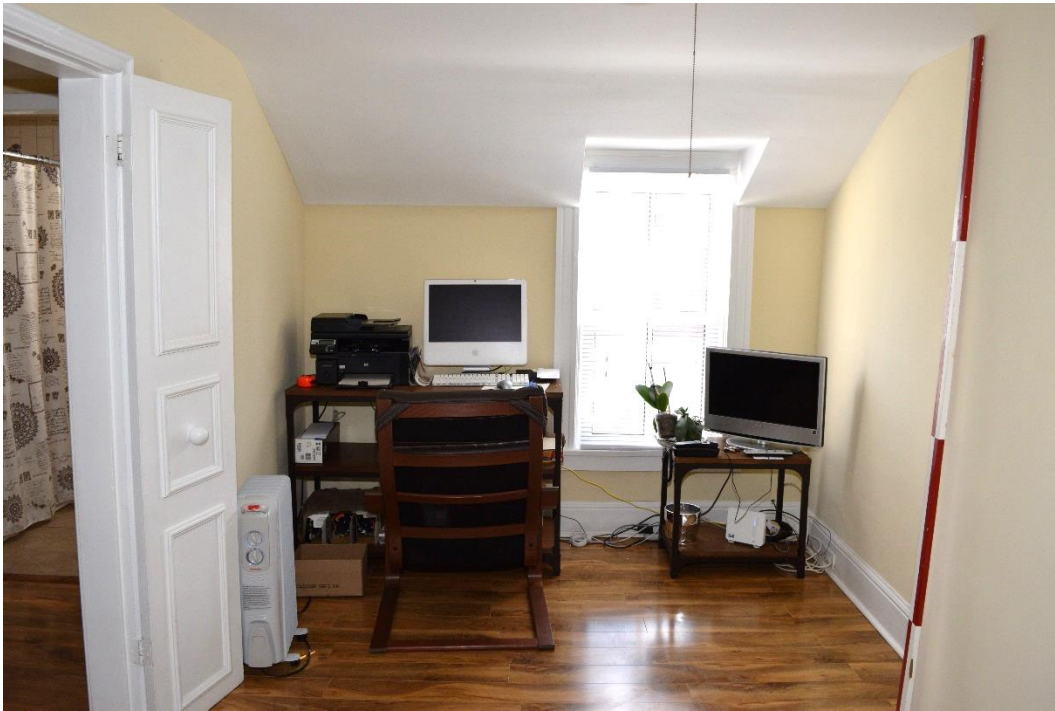


Figure 38: Second level room of the Original West Wing, facing south.



Figure 39: Surviving baseboard in the south wall of the Original West Wing. More recent baseboard can be seen at right.



Figure 40: North and west façades of W.D. Stark House.



Figure 41: West and south façades of W.D. Stark House.



Figure 42: The staircase in the northwest corner of the West Wing Extension.



Figure 43: Second level room of the West Wing Extension, facing southeast.



Figure 44: The west façade of W.D. Stark House.

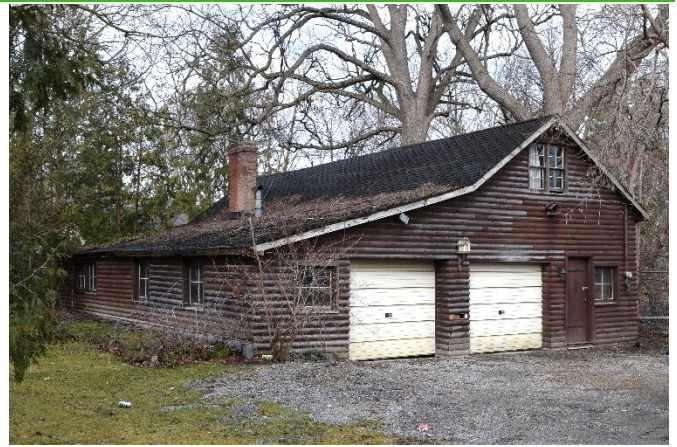
6.3 Outbuilding

For reasons of time and budget, the outbuilding was not analyzed to the same level of detail as W.D. Stark House and is instead summarized in the following inventory sheet.

Use:	Vehicle parking and social space	Construction date:	Pre-1949
Plan shape & dimensions:	Rectangular – 50 × 34'	Orientation:	East-west
No. of storeys:	One	No. of bays:	5
Construction type:	Timber frame	Cladding material:	Horizontal split log
Roof type:	Medium gable and shed	Roof material:	Asphalt shingle
Main door location:	Off-centre façade, east	Main door type:	Garage, sectional and single leaf panel
Window arrangement:	Symmetrical	Window shape:	Square
Special features:	Brick chimney	Architectural style:	20 th century gable roof, timber-frame outbuilding
Condition:	Poor		



East façade



South and east façades



West and south façades



West façade



North main room with exposed squared log tie beams



Fireplace and stove in the north main room



Paired chimneys in the south main room

6.4 Interpretation

Based on the historical research conducted for this study, there is very little to support the associations made in the pre-2000 City documentation of the property. No evidence could be found for the Martin commission, nor a specific 1853 year of construction. The early City documentation also mentions that W.D. Stark House is recorded in the Canadian Inventory of Historic Buildings (CIHB), but this too could not be verified using the CIHB's online database.

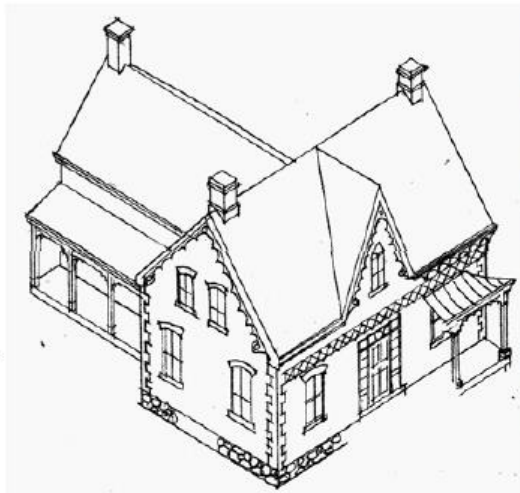
Nevertheless, the house does conform to a 'ubiquitous' mid-19th century Ontario architectural form and one seen, not surprisingly, in the Thornhill HCD. Despite its prevalence, however, the form is still not securely dated or universally defined. In the *Thornhill HCD Plan*, the architectural style to which W.D. Stark House conforms is referred to as 'Ontario Gothic Vernacular' and assigned dates between 1830 and 1890 (Figure 45). Fram (2003:25), however, calls it simply 'Gothic Revival' and narrows the period of popularity to between the 1840s and 1870s. Humphreys and Sykes (1980:6) further refine the dates to between 1850 and 1870, while Blumenson (1990:37) instead sees the form emerging in 1830 and continuing as late as 1900. Importantly, he also defines two types: Gothic Revival and Victorian Gothic, the latter incorporating significantly more ornament such as curvilinear vergeboards, bell-cast verandahs with trelliage, and segmental or round headed windows. Of these two types, W.D. Stark House is a plain Gothic Revival, although given the extent of change exhibited on the building, it is unknown if it originally had ornamentation that has since been removed.

Regardless of the specific dates, the Gothic Revival form appears to have met a particular aesthetic among urban and rural Ontarians in the second half of the 19th century. Its popularity was partly influenced by a resurgent interest in medieval forms for church architecture but may have also been a reaction to the Georgian and neoclassical symmetry of the previous one-and-a-quarter century. However, for the farmer moving up from his initial log cabin, the storey-and-a-half Gothic Revival farmhouse was also affordable and easily constructed from pattern books (Blumenson 1990:41). From its massing and scale, W.D. Stark House was likely both economical

and readily built, and through this it reflects the status and preferences of its builders and inhabitants. If W.D. Stark was the first owner, the architecture of the house reflects his social position and income as a schoolteacher.

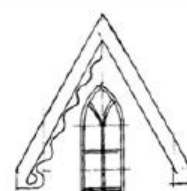
ONTARIO GOTHIC VERNACULAR 1830-1890

Kitchen Tail with room over.
Wood side porch with sheet metal roof.
Wood porch posts with decorative brackets.
Fieldstone foundations.
Red brick masonry with buff brick detailing—sometimes the reverse (polychromy).
Optional front verandah, often with bell-cast roof.



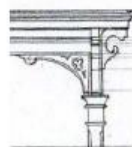
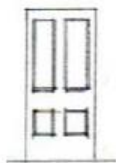
Brick chimney, corbelled polychrome.
Steep roof with "gingerbread" trim at gables; wood shingles or sheet metal roofing; Pointed 'gothic' window in central dormer gable.
Archetypal Ontario Gothic house, 1 1/2 storeys, commonly brick construction, but also built of stone, stucco, and board and batten wood siding.
Symmetrical façade; central door with transom and/or sidelights.
Segmental arch wood windows, double-hung, 2 over 2.

