

ATTACHMENT 10

**Heritage Impact Statement
10 Mill Street
in the Thornhill-Vaughan Heritage Conservation District
City of Vaughan**



View of the front (south) elevation of the subject property. Photo by authors.

**Phillip H. Carter Architect and Planner
& Paul Oberst Architect
January 2018**

Engagement:

We are architects licensed in Ontario, and professional members of the Canadian Association of Heritage Professionals (CAHP). We were engaged by the owners to produce a heritage impact statement regarding alterations to the property at 10 Mill Street, Thornhill, in the City of Vaughan. The property is designated under Part V of the *Ontario Heritage Act* by virtue of being within the Thornhill Vaughan Heritage Conservation District, and appears in the City's Register of Property of Cultural Heritage Value, by virtue of being in the District.

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1. The Mandate:

The subject property is a protected heritage resource by virtue of its inclusion in the Thornhill Vaughan Heritage Conservation District. It is not otherwise designated as a heritage property.

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

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

Conserved is defined in the Provincial Policy Statement as follows:

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

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

2. Introduction to the Site

The property is located on the north side of Mill Street, near the intersection with Old Yonge Street.

The property is described as: Lots 9, 10, and 11, Range A, Registered Plan 328, City of Vaughan, Regional Municipality of York.



Figure 1. Aerial view of the immediate area from Google Maps. Subject property is circled in red.

There is one modern residential structure on the property and two small sheds. The lot is heavily treed.

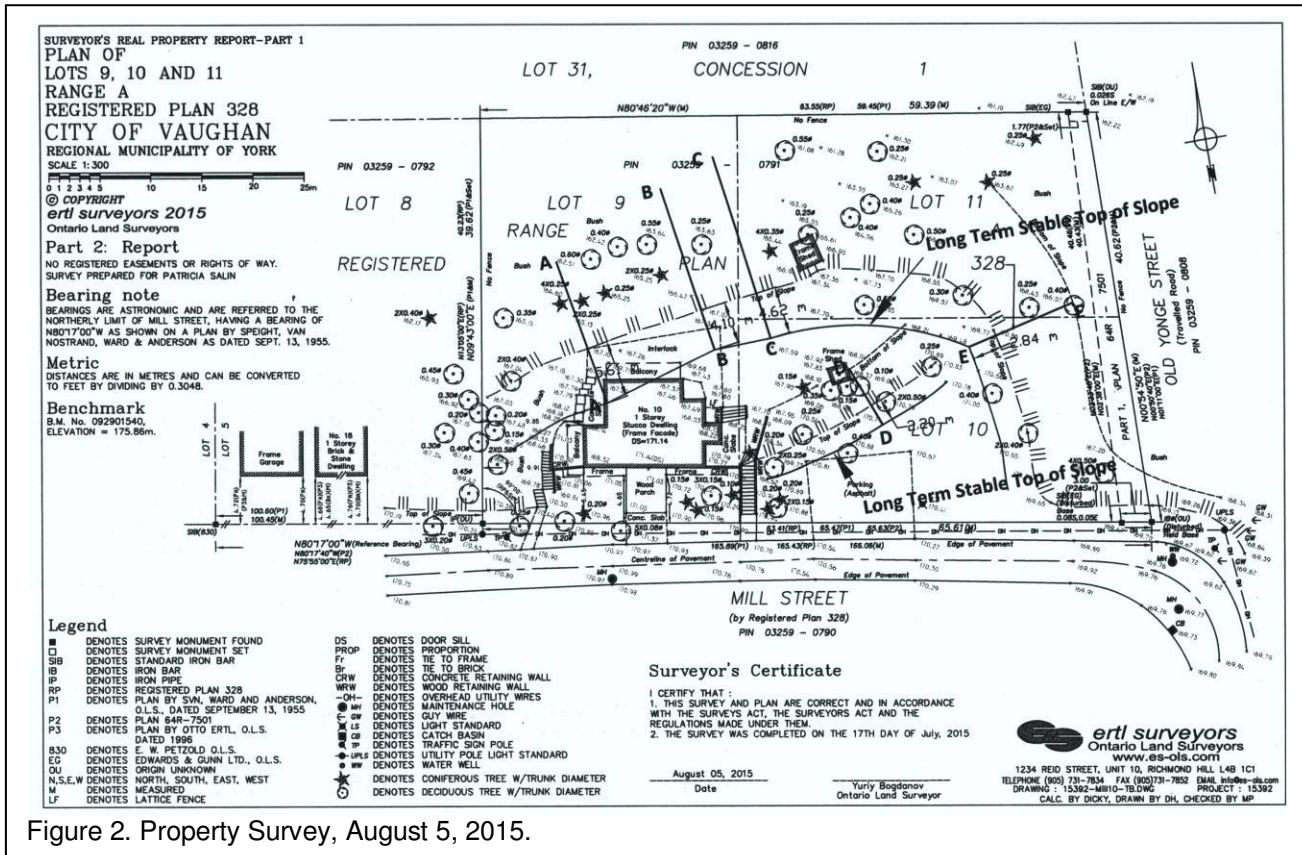


Figure 2. Property Survey, August 5, 2015.

3. Examination of the property

3.1 Description.

The lot frontage on Mill Street is 65.61m, and it is 39.62 m deep on the west lot line. The rear lot line of 59.39m is nearly parallel with the frontage, and the east lot line of 40.62m is at an angle of about 81degrees to the frontage. The western setback of the house is 9.91m, and the front yard setback is 5.45m. The lot slopes downward to the north and east in two steps, with a only a small wedge east of the house—providing a parking pad—near the elevation of the street. The elevation of the land at the front of the house is about 0.5m below the pavement, and at the back of the house is about 3m below that. The rear lot line is a further 5m down. A 5m high concrete retaining wall under the front of the house creates the space below for the five lower floor areas of the house. It is literally “built into the hill.”

The house is eccentric dwelling of a modern back-split design. It is upside-down compared to the usual house on a flat site. From the street, only the entry level is visible—it looks like a one-storey building. It is unusual in that it has no windows other than a large side light to the left of the front door. This level, at the front, contains the foyer, living room with balcony, and master suite. The next level down at the rear contains a large family room with balcony. The next level down at the front contains the kitchen and dining room, each with a walk-out. The next level down at the rear contains two bedrooms and a bath. The next level down at the front contains basement storage and the hydro panel. And finally the lowest level to the rear contains the utility room.

The lot is heavily planted with trees and bush, making it difficult to photograph from most angles.

