

CONSERVATION PLAN
SELECTED ELEMENTS of 10316 KEELE STREET
MAPLE HERITAGE CONSERVATION DISTRICT



June 2019

Prepared by
Mark Shoalts, P.Eng., CAHP

SHOALTS
ENGINEERING

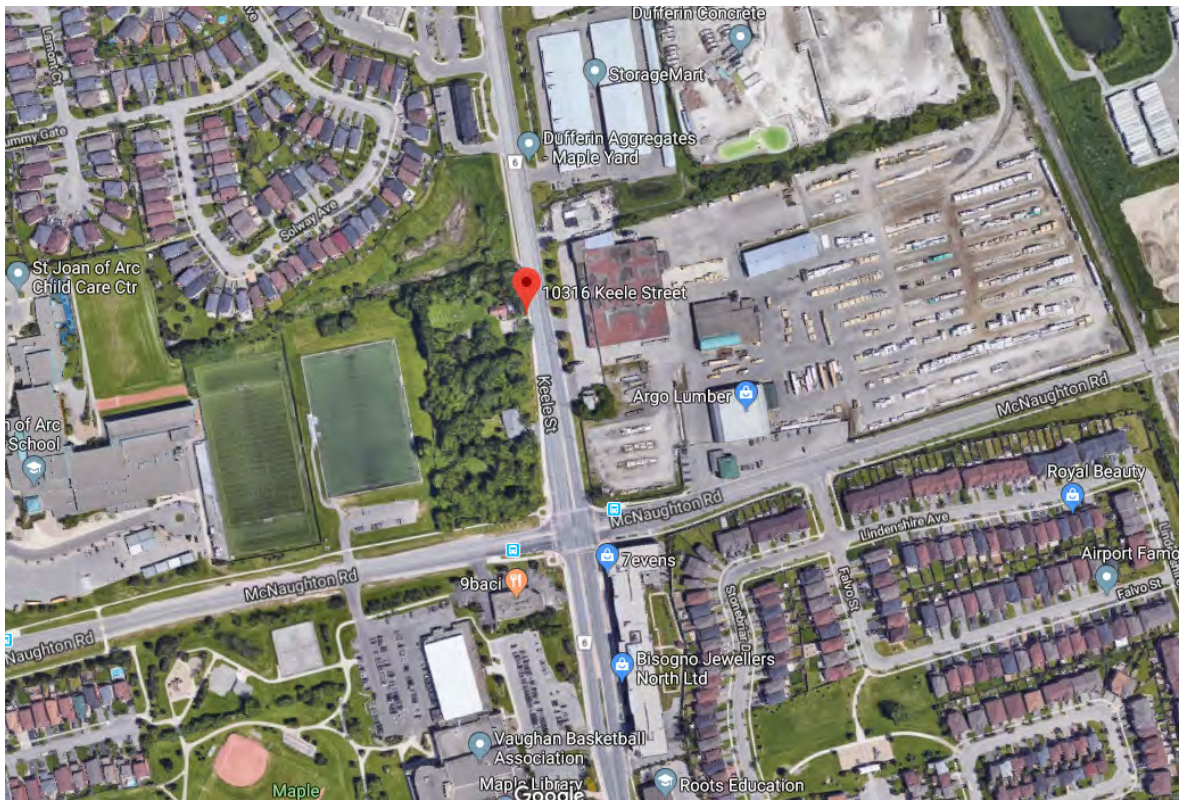
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ATTACHMENT 2

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1.1 Terms of Reference



Google image of Maple with 10316 Keele indicated

Engagement

On behalf of CIR Contracting, Maurizio Rogato of Blackthorn Development Corporation engaged Mark Shoalts to prepare a conservation plan for certain elements of the residence at 10316 Keele Street. The plan was to be based on the recommendations of the Director of Development Planning to the Heritage Vaughan Committee and the Cultural Heritage Impact Assessment completed by Su Murdoch Historical Consulting and approved by the Director. Specifically, this conservation plan is to include review of the heritage elements noted in the Director's report of July 20, 2016 and recommendations for these elements.

1.2 Executive Summary & Recommendations

The house at 10316 Keele Street has been empty for many years and has experienced the ravages of vandalism and the weather. There have been many unsympathetic alterations made to the dwelling, rendering much of what once distinguished the house unfit for any purpose. The stone from the foundation will be salvaged and is suitable for construction of some type of commemorative feature. The exterior of the house retains no distinguishing elements and is of no interest for heritage salvage. The interior wood trims, specifically casings, baseboards, and two window panels, are of high quality, representative of the finer work from their time, and shall be salvaged for reuse. The quantity of salvageable items is insufficient to be used in more than a few small rooms, but it is of value for restoration work in buildings of similar vintage and styling.

1.3 Director of Development Planning Recommendations

**HERITAGE VAUGHAN COMMITTEE JULY 20, 2016
DEMOLITION OF A SINGLE DETACHED RESIDENTIAL BUILDING
AND NEW DEVELOPMENT
10316 KEELE STREET- MAPLE HERITAGE CONSERVATION DISTRICT
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 – WEST SIDE OF KEELE STREET AND NORTH OF MCNAUGHTON ROAD**

Recommendation

The Director of Development Planning recommends:

1. That Heritage Vaughan recommend the approval of the proposed demolition under Section 42 of the *Ontario Heritage Act* for a single detached dwelling at 10316 Keele Street, subject to the following conditions:

a) that the property owner recycle the rubblestone from the dwelling foundation into a retaining wall or entry feature on the site;

b) that the interior woodwork, including the original and/or vintage panelled doors, transom, baseboard, panelled dado or wainscot, moulded door and window trim, and similar components, be examined to determine the potential for salvage and reuse. If it is determined not suitable for reuse in the proposed development, they should first be made available to the City as repair materials for heritage buildings elsewhere in Vaughan;

c) the examination to determine potential for salvage or reuse shall be done for the original 4 to 6 inch wide, tongue and groove floorboards.

2.1 Observations

Mark Shoalts attended the site at 10316 Keele Street on May 21, 2019 to review the building and the specific elements listed above to determine their heritage value, condition, and potential for salvage and reuse. The building does not have an electrical service and most of the windows are boarded up, so interior lighting was provided by hand-held flashlight.

Salvage of the stone from the basement walls is straightforward and it can easily be kept for incorporation into a feature on the site. The stone is a collection of fieldstone used as found and some roughly shaped pieces; the walls include both sedimentary and igneous materials.



Basement wall

The Director of Development Planning report indicates that the house “is thought to have been built in the 1870’s” however the CHIA indicates a date of 1851 to 1861 for construction. Certainly the built form of the house, the basic construction details, and the styling of the few original elements left in it would indicate the earlier rather than the later date. By the 1860s, Gothic Revival was becoming the standard for farmhouse styling and an 1870 house of the style of 10316 Keele would be an anomaly. Classical Revival styling was the norm for the period from 1825 to 1850 and this house is an example of it. The interior casing in the front hall and two front rooms is of above average size and quality, indicating a fairly well-established owner with income to spend on some level of refinement in his home. As can be seen in York County Mouldings from Historic Interiors by George W. J. Duncan, the mouldings in 10316 Keele are similar to the better examples of 1840s and 1850s work.

Unfortunately, an overzealous owner in the first half of the 20th century replaced all of the doors in the house. It is not possible to determine what the original doors looked like, and at this point it does not matter, but they were probably six panel doors with flat panels and applied mouldings, certainly with cast iron butt hinges and, from the indications on the

casing, probably surface-mounted rim locks. The existing front door with its three tall narrow panels and upper square light was typically sold as a back door for mid-20th century houses. The present interior doors are contemporary with the front door. They are factory-made five panel doors with slightly raised panels, stuck mouldings, steel hinges, and mortice locks with pressed steel escutcheons. These doors were produced by the thousands by numerous companies for much of the 20th century, and if they were in good condition they might have held a small amount of interest, but they have all had their hardware changed or removed and have sustained a substantial amount of damage from vandalism. The doors have no salvage value.



Replaced front door

The panelled wainscot in the south front room is not original to the dwelling, is not particularly well done, and is not properly fitted to the door and window casing. It is of insufficient quantity for reuse in anything other than a single small room, and is of no interest for salvage.

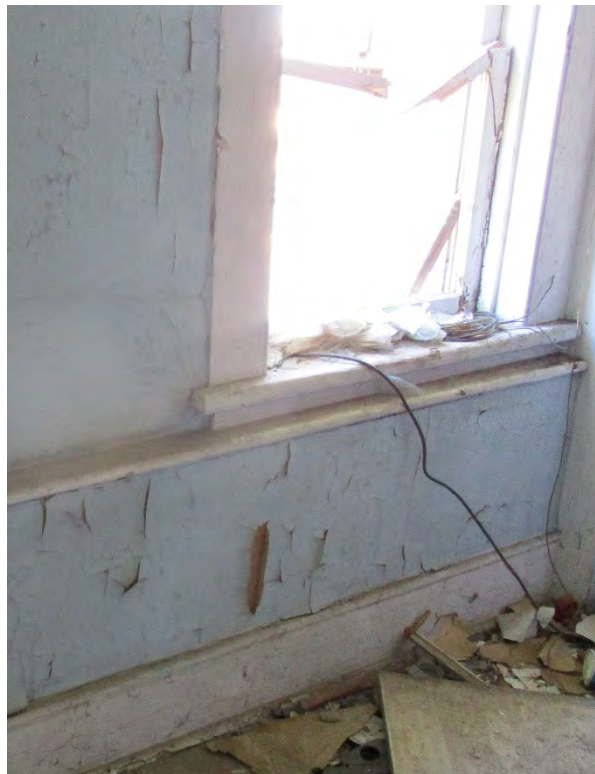


Later paneled wainscot butted to original window casing

None of the window sash in the house are original, including the transom sash over the front door, and most of the sash have been badly damaged by vandalism. The sash and window frames have no value for salvage and reuse.

The balustrade is missing, destroyed by vandals, and the staircase is a typical plain pine stair suitable for reuse only in exactly the same situation as it currently occupies. It is of no utility in a new building and of extremely limited interest in a restoration.

The casing and baseboards on the second floor are plain beaded trims typical of the joinery found in secondary rooms of the vast majority of houses, and in all of the rooms in the simpler houses, in Upper Canada in the first two thirds of the 19th century. There is also a chair rail in the north and south gable ends of the house where the thicker framed walls step back at the eave height to the infilled gable framing. While the trims have no particular distinction, because they are so typical they would be useful to anyone restoring a period house or constructing or renovating an addition to a period house and wanting to match existing details. The trims are easily salvaged and should be made available to other parties for restoration. There is insufficient quantity of undamaged or slightly damaged material to use for any other purpose.



Second floor baseboard, chair rail, and casing

The door and window casing, baseboards, and window panels in the front hall and two front rooms of the first floor are very fine examples of mid-19th century house joinery. Although similar to many 19th century examples of refined and elegant stepped casing with backbands, at 8" the casing is unusually wide, and the window stools are unusually thick, consistent with a later date toward the end of the classical revival period when tastes were

moving toward heavier, less-refined gothic styling. The casing has an applied backband, and in the north room there is a third applied piece in the form of a large bead rabbeted to wrap around and conceal the joint between the backband and casing. This room also has a very large (16" high) baseboard built up of two pieces. The north front room has two windows, both of which have their casing run straight to the floor and a panel enclosed by the casing below the window. The combination of the casing, baseboard, and panels raises the room above the ordinary.



Casing, panel, and baseboard in north front room

The exceptional base and the window panels were not installed in the south front room but whatever was there has been lost due to the installation of the later paneled wainscot. All of the door and window casing, the two window panels, and the baseboard in the front original main section of the house should be salvaged and retained for reuse or restoration. The quantity is insufficient for more than one or two rooms, but the quality makes it worth the effort to preserve. This includes the casing on the rear (west) side of the doors at the back of the front hall and stair. From the rear, this pair of doors leads to the front hall and to the basement stair. The casing was made for a double opening, with a single board and a single backband, both moulded on two edges, forming the casing between the doors. This was a device employed relatively frequently to achieve an elegance and finished look to what could have been an awkward juxtaposition of openings.



Casing and backband on a pair of doors

The original pine floors in the house are unfortunately beyond saving. Narrow oak strip flooring was installed throughout the main floor as was frequently done in old houses to update the décor to current tastes. This was quite possibly done at the same time as the doors and window sash were changed. Nailing narrow strip hardwood flooring to the original pine fills it with holes, and removal of the hardwood tends to tear out the surface as well as leaving the holes. The upstairs pine flooring has been covered with newer pine in the north half of the house, and multiple layers of carpet in the south. The nails in the pine and the repeated installation of carpet tacks cause the same problems as the hardwood nails. Exacerbating this problem is the leaky roof, which has wetted the floor for many years. This expands and buckles the wood, rusts the nails of both the flooring applied over the original and the original flooring itself, and it encourages deterioration of the concealed surfaces which remain wet long after precipitation events.

While it may be possible to salvage a few boards of sufficient quality to patch in a small section of period flooring, it is unlikely to prove worth the effort. Cupped surfaces, rusted nails, and less than meticulous removal methods that split off the tongue and groove edges of the boards will render them unfit for reuse even if their top surface could be rescued from previous abuses.

Removal of the trims for salvage and reuse must be done carefully with an understanding of how the house was constructed. Door and window jambs and casing and baseboards were all installed prior to installing wood lath and plaster. The lath and plaster does not run behind the trims. This means that one cannot insert a prybar behind the trims at the face of the plaster to remove the trim and attempting to do so will damage the edges of the trim. The plaster must be removed from the lath and the prybar worked between the wood lath and the trim to gently pry the trim free from the framing. A thin, wide bar is a necessity, and one must work their way along the trim rather than attempting to pry it free in one place. After removal, the nails must be cut off flush with the back side of the trim, Under no circumstances should the nails be driven back out, that will split out large holes in the face. The trims must not be stacked without cutting off the nails to prevent damage to the faces from the nails in other pieces.

After removal and salvage, the materials must be carefully stacked and stored indoors, off the floor, protected from dampness and traffic, until such time as they can be reused.



Mark Shoalts, P.Eng., CAHP
June 4, 2019

HERITAGE DESIGN REVIEW PROPOSED RESIDENTIAL DEVELOPMENT at 10316 KEELE ST.