9.1.1 Heritage Styles Residential Buildings



The central dormer is the most persistent feature in Ontario vernacular design. It is with us still. People will move into a bungalow and install a little peak in the verandah, above the front door. It makes the place feel more like home.

Typical Design Elements: for more information see Section 9.2



18 Centre Street

Figure 45: The distinguishing characteristics of the 'Ontario Gothic' as outlined in the Thornhill HCD Plan (City of Vaughan 2007:58).

6.5 Heritage Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of 'wholeness' or 'honesty' of a place. The *MTCS Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as 'the ability of a property to convey its significance', so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is 'complete' or changed from its original or 'valued subsequent configuration' (English Heritage 2008:45; Kalman

2014:203). Kalman's *Evaluation of Historic Buildings*, for example, includes a category for 'Integrity' with sub-elements of 'Site', 'Alterations', and 'Condition' to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman's approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the property are presented in Table 2 and is considered when determining the CHVI of the property (see Section 7.0).

Table 2: Heritage Integrity Analysis.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	7714 Yonge Street	None	100	Very Good	No comment
Wall	Unknown but likely wood cladding	Horizontal wood clapboard, and projecting bay added pre-1949	80	Very good	Horizontal wood clapboard is historically compatible with the Gothic Revival architectural style and may have been the original cladding material
Doors	Wood	Steel panel	70	Good	Although all doors have been replaced, there do not appear to have been new entrances cut through historic fabric.
Windows	Wood	Steel insert	70	Good	All windows have been replaced with steel inserts, but all retain their original size except for two windows on the south gable that have been replaced with a combined, horizontal rectangular windows.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Roof	Medium gable; Unknown covering	Small roof section added to southwest corner of Main Block; asphalt shingle covering added	90	Good	The new section was added prior to 1949 and the original roof profile can still be seen in the south gable.
Chimneys	Three – one on the interior of each gable of the Main Block and one on west gable of Original West Wing	A new chimney has been added to the north end wall and gable	50	Fair	At least two original chimneys have been removed.
Water systems	Unknown	Steel gutters and rain water leaders	0	Poor	No comment
Exterior decoration	Unknown	Unknown	N/A	N/A	No comment
Porches	One on southwest corner and one on east façade	Southwest corner porch replaced, and substantially new material added to east façade porch	35	Fair	The porches extant today do not use traditional materials. The east porch also has design elements that do not compliment the Gothic Revival style.
Wings	19 th -century Original West Wing, and Wing Extension and Shed Wing that pre-date 1930	None	100	Very good	No comment
Interior plan – ground level	Unknown but may be similar to existing divisions	None	70	Good	The interior plan does not appear to have undergone significant change

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Interior walls	Lathe-and-plaster	Removed if present – all partitions are plasterboard	0	Poor	Little surviving interior fabric
Interior trim	Thick wood baseboard	Removed in all sections except for the south and west wall of the Original West Wing, second level	Less than 5	Poor	Little surviving interior fabric
Interior features (e.g., hearth, stairs, doors)	Interior wood doors and brick hearth	All removed	0	Poor	All interior features removed
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			51	Good	Rating of good is based on original element survival rate of between 50 and 75%

6.6 Physical Condition

Overall the physical condition of the foundations, interior, roofing, and exterior walls of W.D. Stark House appears to be good. Some mortar washing, and concrete disintegration, could be seen on the north foundation wall near a displaced downspout (Figure 46), but otherwise environmental damage and decay appears to be minimal.

The outbuilding, however, appears to be in poor condition with sections of the roof sagging and interior damage caused by roof leaks and animal infestation (a racoon was encountered in the building during the field investigation). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.



Figure 46: Mortar and concrete damage on the north foundation wall at a downspout location.

7.0 CULTURAL HERITAGE VALUE OR INTEREST

W.D. Stark House was inventoried in 2007 through the Thornhill Vaughan Heritage Conservation District Plan, enabled under Part V of the *Ontario Heritage Act*. A Statement of CHVI excerpted from information provided in the Building Inventory Extract document (2007) is included below and can be found in full in APPENDIX B.

The outbuilding was visually evaluated to identify attributes of cultural heritage value or interest using the criteria prescribed in *O. Reg. 9/06*. It was determined that the outbuilding did not meet any criteria, as it is:

- Not rare or unique in form, construction or design or display a high degree of craftsmanship;
- Does not contribute to an understanding of the Thornhill HCD; a
- Not associated with a known historic occupation of W.D. Stark House; and,
- Lacks social significance and contextual value.

7.1 Description of Property – 7714 Yonge Street

W.D. Stark House is located at 7714 Yonge Street, bound by Elizabeth Street to the west, Old Jane Street to the south, Yonge Street to the east and Centre Street to the north. The one-and-a-half storey and three-bay clapboarded residence is set back on a narrow and deep lot from the major commercial and transportation corridor of Yonge Street.

7.2 Statement of Cultural Heritage Value or Interest

Built by John Martin for W.D. Starke, schoolteacher, in 1853, the one-and-a-half storey, three-bay residence at 7714 Yonge Street was designed in the Ontario Gothic Vernacular style. The house is constructed of wood clapboard with central gable and side gable roof. There is a one storey square bay window with mansard roof on the south façade and flat roofed verandah supported by two Tuscan columns and cut-out bellie balustrades. The building is one of the last original Yonge Street houses in Lot 30.

7.3 Description of Heritage Attributes

The heritage attributes of the property are its:

- Association and set back from Yonge Street;
- Mature vegetation along its north, west, and south boundaries;
- Simple Gothic Revival three-bay form with centre-gable, but with a medium pitch roof;
- Timber frame construction, wood clapboard cladding, and fieldstone foundation;
- Projecting bay window on the south façade;
- Symmetrical fenestration on the east façade;
- West wing that has extended perpendicular from the centre of the main eastern portion; and,
- Residential architecture within a commercial district of Yonge Street.

8.0 IMPACT ASSESSMENT

8.1 Development Description

The Client is proposing to apply for a Site Plan Amendment and a Zoning By-law amendment to permit:

- Demolition of the west extension and shed extension of the W.D. Stark House, with the original block of the house being used as a café;
- Construction of a 6,127 square foot, two-storey addition plus basement to the rear of the house, to be used for retail purposes and a medical office; and,
- Construction of a 90-square-foot, one-storey link between the two structures.

The following components are also proposed:

- A 6-m wide driveway accessible to the north of the property, which narrows to 5-m near W.D. Stark House;
- A pedestrian plaza to the south of W.D. Stark House which provides access to the addition; and,
- 15 parking spaces for the mixed-use building.

Elevations indicate that the proposed addition will be constructed using similar materials to W.D. Stark House, including red Ontario clay brick and asphalt shingles. It will include tall, vertical windows and similar doors to the heritage house. Rooftop HVAC will be hidden. W.D. Stark House will have grey wood siding and a new porch floor and ceilings.

Golder provided a preliminary assessment of the development and recommendations for compatibility with the Thornhill HCD design guidelines in a technical memorandum dated January 31, 2018. The Client has made several design modifications to address initial concerns and compatibility issues. For elevations and site plans, see APPENDIX C.

8.2 Impact Assessment

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or

- *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MTCS *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MTCS *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MTCS *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.

- Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes and those of the adjacent Thornhill Heritage Conservation District is presented in Table 3.

Table 3: Assessment of direct & indirect adverse impacts.