3.2 Measured Drawings

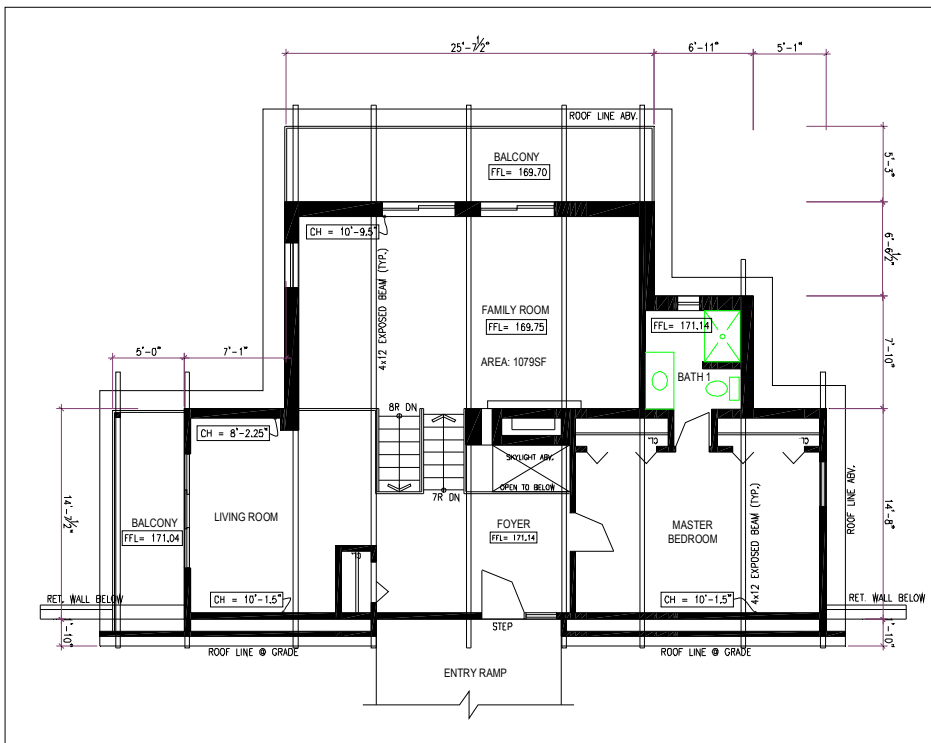


Figure 3.

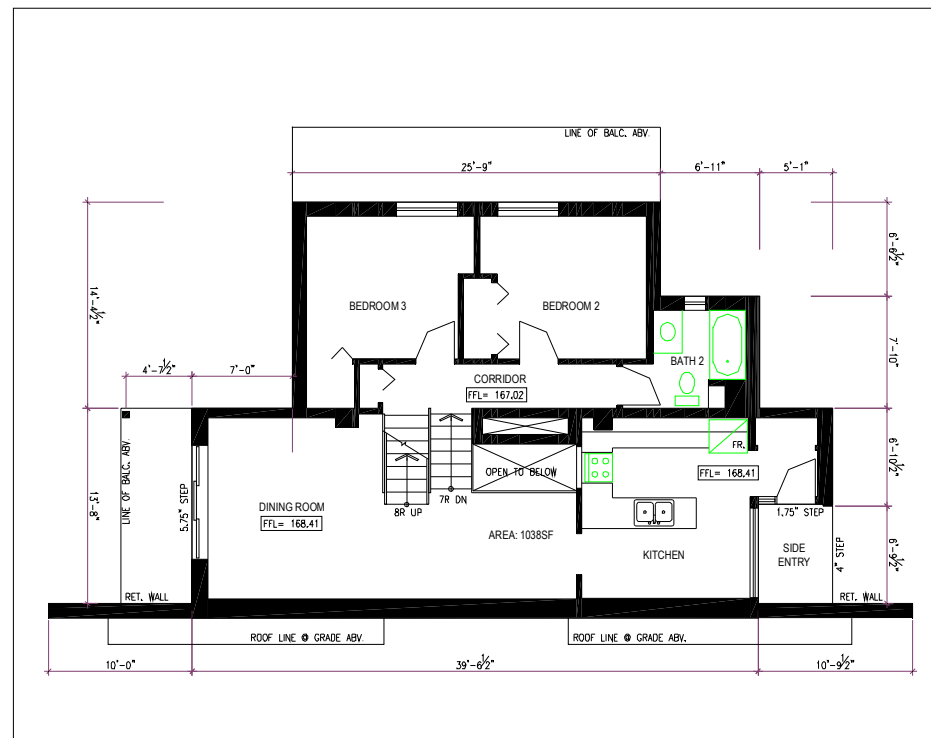


Figure 4.

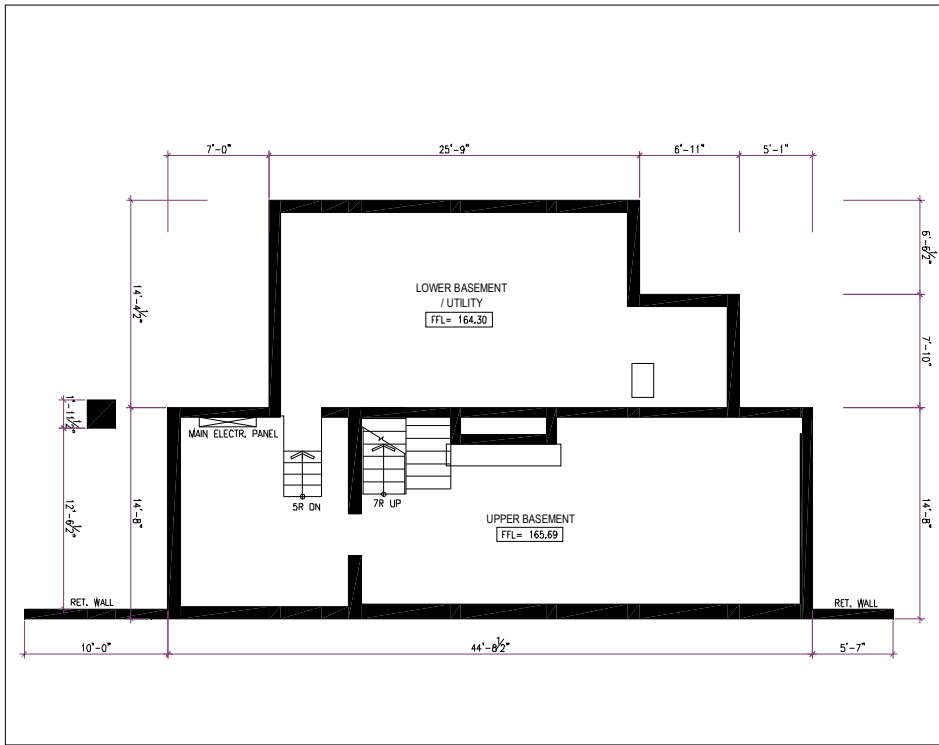


Figure 5.