Prepared by
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March 18, 2020

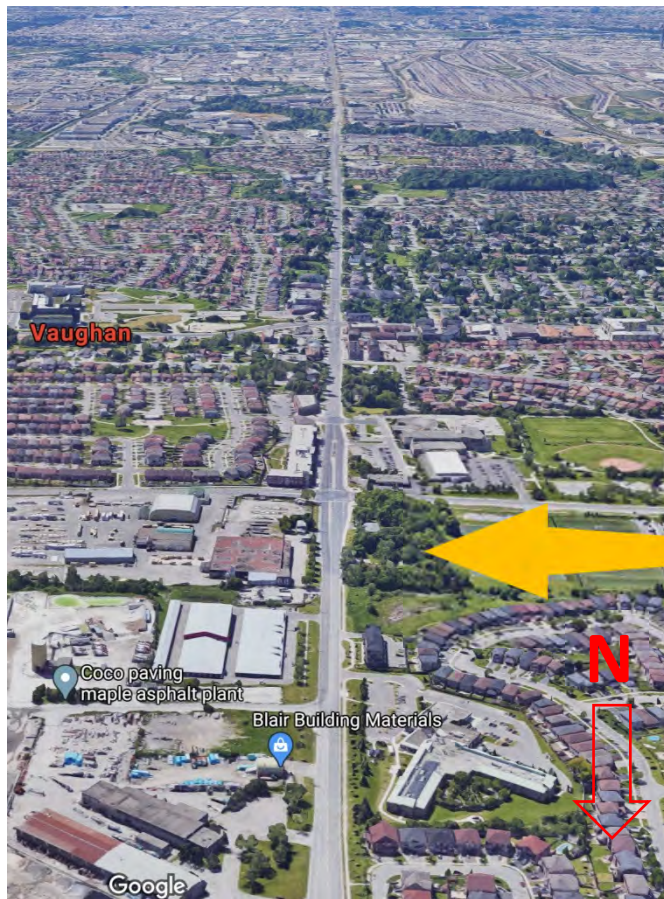
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1.0 Terms of Reference



Engagement

On behalf of CIR Contracting, Maurizio Rogato of Blackthorn Development Corporation engaged Mark Shoalts to conduct a heritage review of the proposed development of 10316 Keele Street. The review was requested to address, specifically, how the proposal responds to the objectives and guidelines for new construction outlined in the Village of Maple Heritage Conservation District Plan.

10316 KEELE ST, MAPLE.

Review of the proposed landscaping plan, treatment of existing mature trees vegetation and topography were not a part of this review.

2.0 Background

The Village of Maple Heritage Conservation District Plan, 2006, was developed to help ensure the conservation of Maple's heritage resources and unique character. In July 2016, Heritage Vaughan recommended the approval of the proposed demolition of the dwelling at 10316 Keele St. Conditions accompanied the recommendation with regards to repurposing the rubble foundation and salvaging particular interior woodwork and trims. In the same report, Heritage Vaughan also approved, with further refinement, the schematic elevation of a proposed residential development for the property.

A Cultural Heritage Impact Assessment, conducted in 2016 by SU MURDOCH HISTORICAL CONSULTING recommended the application to demolition the dwelling, and noted that

"This area is not an enclave of heritage buildings and it is a considerable distance south on Keele Street approaching Major Mackenzie Drive before the heritage character of the Village of Maple Heritage Conservation District ("MHCD") is evident." Further, "The property is now encroached by new and large-scale residential development, commercial retail, and light industry along Keele and at the McNaughton intersection... The only other visibly heritage building in the area is near the northeast corner of McNaughton and Keele. As a result of this evolution, no adjacent cultural heritage resources will be impacted by the proposed development"

In 2019, prior to the demolition of the dwelling at 10316 Keele, Mark Shoalts prepared a conservation plan of select elements of the building. Stating that “*The interior wood trims, specifically casings, baseboards, and two window panels, are of high quality, representative of the finer work from their time, and shall be salvaged for reuse.*”

3.0 Executive Summary

Since the commencement of this application in 2015, the proponent has followed the recommendations and met the conditions put forward by the City and Heritage professionals. As a result, the dwelling on the property has since been demolished and approval is now being sought for the proposed residential development.

Maple Heritage Conservation District is a defined area within which, the City of Vaughan implements guidelines under Part V of the Ontario Heritage Act R.S.O. 1990, O.18. Such guidelines are intended to regulate development within the heritage district to help ensure that the district's character and viability are maintained and/or enhanced. The Village of Maple Heritage Conservation District Plan outlines policies and guidelines for new construction within the District; Section 4.4 New Residential Buildings and 9.5 New Development.

As stated in the SU MURDOCH report, the present-day context of 10316 Keele, leaves the property without impact on heritage buildings and without adjacent reference buildings of heritage value. In agreement with the conclusions of the Murdoch report, a review of the design of the proposed development was conducted.

The proponent's proposal is to construct four townhouse blocks on the property. Three of the four blocks are designed to reflect the Second Empire Architectural Style. One block references the Neoclassical Style. Both styles are recognized in the VMHCD Plan. The proposed execution, overall and in specific detailing, is generally reflective of the two reference architectural styles. As per the guidelines, the design has made a strong attempt to commit to the chosen style rather than presenting as a hybrid of styles. The proposed site plan considers the road widening allowance of Keele. If the widening is implemented, the situation of the proposed buildings provides the recommended front yard setback.

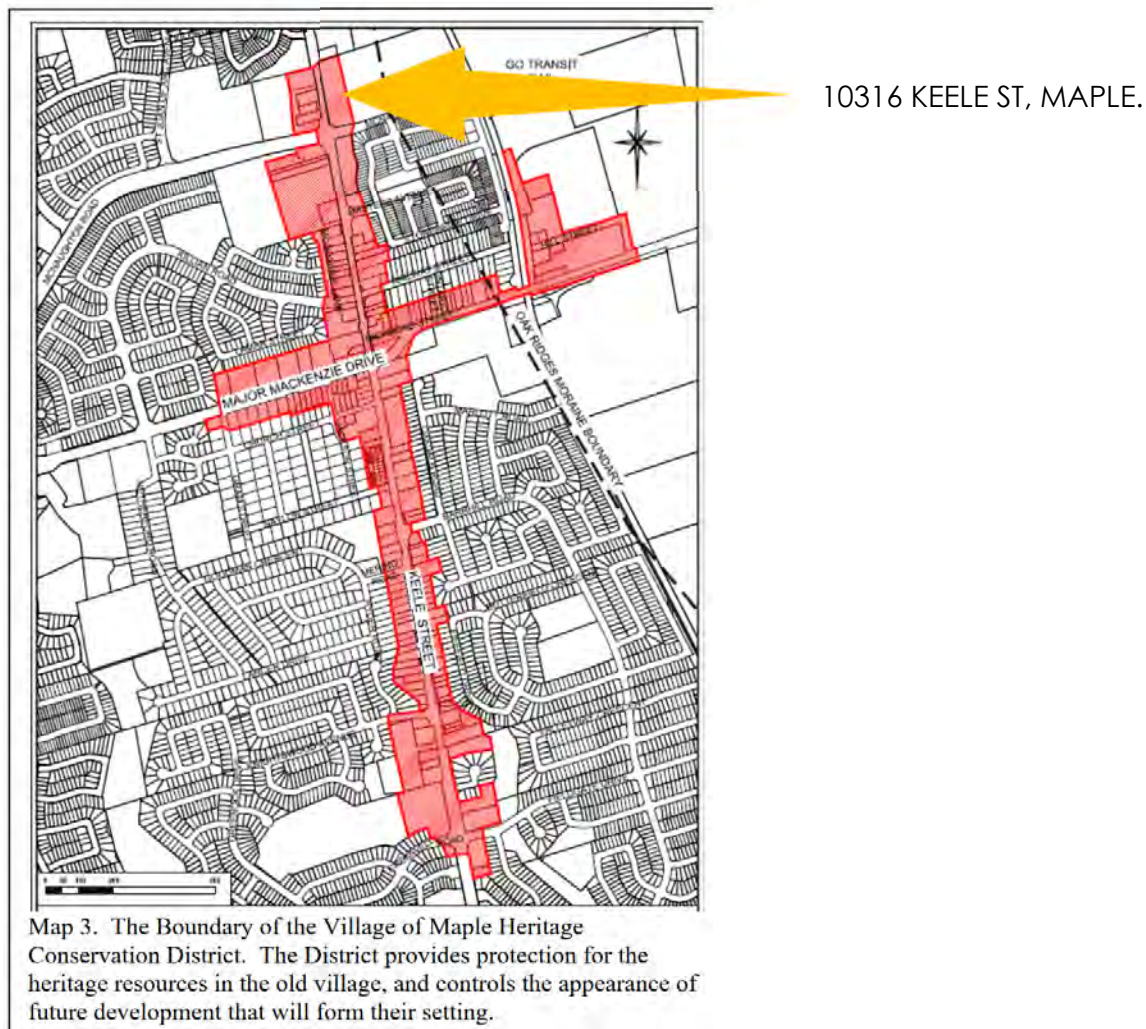
The district plan recognises 1 ½ - 2 storey as the appropriate façade height for residential buildings. Section 4.4.1 e) It also states (section 9.5.2.3) that contemporary larger living accommodations are best achieved through building height over increased frontage. The proposed designs, while being 3 storeys in height, place the 3rd storey within the roof volume to present a 2 storey façade with a 3 storey volume.

Overall, it is recommended that the proposed residential development at 10316 Keele St. in the Second Empire and Neoclassical styles be approved. The proponent could consider some refinement of the front elevation of block 3, facing Keele. Details to consider are the volume of the gable dormers and detailing of the porticos.

4.0 Description of Proposal and Context of Review

10316 is at the northern boundary of the Village of Maple Heritage District. At this location, the east side of Keele St. is populated by light industry, to the west are sports fields. A newer retail plaza and the Maple Community Centre are to the south

MAPLE HERITAGE DISTRICT BOUNDARY – City of Vaughan



Maple Village was historically small. Along the main roads, moving away from the hub, were a few modest houses and businesses with large spans of fields and woodlands in between. Most villages and small towns, particularly those adjacent to larger urban centers, have infilled the landscape between older developments; Maple is no exception. The objective of the Village of Maple Heritage Plan is to guide property infill and replacement of older buildings to enhance the notable character of the District.

The heritage plan outlines the objectives for new development in section 2.4.5 Objectives for New Development.

"To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development, while promoting densities sufficient to secure the District's future economic viability. To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs."

The proposed development at 10316 Keele St falls under the prevue of the District Plan as it relates to the Heritage permit application for erection of a new structure within the Maple Street Heritage Conservation District.

The heritage plan describes approaches and guidelines for new residential construction and new development.

4.4.1 Design Approach

- a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.*
- b) New residential buildings will 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.*
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.*
- d) Larger new residential buildings will have varied massing, to reflect the varied scale of built environment of the historical village.*
- e) Historically appropriate façade heights for residential buildings has been 1 - 1/2 or 2 storeys. The façade height of new residential buildings should be consistent with the façade height of existing buildings. Differences in façade heights between buildings on adjacent properties within the district should be no more than 1 storey. In all instances the height of new buildings shall conform to the provisions of the City's Zoning By-law.*

New residential building construction in the District will conform with the Guidelines found in Section 9.5.2.

Sections 9.1 and 9.2 provide direction for the architectural design of new developments.

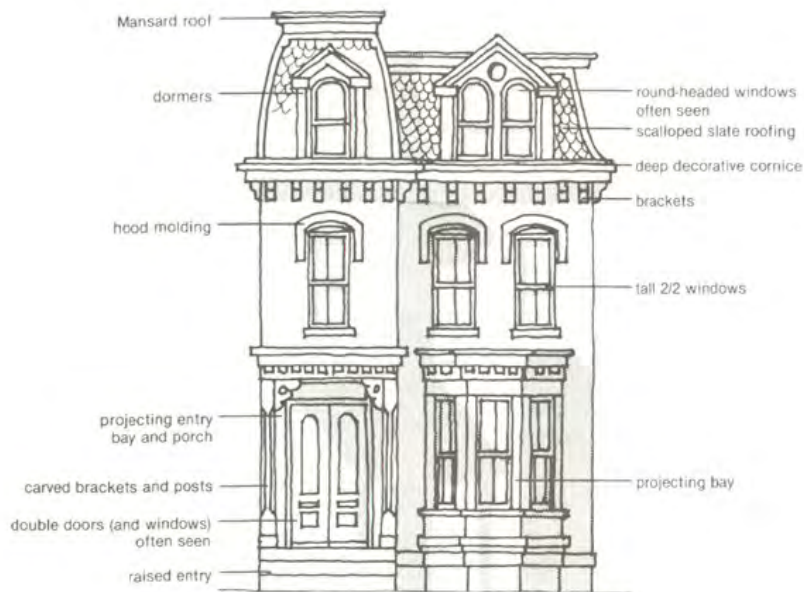
"New developments should be designed in a style that is consistent with the vernacular heritage of the community. All construction should be of a particular style, rather than a hybrid of many styles."

The development proposal for 10316 Keele St. involves the construction of four townhouse blocks: 20 townhouse units of the Second Empire and Neoclassical style. Both styles are cited in the Heritage Plan and are well represented in local residential heritage buildings. The 3 townhouse blocks orientated perpendicular to Keele reference the Second Empire Architectural Style. The block facing Keele, references the Neoclassical style. The side elevation of the townhouse block visible from Keele has further detailing (masonry chimney stack, addition dormers and decoration) making it a pleasing view from the street. Residents' parking, along with a small visitors' lot, is behind the townhouses that front on Keele. The other dwellings have driveway parking in front of their unit.

"(The Second Empire style) is an essentially French style brought to Canada during the mid to late 19th century from the Second Empire in France of Napoléon III. Its execution in public buildings is lavish, grand and complex. For smaller buildings and residences, the style is less elaborate, but is still ornate and very impressive. Windows are generally high with elegant surrounding moldings and there is always a Mansard roof punctuated with gabled or elliptical dormers. Roofs and balconies are generally embellished with iron cresting, and the roof itself is often dichromatic."