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
<i>Destruction of any, or part of any, significant heritage attributes, or features</i>	<p>As currently proposed, the development will involve destruction of the outbuilding, removal of the west wing extension and shed wing of the W.D. Stark House and modifications to the south verandah and subsequent reconstruction of the west wall.</p> <p>The west wing extension and shed wing and outbuilding are not significant heritage attributes. The outbuilding is of poor condition and integrity and does not meet any <i>O. Reg. 9/06</i> criteria. The west wing extension and shed wing have limited integrity and do not contribute significantly to the cultural heritage value or interest of the main block and original west wing of the W.D. Stark House as a representative example in the Thornhill HCD of an Ontario Gothic Vernacular style building. Although an MTCS guiding principle is 'respect for history' (do not restore to one period at the expense of another period) this refers to significant character-defining elements, which the west wing extension, shed wing and outbuilding are not. The removal of these features will not significantly effect the heritage integrity of W.D. Stark House.</p> <p>The removal of these features will involve partial demolition of W.D. Stark House and potential that the structure will be damaged during construction from vibration from heavy machinery and from the cumulative effects of high-volume vehicle traffic. The construction activity also has potential to impact neighbouring properties within the Thornhill HCD, such as 25 Elizabeth Street and the Fraser Block.</p>	Yes (see Section 8.3)

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
<p><i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance</i></p>	<p>The proposed development will result in the construction of a 6,127 square foot, two-storey addition plus basement to the rear of the house which will have a major impact on the setting and physical structure of W.D. Stark House.</p> <p>However, after assessing several design iterations for compatibility against the design guidelines of the <i>Thornhill HCD Plan</i> (see Section 8.2.1) and suggesting changes to meet most of the criteria, Golder believes the proposed addition continues the existing building's Gothic Revival architectural style through a gable roof with cross-gables (north, east and west elevations) and tall windows and does not represent a significant impact through alteration to the identified heritage attributes of W.D. Stark House (see Section 7.3). The setback of the house from Yonge Street will remain unaltered.</p> <p>The proposed development is also unlikely to result in incompatible alteration given the mass of the surrounding architectural forms, and particularly if the development is screened by vegetation (see Figure 47 to Figure 49). The setbacks and side yards will remain unchanged, and an attractive environment for pedestrians will be developed. Views into the property are masked by larger adjacent buildings and impact to the HCD would be minimal if vegetation was retained to screen the south boundary.</p> <p>To accommodate adaptive re-use W.D. Stark House will be altered, but any adverse effects of this change will be avoided if the actions are guided by a Heritage Conservation Plan (HCP), as recommended in this CHIA.</p>	<p>Yes (see Sections 8.2.1 and 8.3)</p>
<p><i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i></p>	<p>The 2 ½ storey height of the proposed addition to the rear of the property, along with the approximately 40 m setback from Yonge Street, are unlikely to create shadows that will alter the appearance of the Fraser Block or any other structures in the Thornhill HCD. A shadow study was not conducted but it can be assumed no impact based on rear location to south of the built heritage resource to the north.</p>	<p>No</p>

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
<i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i>	Since the proposed development is located to the rear of the W.D. Stark House, it does not isolate any heritage properties in the vicinity from their historic context. The house itself will not be isolated from its historical, visual and physical relationship with the Thornhill HCD as it will be retained in its current location.	No
<i>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</i>	<p>The proposed addition to W.D. Stark House will not obstruct or impede significant views or vistas within, from, or to the Thornhill HCD (see Figure 47 to Figure 49). The addition is located to the rear of the house, ensuring the W.D. Stark House retains prominence in the streetscape.</p> <p>The proposed development has also been assessed against the design guidelines for Thornhill HCD (see Section 8.2.1), and mitigations Golder recommended in preliminary design assessments have been incorporated into the current design.</p> <p>The proposed development will result in a change of setting, however, none of the heritage attributes of W.D. Stark House or Thornhill HCD will be adversely impacted since the proposed development abides to the Thornhill HCD policies.</p>	No
<i>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</i>	The commercial and residential land use practiced on the property since the mid-20 th century will continue under the proposed development. Overall, Yonge Street already has several mixed-use developments.	No
<i>Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.</i>	Extensive land disturbances will occur if the proposed development proceeds. The asphalt parking lot will be constructed to the rear of the property and a pedestrian plaza to the south of W.D. Stark House. The partial demolition of the house may cause impacts in terms of vibration from construction, potential collisions, and increased levels of dust, which will potentially result in a major impact on the Main Block and West Wing of W.D. Stark House	Yes (see Section 8.3)

Potential direct and indirect adverse impact	Analysis of Impact	Mitigation Required (Yes/No)
	<p>(the most significant heritage attribute) and neighbouring properties (i.e. 25 Elizabeth Street, the Fraser Block).</p> <p>The Client has developed a site grading and servicing plan that incorporates storm water drainage and servicing, and erosion and sediment control have also been considered.</p>	



Figure 47: View of the property from the southeast.



Figure 48: View of the property from the northeast.



Figure 49: View of the property from the southwest.

8.2.1 Design Assessment

The information below provides a design assessment of the proposed development at 7714 Yonge Street. The proposed development was assessed for compliance against the *Thornhill Heritage Conservation District Plan and Guidelines* (2007). As identified in the Thornhill HCD Plan, the objective of the design guidelines is not to prevent change, but to ensure that change is complementary to the heritage character that already exists, and enhances, rather than harms it.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
9.3.7 New Additions to Heritage Buildings <i>New attached additions to heritage buildings should be designed to complement the design of the original building and respect the scale of the original building.</i>	
Design additions to maintain the original architectural style of the building.	Compatible. The proposed addition continues the existing building's Gothic Revival architectural style through a gable roof with cross-gables (north, east and west elevations) and tall windows.
Use authentic detail.	Compatible. The proposed addition uses red Ontario clay brick to match the existing building's piers and chimney, and asphalt shingle roof similar to the existing building. The addition also features tall, symmetrically placed windows that are compatible with the style of the existing building.
Research the architectural style of the original building.	The existing building is a mid-19 th century Gothic Revival residence.
Follow the relevant guidelines for construction (Section 9.5)	See comments under City HCD Guideline Section 9.5.
Don't design additions to a greater height or scale than the original building	Compatible. Although the proposed addition's roofline is 1-storey higher than the original building (2 ½ storeys versus 1 ½ storeys), the proposed addition does not exceed the height of the immediately adjacent Bell Canada building (3 storeys) and is visually and physically separated from W.D. Stark House by a one-storey link. The addition is also located to the rear of the existing heritage house.
Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building, or, if located to the side, be setback from the street frontage of the original building	Compatible. The proposed addition is located at the rear of W.D. Stark House and is visually differentiated by a single-storey glass link between the two buildings.
For garage additions, see Section 9.3.8	Not applicable.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
Use appropriate materials. See Section 9.8	See comments below.
Avoid destruction of existing mature trees. See Section 9.7	See comments below.
9.5 General Guidelines for New Development <i>New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration and detail</i>	
New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail and ornament	Compatible. The proposed addition continues the Gothic Revival style of the existing building through its gable roof with cross-gables. The proposed development also utilizes materials (e.g. red clay brick) and tall, symmetrical windows.
It is strongly recommended that owners engage design professionals skilled in heritage work for new buildings in the District	Compatible. The Client engaged Golder Associates Ltd. to conduct a cultural heritage impact assessment report.
9.5.2.1 Site Planning	
Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern	Compatible. The setback of the north elevation (Yonge Street) of W.D. Stark House will not change.
Site new houses to preserve existing mature trees	Compatible. At time of writing, an updated landscape plan had not been received. However, it has been advised that mature trees along the south and west boundaries, which currently act to screen the property, will be retained and new trees planted.
9.5.2.2 Architectural style	
Design houses to reflect one of the local heritage Architectural Styles	Compatible. The proposed addition includes a gable roof with cross-gables, reflecting the Gothic Revival style of W.D. Stark House.
Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate	None proposed.
Use authentic detail, consistent with the Architectural style	Compatible.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	The proposed addition uses authentic details (e.g. red Ontario clay brick, tall windows, panelled doors) to match the existing Gothic Revival style building.
Research the chosen Architectural Style.	The Gothic Revival architectural style is referenced in the new design.
Use appropriate materials.	See comments below.
9.5.2.3 Scale and Massing	
New buildings should be designed to preserve the scale and pattern of the historic District.	Compatible. The proposed addition is of a similar scale to immediately adjacent properties on Yonge Street. The setback from the street will not change.
New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block.	Compatible. The proposed addition does not exceed the height of the tallest building on the block, immediately south of the property (3-storeys). The proposed development is no lower than the lowest building on the same block (1-storey).
As far as possible, modern requirements for larger houses should be accommodated without great increases in building frontage. For example, an existing 1 ½ - storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.	Compatible. The proposed addition is located to the rear of the existing building and will not replace the W.D. Stark House.
9.5.2.4 Commercial Aspects	
The house form and architectural details of converted residences should be preserved, and signage is not to be mounted on the buildings. Ground signs, in conformity with the Sign By-law, are appropriate.	Compatible. The shed wing and west wing extension will be demolished for the development. However, Golder determined that these extensions are not a heritage attribute of the property. A ground sign is proposed in front of the existing building, on the pedestrian plaza to the east. The proposed addition will also include painted signage on glass to the west of the main entrance.
Paved areas toward the front of lots should be minimized. Parking areas in front yards are not appropriate. In order to minimize the paved areas and number of traffic entrances, the consolidation of parking areas, with shared entrances is supported.	Compatible. Parking is located at the rear of the property, with an entrance from Yonge Street located to the west of the lot. The entrance will use the existing curb