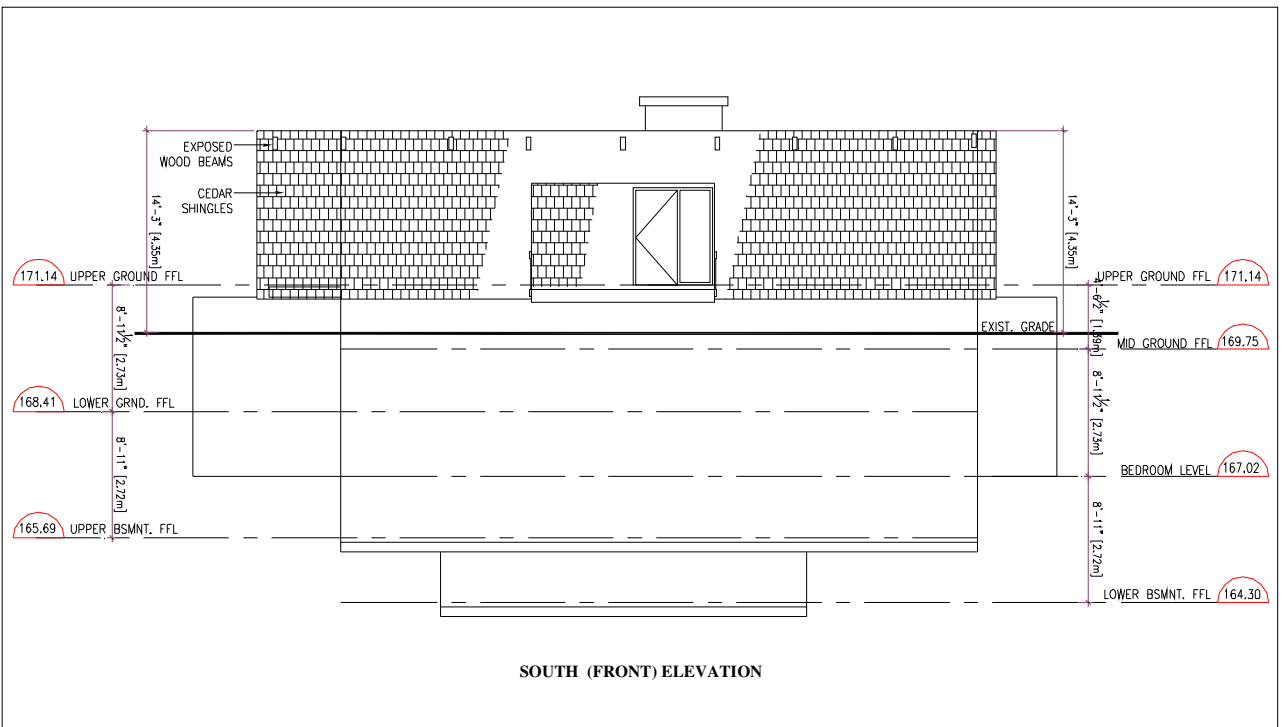


Figure 6.

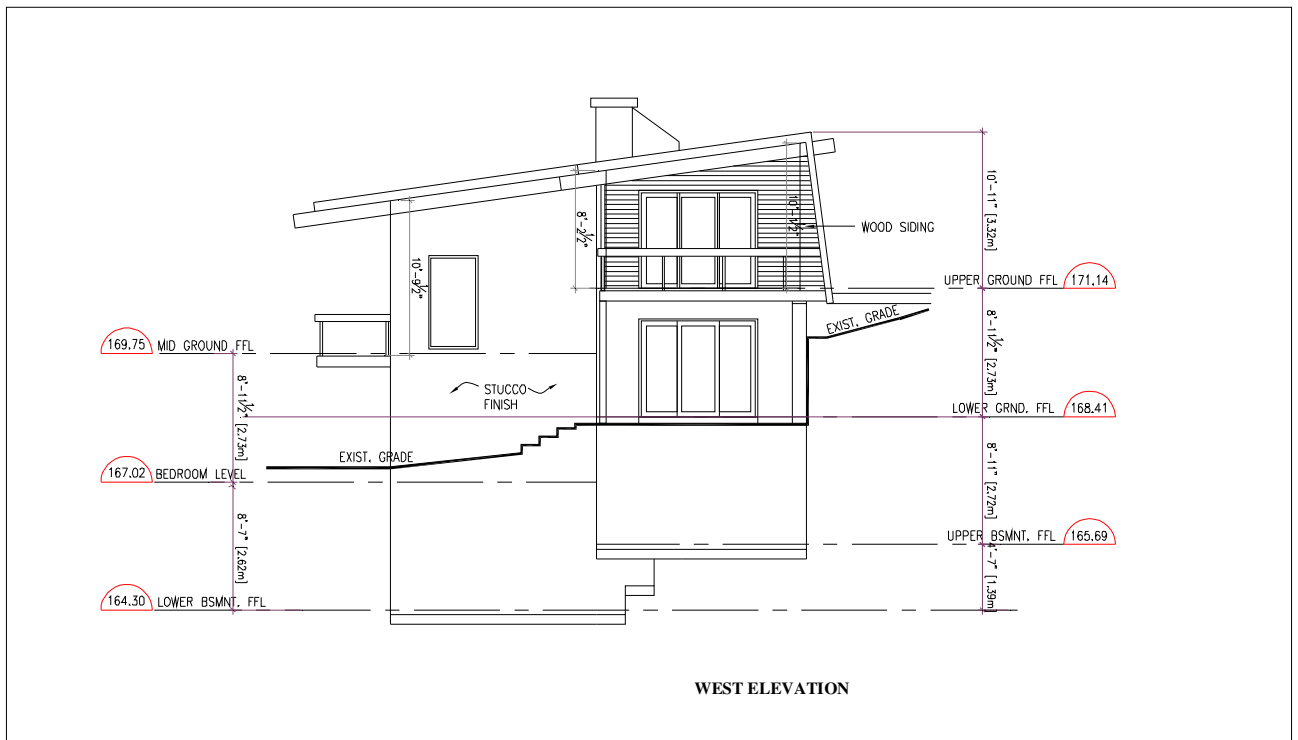


Figure 7.