<http://www.ontarioarchitecture.com/Second.htm>

Illustration of representative features of the Second Empire Architectural Style. Originally published in LeDroit Park Conserved, Carr, Lynch Associates, D.C Department of Housing and Community Development, 1979



“The mansard roof allows for maximum use of interior attic space, offers a simple way of adding an extra storey or two to an existing building without adding any new masonry, and their curved or convex nature allows for additional decorative functions such as iron trimmed roof cresting and elaborate dormer windows. Traditional Second Empire elements such as a mansard roof, elaborate dormer windows (hip dormers on the second floor and gabled dormers on the third floor with moulded window surrounds), decorative brackets, and a roofline embellished with steel

ridge cresting.” https://www.historicplaces.ca/en/pages/29_second_empire.aspx



Cox Terrace, 332-344 Rubidge Street, Peterborough, Ontario – Peterborough Architectural Conservation Advisory Committee

“It (Cox Terrace) has a prominent central projecting block three storeys in height, recessed wings that are two-and-a-half storeys, and three-storey, stepped projecting end pavilions. Its more identifiable displays of the Second Empire style include curved and straight mansard roofs, projecting bay windows, and hooded and circular dormers. More intricate details of the Second Empire style include eaves with decorative brackets, a balustraded pseudo-parapet over the central block, hood moulding over dormer windows, circular and arched dormer windows, and three-sided bay windows.”

https://www.historicplaces.ca/en/pages/29_second_empire.aspx

The design proposal for blocks 1,2 and 4 of 10316 Keele St. displays the hallmark mansard roof of the Second Empire style. The choice of this architectural style enables the proponent to offer

additional floor space on a 3rd storey, while reducing the visual impact over the 1 ½ to 2 storey recommendation for residential buildings, outlined in 4.4.1 of the Village of Maple Heritage Conservation District Plan. Fish-scale slate shingles, often in contrasting colours, clad the roofs of period buildings. This effect is readily obtained with architectural asphalt shingles in contemporary construction. The proposed use of dormers, tall arch-top windows, hooded lintel detailing and corbels are all in keeping with the chosen architectural style.

The layout of second empire residences was a side hall plan. A small portico was typically present at the front entry. Both elements are present in the proposal. Double doors were common at the front entry of heritage homes constructed in the Second Empire style. While the proponent has chosen an offset single door, this does allow for a closet, which is a practical feature contemporary living.

The proposed design situates the garage door in the space that would have been occupied by a projecting bay window. The raised height of the cornice detailing on the portico, however, serves to downplay the appearance of the garage. The arched top door is sympathetic to the overall design. The proposed manner of addressing the garage does not detract from the historical reference.

The shed dormer at the rear elevation of the all the townhouse blocks is a departure from the Second Empire and Neoclassical style. Their use, outside of mid-20th century Victory House, is not strongly associated with a given period or style. These dormers are not, however, highly visible from the Keele St. and do not impact the streetscape.

The proposed design of townhouse block 3 is representative of Neoclassical architecture. Its juxtaposition with the Second Empire is complementary.



Chandler House, 10 Sackville Road,
Dorchester, New Brunswick

"In Canada the style (Neoclassical) enjoyed great popularity from, the 1820s to the 1850s. The style adapted decorative details, plans and elevations derived from ancient Grecian and Roman buildings to modern building. The facades of Neoclassical buildings had an underlying geometrical composition, and the wall surfaces were treated with a flat linearism. Blind arcades, fanlights, stringcourses, antique orders, pilaster orders, and channelled masonry were used in a manner that achieved this new, highly rational style of architecture

<http://parkscanadahistory.com/series/saah/neoclassical.pdf>

The specific interpretation of domestic Neoclassical architecture is varied and often followed the style of the given Architect or builder. The fundamental aspects, however, were symmetry, order, and appreciation of Greek or Roman detailing. At the time, domestic buildings of this style were constructed of stone or brick. Windows were elongated with divided panes. Details

were typically selected from British pattern books and often included a portico, symmetrically located on the front façade, supported by a chosen order of column. Sidelights and a transom window were typically about the front door.

The front façade of block 3 faces Keele St, which keeps with the formality of classical design. Parking and garage access are obscured behind the building and the layout economizes the hardscaping of the site plan. The Keele St elevation of each dwelling unit features a portico atop classically referenced columns. While unlikely to see regular use, this doorway is a major factor in executing the chosen architectural style. The choice to have a slightly lower roof ridge on the central dwelling unit and a different roof profile on the portico, helps to reinforce a central axis to the elevation. The design of barrel-vaulted portico roofs is visually heavy. Refinement of the proportion of the portico's classical elements would be advantageous. There is an anomalous curved head on the centre window of the second storey that should be deleted; the window heads should be straight to be consistent with the chosen styling.

As with the other townhouse blocks, a shed dormer has been used to increase inhabitable space on the third floor. This dormer style does not keep with Neoclassical design. However, these dormers are not visible from the street. The slope of the gable roof on block 3 is greater than is typically seen in the period. This choice increases the roof area visible from the street but serves to reduce the perceived height of the building. Dormers were not highly common in Neoclassical architecture but were present. The proposed gable dormers are taller and occupy more visual attention than would have been the case. The eave returns are heavy and the eave is too high above the window heads. The height of the dormers could be reduced and the eave returns lightened.

5.0 CONCLUSION & RECOMMENDATIONS

The evolution of development within the relevant proximity of 10316 Keele St has informed which aspects of the Village of Maple Heritage Conservation District Plan are applicable to the proposed development. There are no nearby heritage buildings to reference with regard to the choice of architectural style, material or colour scheme. There are no nearby buildings at this time, that the proposed development could enhance or detract from within the objectives of the district plan.

The proponent has chosen to design in the Second Empire and Neoclassical styles. This choice and the execution of the designs is effective. Though the property is on the outskirts, these styles compliment the desired atmosphere in the core of the District and provide good precedence for future development.

It is recommended that approval be granted for this proposal. Though not imperative, refinement of the dormer and portico detailing on the neoclassically inspired building would be beneficial.

CULTURAL HERITAGE IMPACT ASSESSMENT

**MCQUARRIE FARMHOUSE
10316 KEELE STREET, MAPLE
CITY OF VAUGHAN**

SU MURDOCH HISTORICAL CONSULTING

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JUNE 24, 2016 REVISED



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SUMMARY AND ADDENDUM

It is the conclusion of this Cultural Heritage Impact Assessment that the use of the property at 10316 Keele Street (part Lot 23, Concession 4) dates to the early 19th century period of settlement in this part of Vaughan Township. Acquired in 1832 by Catherine, the widow of Lachlan McQuarrie, the original 25 acre parcel became part of the farming operations of their son Archibald and his descendants until 1891. After selling this acreage to Peter McNaughton in 1891, the McQuarries continued to farm nearby. This now 1.009 acre (.41 hectare) building lot was severed from the acreage in 1932. From about 1942 to 1958, it was owned by author Wallace Archer. For much of the 20th and into the 21st century, this has been a rental property. It is now vacant.

The Georgian Revival style dwelling on the property likely dates to the mid 19th century. The unfortunate circumstance is that its physical deterioration is so advanced that it is not reasonable to retain this structure. At best, some of its building components, notably the foundation stone and potentially a selection of woodwork and flooring, may be salvageable for reuse on site and elsewhere. The removal of the dwelling is proposed as a process of dismantling and demolition with annotated photo documentation.

There is merit in commemorating the history of this property. To maximize public education, it is recommended that any commemoration, such as a heritage sign, be placed in nearby McNaughton Park. The McQuarrie and McNaughton names are historically intertwined with this area.

The Maple Heritage Conservation District identifies this property as part of the north gateway to the District. This area has already evolved from an agricultural landscape to one of new and large scale residential, commercial, and light industrial built form and use. There is minimal perception of this area being the prelude to the heritage enclave to the south, nearer the intersection of Keele Street and Major Mackenzie Drive. As a result of this evolution, no adjacent cultural heritage resources will be impacted by the proposed development.

Second Empire styling and the use of dichromatic brickwork (red with buff coloured accents) are being proposed for the McQuarrie Landing townhouse complex development. As a former agricultural landscape, this style is foreign to the immediate vicinity but its use now is a good approach for introducing a sense of heritage at this north gateway into the District. The property owner also has introduced some vintage style elements in the selection of fences, gates, stone retaining walls, plantings, and pathways. These are in keeping with the intent of the District for areas, such as this Keele Street location, categorized as Residential Village.

It is recommended that the property owner apply to demolish the dwelling at 10316 Keele Street, proceeding as outlined in this Cultural Heritage Impact Assessment. It is also recommended that the City be approached to resolve the contradiction in MHCD Bylaw 167-2007 between the text, which limits the northern boundary to Lot 22, and the mapping which includes the subject property within Lot 23, and the potential implication of this determination on the development project.

ADDENDUM, JUNE 24, 2016

Subsequent to the initial, June 20, 2016 submission of this CHIA to the Cultural Heritage Coordinator, Urban Design and Cultural Heritage Section, Development Planning Department, the City of Vaughan Legal Department provided the following clarification of whether this property is within the boundary of the Maple Heritage Conservation District as defined by Bylaw 167-2007:

Bylaw 167-2007 provides in section 1: "The area within the City identified on Schedule A is hereby designated as a Heritage Conservation District." The area in Schedule A includes these lands. The Bylaw is registered on these lands. While section 4 of the bylaw and the note on the Schedule refer to Lots 17 to 22, that is the direction to the Clerk to register the bylaw. The lands are included in the District by virtue of Section 1 and being included on Schedule A is inside the boundary. We are required by the Act to register the bylaw, so the section in the bylaw is not required in any event.

The property owner accepts that 10316 Keele Street is within the boundary of the MHCD. As this Cultural Heritage Impact Assessment is written on that presumption, there is no change to its content or recommendations resulting from this legal finding. References to the need to clarify this governance are retained in this CHIA as a record of the query.

CULTURAL HERITAGE IMPACT ASSESSMENT 10316 KEELE STREET, MAPLE, CITY OF VAUGHAN

PART EAST HALF, LOT 23, CONCESSION 4, FORMER VAUGHAN TOWNSHIP, NOW CITY OF VAUGHAN

1.0 PROPERTY DESCRIPTION

The legal description of the property at 10316 Keele Street is part of the east half of Lot 23, Concession 4, former Vaughan Township, now City of Vaughan ("City"). It is an approximate 1.009 acre (.41 hectare) parcel of land fronting on the west side of Keele Street, just north of the intersection of Keele Street and McNaughton Road.

The property contains a mid 19th century, Georgian Revival style dwelling in an advanced state of deterioration. The natural terrain is undulating (rolling) with the dwelling positioned on a knoll near the Keele Street frontage. It is accessed by a short driveway running east west from Keele Street, along the south side of the dwelling. A late 20th century, limestone retaining wall parallels the road allowance. There are no farm related outbuildings or cultural heritage landscape features that contribute any significant information or evidence about the past use of the site as a larger farmscape. There are some mature trees, as identified on the May 2016 *Arborist Report* prepared by Harrington McAvan Ltd. and separately provided to the City.



Figure 1: Location of 10316 Keele Street

As shown in Figure 1, to the north of the property is a new and large residential development; to the south is a vacant lot (10296 Keele Street, part Lot 22, Concession 4) and next south to it a late 20th century bungalow; to the far west is St. Joan of Arc High School; opposite Keele Street are recent commercial retail buildings. McNaughton Park is to the west and southwest. The nearest visibly heritage property is near the northeast corner of Keele and McNaughton. This area is not an enclave of heritage buildings and it is a considerable distance south on Keele Street approaching Major Mackenzie Drive before the heritage character of the Village of Maple Heritage Conservation District (“MHCD”) is evident.

A Heritage Conservation District is a geographic area protected by bylaw under Part V of the Ontario Heritage Act (“OHA”). The subject property is considered by the City to form part of the north gateway into the District. The text of MHCD Bylaw 167-2007 describes the northern boundary as Lot 22, which abuts the south side of the subject property on Lot 23; but, the accompanying Schedule (Figure 2) maps the MHCD to include 10316 Keele Street. By-law 167-2007 is registered on the property Title, which suggests it was the City’s intention to include this parcel of land. If inside the boundary, the proposed development is subject to the provisions of the MHCD Plan 2007, particularly the “Residential Village” category for new development. If outside, it would be classified as a property adjacent to a property protected by the OHA (i.e., the Part V MHCD). This matter needs to be resolved (See Addendum, June 24, 2016). In the interim, this Cultural Heritage Impact Assessment (“CHIA”) considered the property to be within/or near enough to merit evaluation as a MHCD property.

The site is not protected under the OHA as an individual property nor is it separately listed on the Vaughan Heritage Inventory and/or List of Significant Heritage Structures.

2.0 DEVELOPMENT PROPOSAL

The property owner has applied for a Zoning Bylaw Amendment and Draft Plan of Subdivision. The owner’s intent is to demolish the mid 19th century dwelling, change the contour of the site, and erect a townhouse complex known as McQuarrie Landing (Figure 19). To date, the process has involved commissioning several reports, a Pre-Application Consultation with the City, and a Public Meeting.

3.0 PROJECT TERMS OF REFERENCE

3.1 GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

As 10316 Keele Street is considered by the City to be inside the boundary of the MHCD, a CHIA must accompany any application for demolition, removal, and/or alteration of a building, structure, or property feature. The City’s *Guidelines for Cultural Heritage Impact Assessments, Updated February 2016* (“Guidelines”) were applied in the compilation of this CHIA. These *Guidelines* state the purpose of a CHIA, as follows:

The purpose of undertaking a Cultural Heritage Impact Assessment, which is provided by the applicant, is to identify and evaluate cultural heritage resources in a given area (i.e., real property) to determine the impact that may result from proposed development of the subject property. As a result of this assessment process by a qualified consultant, the following is to be determined:

1. Whether a building is significant and should be preserved and incorporated within the proposed development. If the building is not considered significant, valid reasons on why it is not should be presented in the report.
2. Avoidance Mitigation option (as found below) for the significant building and how it will be conserved or incorporated in a development (whether commercial or residential). This will be further developed through a Conservation Plan.

Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources *in situ* and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, 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

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings.

The *Guidelines* includes the City's Policy Rationale, directions of Good Heritage Conservation Practice, Requirements of a CHIA, and an outline of the Review/Approval Process. These *Guidelines* form part of the Terms of Reference of this CHIA.

3.2 ONTARIO REGULATION 9/06

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest sets the minimum standard for criteria to be applied by a municipality when evaluating the cultural heritage value or interest of a property being considered for designation under s. 29 of the OHA. One or more of the criterion in the categories of Design or Physical Value or Interest, Historical or Associative Value or Interest, and Contextual Value must be met for the property to be designated. Although the property is not being proposed for protection under s. 29, the criteria of the Regulation were applied in this CHIA as an appropriate mechanism for evaluating the cultural heritage value or interest of the subject property.

3.3 MAPLE HERITAGE CONSERVATION DISTRICT PLAN 2007

The City's commitment to the "retention and preservation of cultural heritage resources in the Maple Community" has been in place since 1990 through Official Plan Amendment 350 and Bylaw 303-90. Phillip H. Carter Architect in association with Paul Oberst Architect compiled the *Village of Maple Heritage Conservation District Study 2006, Volume 2*. Of note, is that the Study did not analyse individual properties more north than 10211 Keele Street, which is south of the subject property.