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	cut and drive and the parking lot will be shared amongst the office and retail spaces.
9.5.3 Yonge Street Commercial Areas <i>The vision for the Thornhill Yonge Street Corridor Area is characterized by: a vibrant and mixed use main street; a predominance of at grade commercial/retail uses along Yonge Street; an attractive, high quality, pedestrian friendly, transit supportive streetscape; differing scales of development including transit supportive mid-rise intensification and smaller scale infill projects to complement existing heritage assets and adjacent residential neighbourhoods; protection for, and enhancement of heritage resources and their environs; new public parks and plazas and enhanced connections to the surrounding open space system; and organized access and parking to the rear of commercial and mixed use properties.</i>	
9.5.3.2 Built Form Vision <i>The objective of the proposed built form for the Yonge Street commercial corridor is to enable the development and insertion of more intense forms of development within the context of existing heritage and complementary buildings. The Thornhill Yonge Street Study, 2005 describes the basic building form:</i>	
Building massing should reflect a linked series of pavilion type buildings defined by recessed connector building segments. This variety in setback will create certain buildings that have greater emphasis and is somewhat in keeping with the character of a village which would have had independent buildings with sideyards.	Compatible. A link is proposed to connect the existing building with the addition, to emphasize the existing building and create a visible buffer. This is proposed to be primarily glass to encourage the visual separation. The addition will be located to the rear of the building providing a variety in setbacks which will ensure the W.D. Stark House retains prominence in the streetscape.
Mid-block pavilion building segments should generally occupy 15-20 metres of the street frontage whereas corner pavilion segments should occupy more frontage (25-30 metres)	Compatible. The proposed addition (mid-block) does not impact the current street frontage, as the massing of W.D. Stark House will not change.
The recessed connector building segments should generally occupy 6-15 metres of street frontage and should be set back from the mandatory streetscape setback an additional 1.5 to 3.0 metres. This additional setback will provide an area of refuge for private landscape enhancements as well as street furniture.	Compatible. The connection between the existing building and proposed addition will not be visible from the street front (Yonge Street) as it is located to the rear of the structure.
Long, homogeneous facades are to be avoided.	None proposed.
Pedestrian "through building" connections from Yonge Street to rear commercial parking areas are desirable especially for any development exceeding 50 metres of continuous building frontage.	Compatible. Pedestrian access to the rear parking lot is through the plaza located to the east of the property.
Massing and built form should step down to respond to and respect adjacent heritage buildings.	Compatible. The proposed addition is compatible in height and massing to adjacent properties (e.g. Bell building). The Bell building obscures views of the rear of the

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	property. The rear addition to W.D. Stark House will provide a transition of height between the two properties.
9.5.3.3 Location and Setbacks	
Buildings should be sited to address: 1) corner or intersection locations, 2) the primary street frontage, and 3) street frontage on the secondary/local street.	Compatible. Street frontage along the primary street (Yonge Street) remains unchanged. The proposed addition is located to the rear of the existing structure.
Buildings should be oriented towards public streets to clearly define the public realm, create a consistent street wall and create an attractive retail and commercial environment for pedestrians.	Compatible. The building is oriented towards Yonge Street, and creates an attractive environment for pedestrians through its landscaping and pedestrian plaza along the street wall.
The segment or component of the new building adjacent to heritage buildings should align with the building face of the heritage building.	Compatible. The proposed addition aligns with the building face of W.D. Stark House, extending slightly to the east to allow for a pedestrian plaza leading up to the entrance.
A sideyard setback of 4 to 6 metres should be achieved to emphasize the importance and prominence of the heritage building anchors or pavilions and should allow for greater visibility from the road. The sideyard may be used for pedestrian or vehicular access to the rear of the property.	Compatible. The sideyards of the W.D. Stark House will remain unchanged. The east sideyard will be used for the pedestrian plaza, while the west sideyard allows for vehicular access to the rear of the property which uses the existing curb cut.
Buildings fronting on Yonge Street should occupy a minimum of 70% of the frontage along the property line and buildings on secondary or local streets should occupy a minimum of 50% of the frontage along the property line.	Compatible. The building frontage on Yonge Street will remain unchanged.
To achieve an enhanced streetscape, a 1.8m minimum setback from the edge of the public right of way is required for all properties fronting onto Yonge Street and all secondary streets. This will create a minimum 7 metre public realm from curb edge to building face. The additional 1.8 metre streetscape zone will be implemented by development proponents in a manner consistent with the streetscape improvement program.	Compatible. There will be no change to the building setback from Yonge Street.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
Setback for development on local streets should be generally consistent with the setbacks of existing development.	Compatible. The building setback from Yonge Street remains unchanged. The proposed addition will be screened by trees along the property boundaries.
9.5.3.7 Architectural Styles	
New mid-rise development should be products of their own time but should be compatible with the basic tenets and styles of traditional historical commercial architecture typically found in an older Ontario downtown setting.	Compatible. The proposed addition incorporates cross-gable roofs compatible with the Gothic Revival style of W.D. Stark House, similar materials and design.
Buildings should be articulated to express a building base with traditional storefronts, a mid section and a top of cornice.	Not applicable.
A consistent approach to design detail for the chosen style should be used for all building elements.	Compatible. The proposed addition incorporates similar materials as W.D. Stark House (e.g. red Ontario clay brick will be used to match the existing building's house piers and chimney) and are consistent throughout. Additionally, tall symmetrical windows are proposed for the addition which are similar in style to the house.
It is important to recognize that the overwhelming characteristic regarding style in Thornhill was its simplicity. Overly elaborate styles and others not generally compatible with a local village context should be avoided.	None proposed.
9.5.3.8 Heritage-Friendly Design of New Developments	
The base of a stepped back building should be architecturally legible; it should read as a building from the pedestrian level.	Not applicable.
Step backs should be sufficiently deep that the upper levels don't overwhelm the base when viewed from the pedestrian level.	Not applicable.
The height of the base should usually be 2 or 3 stories high, in keeping with historic patterns.	Not applicable.
Cornice and sill heights should relate to adjacent buildings whenever possible.	Compatible. The ground floor, north-elevation windows of the proposed development are of a similar cornice height (slightly higher) than those of W.D. Stark House. At the second storey, the north and south