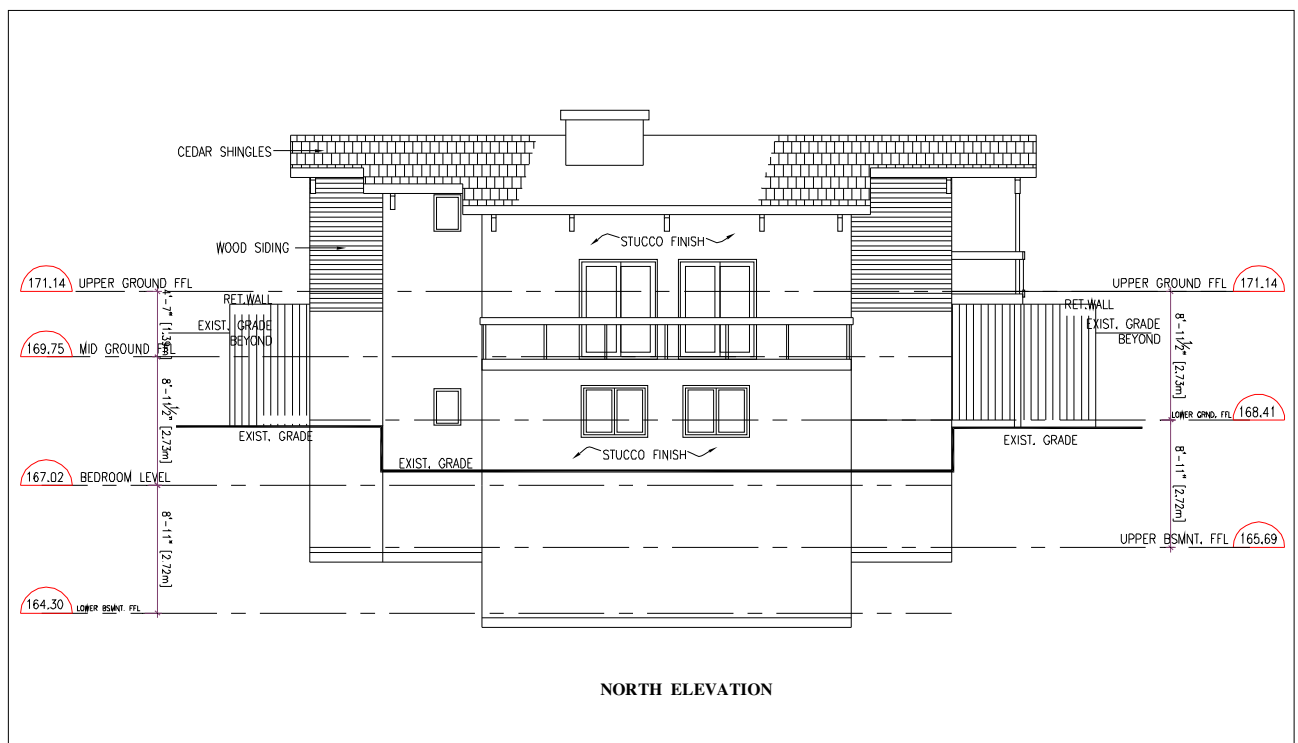


Figure 8.

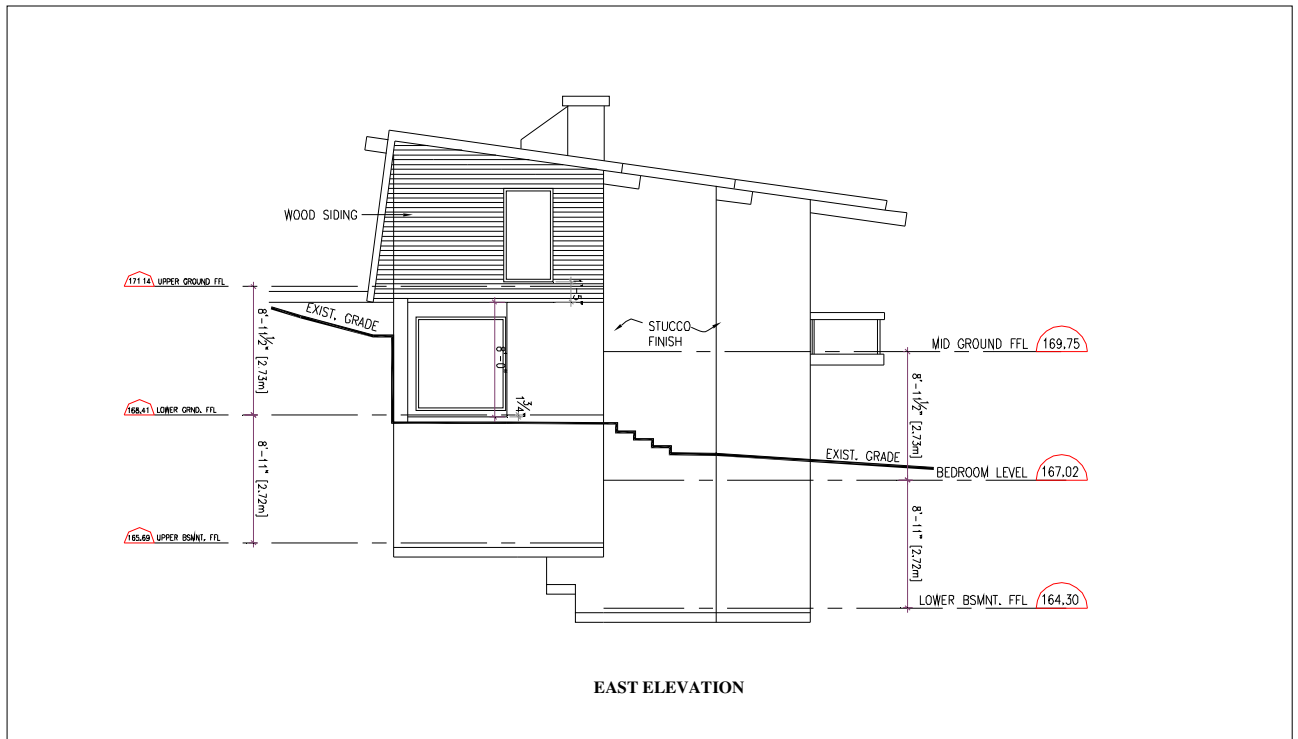


Figure 9.