The MHCD Study categorizes the intersection of McNaughton Road and Keele Street as the north gateway to the MHCD. Although the wording in Section 5.2 of the Study is somewhat vague, based on the accompanying mapping it is assumed that the identified gateway is north of this intersection:

The north gateway is just before the major intersection at McNaughton, and is marked by a treeline and heritage buildings on the west. The start of the downslope to the main crossroads creates a sense of entry.

Based on the findings of the Study, Carter and Oberst compiled the *Village of Maple Heritage Conservation District Plan 2007, Volume 3*. The overall objective of the MHCD Plan is as follows:

2.4.1 Overall Objective

To ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to, and does not detract from, the District's architectural, historical, and contextual character.

The boundaries of the MHCD are established by Bylaw 167-267. The MHCD 2007 Plan was adopted by Bylaw 168-2007, making its provisions mandatory for properties inside the District boundary.

Although there is ambiguity in Bylaw 167-267 as to whether 10316 Keele Street is inside the boundary of the MHCD (See Addendum, June 24, 2016), the Statement of Heritage Value provided in the MHCD Plan was held relevant to the evaluation of this property for purposes of the CHIA. That statement is as follows:

2.2 Statement of Heritage Value

The Village of Maple is one of four 19th century settlements in the City of Vaughan that could have been considered more than a hamlet. (Two of these, Thornhill and Kleinburg-Nashville, have been made Heritage Conservation Districts.) The Ontario Huron and Simcoe Railway, the first railway in Canada, provided the opportunity for its modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of 19th and early 20th century buildings, and the character of a village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success. To ensure that existing heritage resources are preserved, and that new development authentically enhances the village character, a Village of Maple Heritage Conservation District is proposed. The proposed District consists of the historic block of Church and Jackson Streets, and properties along the two main roads, roughly to the extent of the old Police Village. The Village of Maple Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer buildings that respect the scale and site plan characteristics of a historic village. The heritage character, shown in Sections 4.1 through 4.8 of this Study, is worthy of preservation.

Similarly, the new development parameters for the Residential Village category, s. 9.5.2 of the MHCD Plan, were applied when considering the draft site plan and conceptual elevations for the proposed townhouse complex.

4.0 PROJECT METHODOLOGY

4.1 PREVIOUS CHIA

The report “10316 Keele Street, Cultural Heritage Resource Impact Assessment” dated October 14, 2015, was assembled for the property owner by the heritage consulting firm Giaimo. That report and the accompanying April 14, 2016 written comments by Katrina Guy, Cultural Heritage

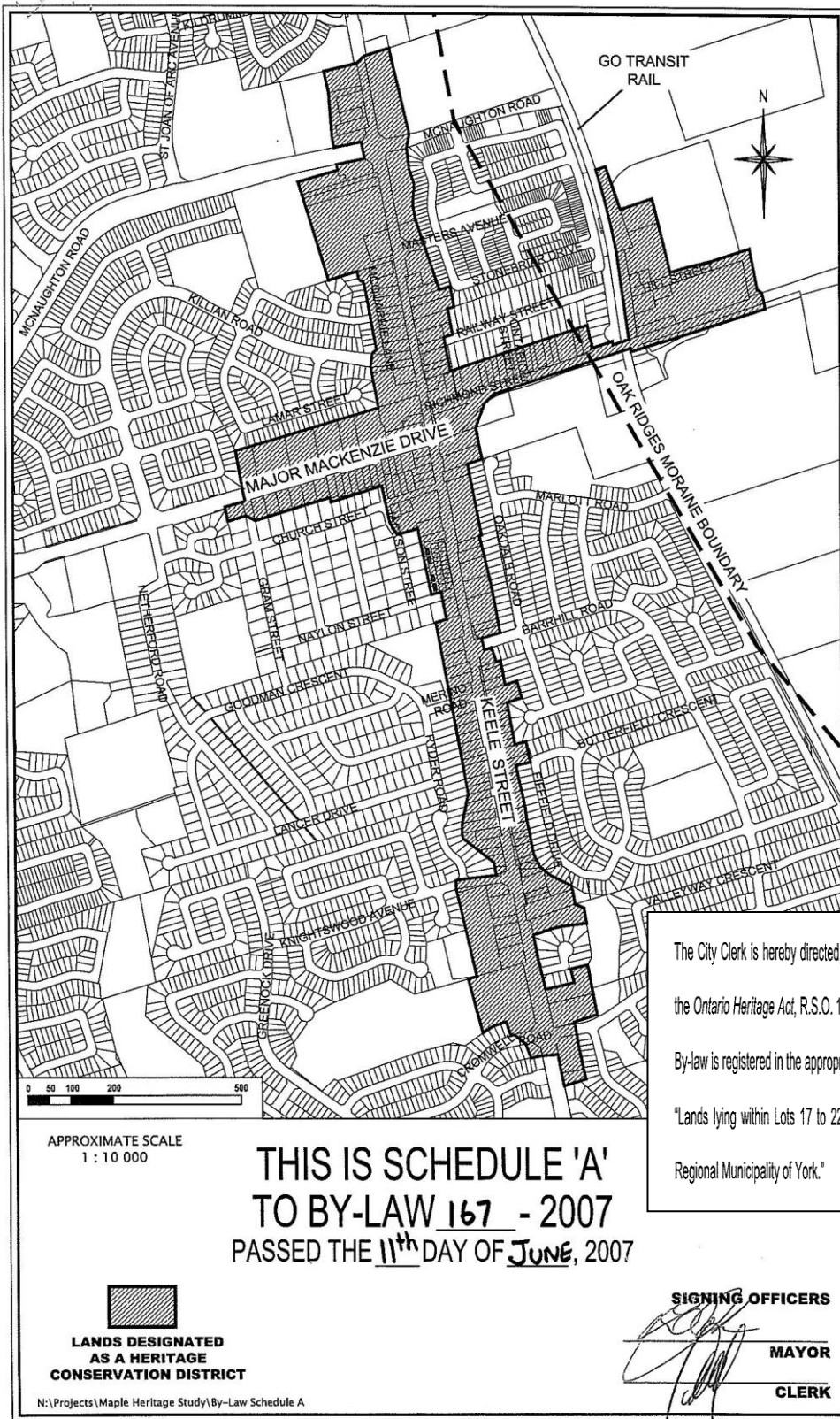


Figure 2: The text of Bylaw 167-2007 (insert) gives the northern boundary as Lot 22 but its mapping includes 10316 Keele Street, which is within Lot 23.

Coordinator, Urban Design and Cultural Heritage Section, Development Planning Department of the City, were reviewed. Ms Guy itemized areas where information was lacking and also identified that its author is not a member of the Canadian Association of Heritage Professionals, as is required by the City. The property owner opted to commission a member of CAHP, Su Murdoch, to address the deficiencies. The result is that the Murdoch CHIA is new work, with some inclusions from the Giaino report regarding the physical condition of the property.

4.2 ARCHAEOLOGICAL FIELDWORK

Archeoworks Inc. undertook Stage 1 (October 21, 2015) and Stage 2 (February 10, 2016) archaeological assessments of the 1.009 acre (.41 hectare) property. It is evident that for the descriptions of the dwelling and property history, Archeoworks Inc. relied on the "Vaughan Heritage Inventory – Built Heritage Evaluation Form for 10316 Keele Street, July 31, 2015" written by City staff member Daniel Rende. The assessment concludes that "the Study Area is negative for archaeological resources."

As this property is a subparcel of what began as a 25 acre parcel, evidence of any earlier buildings or structures outside of this 1.009 acre would not have been within the scope of work for the archaeological assessment.

4.3 SOURCES

The findings of this CHIA are based on a site visit on May 12, 2016, to view the exterior and interior of the dwelling, and the grounds. A property Title search at the York Region Land Registry Office was conducted. Documentary research, including a review of the collection held by the City of Vaughan Archives, was undertaken. A McQuarrie descendant, Diane Anderson, provided valuable anecdotal information of her own and contacted two older family members. All studies provided by the property owner were reviewed.

5.0 HISTORICAL OR ASSOCIATIVE VALUE OR INTEREST

O. Reg. 9/06: The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

5.1 OVERVIEW HISTORY OF VAUGHAN TOWNSHIP AND VILLAGE OF MAPLE

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

The nearest historic village to the subject property is Maple, to the south. The post office at Maple was established on February 6, 1852, with Joseph Noble as postmaster. The MHCD Study and Plan describe Maple as follows:

Maple, situated at the intersection of Keele Street and Major Mackenzie Drive, was initially a swamp which forced travelers to use alternative routes around Maple. The first settlers were German Lutherans from Pennsylvania, and by 1825, British immigrants began to arrive to the established community. By the 1820s, a road was built through the swamp and a Presbyterian Church was constructed for the Scottish congregation.

The community was initially called Noble's Corner after Joseph Noble, the first postmaster. It was renamed Rupertsville after a prominent doctor in the community, and finally renamed Maple after the numerous Maple trees that once lined Keele Street.

In the 1850s, the Ontario, Huron and Simcoe Railway was built through Maple and stopped five times a week carrying mail for Richmond Hill. By the late 19th century, a saw mill, a planing mill, a photo studio, a rope factory, a funeral parlour, two hotels, a hardware store, a pump factory, a harness shop, a retail liquor store, two shoemaker shops and a creamery were added to the local businesses by the end of the 19th century. The community included approximately 100 homes in 1904, and by 1928, the population consisted of 2,000 individuals.

The countryside north of Maple, including the subject property, is now a remnant agricultural landscape interspersed with mid 20th century to recent medium to high density residential, commercial retail, and light industrial development.

6.0 PROPERTY CHRONOLOGY

The property at 10316 Keele Street is a 1.009 acre parcel of land severed in 1932 from the 25 acres of the southeast quarter of the east half of Lot 23, Concession 4, Vaughan Township. This 25 acre parcel was acquired in 1832 by Catherine McQuarrie. The chronology of the 1.009 acre parcel is intertwined with the balance of Lot 23 and the south abutting Lot 22. Both Lots 23 and 22 were associated, in part, with the McQuarrie family, whose several members arrived early in the 19th century from the United States.

6.1 EARLY LOT HISTORY (1798-1832)

In his publication, *A History of Vaughan Township*, G. Elmore Reaman cites a reference in the Commissioner of Crown Lands papers that Lots 19 and 23, Concession 4, Vaughan Township, were “transferred from Sergeant John Coon to Samuel Street.”¹ No date is given by Reaman.

The Upper Canada Land Records index is a compilation of the transactions relating to Crown owned land before the Crown Patent was issued to the first successful applicant for patent. The first recorded transaction for the 200 acres of Lot 23 is a free grant issued on July 6, 1798, to Samuel Street. Street was also issued the 400 acres of Lots 19 and 21, Concession 4. He received the Crown Patent for Lot 23 on July 23, 1798, probably without having to complete the standard settlement duties of clearing land and erecting a 16x20 ft. dwelling.

On February 1, 1808, Street sold the east 100 acres of Lot 23 to Conrad Pratz. On March 3, 1808, Street sold the west 100 acres to Henry Line (or Lyons).

Conrad Pratz divided the east acreage into two parcels. He sold the north 50 acres to Polly Cruthers and the south 50 acres to John Cruthers. Both sales were on March 9, 1814, at the purchase price of £30 each. This price suggests the acreage was vacant.

6.2 THE MCQUARRIE FAMILY (OWNERS 1832 TO 1891)

On October 17, 1832, John Cruthers subdivided his 50 acres of the east half into the southwest part and southeast part, each 25 acres in size. He sold each parcel for £56.5. The increase in value from £30 for 50 acres may reflect some minimal development on each parcel; or, an overall rise in vacant land values. The southwest part was bought by Hector “McQuarie” and the southeast part by “Katharine McQuarie.” The southeast 25 acres is the origin of the 1.009 acre parcel of land at 10316 Keele Street.²

Catherine was the widow of Lachlan McQuarrie and believed to be a sister in law to Hector. Hector had bought the “east end 40 acres” of the east half of Lot 22, Concession 4, in February 1820; and an additional 60 acres of the “west part of east half” of Lot 22 on August 24, 1831. As noted, he bought the southwest 25 acres of the east half of Lot 23 in October 1832. Catherine and Hector’s farms were abutting on two sides and both had Keele Street frontages.

There are several local history accounts of the Lachlan McQuarrie family, each with some variation on the genealogy. The 1885 publication, *History of Toronto and County of York, Ontario*, by C. Blackett Robinson mentions the family origin in a biography of Archibald, the son of Lachlan and Catherine:

ARCHIBALD MCQUARRIE, lot 23, concession 4, is a native of New York State, where he was born in 1818. In company with his parents he came to Canada in 1827. His father, Lachlan McQuarrie, after his arrival in York County, settled on lots 15 and 16,

concession 3, in 1829, and died in the fall of the same year. After his father's death, his mother purchased twenty-five acres of lot 23, concession 4, and two years afterwards she also died. The family consisted of seven children besides the subject of this sketch, who are all indebted to their eldest sister for the devoted manner in which she endeavoured to supply the loss they had sustained. She is now married and is a resident of Vaughan, being the wife of Mr. Francis Bunt. Each member of the family is now doing well, and most of them are living in this neighbourhood.

Archibald McQuarrie was married in 1864 [1844] to Emma Pickering, a native of England: they have a family of ten children. He has taken an active part in municipal matters, having been a member of the Township Council about four years. He belongs to the Presbyterian Church, and is a Reformer in politics.

Catherine McQuarrie

The "Katharine McQuarie" who bought the southeast quarter of Lot 23 on October 17, 1832, is believed to be Catherine McInnis, born about 1792 in Scotland. About 1813 she married Lachlan McQuarrie, born in 1785, a native of the Isle of Mull, Scotland. They were married in Scotland, and first immigrated to the United States.

Lachlan died in Vaughan on September 17, 1831.³ Bruce McQuarrie in his publication, *Far From their Island Home*, states regarding Lachlan's death, "tradition says he was walking to see his sister Catherine (Mrs. Donald McK. (McKinnon) in Caledon, fell ill of typhoid fever, died and was quickly buried in an unmarked grave. This left Catherine with 9 children."⁴

Catherine is said to have died about two years following Lachlan. Her Last Will and Testament is dated August 26, 1834,⁵ and her date of death may have been shortly following. When Catherine died, her living children were Margaret (1812-1881), Daniel (1816-1850), Archibald (1818-1901), Sarah (1821-1893), John C. (1823-1904), Mary (1826-?), Charles (1826-1898), and Arthur (1828-?). All the children were born in Masonville, Delaware County, New York.