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
	elevations of the proposed building, the sill height relates to the cornice height of the house.
Low rise buildings and the bases of mid-rise buildings should express a traditional bay-width of 6 to 8 metres, using piers or pilasters to form substantial and legible divisions of the façade.	Compatible. The piers are visible from the east and west elevation, which are visible from Yonge Street and the parking lot.
Larger developments should consider breaking down their widths into elements of 4 bays or less. For example, a nine-bay building could have a centre portion that is set off with heavier piers, or a change in the design of upper-floor window pattern.	Not applicable.
The cap should be substantial and legible element, distinct from the body of the building. Parapets are useful in providing a suitable scale for the cap.	Not applicable.
The cap should include elements, such as cornices, that produce a shadow line near the top of the street façade.	Not applicable.
Detailing such as decorative inserts, niches, machiolation, and string courses are encouraged.	None proposed.
Finials that continue the division of bays at the base and body are encouraged.	None proposed.
9.5.3.9 Mechanical and Utility Equipment	
Rooftop mechanical equipment, transformer vaults, heat pumps and other forms of mechanical equipment should be considered in design of the building.	Compatible. The rooftop HVAC is incorporated into the proposed development and covered from view.
These elements should be designed or screened to reduce their visual impact on the subject building, the streetscape and neighbouring properties, as well as ensure that noise and servicing does not have an impact on neighbouring properties.	Compatible. See comment above. The rooftop HVAC has been identified in renderings as not visible from the streetscape and neighbouring properties.
9.5.3.10 Loading, Garbage and Storage	
Loading, storage and other service areas should not be visible from any public street. Building form and placement should be designed to provide screening of these areas in order to reduce their visual impact.	Not identified in renderings.
Location and access to garbage receptacles and storage shall conform to the Zoning By-law.	Garbage room is located in the interior of the proposed addition and accessible from an exterior entrance on the south wall.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
9.5.3.11 Commercial Patios	
Commercial patios are required to comply with the City of Vaughan Zoning By-law	Not applicable.
All patios should reflect and enhance the existing streetscape. Features such as wood picket fences and furniture that is compatible with the Heritage District is encouraged.	Not applicable.
Commercial rooftop patios are not appropriate for the District.	None proposed.
Umbrellas which have advertising are not permitted.	None proposed.
Outdoor patios that include structural elements such as a raised roof or floor require permits under the <i>Building Code Act</i> .	Not applicable.
9.8.1 Heritage Buildings	
Appropriate Materials	
Exterior finish: <ul style="list-style-type: none"> - Smooth and red clay face brick, with smooth buff clay face brick as accent - Wood clapboard, 4" to the weather - Smooth, painted, wood board and batten siding 	Compatible. The proposed addition uses red Ontario clay brick.
Exterior detail: <ul style="list-style-type: none"> - Cut stone or reconstituted stone for trim in brick buildings - Wood shingles, stucco, or terra-cotta wall tiles in gable ends - Painted wood porches, railings, decorative trim, shutters, fascias and soffits - Painted wood gingerbread bargeboards and trim, where appropriate to the design 	Compatible. W.D. Stark House will have gray wood siding and the new railings will have square shaped balusters. The porch will have pine flooring and v-joint siding at the soffit.
Shopfronts: <ul style="list-style-type: none"> - Wood frames, glazing bars, and panels with glazed wood doors are preferred - Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable 	Compatible. The proposed addition incorporated glazed metal (aluminium) doors although an effort will be made to replicate wood and will incorporate a transom window to reflect a design compatible with heritage shopfronts. Doors are single panelled and similar in design to the existing building.
Roofs: <ul style="list-style-type: none"> - Hipped or gable roof as appropriate to the architectural style 	Compatible.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
<ul style="list-style-type: none"> - Cedar, slate, simulated slate or asphalt shingles of an appropriate colour - Standing seam metal roofing, if appropriate to the style - Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style 	Asphalt shingles consistent in colour and pattern to W.D. Stark House will be used on the proposed addition. A gabled roof will be incorporated.
Doors: <ul style="list-style-type: none"> - Wood doors and frames, panel construction, may be glazed - Transom windows and paired sidelights - Wood French doors for porch entrances - Single-bay wood panelled garage doors 	Potentially compatible. Door and window openings are proposed as metal (aluminium) framed although a transom window is incorporated.
Windows: <ul style="list-style-type: none"> - Wood frames; double hung; lights as appropriate to the architectural style - Real glazing bars, or high-quality simulated glazing bars 	Potentially compatible. Window openings are proposed as metal (aluminium) framed although an effort will be made to replicate wood.
Flashings: Visible step flashings should be painted the colour of the wall	Compatible. Prefinished metal cap flashing to be the same colour as the acrylic stucco and siding on the original house (grey).
Inappropriate Materials	
Exterior finish: <ul style="list-style-type: none"> - Concrete block; calcite or concrete brick - Textured, clinker, or wire cut brick - Precast concrete panels or cast-in-place concrete - Prefabricated metal or plastic siding - Stone or ceramic tile facing - Rustic clapboard or rustic board and batten siding; wood shake siding 	Potentially compatible. Although not directly addressed as an inappropriate material, porcelain panels are proposed for the addition (technically ceramic).
Exterior detail: <ul style="list-style-type: none"> - Prefinished metal fascias and soffits - Stock suburban pre-manufactured shutters, railings and trims - Unfinished pressure-treated wood decks, porches, railings, and trim 	None proposed.
Shopfronts: <ul style="list-style-type: none"> - Standard metal shopfronts and pre-finished metal spandrel material - Frameless tempered glass shopfronts 	None proposed.
Roofs:	None proposed.

CITY HCD GUIDELINE	PROPOSED CONSTRUCTION/ALTERATION
<ul style="list-style-type: none"> - Slopes or layouts not suitable to the architectural style - Non-traditional metal roofing such as pre-finished or corrugated metal - Modern skylights, when facing the street 	
Doors: <ul style="list-style-type: none"> - Stock suburban door assemblies - Flush doors - Sidelights on one side only - Aluminium storm and screen doors - Sliding patio doors - Double-bay, slab or metal garage doors 	<p>Potentially compatible.</p> <p>Although an effort will be made to replicate wood, all door openings are proposed to be metal (aluminium) framed.</p>
Windows: <ul style="list-style-type: none"> - Large picture windows - Curtain wall systems - Metal, plastic or fibreglass frames - Metal or plastic cladding - Awning, hopper or sliding openers - Snap-in, or tape simulated, glazing bars 	<p>Potentially compatible.</p> <p>Metal (aluminium) window frames are proposed, although an effort will be made to replicate wood.</p>
Flashings: Pre-finished metal in inappropriate colours	<p>Compatible.</p> <p>Prefinished metal will be a similar colour to the original house siding.</p>

8.3 Results of Impact Assessment & Recommendations

The preceding assessment has determined that without conservation or mitigation measures, the proposed development of the property:

- **Will result in major, direct impacts through alteration and land disturbance to the identified heritage attributes (the original West Wing of W.D. Stark House) that are irreversible, permanent, will occur once and are site specific;**
- **Will result in minor but neutral (i.e. not adverse) impact through land disturbances to the identified cultural heritage attributes of the Thornhill HCD that are irreversible, permanent, will occur once and are site specific.**

Golder recommends the following mitigations to ensure the heritage attributes of W.D. Stark House are not adversely impacted by the proposed development:

Site Preparation Phase

- **Implement construction plan control and communication.**

The property and specifically the footprint of W.D. Stark House should be clearly marked on project mapping and communicated to all project personnel for avoidance during site preparation and construction.

■ ***Demolish the outbuilding***

No further documentation is recommended for the outbuilding as it is not considered a heritage attribute.

■ ***Preserve by record the shed wing and west wing extension of W.D. Stark House through written notes, measured drawings and photographic records prior to partial demolition.***

The *Standards and Guidelines* identifies that for rehabilitation projects, some alterations may be required to assure the continued use of an historic place. The main block of the W.D. Stark House is of higher priority for conservation due to its numerous heritage attributes, and removal of the rear and shed wing will serve to reinstate attention to the character-defining elements.

Partial Demolition and Construction Phase

■ ***Hand demolish the west wing extension and shed wing from W.D. Stark House.***

Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing.

■ ***Monitor for vibration impact during all construction.***

Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.

The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

■ ***Create a temporary physical buffer.***

To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.

■ ***Implement dust control measures.***

All preparatory cutting of building materials should be carried out a distance from the house to reduce and control dust levels.

Re-use Phase

■ ***Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House.***

A heritage conservation plan should be commissioned that details the appropriate conservation treatments (i.e. preservation, rehabilitation or restoration) and actions, trades, and implementation schedule required to adaptively re-use of W.D. Stark House as a café. The plan will also suggest the materials and colours appropriate for W.D. Stark House to ensure it complements the immediate physical context and streetscape.

Operation Phase

- ***Create a permanent physical buffer.***

A permanent buffer, such as a concrete curb or bollards, should be erected to the immediate northeast and northwest corners of the W.D. Stark House to reduce the risk of accidental collision with vehicles accessing the rear of the property (see Figure 50).

- ***Develop a maintenance plan and inspection schedule to address current issues and maintain the structure; and,***
- ***Install an interpretive panel or display within the new development that outlines the history of W.D. Stark House and its architecture.***

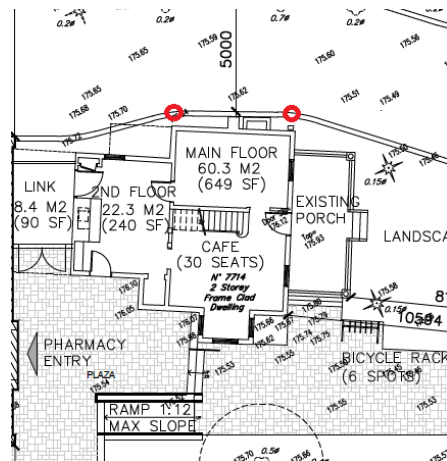


Figure 50: Site plan with proposed locations for bollards identified in red.

8.4 Additional Considerations

Central to conservation practice today is the issue of sustainability (see Déom & Thiffault 2013). One of the key reasons there has been a shift away from the strict preservationist approaches since the 1950s is the realization that built heritage can neither practically nor authentically be frozen; instead, conservation efforts and heritage appreciation have proven most effective when they can be sensitively and practically incorporated into new development. This is echoed by the Thornhill HCD Plan, which states:

It is not the purpose of heritage conservation district designation to make the district a static place where change is prohibited. Rather, the purpose is to guide change so that it contributes to the district's architectural and historical character (City of Vaughan 2007:2).

The proposed development retains and rehabilitates the heritage attributes of W.D. Stark House to ensure its continued active use. This meets the Plan's Heritage Buildings policies as the heritage attributes of the resource will be protected so as to retain its heritage value and extend its physical life. The proposed addition will be located to the rear of the property which ensures the heritage house has prominence in the streetscape. Although it uses similar forms and materials to W.D. Stark House, it does not seek to replicate it which abides to MTCS *Eight Guiding Principles* (2007), which states that new work should be distinguishable from the old. Buildings or structures must be recognized as products of their own time.