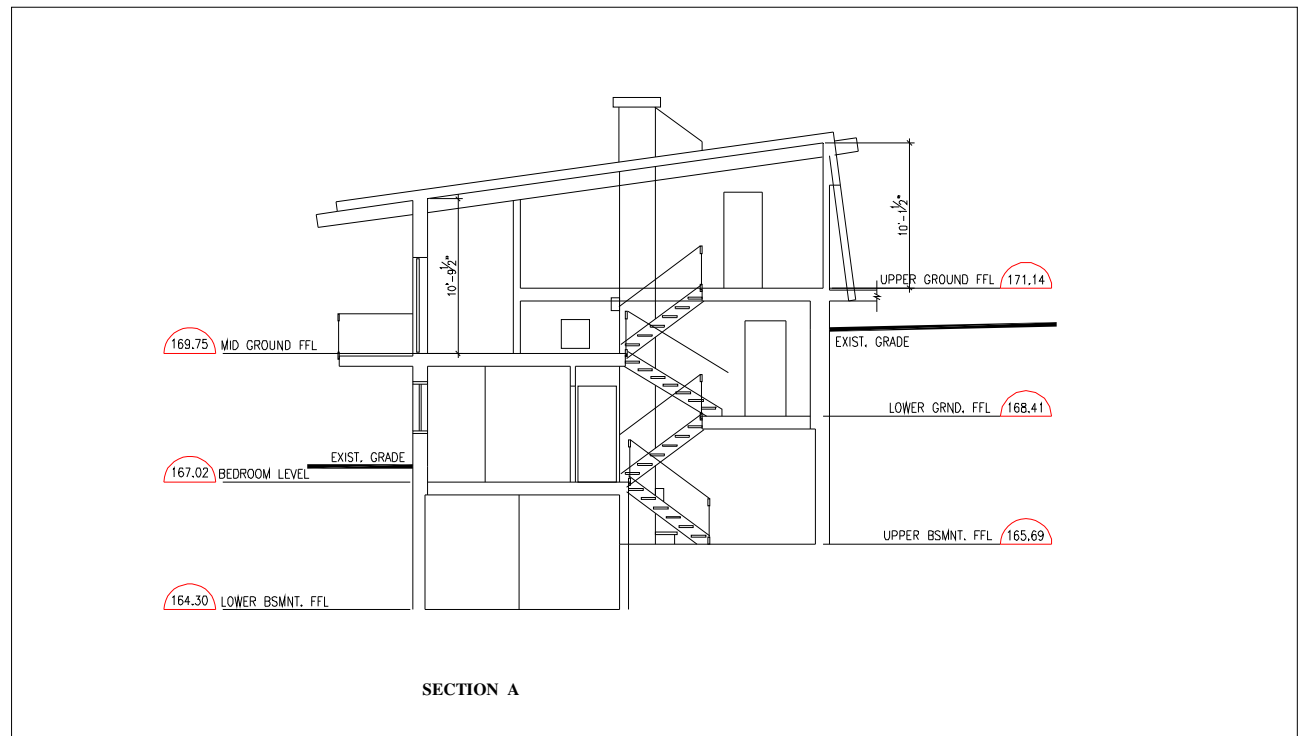


Figure 10.

3.3 Exterior Photographs by Architect



Figure 11. Front entry. Plywood covers broken sidelight. Due to dense vegetation, this is about all that is visible from the roadway.



Figure 12. Looking west along front wall from front entry. Front wall slopes slightly backward.



Figure 12. Plywood removed, showing broken glass.



Figure 13. View from southwest corner showing living room balcony, and end of big retaining wall.



Figure 14. View of northeast corner, again with big retaining wall.



Figure 15. View from northeast. Master bedroom clad in cladding.



Figure 22. View from northeast showing family room balcony on the right.



Figure 16. North side of the house with family room balcony above.



Figure 17. View of living room balcony from below.

3.4 Interior Photographs by Architect



Figure 18. Foyer, front entrance to the right.



Figure 19. Looking from foyer through the living room.



Figure 20. Master bedroom, foyer beyond at the left

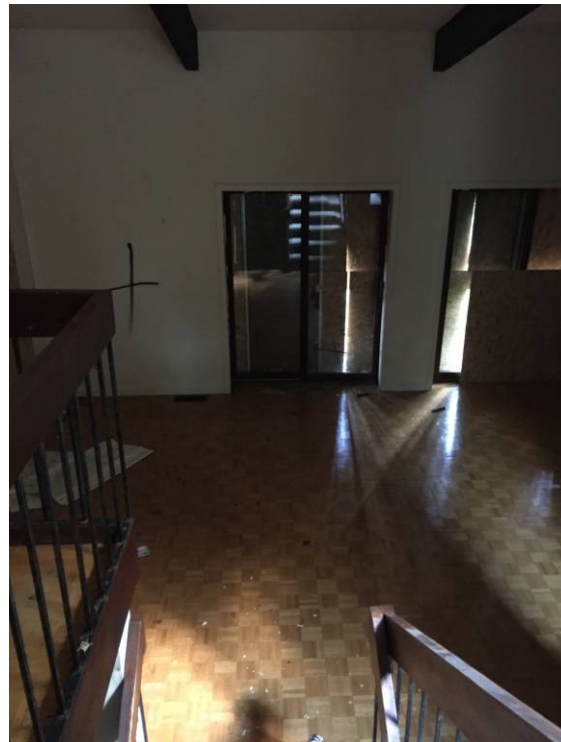


Figure 21. Looking down the stairs from the foyer to the family room.



Figure 22. Family room fireplace.



Figure 23. Dining room, looking toward the walk-out.



Figure 24. Kitchen.



Figure 25. East bedroom.



Figure 26. Grand fireplace in upper basement. This room is entirely below grade. The only natural light comes from the skylight more than 8.5 m above the floor level.



Figure 27. Lower basement. Furnace in the right background.