Archibald McQuarrie

Catherine's Will bequeathed to her "second son Archibald," "one feather bed, two quilts, and one coverlet" and the 25 acres of what she described in 1834 as her "home farm" at the southeast corner of Lot 23, Concession 4 (the origin of 10316 Keele Street). The balance of her furnishings were left to the three daughters. She also directed that "in case my children should wish to remain together on my farm for them to do so." If not, the farm was to be leased until her youngest reached the age of 21. Any children "incapable of taking care of themselves" are "to be put out with families that are decidedly pious until capable of taking care of themselves." Evidently, the family had been living together on the Lot 23 acreage. The eldest daughter, Margaret, is credited with raising the children.

The 1837 Home District Directory lists Archibald McQuarrie on Lot 23. If his date of birth is 1818, he was only aged 19 in 1837. He married Emma Pickering on September 5, 1844. The 1846-7 directory for Vaughan again lists Archibald on Lot 23.

The earliest property tax assessment roll available for Vaughan Township is 1850. It lists the following occupants of Lot 23, Concession 4:

Lot 23 John Line assessed value of £179 (This would be the west 100 acres acquired in 1808 by Henry Line.)

Lot 23 George Cowan assessed value of £99 (Cowan is not listed on the property Abstract as an owner.)

Lot 23 Arch. "McQuarry" assessed value of £80 (This is likely his late mother Catherine's southeast 25 acres.)

In 1848, Archibald bought the 50 acres of the south half of the west half of Lot 24, Concession 3 (to the northeast, on the east side of Keele Street).

Hector McQuarrie died on October 17, 1850.⁶

The 1851 agricultural census enumerated Archibald on Lot 23, with a total of 105 acres (86.5 under cultivation and 18.5 in woods). This suggests he was living on the 25 acres of Lot 23 but owned acreage on Lot 24 (50 acres) and owned or leased 30 acres elsewhere. The 1851 personal census lists him as age 40 on next birthday,⁷ Presbyterian, born in the United States, and a farmer. His wife Emma (nee Pickering) was 24, Methodist, and born in England. In the household were their children [Elizabeth] Catharine, 6; Daniel, 4; and Margaret, 3. Also with them was Elizabeth Pickering, 75, a widow, born in England, believed to be Emma's mother. Thomas Bannerman, a labourer, was in the household. The census enumerator described their dwelling as a single family, one storey, log house. This could be Catherine's house on Lot 23, which was standing by August 1834 when she wrote her Will.

Following Hector McQuarrie's death in 1850, his 100 acres of the east half of Lot 22 must have been bequeathed to his sons John and Malcolm. John sold the south 50 acres of the east half of Lot 22 on April 10, 1852, to John Line [Lyons] for £400. Malcolm sold the north 50 acres of the east half of Lot 22, excluding one acre, to Archibald McQuarrie (Catherine's son) on April 10, 1853, for £475. The high purchase prices suggest each parcel was developed.⁸ As shown in Figure 3, this north acreage gave Archibald 75 acres (minus the excluded one acre) fronting on Keele Street.

The 1852 tax roll lists "Arch. McQuarry" on Lot 23 with an assessed value of £445 (this is the 25 acres of Lot 23, probably the late Hector's 50 acres of Lot 22 (leased/soon to be owned),⁹ 50 acres owned of Lot 24, Concession 3, and other acreage). The 1853 tax roll lists Archibald on

Lot 23 with a total assessed value of £554.¹⁰

Catherine McQuarrie's Will was made "ready for registration" by Archibald on July 11, 1856, and was registered on October 26, 1857. In the probate, Catherine was described as "lately deceased." The transfer of the 25 acres at southeast corner of Lot 23 from the estate to Archibald is not registered on the property Title.

The "excluded" one acre of the late Hector McQuarrie's holdings was at the northeast corner of Lot 22. This is believed to be 10296 Keele Street, now a vacant parcel of land on the south side of 10316 Keele. This acre transferred from Hector's estate to his son Lachlan, who sold it in 1858 to Peter McNaughton (who owned the north half of the east half of Lot 23). Also in 1858, Lachlan sold Hector's southwest 25 acres of the east half of Lot 23 to McNaughton. The sale of the acre parcel to McNaughton included a right of way between the Fourth Concession (Keele Street), across the northeast 50 acres of Lot 22 (bought by Archibald in 1853, minus the one acre). Without this right of way across Archibald's Lot 22 property, McNaughton's 25 acres were landlocked.¹¹

The 1861 personal census lists Archibald as being age 42 and Emma 37. The children in the household were [Elizabeth] Catharine, 16; Daniel, 14; Margaret, 12; Emma, 10; Martha, 8; John S., 6; Jane, 4; and Joseph, 2. Also with them was Elizabeth McQuarrie, age 85, born in England. (This is believed to be Elizabeth Pickering, Emma's mother.) They lived in a single family, 1.5 storey, frame house. The 1861 agricultural census associates Archibald with 124 acres. This equates to the 25 acres of Lot 23, 49 acres of Lot 22; and the 50 acres of Lot 24, Concession 3. The cash value of his total farm was \$4,966.

The 1871 census lists Archibald as age 52 and Emma as 47. In the household were Elizabeth, 25, a seamstress; Daniel, 23, a farmer; Margaret, 21; [Sarah] Emma, 19; Mary, 16; John, 14; Jane, 12; Joseph, 11; Archibald, 9; and Matthew, 4. They were enumerated on Lot 23 but held a total of 155 acres.

The 1878 Illustrated Atlas map of Vaughan (Figure 4) plots a dwelling and orchard at the southeast corner of Lot 23, fronting on Keele Street. When comparing the location of the dwelling on the 1860 map (Figure 3) to 1878, Archeoworks Inc. concluded that it was slightly more south, closer to the southeast corner of the lot. This may be a plotting error in 1860 or could indicate that Catherine's pre 1834 house (described as log in 1851 census) was replaced by Archibald with the house described as frame in the 1861 census. There is no structure plotted on Archibald's Lot 22 acreage.¹² There is a structure plotted at the northwest corner of Archibald's Lot 24, Concession 3, acreage.

The 1881 census indicates that Archibald, Emma, Sarah, Mary, John, Jane, Joseph, Archibald, and Matthew, continued to live together as one household.

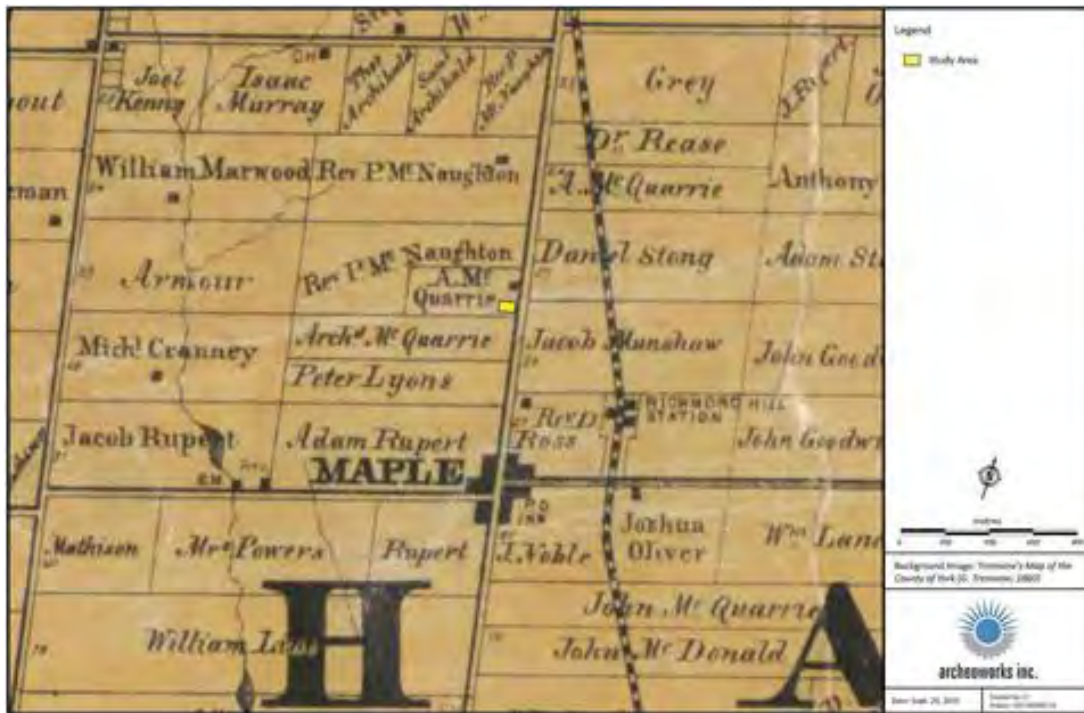


Figure 3: Extract of 1860 Tremaine map of Vaughan Township

Archeoworks Inc. has indicated the location of the dwelling now at 10316 Keele Street as a yellow block.

This 1860 map plots “Arch” or “A” McQuarrie on the southeast quarter of the east half of Lot 23 and the north half of the east half of Lot 22, Concession 4. A. McQuarrie is also plotted on the south half of the west half of Lot 24, Concession 3. The only dwelling plotted on the three parcels is on Lot 23, but this is not definitive proof that no other dwellings existed.



Figure 4: Extract of 1878 Illustrated Atlas map of Vaughan Township

Archeoworks Inc. has indicated the location of the dwelling at 10316 Keele Street as a yellow block. This overlays the plotting in 1878. Compared to the 1860 map (Figure 3), the dwelling appears to be slightly more south, closer to the southeast corner of the lot.

Robert and Margaret (McQuarrie) Barr (1887-1891)

Robert B. Barr was born in Medonte Township and was farming there when at age 33 he married Archibald and Emma's daughter Margaret. She was 29 and living in Vaughan when they married on October 1, 1878, at Maple. On February 18, 1887, Archibald and Emma sold their farm to Robert, by then described as a Vaughan farmer. The purchase price was \$5,500 and included the 50 [49] acres of the northeast quarter of Lot 22; and the 25 acres of the southeast part of the east half of Lot 23. The deed describes the Lot 23 acreage as starting a distance of one chain (66 ft.) north from the southeast corner of Lot 23 (at Keele Street).¹³

The 1891 census lists two Archibald McQuarrie households. “Archy” (Archibald, Jr.), age 29, and his sister Sarah, were living in a wood, 2 storey house with six rooms. Next door were Archibald (Sr.), Emma, Mary, Jennie, Matthew, and Daniel living in a wood, 2 storey house with ten rooms. This is the acreage on Lots 32 and 33, Concession 3, acquired by Archibalds Senior and Junior about 1884.¹⁴ The City of Vaughan Archives has a collection of 1920s photographs of this farm, identified as the farm “East Keele near Kirby Sideroad.” This was the principal McQuarrie farm at that date.

6.3 PETER McNAUGHTON (OWNER 1891 TO 1932)

On February 25, 1891, Robert and Margaret Barr sold the 25 acres of the southeast part of the east half of Lot 23 to Peter McNaughton of Vaughan, a gentleman. He is believed to be the son of the Reverend Peter McNaughton who had owned the balance of the east half of Lot 23 until his death possibly on May 10, 1878.¹⁵ The purchase price was \$2,500. The description of the 25 acres again starts the boundary a distance of one chain (66 ft.) north from the southeast corner of Lot 23.

The 1891 census lists Robert Barr, age 46, as Presbyterian and a farmer. His wife Margaret was 40; and their daughter Emma S., 11, were born in Ontario. They occupied a 2 storey, wood house with eight rooms. As their Lot 23

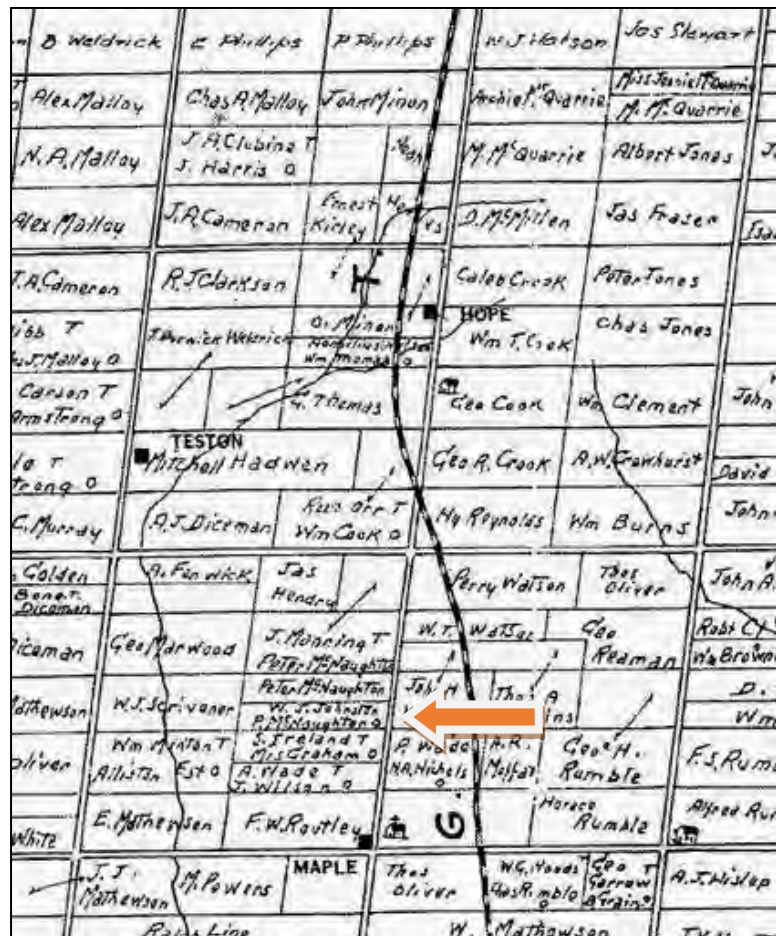


Figure 5: Guildal's Landowner's Map of 1918

acreage was sold in February, this probably describes a dwelling on their Lot 22 acreage.¹⁶

As Peter McNaughton owned property nearby, it is probable that the dwelling (and possibly the farm acreage) at 10316 Keele Street was tenanted. Guildal's Landowner's Map of 1918 (Figure 5) plots W.J. Johnston (tenant) on the southeast 50 acres of Lot 23 with P. McNaughton identified as the owner.

Peter McNaughton, still of Vaughan, sold the 25 acres of the southwest part of the east half of Lot 23 (the landlocked acreage) to his son Archibald Cameron McNaughton of the City of Toronto, a "Barrister-At-Law" for "natural love and affection and the sum of One Dollar." This was on May 22, 1922. The purchase included the separated ("excluded") one acre of Lot 22 and references the one chain wide (66 ft.) right of way. Archibald sold the property back to Peter on the same day.