Sections 4.2.1 and 4.2.2 of the Thornhill HCD Plan identifies that the heritage value of each heritage resource should be conserved and protected including when creating any new addition. The proposed development allows for the conservation of W.D. Stark House while creating a distinguishable addition from the heritage resource. Although the shed and west wing extension will be removed, these have been determined not to be significant heritage attributes and will have minimal impact on the overall heritage value of the structure.

9.0 ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS

There is no single, correct way to mitigate the impacts of new construction on historic structures. Best practice for heritage conservation generally prefers *minimal intervention*; that is, maintaining the building in as close to the condition it was encountered. In reality, however, economic and/or technical site considerations may require an alternate method to conserve the cultural heritage value of structure or property.

The City's three conservation/ mitigation options —*Avoidance Mitigation*, *Salvage Mitigation*, and *Historical Commemoration*— have been modified to meet the specific considerations of impact resulting from the proposed addition to the southwest corner of W.D. Stark House. These are:

- Preservation (corresponds to *Avoidance Mitigation*): retain house unaltered in its original location and continue its current and historic use;
- Restore / rehabilitate and incorporate into the new development (corresponds to *Avoidance Mitigation*): Restore or rehabilitate the east and north façade and replace additions with new construction;
- Relocation and restore / rehabilitate (corresponds to *Salvage Mitigation*): Relocate to another portion of the property and restore/rehabilitate for adaptive re-use; and,
- Preservation by record (corresponds to *Historical Commemoration*): document the house through written notes, measured drawings and photographic records, then demolish the house.

An options analysis for each mitigation option is provided below. The Client has not considered full demolition.

9.1 Option 1: Preservation

This option involves retaining the house unaltered in its original location and continue its current and historic use.

Advantages: This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining all the structure's heritage attributes and retains evidence from all phases in the history of the property. In order of priority, this is the first preferred option in the Thornhill HCD Plan for the retention of heritage resources.

Disadvantages: Preservation is not a 'do nothing' approach. To ensure the structure does not suffer from deterioration, repairs must be carried out and systematic monitoring and repair program will be required. As identified in MTCS *Eight Guiding Principles* (2007), maintenance is required to ensure future restoration is not necessary and to avoid major conservation projects which can be costly. The potential to develop the addition separate from W.D. Stark House to the rear of the property and avoid the heritage structure is low as it reduces the available area and as a result would lower the commercial viability. Development surrounding W.D. Stark House will be significantly constrained and it may prove difficult to maintain the building as a viable business within this small structure.

Feasibility: This option is not deemed feasible due to:

- High expense to stabilize, preserve and maintain W.D. Stark House;
- The reduction in economic and commercial viability of the property; and,
- Difficulty for long-term sustainability.

9.2 Option 2: Restore or Rehabilitate and Incorporate

This option involves restoring or rehabilitating W.D. Stark House and incorporating the structure into new development.

Advantages: As outlined in the Canada's Historic Places *Standards & Guidelines*, rehabilitation and adaptive reuse can 'revitalize' a historic place and ensures heritage attributes are retained and conserved. Further, the guidelines recommend that non character-defining elements should be removed or altered. This option would allow the rehabilitation of the east and north façade and replace the additions, which have no cultural heritage value or interest, with new construction. Rehabilitation would serve to preserve *in situ* an example of pre-Confederation residential architecture on Yonge Street and return the structure to an appearance that better reflects its original architecture. A rehabilitated and expanded W.D. Stark House is more likely to contribute to the economic viability of the property than in its current configuration. This will, in turn, result in investment in the building's heritage conservation. Although this option involves replacing additions with new construction, these additions were found not to have CHVI and thus would abide to Section 4.2.1 of the Thornhill HCD Plan regarding conserving and protecting the heritage value of a resource as no heritage attributes of the property would be removed.

Disadvantages: Restoration is a more intrusive form of heritage conservation and requires a greater level of understanding about the structure's construction and history. Maintaining a commercial use of the building may prove difficult given its limited size and incorporating the structure into the new development will introduce further design constraints for the new development; the impacts of differences in scale and orientation, and architectural compatibility all have to be considered when drafting the architectural designs for the new addition to W.D. Stark House.

Feasibility: This option is most desirable because of:

- The CHVI of the Main Block and original west wing of the W.D. Stark House; and,
- Overall good condition of the structure.

9.3 Option 3: Relocate & Rehabilitate

This option considers relocating W.D. Stark House to another portion of the property and rehabilitate for adaptive re-use. This would separate the structure from the new proposed development.

Advantages: This option would retain and conserve the W.D. Stark House in its current form (albeit in a new context) and would encourage sustainability through retention of its 'embodied energy'.

Disadvantages: In addition to often prohibitively expensive, relocating the structure puts the building at risk of losing its heritage attributes to accidents during the relocation operation, or loss of the structure itself due to unforeseen structural issues discovered during the relocation process. Relocation is often recommended as the absolute last resort, if there are no other means to save a historic resource (MTCS 2007; City of Vaughan 2007) as site plays an integral role in the cultural heritage value of a structure. The Thornhill HCD, under Section 4.2.3, identifies that before relocation can be approved, all options for on-site retention must be investigated. The proposed development meets the second option in order of priority, the retention of the building on site in an adaptive-reuse.

Feasibility: This option is not feasible as:

- It reduces the development capacity and total area of the site; and,
- Heritage guidance recommends relocation as an absolute last resort.

9.4 Option 4: Preserve by Record & Commemorate

This option involves documenting W.D. Stark House or its elements through written notes, measured drawings and photographic records, then demolish. The building may then be commemorated through interpretive signage or art. This option is not being considered by the Client, but some of the principles apply to the proposed removal of the West Wing Extension and Shed Wing.

Advantages: Through detailed investigations, the construction, architecture, and history of the house and outbuilding would be better understood and become an example for comparative study. Its importance to the community would survive as documentary records accessible to the public through the local library or other public repository, and also through commemorative signage or digital exhibits.

Disadvantages: Preservation by record is the least desirable conservation option but may be appropriate in cases where the structural integrity of the building is poor, and it is prohibitively expensive to stabilize. It may also be an option when there is a large stock of other surviving, or more representative, examples. This partially applies to W.D. Stark House: the structural integrity overall appears to be good, but there is a large stock of similar, more representative examples of Gothic Revival residences in the City of Vaughan and the Thornhill HCD. Nevertheless, the Client has not expressed a wish to demolish the main portion of the house, although does intend to remove the wings. Pursuing a demolition permit within an HCD can be an extended process that carries with it the risk of public protest or censure by provincial authorities.

Feasibility: This option was deemed most feasible for the shed and west wing extension of W.D. Stark House because:

- It preserves a record of the wings in a manner scaled to their level of cultural heritage significance;
- Ensures the continued active use of the property; and,
- The shed and west wing extension of W.D Stark House have an overall low cultural heritage significance.

9.5 Results of Options Analysis

The option that best balances economic viability of the surrounding land, and conserves the heritage attributes of W.D. Stark House is:

- **Option 2: Rehabilitate and incorporate into the new development:** rehabilitate the east and north façades, remove the shed and west wing extension, and add a new wing of compatible but contemporary design.

For the shed wing and west wing extension of W.D. Stark House, the option that best balances economic viability of the surrounding land, and conserves the heritage attributes of W.D. Stark House is:

- **Preserve by record:** document the shed wing and west wing extension through written notes, measured drawings and photographic records, then demolish. These elements of the building may be then commemorated through interpretive signage.

9.5.1 Outbuilding

Since the outbuilding was evaluated as having no cultural heritage value or interest and, as per the Thornhill HCD Plan, the building's scale, massing, and/or architectural style is *not* supportive of the overall heritage character of the District, this structure can be demolished without further heritage recording or investigation.

10.0 SUMMARY STATEMENT & RECOMMENDATIONS

In March 2016, Alexander Planning Inc. on behalf of Roman Vorotynskiy (the Client) retained Golder to conduct a CHIA for the property located at 7714 Yonge Street, in the City of Vaughan, Regional Municipality of York, Ontario (the property). The 0.414-acre (0.167-hectare) lot includes a one-and-one-half storey, Gothic Revival style residence constructed in 1853 that measures 52 feet 9 inches (16.1 m) by 24 feet 5 inches (7.4 m), and a one-storey 50 (15.2 m) foot by 34 foot (10.4 m) outbuilding. The property is described in the City's municipal heritage register as 'W.D. Stark House' and is within the City of Vaughan's Thornhill Heritage Conservation District (HCD).