3.5 SitePhotographs by Architect

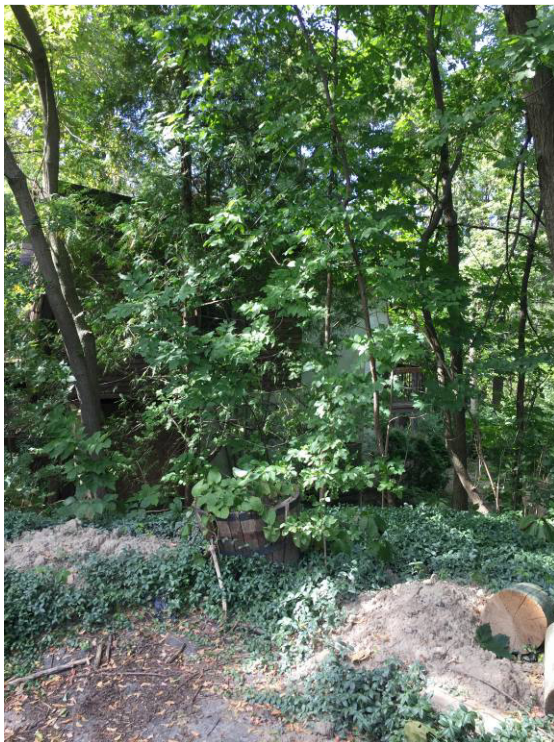


Figure 28. You can just make out the house through the greenery to the east.



Figure 29. Looking north from behind the house..



Figure 30. Looking southeast from the back of the house.



Figure 31. The larger of the two sheds on the property.

3.6 Result of Examination

Condition: The house appears to have not been substantially altered since construction. It has been unused for about two years, and has suffered from vandalism during that time. It also appears that some moisture related damage has occurred.

Design: The front elevation is an extreme version of a short-lived fetish, circa 1970, for heavy mansard roofs—almost always executed in cedar shakes or shingles. This may have come from the “back to nature” ideas of the previous decade. The style is sometimes called Neo-Mansard.



Figure 32. A typical example of 1970s Neo-Mansard Design.

The dearth of windows in the front may have been decided by the proximity of the house to the road, and the contrasting wealth of views from the other elevations. The side and rear elevations are of simple forms, clad in wood clapboard and stucco, with un-elaborated simple openings. The upside-down nature of the floor plans is a response to the rigors imposed by the steep site. By modern standards, the rooms are fairly small and dark. Our general impression is of an inexpensive house cleverly inserted into a difficult site.

4. Evaluation of the property under Ontario Regulation 9/06

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

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

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

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

1. i, The existing building is a representative example of a deservedly short-lived style, Neo-Mansard.
1. ii, The building does not display a high degree of craftsmanship or artistic merit.
1. iii, There is no demonstration of technical or scientific achievement in the building.

2. i, There are no direct associations of community significance.
2. ii, The building does not yield particular information about the community or culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.

3. i, The building does not support the historic character of Thornhill, and is not identified as such.
3. ii, The building is linked to its surroundings, but only as to its modest scale.
3. iii, The building is not a landmark, and is barely visible from the public realm.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 10 Mill Street in Thornhill-Vaughan does not rise to the standard that would merit designation under Part IV of the *Ontario Heritage Act*.

5. The Proposal

It is proposed to remove the existing house and construct a replacement dwelling on the site. Drawings of the proposed new dwelling are shown below:

7. Bibliography

Carter, Phillip H., et al., Thornhill Vaughan Heritage Conservation District Study and Plan. Vaughan: 2007

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

Ontario Ministry of Housing and Municipal Affairs. Provincial Policy Statement 2014, Toronto: 2005

Ontario Ministry of Tourism, Culture and Sport: Ontario Heritage Toolkit, Heritage Conservation Districts, Queen's Printer for Ontario, 2006.

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

Appendices:

PROPERTY OWNERSHIP CHRONOLOGY

***10 MILL STREET, THORNHILL
CITY OF VAUGHAN***

***PREPARED FOR
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***ON BEHALF OF
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JANUARY 2018



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PROPERTY OWNERSHIP CHRONOLOGY

10 MILL STREET, THORNHILL, CITY OF VAUGHAN

LOTS 9, 10, AND 11, RANGE A, PLAN 328, VAUGHAN TOWNSHIP, CITY OF VAUGHAN

1.0 PROPERTY DESCRIPTION AND HERITAGE STATUS

The legal description of the property at 10 Mill Street is Lots 9, 10, and 11, Range A, Plan 328, Vaughan Township, City of Vaughan. This is a .593 acre parcel of land formed by Lot 9 fronting on the north side of Mill Street; Lot 10 fronting on the north side of Mill Street and west side of Old Yonge Street; and Lot 11 fronting on the west side of Old Yonge Street.

The dwelling known municipally as 10 Mill Street is within Lot 9. According to Paul Oberst, this parcel of land is “very steep.” “The house is literally built into the hill, with a 6 m high retaining wall under its front wall, dirt removed, and 6 levels of home (back-split) inserted behind going down the hill.” The property also contains two small sheds and is heavily treed.

This property is within the Thornhill Vaughan Heritage Conservation District (“TVHCD”), which is a geographic area protected by bylaw under Part V of the Ontario Heritage Act. No specific mention is made to 10 Mill Street in the TVHCD Study and Plan. The City of Vaughan Heritage Inventory identifies the dwelling as “1950 Modernism.”

2.0 REPORT OBJECTIVE AND METHODOLOGY

As 10 Mill Street is within the boundary of the TVHCD, the City of Vaughan requires a Heritage Impact Assessment (“HIA”) as part of any application for development or site alteration. The objective of this Property Ownership Chronology is to provide research information, not cultural heritage evaluation, as a component of the HIA being compiled separately by Phillip H. Carter Architect and Planner Paul Oberst.

The information in this report was compiled through a property Title search at the York Region Land Registry Office, and preliminary documentary research. The property was not viewed but recent photographs were supplied by Paul Oberst.

3.0 OVERVIEW HISTORY

3.1 VAUGHAN TOWNSHIP

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

3.2 THORNHILL VILLAGE

The volume and rapid flow of the Don River allowed the development of a grist mill and a saw mill to the northwest of the subject property. As indicated on Plan 328 (Figure 1), a dam across the river created the millpond necessary to control the flow of water to power the mills. The need for a millpond declined with the rise in the availability of affordable steam power technology.

The following history of the historic village of Thornhill is provided by the City of Vaughan website:

History of Thornhill

The community of Thornhill is divided in half between the City of Markham and the City of Vaughan, and runs along both the east and west sides of Yonge Street. The growth and development of Thornhill is directly related to: the development of Yonge Street as a transportation route; the Don River system running through the village; and Thornhill's proximity to Toronto.

Yonge Street

Yonge Street was first developed as a military road by the first Lieutenant-Governor of Upper Canada, John Graves Simcoe. In 1792, a guide showed Simcoe an aboriginal route connecting Lake Ontario to Lake Simcoe from York (Toronto). The trail was surveyed, and by 1793 William Berczy cleared the trail from Toronto to the present site of Thornhill. Later that year, soldiers were dispatched by Simcoe to finish the road to Holland Landing (Lake Simcoe).