6.4 FRED AND HELEN ADAM (OWNERS 1932 TO 1937)

It is likely that Archibald Cameron McNaughton was acting as his father Peter's executor when on May 17, 1932, he and his wife Sybil severed and sold for \$3,000, a 1.009 acre parcel of the southeast part of Lot 23 to Fred R. Adam of Vaughan, a gentleman (retired), and his wife Helen Gordon Adam. This parcel measures from a distance of 36 feet from the southeast corner of Lot 23. This is the subject parcel of land now at 10316 Keele Street.

It was January 30, 1937, when the Adams released their interest in the property back to Archibald McNaughton, presumably being in default of the \$2,800 mortgage held by McNaughton against the property.

6.5 EDITH M AND IRENE L. JOHNSTON (OWNERS 1937 TO [1942])

Based on the Guildal's map (Figure 5), a W.J. Johnston was occupying the southeast quarter of Lot 23 at least as early as 1918. On March 4, 1937, Archibald C. McNaughton sold the 1.009 acre to Edith M. and Irene L. Johnston.

6.6 ARCHER AND EDITH WALLACE (OWNERS [1942] TO 1958)

In June [1942]¹⁷ Edith and Irene Johnston sold the 1.009 acre parcel to Irene and Archer Wallace for \$4,000. The United Church of Canada Archives holds a collection of Archer Wallace papers spanning from 1905 to 1955. The introduction to the collection reads:

Archer Wallace (1884-1958) was a Methodist/United Church minister, editor and broadcaster. He was born in England in 1884, immigrated to Newfoundland in 1904 to preach, and to Canada in 1907 to study. He studied at Victoria University and the University of Western Ontario. Ordained into the Methodist Church in 1909, he served

churches in Northern Ontario and Toronto until his health failed. He was appointed to the Department of Sunday School Publications in 1919, and edited youth magazines until he retired in 1954. He also wrote many inspirational books, and hosted the first United Church television programme.

Irene Wallace (Barbara Irene High) died November 28, 1952. Their daughter, Barbara E., the wife of James Mackey, was granted the property on April 20, 1953. Archer Wallace died in 1958.

Ken McQuarrie recalled in 2016 at age 80 that the house at 10316 Keele Street “the white house” “was a rental home for most of the time he knew it. One person who lived there that he remembers well was Sir Archer Wallace, a writer.”¹⁸ The property was known to him as the Matthew McQuarrie farm.

6.7 SIDNEY AND MAGDALENE MANETT (OWNERS 1958 TO 1959)

On August 22, 1958, Barbara Mackey sold the 1.009 acre to Sidney and Magdalene Manett.

6.8 AUDREY BOAKE AND GLADYS CREARY (OWNERS 1959 TO 1986)

It was July 29, 1959, when the Manetts sold to Audrey Boake and Gladys Creary. In May 1968, Audrey Boake of Vaughan and Gladys Creary of the Borough of Etobicoke, both married women formerly of the City of Toronto, sold to Audrie Nelda Boake of Vaughan. The deed explains that Audrey Boake and Audrie Nelda Boake are the same person and that Cleary and Boake are mother and daughter. In February 1986, Audrie became a joint owner with her son Kingdon Boake.

6.9 FRANCO ASTOLFI, VITTORIO CRESCENZI, AND FRED CIANCIULLI (OWNERS 1986 TO 2006)

Audrie and Kingdon Boake sold the property to Franco Astolfi, Vittorio Crescenzi, and Fred Cianciulli, each with a one third interest. This was in October 1986. A declaration that this is not normally the Boake’s residence forms part of the deed.

6.10 SUBSEQUENT OWNERS (2006 TO CURRENT)

Astolfi, Cianciulli, and Crescenzi sold in 2006 to Luigi Spano. He sold in March 2015 to Hong Bian and King Ouyang who transferred ownership to a corporation, Gracegreen Real Estate Development Ltd.

6.11 MATTHEW MCQUARRIE FARM REFERENCE

The distinction of the surveyed boundaries between Lots 22 and 23, Concession 4, have long been blurred, due no doubt to the overlap in ownership of subparcels within both lots. As illustrated by Figure 6, even the captioning of photographs of these sites has been problematic.

There is a local perception that the property at 10316 Keele Street (within Lot 23) was part of the Matthew George McQuarrie farm. Matthew was the youngest son of Archibald and Emma.

In 1891, Robert Barr (Matthew's brother in law through his sister Margaret) sold his Lot 23 acreage to Peter McNaughton. The 1901 census indicates that Matthew, 33, was a tenant on the west half of Lot 32, and east quarter of Lot 33, Concession 3. He held 150 acres valued at \$3,700. The owners were his father Archibald, Sr., and his brother Archibald, Jr.

Robert's Last Will and Testament was probated and registered on October 1, 1915. His Lot 22 acreage (his father in law Archibald's former farm) was sold that day to Margaret and Sarah E.P. Barr. They sold 3 acres of Lot 22 on October 5 to Matthew. On December 27, 1923, Matthew acquired from Sarah, the northeast 50 acres of Lot 22, minus an acre and the 3 acres he already owned.

The confusion over the boundary lines between the subparcels of Lots 22 and 23 (the large acre parcels, the one acre parcel, and the 66 ft. right of way) was sufficient for the McQuarries and the McNaughtons to apply in 1925 and 1926 to the Master of Titles for clarification of lots lines and legal ownership.

Matthew's Last Will and Testament was written March 22, 1927. There is no mention of Lot 23 in his Will. There is mention of his holdings within Lot 22:

The dwelling house owned by me and situate on part of the north-east quarter of Lot 22 on the 4th Concession . . . together with the lot on which said house is erected. Such lot is hereby declared to have a frontage on the fourth concession road of 120 feet and a depth of 133 feet running west from said road.

Matthew died on October 23, 1935. The Lot 22 house and lot were bequeathed for life to his wife Mary Olivia and at her death to their daughters Myrtle Emma and Mary Olivia.¹⁹ To their son Matthew Radwin MacQuarrie, he left the principal farm on the west half of Lot 32, Concession 3.²⁰



Lot 23 Con. 4 East $\frac{1}{2}$

Original Owner: Rev. Peter McNaughton

Building: Farmhouse

Date: pre-1878 probably 1840s

Condition: Good slightly altered.

Notes: There seems to be a little bit of a discrepancy as to whether this is the McQuirrie or the McNaughton farm. The 1878 map seems to indicate that the McQuirrie farm is just to the south. Rev McNaughton was a minister at Maple Langstaff and Edgely Presbyterian Churches.

Figure 6: This is not the dwelling at 10316 Keele Street. The caption illustrates the ongoing confusion between the various farmsteads with Lots 22 and 23, Concession 4. (Source: City of Vaughan Archives, RG 18-013)

Two McQuarrie descendants, Ethel Walkington and Ken McQuarrie, recalled the following in May 2016 through Diane Anderson:

The property was known to them as Matthew McQuarrie's farm. Ethel remembers as a young child going to Matthew's brick house on that lot to his funeral (1935), she was a child and this was her first funeral, and first body she had seen, the house was dark and spooky and this stuck in her memory.

Uncle Ken confirmed that Matthew had a brick house which was torn down years ago.

This brick house being referenced probably stood on the now vacant lot at 10291 Keele Street, at the northeast corner of Lot 22. Matthew may have leased and cultivated the abutting Lot 23 acreage, but he was not the owner.

6.12 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE OR INTEREST

Based on the documentation, this property has a direct association with two founding families in Vaughan: the McQuarries who held ownership from 1832 to 1891; and the McNaughtons who farmed on the abutting lands from the 1830s and owned the subject property from 1891 to 1932. The 25 acres of the original parcel is part of the story of Lachlan and Catherine McQuarrie, early Scottish settlers who both died by the mid 1830s, leaving their several young children. This personal story and that of the farming activity in this area throughout the 19th and into the 20th century contributes to an understanding of the development of the township. For the period of about 1942 to 1958, the dwelling and its 1.009 acre was owned by author Archer Wallace.



Figure 7: Dwelling, 2016

Top: East façade facing Keele Street. Not visible inside the enclosed later entryway is the panelled door with a glazed transom above, but no sidelights. The width of the window openings on the ground level suggest 12x12 or 6x6 multipaned sashes were used.

Middle and Left: South façade showing the main section and two rear additions, part of which may be original as a kitchen and a woodshed. The returned eaves are characteristic of the early Georgian Revival style.



Figure 8: Dwelling, 2016

Top: West façade

Middle: West and north facades. The chimneys may be remnants of the originals but pared and modified.

Left: North façade

7.0 DESIGN OR PHYSICAL VALUE OR INTEREST

O. Reg. 9/06: 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.

7.1 DATE OF CONSTRUCTION

Based on the Last Will and Testament of Catherine McQuarrie written on August 26, 1834, there was a dwelling standing on the 25 acres of the southeast part of the east half of Lot 23, Concession 4, by that date. She refers to this as her home farm and bequeathed it to her son Archibald. Catherine bought this property in October 1832 when a widow with several children. Either she immediately occupied an existing, likely log, settlement house built before 1832 (potentially by John Cruthers between 1814 and 1832), or she had a house built between her purchase in October 1832 and writing her Will in August 1834.

Archibald was listed on the property in the 1837 directory. He married in 1844 and was enumerated on Lot 23 for the 1851 personal and agricultural censuses. The family occupied a one storey, log house, in 1851. For the 1861 censuses, they were enumerated on Lot 23 and occupied a 1.5 storey, frame house.

The 1860 map of Vaughan plots a dwelling, estimated by Archeoworks Inc. to be just north of the location of the dwelling now at 10316 Keele Street. The 1878 map of Vaughan plots a dwelling slightly south of the 1860 location, at the location of the dwelling now at 10316 Keele. It is always possible that the 1860 plotting was inaccurate and this is one location.

The overall quality of the construction, particularly the interior woodwork, indicates this is not likely a first (settlement house) but a “second house” built by an established farmer. This suggests a likely date of construction between the 1851 and 1861 census years when the description of Archibald’s house by the enumerator changed from log to frame. If its physical location on the lot did shift south, this date could be narrowed to between the compilation of the 1860 map and the enumeration date for the 1861 census.

Regarding the date of construction of the two rear additions, it was standard practice throughout most of the 19th century to abut a kitchen wing to the rear of the main living space. With kitchens being highly susceptible to fire, this created a fire separation between the two areas. Often abutting the kitchen was a lesser addition, the woodshed. The physical evidence may reveal that what now appears to be two later additions on this dwelling, may be in part, original to the date of construction but heavily modified.

In 2015, Archeoworks Inc. analysed the historical imagery available for this site and concluded that “aerial photographs taken from 1954 to 1995 and satellite imagery taken in 2005 and 2015, reveal that the study area has undergone few changes since 1954.”

The 1954 aerial photograph reveals that the residential home within the study area was already established by this time and was situated within an agricultural landscape. This homestead appears to correspond with the historic structure depicted within the 1878 Illustrated Atlas. A small tributary was also present to the northwest of the study area. The 1970 aerial image shows a clearer depiction of the study area, which appears to have remained relatively unchanged.

In 1988, a pool was constructed within the southwest corner of the study area. The surrounding landscape to the south and east of the study area also became more developed. The 1995 satellite image reveals that the driveway was expanded within the southeast corner of the study area. Furthermore, the lands to the west of the study area were developed, thereby removing the tributary that once flowed to the northwest.

In 2005, additional landscaping was installed to demarcate the pool area. Some debris is also visible along the northern extent of the study area. By 2015, the debris is no longer present and the study area remains relatively unchanged, with previously cleared areas now being overgrown.

7.2 STYLE, FORM, AND BUILDING TECHNOLOGY

The dwelling at 10316 Keele Street is a Georgian Revival style, with a 3-bay, 1.5 storey form. The medium pitched gable roof with returned eaves is characteristic of Georgian style houses in the first half of the 19th century. Some ground level window openings are wide enough to have accommodated early, multipane (perhaps 12x12 or 6x6 panes) type sashes.



Figure 9: Exposed wood clapboard beneath metal cladding, 2016

It was not possible during the May 2016 site visit to examine the exterior wall construction in detail. The 2015 Giaino report describes the wall assembly as follows: ²¹

The 7 and 1/2" wall assembly is composed of:

- Aluminum siding
- Wood clapboard
- Wood sheathing (1/2")
- Wood strapping (1")
- Horizontal wood board (2 1/2")
- Wood strapping (1")
- Lath and plaster (1")
- Drywall (1/2")

The “Vaughan Heritage Inventory – Built Heritage Evaluation Form for 10316 Keele Street, July 31, 2015” written by City staff member Daniel Rende notes “exterior walls appear to be structurally made of 3 inch thick wood panels. Likely a wood frame house (not balloon frame) with horizontal planks.”

The “horizontal wood board” and “thick wood panels” references may be evidence of an early (pre 1860) type of construction known as stacked plank or sawmiller’s plank. This type of construction, where the walls are alternating layers of horizontal planks and plaster, typically has interior walls of plaster applied directly to the interior wall face of the planks.

Without the benefit of electrical service and with the window openings sealed, the condition of the interior woodwork could only be examined at a cursory level during the May 2016 site visit. Some of the interior walls have early accordion lath (a type of handsplit lath) clad in plaster (Figure 15). This type of wall construction; plus the 4 to 6 inch wide, tongue and groove type floorboards; and the large structural timbers with adze marks visible in the basement (Figure 16), all suggest early frame, not log, construction. The interior is finely finished with panelled doors, moulded door and window trim with mitred corners, baseboards, a front doorcase transom (without sidelights), and a panelled dado or wainscoting (Figures 10-14) along some walls and below some window openings. Some woodwork may be salvageable for use in another location.

The property owner is intending to recycle the rubblestone foundation as a retaining wall or entry feature on the site.

The proof of the type of construction (log, stacked plank, timber or dimensioned frame) should be revealed as the dwelling is dismantled/demolished.

7.3 CONDITION

O. Reg. 9/06 does not include as a determining criterion the evaluation of the physical condition of a property or its buildings and structures. In heritage conservation practice, the issues of heritage integrity and authenticity as these relate to physical condition can be determining factors. These consider at what level of intervention is the historic fabric of a property or structure so altered that it loses integrity and authenticity. If a property and/or a building requires extensive repair to stabilize and/or reconstitute, the questions of what is being preserved and why must be addressed.

In this instance, the property does not retain any of the cultural heritage landscape elements typical of a 19th century farmscape (barns, drivesheds, fields, pathways, outbuildings, plantings).