This CHIA was undertaken to accompany the Client's development proposal for site plan and zoning by-law amendments to permit the demolition of the outbuilding as well as the shed wing and west wing extension of W.D. Stark House to construct a two-and-a-half storey retail and medical building connected to the rear of the existing heritage structure.

Following guidelines outlined in the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments*, the Ministry of Tourism, Culture and Sport, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This CHIA concluded that:

- ***The W.D. Stark House at 7714 Yonge Street, designated under Part V of the Ontario Heritage Act for its associations and contributions to the Thornhill Heritage Conservation District is also of cultural heritage value or interest as a representative example of a mid-19th century Gothic Revival style house; and,***
- ***The outbuilding is not a heritage attribute of the property.***

The CHIA also concluded that with the conservation or mitigation measures recommended in this report the proposed development of the property:

- ***Will not result adverse impacts to the property's identified heritage attributes;***
- ***Will not result in adverse impacts to the cultural heritage attributes of the Thornhill HCD.***

In addition to the recommendations the Client has adopted to comply with the Thornhill HCD design guidelines and compatibly incorporate the new development into W.D. Stark House, Golder recommends the mitigations to avoid potential impacts:

Site Preparation Phase

- ***Implement construction plan control and communication.***

The property and specifically the footprint of W.D. Stark House should be clearly marked on project mapping and communicated to all project personnel for avoidance during site preparation and construction.

■ ***Demolish the outbuilding***

No further documentation is recommended for the outbuilding as it is not considered a heritage attribute.

■ ***Preserve by record the shed wing and west wing extension of W.D. Stark House through written notes, measured drawings and photographic records prior to partial demolition.***

The *Standards and Guidelines* identifies that for rehabilitation projects, some alterations may be required to assure the continued use of an historic place. The main block of the W.D. Stark House is of higher priority for conservation due to its numerous heritage attributes, and removal of the rear and shed wing will serve to reinstate attention to the character-defining elements.

Partial Demolition and Construction Phase

■ ***Hand demolish the west wing extension and shed wing from W.D. Stark House.***

Removing the west wing extension and shed wing must be carefully supervised by a qualified demolition contractor and requires that the roof and wall joints of the west wing extension be disconnected manually from the west wing. Once disconnected by hand, hydraulic equipment (e.g. hammer, excavator) are acceptable mechanical methods to demolish the remainder of the west wing extension and shed wing.

■ ***Monitor for vibration impact during all construction.***

Continuous ground vibration monitoring should be carried out near the foundations of the house using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.

The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

■ ***Create a temporary physical buffer.***

To reduce the risk of accidental subsidence, temporary fencing should be erected at a 2 m distance from the house footprint to ensure that all excavation, utility and sidewalk installation is a distance from the foundations of W.D. Stark House. To reduce the risk of construction vehicles accidentally colliding with the house, concrete barriers should be placed along the north foundation walls adjacent to the main access route.

■ ***Implement dust control measures.***

All preparatory cutting of building materials should be carried out a distance from the house to reduce and control dust levels.

Re-use Phase

■ ***Develop a Heritage Conservation Plan to guide re-use planning for W.D. Stark House.***

A heritage conservation plan should be commissioned that details the appropriate conservation treatments (i.e. preservation, rehabilitation or restoration) and actions, trades, and implementation schedule required to adaptively re-use of W.D. Stark House as a café. The plan will also suggest the materials and colours appropriate for W.D. Stark House to ensure it complements the immediate physical context and streetscape.

Operation Phase

- ***Create a permanent physical buffer.***

A permanent buffer, such as a concrete curb or bollards, should be erected to the immediate northeast and northwest corners of the W.D. Stark House to reduce the risk of accidental collision with vehicles accessing the rear of the property.

- ***Develop a maintenance plan and inspection schedule to address current issues and maintain the structure; and,***

- ***Install an interpretive panel or display within the new development that outlines the history of W.D. Stark House and its architecture.***

Signature Page

GOLDER ASSOCIATES LTD.



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HC/HD/ly

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APPENDIX A

Abstract Index Records, Part of Lot
30, Concession 1, Vaughan
Township

No. of Instrument	Instrument	Date	Date of Registry	Grantor	Grantee	Consideration	Quantity of Land - Remarks
	Patent	March 29, 1810		Crown	John Wilson Sr.		All 210 acres
2252	B. & S.	September 15, 1811	February 23, 1814	John Wilson Sr. et ux	Stilwell Wilson	£300	All
4337	B. & S.	May 23, 1822	December 13, 1822	Stilwell Wilson	William Allan		All
4559	B. & S.	July 26, 1823	July 31, 1823	William Allan	Henry John Boulton	£168	N.E. pt. 55 acres
4827	B. & S.	May 20, 1824	May 26, 1824	Henry John Boulton	Daniel Brooke Jr.		N.E. pt. 55 acres
26091	B. & S.	November 27, 1845	February 4, 1846	Daniel Brooke	Charles Thompson		Pt.
26436	Indenture	December 6, 1845	November 14, 1846	Charles Thompson et ux	Archibald Gallanough	£25	1/4 acre
26966	Mortgage	June 9, 1846	June 13, 1846	William D. Stark	Archibald Gallanough	£75	1/4 acre 38464
26968	B. & S.	June 9, 1846	June 13, 1846	Archibald Gallanough	William D. Stark	£75	1/4 acre
36962	Mortgage	April 30, 1850	May 2, 1850	W. D. Stark et ux	James Murdock		Pt. 50466
38464	D. M.	May 1, 1850	November 9, 1850	Archibald Gallanough	W. D. Stark		
90426	Grant	August 10, 1867	August 15, 1867	William D. Stark et ux	William A. Cook	\$500	Pts.
90427	Mortgage	August 10, 1867	August 15, 1867	William A. Cook	William D. Stark	\$300	Pts.

No. of Instrument	Instrument	Date	Date of Registry	Grantor	Grantee	Consideration	Quantity of Land - Remarks
5845	Grant	November 30, 1893	January 31, 1894	William A. Cook & Mary A. his wife	Mary Saunders	\$500	
6066	Grant	March 5, 1870	March 7, 1895	Mary Saunders & Henry I. Saunders	John H. Francis	\$500	Pts.
11306	Grant	April 1 1918	April 19 1918	John H. Francis & Phoebe his wife	Austin A. Brillinger	\$4,000	Part comg. 276'7" S from NE angle then S 66', W 271'10", N 66', 10", E 271'6" to PDB
24375	Quit Claim	March 29 1949	May 31 1949	Pearl R. Smith	Austin A. Brillinger	\$1 etc.	Pt. comg. 276'6" S from NE angle then S 66' x 271'10" deep
24376	Grant	February 15 1949	May 31 1949	Austin A. Brillinger & Gertrude his wife	Thomas W. Jackson	\$1 etc.	Same as in 24375
32690	Grant	October 28 1954	November 15 1954	Thomas W. Jackson & Mary L. his wife	Harold Harley & Rose E. Harley as joint tenants	\$1 etc.	Same as in 24375

APPENDIX B

**7714 Yonge Street Inventory Sheet,
Thornhill HCD Plan**



Location: 7714 Yonge Street
Year Built: 1853
Style: Ontario Gothic Vernacular
Storeys: 1 ½
Classification: Inventoried

Cladding: Wood clapboard
Roof: Side gable, asphalt shingles
Windows:

Description: Modest 3-bay Ontario Gothic house with central gable. Roof slopes are not as steep as usually found. There is a one storey square bay window with mansard roof on the left side wall, with a replacement "picture" window in the gable end above it. Flat roofed verandah supported on 2 Tuscan columns, and the cut-out bellied balustrades above and at ground floor level are later revisions. Shed-roof rear extension and tail. Driveway on right leading to a large outbuilding/garage at rear. Very deep lot with many large trees. Evergreen trees at front corners of verandah.