Simcoe also announced a plan to attract settlers to Upper Canada (Ontario) in 1792. The plan offered settlers 80 hectares (200 acres) of land provided they complete these tasks within the first two years of ownership: build a home; clear 10 metres of land across the front of the property for a road; and clear and fence four hectares (10 acres) of grant land.

By 1800, all the lots between what are now Steeles Avenue and Langstaff Road were granted to future settlers. Simcoe's policies helped populate and develop communities throughout Upper Canada.

Benjamin Thorne's mills

The years following the War of 1812 saw another wave of immigration take place. The end of the Napoleonic Wars meant significant social and economic change in Great Britain. This resulted in upper-class families and servicemen leaving Great Britain to start a new life in North America.

The arrival of Benjamin Thorne in 1820 was particularly important. Thorne set up a warehouse in York that dealt with the export of grain and import of iron. He then purchased the remains of a burnt down mill and renovated it into a gristmill. By 1830, he was operating a gristmill, sawmill and tannery. Thorne became a major influence in the economic life of the village. The small settlement became known as Thorne's Mills and then Thorne's Hill.

In 1828, Thorne and his brother-in-law, William Parson, petitioned for a post office. It was granted in 1829 and the village was officially called Thornhill, with Mr. Parson being its first postmaster. By 1830, Thornhill had a variety of services and industries including a distillery, millwright, several blacksmiths, harness makers, shopkeeper, tanner, weaver, sawmills and more.

Growth and development

Between 1830 and 1848, Thornhill experienced constant growth. The business district developed on Yonge Street in the area between Centre Street and John Street. Stagecoaches (covered wagons) travelled between Holland Landing and York as Yonge Street's road conditions improved and many churches, which stand to this day, were built.

Agricultural farming thrived during this period as local farmers took advantage of new mechanical advances, such as reapers (machines that pick crops at harvest) and threshers (machines that separate grain). Millers also found a ready market for their products in the protected British market.

The village acquired further services and the original Crown lots were subdivided to provide for the needs of the new urban class. By 1848, Thornhill was the largest community on Yonge Street north of Toronto, having a population of approximately 700 people.

Thornhill had grown into a busy milling centre by the mid-1840s. However, the factors that fostered its growth, namely government policy, economics and technology, all evolved and changed around mid-century resulting in an extended period of inactivity. The biggest change was the British government's elimination of the Corn Laws in 1846, which ended lower import tariffs for Canadian grain into British markets.

Mill decline

As the need for mills declined, farmers and millers suffered. Thorne was left with no market and went bankrupt. In 1848, he committed suicide after selling his assets and paying off his creditors. This was the first of a long series of events that eroded the economic base of the village:

- A decline in milling continued in the latter part of the 19th century as less lumber was required
- agriculture was in a state of flux by the mid-1870s
- farmers began engaging in mixed farming to protect themselves from fluctuating grain prices

Steam power

By the mid-19th century, steam had replaced waterpower as the main source of energy. Transportation was particularly affected as the railroad was being expanded. Communities wanted the tracks to run through their villages to take advantage of the benefits the trains would bring. Thornhill, however, was bypassed, losing potential growth as a result. By the end of the 19th century, Thornhill had become primarily a service centre for the surrounding farmland.

Railways and automobiles

In 1896, a new mode of transportation, the Metropolitan Radial Railway (bus-like cabins on rails) reached Thornhill, and brought commuters to and from Toronto. Before this railway, the only public transit to the city was a three-hour ride by stagecoach. The electric street railway was a significant improvement in both speed and convenience. For the first time, it was possible to live in Thornhill and work in Toronto. By the late 1920s, the automobile became a popular source of transportation for many people, further facilitating travel along Yonge Street.

4.0 PROPERTY CHRONOLOGY

The legal description of the property at 10 Mill Street is Lots 9, 10, and 11, Range A, Plan 328. Plan 328 is a subdivision of Lots 31 and 32, Concession 1, Vaughan Township (Figure 1).

4.1 EARLY PROPERTY OWNERS

The 210 acres of Lot 32, Concession 1, Vaughan Township, were patented from the Crown on May 17, 1802, by Robert Marsh. The 210 acres of Lot 31, Concession 1, Vaughan, were patented from the Crown on October 11, 1805, by Daniel Soules.

The highest value of the east halves of Lots 31 and 32 was concentrated at the east west boundary between the two, at Yonge Street. This is where the Don River entered the lots with sufficient volume and power to be developed as a mill site. Mill Street began as a laneway between what became Old Yonge Street and the south side of the mill pond to the northwest.