The dwelling is in an advanced state of deterioration. The roof is open, allowing water to penetrate the wall cavity and collapse ceilings and walls. There is animal infestation and mould growth. A report by SWS Engineering Inc. dated July 2, 2015 (see Appendices), makes the



Figure 10: Ground Floor Interior, 2016

Top and Centre: Ground floor room with panelled door, window openings wide enough to accommodate early multipaned sashes, wide moulded window trim, and panelled dado or wainscoting



Below Left: Panelled door and wide moulded trim surround

Below Right: Window composition and baseboard





Figure 11: Ground Floor Interior, 2016

Left: Front (east) doorcase with replacement door and original glazed transom and wide moulded trim

Below: Bottom of front doorcase showing moulded baseboards and later hardwood strip flooring

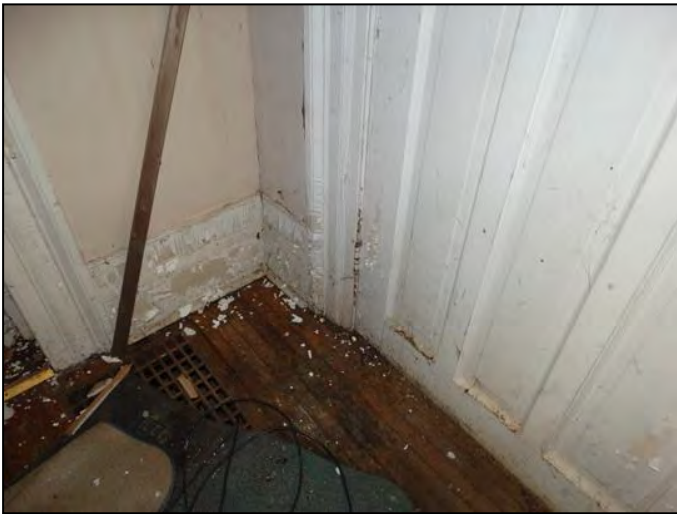


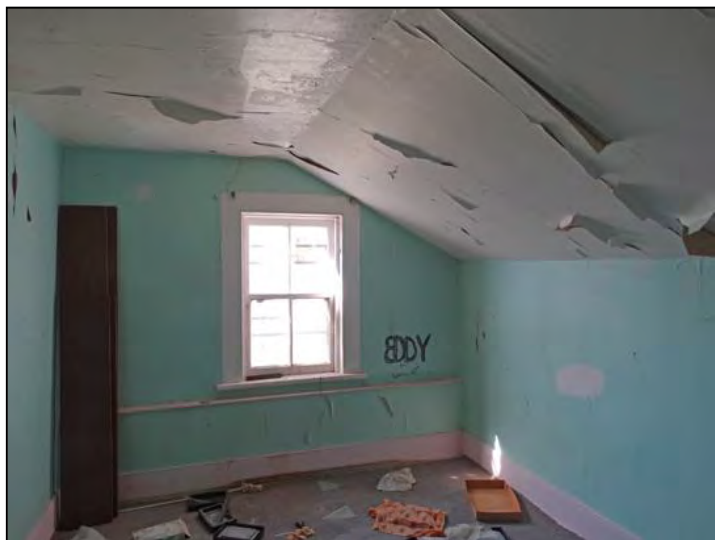


Figure 12: Ground Floor Interior, 2016

Above: Stairway to second floor. The square balusters supporting the handrail and the square newel posts are typical of the early 19th century but may not be original.

Figure 13: Second Floor Interior, 2016

Below: Second floor with kneewalls to accommodate slope of the roof. The windows are smaller dimension than the ground floor.



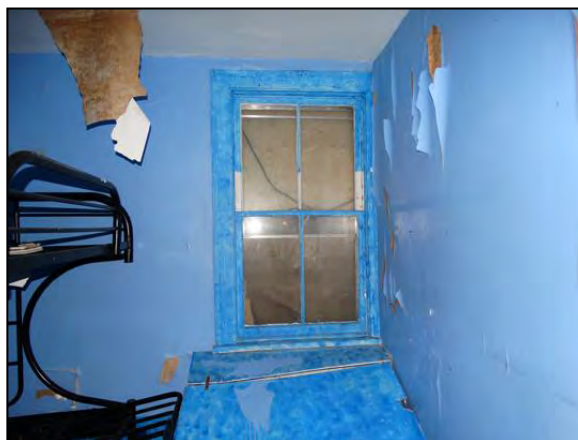


Figure 14: Second Floor Interior, 2016

Above: Ceiling damage on left reveals joists and evidence of lath and plaster construction.

Figure 15: Lath and Plaster, 2016

Below: Ceiling and wall construction showing early accordion type lath (top) and accordion and handsplit lath (below).





Figure 16: Basement, 2016

Above: Basement with rubblestone foundation, large joists, and underside of original flooring

Below: Underside of original flooring and a structural timber showing early adze (axe) marks



conclusion “the existing building is structurally inadequate and unsafe, and it does not meet the requirements of the current Ontario Building Code.” Countering this advanced state of deterioration and meeting Ontario Building Code requirements will require extensive repair and replacement. It is doubtful that this can be done without changing the historic fabric to such an extent that the structure loses its heritage integrity and authenticity as an example of mid 19th century frame construction.

7.3 SUMMARY OF DESIGN OR PHYSICAL VALUE OR INTEREST

Based on the documentation and physical evidence, the Georgian Revival style dwelling on this property is a mid 19th century example of a style, type, material, or construction method. The exact nature of the construction method will not be revealed until dismantling/demolition commences. Its original components, notably the interior finishing, are evidence of a high degree of craftsmanship and ability by its builder. The dwelling is suffering an advanced state of deterioration. The extensive repairs and replacements required to stabilize this structure and meet the Ontario Building Code will likely result in the erosion and/or loss of most aspects of its heritage integrity and authenticity.

Other than the dwelling, this property does not retain any of the cultural heritage landscape elements typical of a 19th century farmscape (barns, drivesheds, fields, pathways, outbuildings). The trees and plantings are more related to residential use as a 1.009 acre building lot.

8.0 CONTEXTUAL VALUE

O. Reg. 9/06: 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.

8.1 THE AREA AND SETTING

This area is a remnant of a rural landscape formerly dominated by generations of family owned farms. The property at 10316 Keele Street was severed from its larger farmscape when it became a 1.009 acre building lot in 1932.

The property is now encroached by new and large scale residential development, commercial retail, and light industry along Keele and at the McNaughton intersection. The heritage dwelling that stood at 10291 Keele Street (to the south) is demolished and that lot is vacant. The next south is a 20th century bungalow. The greenspace to the west and southwest is now McNaughton Park. To the far west is a school. The only other visibly heritage building in the area is near the northeast corner of McNaughton and Keele (Figure 17). As a result of this

evolution, no adjacent cultural heritage resources will be impacted by the proposed development.

The distance between the dwelling and south lot line is likely related to a former internal access to the rear farm acreages. The dwelling sits atop a knoll. This is traditional citing for a farmhouse within a larger acreage. The modern retaining wall along the road allowance is evidence that the natural slope between the dwelling and the road allowance has been cut with each widening of Keele Street.

Overall, the dwelling at 10316 Keele Street has become a singular anomaly. As a standalone, it is insufficient a presence to represent or be a physical reminder of the former agricultural landscape of this area. It has lost its context. The deteriorated and abandoned condition of the dwelling has made it a negative landmark, perhaps other than to those of sufficient age to recall it was part of an early family farm.



Figure 17: Dwelling near the northeast corner of McNaughton and Keele, 2016

8.2 IMPORTANCE AS A CONTRIBUTING PROPERTY

Typically within a heritage conservation district, each property is evaluated for how it contributes to or supports the statement of heritage value and overall objective of the District. In this instance, the property is associated with Keele Street as the main axis through the MHCD. Areas of single family dwellings lining streets (including Keele) are categorized as Residential Village.

The general topography of this area is described as undulating or rolling. This section of Keele Street is still partially lined with trees. The intersection at McNaughton Road, north to the boundary of the MHCD, is labelled the north gateway of the MHCD. “The start of the downslope to the main crossroads creates a sense of entry.”

Based on the May 2016 site visit, this area north of McNaughton Road seems insufficient in heritage character to actually alert the passerby that they are entering the MHCD. It is some distance south toward Major Mackenzie Drive before there is enough cohesiveness in the built form to suggest an historic district. The subject property, with its mid 19th century dwelling, does little to alter this situation.

8.3 SUMMARY OF CONTEXTUAL VALUE

This property and its mid 19th century dwelling have become an anomaly or remnant, surviving amidst ever encroaching residential, commercial, and industrial development along this stretch of Keele Street. The property does not define, maintain, or support the evolved area. Its traditional character as a rural agricultural landscape no longer exists. As a standalone artifact, the dwelling is not perceived as a signal that this is a gateway area into the MHCD. It is historically linked to its surroundings, having been the farmhouse associated with the once larger acreage. This property is not a landmark as intended by O. Reg. 9/06, although it is known to long term residents of this part of Vaughan Township.

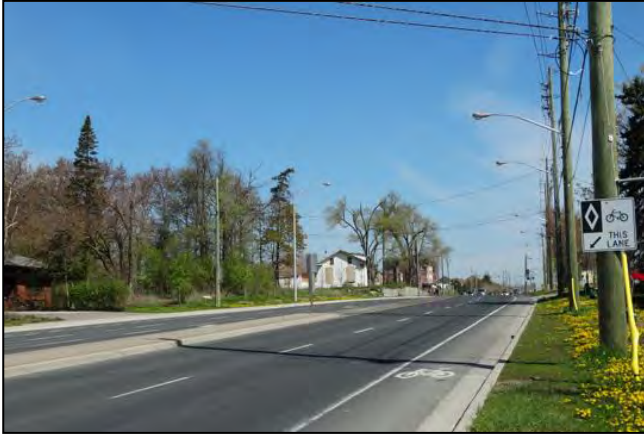


Figure 18: Context, 2016

Top: View looking northwest toward south façade of 10316 Keele Street, with new Gothic Revival style townhouse in the distance

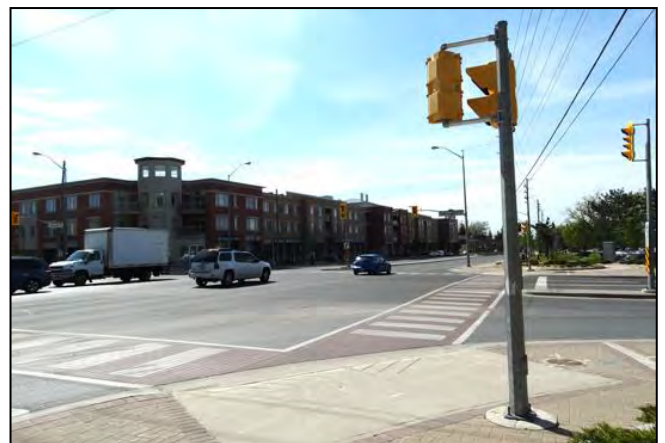


Middle: Vacant lot at 10291 Keele Street, south of No. 10316

Below Left: 20th century bungalow south of vacant lot



Below: Looking southeast at intersection of McNaughton Road and Keele Street

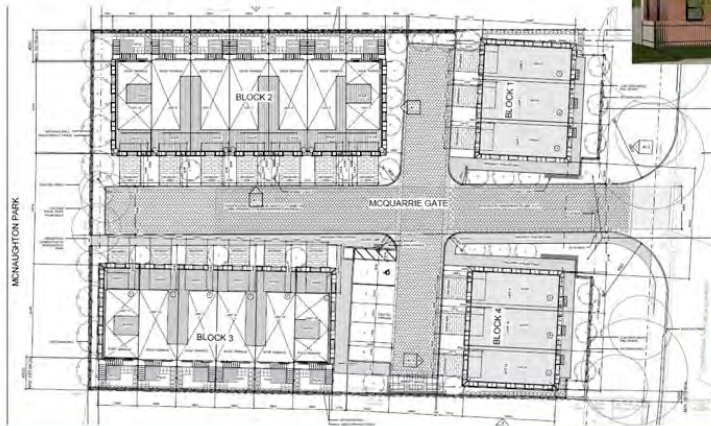




10316 Keele Street - Gracegreen Real Estate Development Ltd.

CURRENT PROPOSAL

- 4 Townhouse Blocks Fronting on Condo Road & Keele St.
- 19 Townhouse Units
- Height: 3-Storeys (Rooftop Terrace – Blocks 2 & 3)
- Lot Widths: 5.5 – 8.5 metres
- 1.05 FSI



- Second Empire Architecture Influence
- Historic Application of Building Materials
- Keele Street Road Widening (7.93 m)
- Increased Setback to Keele Street (4.5 m)
- Pedestrian Connection to McNaughton Park
- 2 parking spaces / unit Plus 5 visitor spaces

GRACEGREEN PROPOSAL CONFORMS TO VOP 2010

ZONING BY-LAW AMENDMENT REQUIRED

MAY 31, 2016

7



Figure 19

Current site plan and conceptual elevation of the four block units in a Second Empire style proposed as McQuarrie Landing

9.0 PROPOSED DEVELOPMENT

9.1 McQUARRIE LANDING

Before this CHIA was commissioned, several reviews of the proposed site plan and conceptual elevations for a townhouse complex on the 1.009 (.41 hectare) parcel of land had transpired. Construction of these units requires the removal of the dwelling and changes to the topography of the site. Comments by City staff resulted in revisions being made to the site plan and overall design.

Currently, the property owner is applying for permission to erect four townhouse blocks with a total of 19 units known as McQuarrie Landing. The May 31, 2016 conceptual site plan and elevations (Figure 19) show a centre access from Keele Street leading to an internal intersection with a building block at each corner and a pedestrian connection to McNaughton Park. The maximum height is 3 storeys.

Second Empire styling with the characteristic Mansard type roof, combined with the use of the traditional 19th century dichromatic finish of red brick with buff coloured brick accents, are being proposed. This style and finish are permitted by the MHCD Plan. A similar development complex (in a more Gothic Revival form) is visible to the north of the subject property (Figure 18).

The landscape elements proposed (fences, gates, sidewalks, plantings, lighting, spatial relationships) are vintage inspired types, as encouraged by the MHCD Plan. A retaining wall will incorporate the rubblestone from the foundation of the dwelling.

9.2 ANALYSIS

This property is a remnant of an agricultural landscape. The traditional building form in the area was a 1.5 to 2 storey dwelling with a gable roof and primary façade facing Keele Street. To the rear of most would be barns, farm related structures, and cultivated fields. Landscaping would be tree rows as windbreaks along lanes, house yard gardens, and ornamental shrubs like lilac and honeysuckle. The transformation of this rural landscape to high density residential, commercial retail, and light industry has been long underway. There is no turning back.