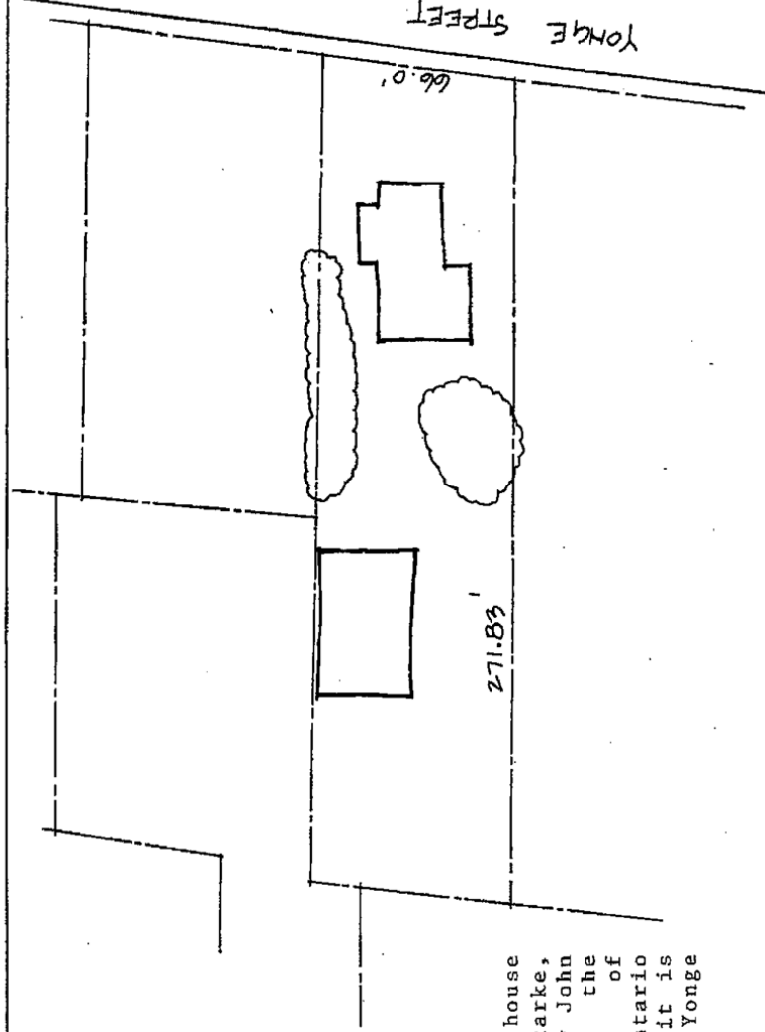
History: Built by John Martin for W.D. Starke, schoolteacher. This is the last of the original Yonge Street houses in Lot 30. Outbuilding was once Austin Brilling's blacksmith shop, which opened in 1928.

Comments: This building is included in the Canadian Inventory of Historic Buildings and the Ontario Inventory of Buildings. It is an important heritage asset, contributing to the village heritage character.

LOCATION	NO. 7714 YONGE STREET	ARCHITECTURAL STYLE	ONTARIO HOUSE
DESCRIPTION		CONSTRUCTION DATE	1853
No. of Floors	ONE AND ONE HALF	REMARKS	GARAGE AND LARGE REAR LOT
Roof Type	GABLE		CIHB AND OIB DESIGNATIONS
Exterior Cladding	WOOD CLAPBOARD		LAST ORIGINAL HOUSE LOT 30 YONGE STREET



A traditional frame house built for W.D. Starke, Schoolteacher, in 1853 by John Martin. Recorded by the Canadian Inventory of Buildings and the Ontario Inventory of Buildings, it is the last of the original Yonge Street houses in Lot 30.



7714 YONGE STREET

APPENDIX C

**Site Plan and Elevations for 7714
Yonge Street**

DRAWING NOTES

SITE PLAN AND GRADING TAKEN FROM SURVEYOR'S REPORT OF PART 1 PLAN OF LOT 59, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK, DATED 25 JULY 2011.

NO.	DATE	DESCRIPTION	BY
1	23 JAN/19	ISSUED FOR REVIEW	BA
2	25 JAN/19	ISSUED FOR REVIEW	BA

REVISIONS

1	NOVEMBER 2018	Drawn	BA
2	NOVEMBER 2018	Checked	BA
3	NOVEMBER 2018	Approved	BA



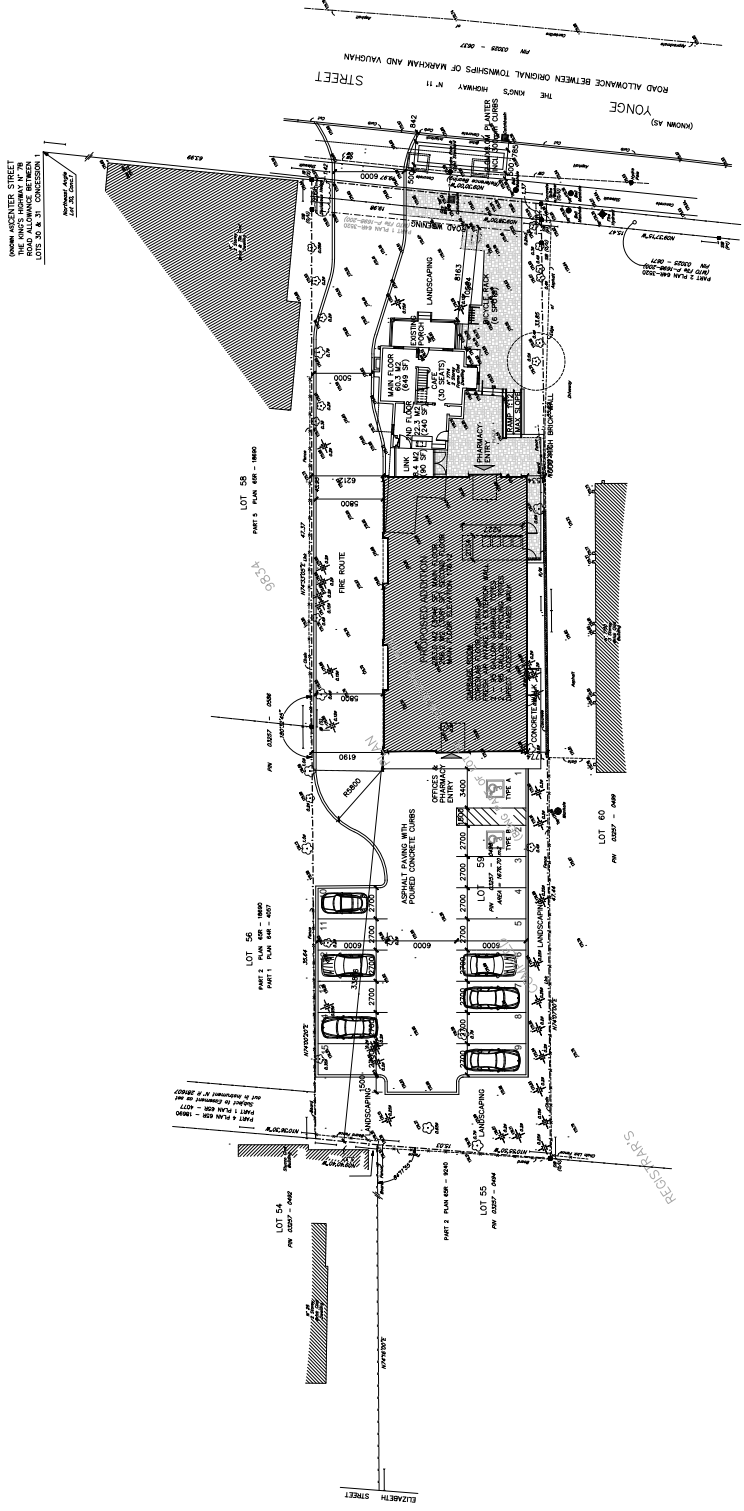
This drawing is not to be used for construction purposes without the written consent of the Architect. It is the responsibility of the Architect to ensure that the drawing is used for the intended purpose.

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7714 YONGE STREET
VAUGHAN ONTARIO

SITE PLAN
Scale: 1:200
Projection: 16.17
Drawing No: A0-1



PARKING CALCULATIONS

RETAIL (MAIN FLOOR & LINK NEW PLUS EXISTING)
= 374.0 M² / 100 X 2.0 = 7.5 SPACES
MEDICAL (SECOND FLOOR)
286.2 M² / 100 X 2.5 = 7.2 SPACES
TOTAL PARKING REQUIRED
= 14.7 OR 15 SPACES
PARKING PROVIDED 15 SPACES
CAVE AREA
FIRST FLOOR EXISTING BUILDING 60.3 M²
FIRST FLOOR LINK 25.4 M²
TOTAL CAVE AREA 91.0 M²

SITE STATISTICS

LOT AREA 1676.7 M²
SITE COVERAGE 60.3 M²
EXISTING BUILDING 292.5 M²
PROPOSED ADDITION 286.2 M²
TOTAL 578.7 M²
FIRST FLOOR EXISTING 22.3 M²
LINK NEW FOR NEW 28.4 M²
SECOND FLOOR NEW 286.2 M²
TOTAL 600.9 M²
FLOOR SPACE INDEX 0.40
BUILDING HEIGHT 8.6 M



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