The historic character of this site as a farmscape with a single dwelling, and the Residential Village character of this stretch of Keele Street, are already lost. What remains is to ensure that the built form of the proposed development introduces a sense of heritage as the public enters the core of the MHCD to the south. The site plan and design of McQuarrie Landing, currently proposed as Second Empire styling with dichromatic brickwork, achieves this objective. It will enhance this area as a north gateway into the MHCD, albeit by introducing a style and built form that never existed on this stretch of Keele Street, but does elsewhere in the MHCD.

10.0 CONCLUSION AND RECOMMENDATIONS

10.1 CONCLUSION

Simply applying the criteria of O. Reg. 9/06 and considering the statement of heritage value and overall objective of the MHCD would lead to the conclusion that the dwelling at 10316 Keele Street should be retained. The unfortunate reality is that its advanced state of deterioration and decay has eliminated this as a reasonable option. Compounding this is that its traditional context within a farmscape and larger agricultural landscape is long gone.

It is the conclusion of this CHIA that the demolition of the dwelling does represent a loss of cultural heritage value but this action is unavoidable. Even if retained, the extent of the repair and modifications necessary to return it to a sound and habitable condition will substantially erode its heritage integrity and authenticity.

What remains is for the City and property owner to seek ways to enhance this stretch of Keele Street in its role as the north gateway into the District. The site plan, Second Empire style and form, **choice of red and buff coloured brickwork**, and landscaping detailing of the McQuarrie Landing townhouse complex as currently proposed should positively contribute to this objective. The area has so evolved that no adjacent cultural heritage resources will be impacted by the proposed development.

Due to a contradiction between the text and mapping of the MHCD boundary in Bylaw 167-2007, the property owner is advised to seek clarification from the City as to whether this property is inside or adjacent to the MHCD. If inside the boundary, the property owner must apply for demolition and construction through the City's heritage permit process, and comply with other provisions of the MHCD Plan. If outside, the MHCD Plan is not applicable but the property owner will still be subject to other planning requirements, including those related to being adjacent to the MHCD **(See Addendum, June 24, 2016)**.

10.2 RECOMMENDATIONS

It is recommended that the property owner apply for permission to demolish the dwelling, within the following parameters:

Avoidance Mitigation

As the conclusion of this CHIA is to allow the removal of the dwelling, there is no need to develop any avoidance mitigation/conservation strategy beyond documentation of the dismantling/demolition.

Once the interior woodwork and flooring have been examined as salvage, and removed, if applicable, demolition can begin. In order to verify the original construction type and materials, it

is recommended that demolition commence as a dismantling process. The outer metal cladding should be removed in a section large enough to reveal the underlying clapboard; then the clapboard removed to reveal the underlying wall cavity, and so forth. It should be sufficient to do this as a sampling, removing only enough to reveal the original building technology.

The entire dismantling/demolition process should be photo documented and annotated. There is no need for measured drawings unless required by the City.

Salvage Mitigation

The property owner is making a provision to recycle the rubblestone from the dwelling foundation into a retaining wall or entry feature on the site.

It is recommended that the interior woodwork, including the original and/or vintage panelled doors, transom, baseboard, panelled dado or wainscot, moulded door and window trim, and similar components, be examined to determine the potential for salvage and reuse. These materials may not be suitable for reuse in the proposed development but could be made available to the City as repair materials for heritage buildings elsewhere in Vaughan.

The same examination should be done for the original 4 to 6 inch wide, tongue and groove floorboards, although cutouts from ducting, plumbing, electrical services, etc. may have rendered these unusable. In addition, the original floorboards have been overlaid with hardwood strip flooring, which causes nail damage.

Historical Commemoration

There is merit in acknowledging, possibly through a heritage sign, that this parcel of land was part of the agricultural origins of Vaughan Township. The City has undertaken this type of commemoration in the naming of McNaughton Park. Placing a heritage sign in McNaughton Park to commemorate both founding families, McQuarrie and McNaughton, would have more public exposure than placing a sign within the townhouse complex. The name, McQuarrie Landing, already hints at the history of the property.

DISCLAIMER

This Cultural Heritage Impact Assessment is based on a review of the known and relevant archival sources available. The study of a cultural heritage resource is an ongoing process that involves interpretation and analysis of the available source materials and an examination of the subject property. Conclusions and recommendations based on the findings are made in a professional and conscientious manner, without bias. Further archival and physical evidence may reveal information about the property that could not have been known to the heritage consultant and may alter future conclusions and recommendations regarding this property.

APPENDICES:

SWS ENGINEERING INC.

1100 Central Pkwy West, Unit 15, 2nd Floor, Mississauga, ON L5C 4E5

(905) 272-1938

fax (905) 272-8254

Authorized by the Association of Professional Engineers of Ontario to offer professional engineering services

Our Ref: 15227-L01-1

Jul 2, 2015

Joey Gialmo, Architect
1079 East Ave
Toronto, ON



Attention: Mr. Joey Gialmo (via E-mail)

Subject: Structural Assessment Report for Single Family Dwelling
10316 Keele St, Vaughan, ON

As requested, the undersigned visited the above noted property on April 8, 2015 with your presence. Our scope is assess the two storey building located at the east end of the property.

OBSERVATIONS AND DISCUSSIONS



Finding is as follows:

Item	Location	Findings and Discussions
1	Basement	
		Foundation wall is of rubble wall construction. There are many loose rubbles and cracks. Existing foundation is considered unsafe a various locations.
		Original is of wood beam and post supporting the ground floor. Some posts have been removed or damaged. Floor joists been notched or cut. Floor are now supported with many make shift posts and framing. We considered the ground floor is structurally unsafe.

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2	<p>Ground Floor Exterior Bearing Wall</p>  	<p>Second floor and roof are supported by ground floor bearing wall.</p> <p>There is no wall stud inside the bearing wall. The structural bearing wall consists of 2 1/2 inch horizontal wood board with 1/2" wood sheathing on the exterior side.</p> <p>In our opinion, the ground floor bearing wall system is structurally inadequate and unsafe.</p>

CONCLUSIONS

1. Existing basement framing is badly damaged and modified.
2. Existing 2 1/2" thick ground floor bearing wall system is structural inadequate.
3. In opinion, the existing building is structurally inadequate and unsafe, and it does not meet the requirements of the current Ontario Building Code.

Yours truly,

SWS ENGINEERING INC.

Samson Wong, B.E.Sc., M.E.Sc., P.Eng.
sw/sw

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Su Murdoch Historical Consulting

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SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

Founded in 1990, a variety of projects have been completed by SU MURDOCH HISTORICAL CONSULTING for individual, corporate, public, and non profit clients across Ontario. Much of this work has involved the identification and evaluation of the cultural heritage value or interest of properties, heritage impact assessments/statements, designation reports, and advising on the framework for heritage conservation in Ontario.

Su Murdoch is a 2016 professional member in good standing of the Canadian Association of Heritage Professionals.

EDUCATION

- Bachelor of Arts (History)
- Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
- Archival Principles and Administration certification
- Related research skills training

AWARDS AND RECOGNITION

- Town of Markham Heritage Award of Excellence
- Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
- Ontario Heritage Foundation Community Heritage Achievement Award
- Ontario Historical Society Special Award of Merit
- City of Barrie Heritage Conservation Award

FREQUENT CLIENTS

TOWN OF CALEDON: Several heritage impact assessments, heritage reports, and peer reviews on behalf of the Town and/or Caledon property owners. CONTACT: Town of Caledon, Sally Drummond, Heritage Resource Officer, sally.drummond@caledon.ca

TOWN OF COLLINGWOOD: Several heritage impact assessments, heritage reports, and heritage impact assessment peer reviews on behalf of the Town and/or Collingwood property owners. CONTACT: Town of Collingwood, Building Services, Cathy de Ruiter, cderuiter@collingwood.ca

RECENT CITY OF VAUGHAN PROJECTS BY CLIENT

RIEPMAN CONSULTANTS INC.: Cultural Heritage Resource Impact Assessment, 8399 Kipling Avenue, City of Vaughan (Current): CONTACT: Clare Riepma, riepma@riepma.ca

PHILLIP CARTER ARCHITECT AND PAUL OBERST PLANNER: Chronology of Property Ownership, 10568 Islington Avenue, Nashville – Kleinberg HCD, City of Vaughan: CONTACT: Paul Oberst, oberst@bellnet.ca

PAUL OBERST PLANNER: Cultural Heritage Value Evaluation, 8006 Kipling Avenue, Woodbridge HCD, City of Vaughan: CONTACT: Paul Oberst, oberst@bellnet.ca

HILARY KARP: Cultural Heritage Impact Statement, 5 Elizabeth Street, Thornhill HCD, City of Vaughan. CONTACT: Hilary Karp, 416 953 8199 (Cellular) apextoronto@gmail.com

References for projects in other municipalities are available on request.



SOURCES

Abstract of Title and documents for Lots 22 and 23, Concession 4, Vaughan Township.

York County Directories. Online editions and private collection.

Property tax assessment rolls for Vaughan Township. City of Vaughan Archives.

1851 - 1921 census records for Vaughan Township. Ancestry.ca.

McQuarrie and McNaughton Family genealogical records. Ancestry.ca.

Vaughan Township photographs. City of Vaughan Archives.

Archeoworks Inc. Stage 1 Archaeological Assessment for the: Proposed Development of 10316 Keele Street Within Lot 23, Concession 4 In the Geographic Township of Vaughan Historical County of York City of Vaughan Regional Municipality of York Ontario Project #: 024-VA1850-15 Licensee (#): Nimal Nithiyantham (P390) PIF#: P390-0147-2015, October 21, 2015; and Stage 2 Stage 2 Archaeological Assessment Licensee (#): Alvina Tam (P1016) PIF#: P1016-0107-2015, February 10, 2016.

Carter, Phillip H. and Paul Oberst. *Village of Maple Heritage Conservation District Study 2006, Volume 2; Village of Maple Heritage Conservation District Plan 2007, Volume 3.*

Gaiimo (Heritage Consulting). "10316 Keele Street, Cultural Heritage Resource Impact Assessment, October 14, 2015."

Miles & Co. *Illustrated Historical Atlas, County of York, 1878.* Reprint edition, 1969.

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

Rende, Daniel. *Vaughan Heritage Inventory – Built Heritage Evaluation Form: 10316 Keele Street.* City of Vaughan, 2015. City of Vaughan.

Robinson, C. Blackett. *History of Toronto and County of York, Ontario, 1885.* Online edition.

City of Vaughan Archives, Office of the City Clerk. "To view original photographs of historic Vaughan, please visit the Archives in the Lower Level of City Hall or contact us at archives@vaughan.ca."

The assistance of Diane Anderson (nee McQuarrie) is appreciated. Ms Anderson is the eldest child of Gordon and Mae McQuarrie. She was raised on the McQuarrie farm fronting on the east side of Keele Street near Kirby Sideroad. The assistance of Gillian Shaw of the City of Vaughan Archives; is also appreciated.

ENDNOTES

¹ *A History of Vaughan Township*, G. Elmore Reaman, p. 38.

² The 50 acres owned by Polly Cruthers is likely the north half of the east half of Lot 23 that was sold to the Reverend Peter McNaughton in 1835.

³ This date of death of Lachlan McQuarrie as 1831 differs from the C. Blackett Robinson account which states 1829. The genealogical information is extracted from the McQuarrie Family genealogy posted on Ancestry.ca.

⁴ This transcript reference was provided by Diane Anderson, a McQuarrie descendant, in 2016.

⁵ A family history gives Catherine McQuarrie's date of death as August 24, 1834, but her Will is dated August 26, 1834.

⁶ The Letters Probate make reference to Hector owning land in Vaughan and in Caledon townships at the time of his death. The Upper Canada Land Records list several lots outside of Vaughan Township assigned for the use of a Hector McQuarrie. Two lots assigned on July 7, 1823, give Hector's place of residence as "Vaughan" when assigned the east half, Lot 11, Concession 4, Mountain Township, and the east half of Lot 14, Concession 4, East Hurontario Street, Caledon Township.

Hector's headstone in St. Andrew's Cemetery in Maple gives the date of death at October 18, 1850, at age 69 years 5 months. He was born in Ulva, Argyllshire, Scotland, and was survived by his widow Anne.

⁷ Ages recorded on the census are often inaccurate.

⁸ The seemingly inflated prices for each parcel of land may also be related to the anticipated arrival of the railway at that time.

⁹ It was not necessary to be the owner of the land to be responsible for the property tax. It was common for a tenant to agree to pay the property tax.

¹⁰ "J. Cowan" and John Line were also on Lot 23.

¹¹ A burial site known as McNaughton Cemetery is on the east half of Lot 23, but not within the 1.009 acre. The identified burials date 1864 to 1880, with six unidentified flat stones. All are McNaughton family members. When the east acreage was transferred in 1940 by a descendant, Archibald C. McNaughton and his wife Sybil, to Nathan L. Nathanson, the deed referred to "E ½ Ex. 1 acre to Adam and S way & Res rights to cemetery." The transcription of the headstone information in this cemetery (held by City of V Vaughan Archives) first referred to it as Lot 22,

then amended the location to Lot 23, with the note “McNaughton, later Nathanson, behind Paul Matheson Centre for Children.”

¹² The one acre parcel owned by McNaughton would be too small a scale to plot on the map. The Reverend Peter McNaughton is believed to have died May 10, 1878. His Last Will and Testament is dated December 1870. In his Will, he bequeathed several lots to family members. Of note is that he bequeathed the “26 acres of Lot 23 including the one acre of Lot Number 22 of the 4th Con” to his son Peter.

¹³ The location of this 66 ft. right of way later required confirmation by the Master of Titles.

¹⁴ This 1884 date is provided by Diane Anderson.

¹⁵ Various dates are given for the Reverend Peter McNaughton’s date of death.

¹⁶ A List of Voters for Vaughan in 1896 lists Robert Barr on 49 acres of the east part of Lot 22. The 1897 tax roll lists confirms this information and values the farm at \$2,300. This amount is in the upper level of assessed values for that year. He was a farmer, age 54.

¹⁷ The entry for this transaction on the Abstract of Title is illegible. The year 1942 seems the most probable.

¹⁸ Information supplied by Diane Anderson on May 29, 2016, after contacting her Uncle Ken McQuarrie about the subject property.

¹⁹ Matthew McQuarrie’s Will indicates that his wife and daughter were both named Mary Olivia.

²⁰ The year before Matthew McQuarrie, Sr.’s death, it was necessary to have the legal description of his holdings within Lot 22 confirmed by a Master of Titles. This was the only way to separate out his remaining ownership of Lot 22 from that of the McNaughtons.

²¹ Giaimo (Heritage Consulting). “10316 Keele Street, Cultural Heritage Resource Impact Assessment, October 14, 2015,” p.15.