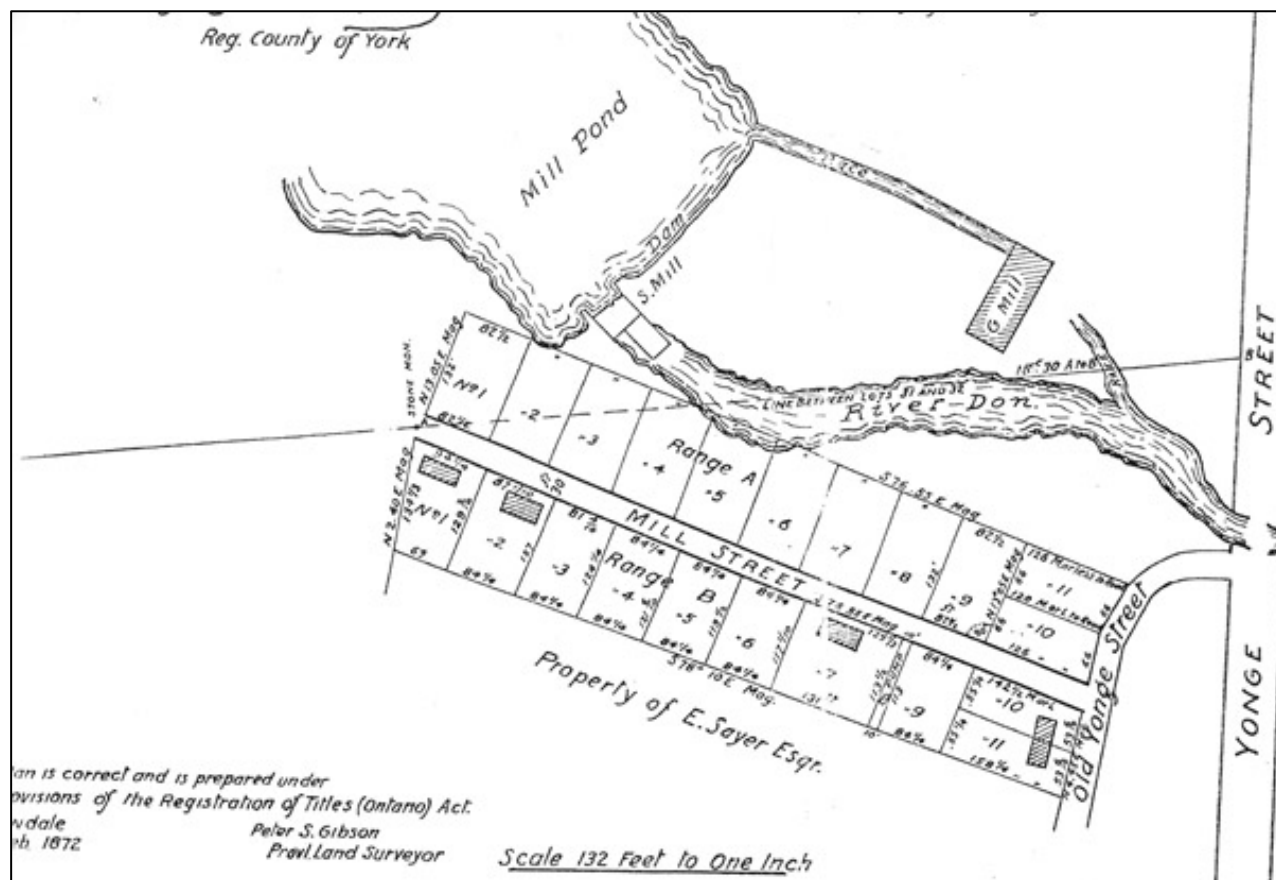


Figure 1: Plan 328, Drawn February 27, 1872. The property at 10 Mill Street is Lots 9, 10, and 11, Range A.

4.2 DAVID MCDUGALL

The ownership of all and then subdivided parts of Lots 31 and 32, Concession 1, changed several times between the dates of the Crown Patent and the 1850s.

The Abstracts of Title for Lots 31 and 32, Concession 1, indicate that on May 1, 1852, David “McDougall” acquired from William Proudfoot, 110 acres of Lots 31, 32, and 33, Concession 1. McDougall paid £600 for the acreage but immediately mortgaged it with Proudfoot for £5000. On January 26, 1854, Proudfoot assigned the mortgage to William Cawthra in the amount of £2375.

The 1857-1858 Canada Directory for Thornhill identifies a David McDougall with Thornhill Mills.

David McDougall remortgaged the property (except 15 acres) in September 1861 with William McDougall but by November 1863 the 110 acres were assigned to James McDougall and other creditors. William assigned the mortgage in 1864 to the Quebec Bank. This was partially discharged back to David by Quebec Bank in 1869.

In November 1871, mortgage holder William Cawthra partially discharged the 1852/1854 mortgage to David McDougall, to the amount of \$1,000.

It was David McDougall who had Plan 328 drawn on February 27, 1872, and registered on September 18, 1872, as a subdivision of part of Lots 31 and 32, Concession 1, Vaughan Township. As indicated on Figure 1, the Plan is mostly within Lot 31, with the northwest corner in Lot 32. The surveyor was Peter S. Gibson. There is no building plotted on Lots 9, 10, or 11, Range A, Plan 328, so it is assumed that none were standing on those lots at that date.

4.3 WILLIAM CAWTHRA ESTATE

On September 29, 1879, an Order of Foreclosure was issued by the Court of Chancery in favour of William Cawthra. This Order is presumed to be the result of non payment of the full amount of the 1852/1854 mortgage held by Cawthra.

William Cawthra died in Toronto on October 26, 1880, without leaving a Last Will and Testament. His widow was Sarah Ellen Cawthra.

4.4 JOHN, JOSEPH, AND WILLIAM RANKIN

As permitted by the Order of Foreclosure, the property was sold by tender on February 24, 1882.

A deed dated June 29, 1882, itemizes the sale of several parcels of land within the 110 acres to John Rankin of the village of Thornhill. Rankin paid \$1,500 for 38 acres of Lots 32 and 33,

Concession 1; 4 and 68/100s [or 86/100s] acres within Lots 31 and 32; and 75/100s of an acre also within Lot 31. The amount was paid in a cash and mortgage combination. Of note is that this deed references a plan by Provincial Land Surveyor John Gibson dated March 23, 1878. This is not the date of Plan 328. There is no indication on the Abstracts of Title that this 1878 plan was registered. It is not attached to the deed.

On January 6, 1887, John Rankin, identified as a Thornhill farmer, and his wife Elizabeth sold the lands for \$1,600 to Joseph W. Rankin, a local builder.

On March 29, 1889, Joseph W. Rankin was still identified as a builder in Vaughan Township. On that day, he and his wife Christiana, sold three acres to William Rankin for \$300. The description continues to reference the 1878 Gibson survey. It is possible that these lands abut the north side of the subject property at 10 Mill Street.

4.5 FREDERICK JAMES AND FREDERICK MANNING

The Abstracts of Title for Lots 9, 10, and 11, Range A, Plan 328 (separate from the Abstracts for Lots 31 and 32, Concession 1) do not open until February 6, 1911. On that day, the three lots were sold by local farmer William J. Rankin to Frederick Reesor James and Frederick Scott Manning, both agents living in the City of Toronto. They paid \$145 plus “services rendered” for a total of 4 and 86/100s acres.

This 4 and 86/100s acres is believed to be one of the parcels of land purchased by John Rankin from the heirs of William Cawthra in 1882. The deed does not use the Lots 9, 10, and 11, Plan 328 reference. This suggests that these lots, now measured at .593 acres, are within the larger parcel sold.

4.6 JOHN HENRY RISEBROUGH

Frederick James (an unmarried man) and Frederick Manning with his wife Mary Adeline Manning, sold the 4 86/100s acres to Toronto merchant John Henry Risebrough. This was on May 1, 1911, for \$2,200. This value cannot be compared to the “\$145 plus services rendered” of the sale a month earlier as the dollar value of the “services rendered” is not given.

4.7 THOMAS W. JACKSON

John Risebrough was a widower still residing in Toronto when he sold to Thomas W. Jackson described as a manager living in Thornhill. This was on March 7, 1944, for a dollar and “other good and valuable consideration.” The deed is the first registered document to use the Lots 9, 10, and 11, Range A, Plan 328 description.

The 1945 Voters' List lists a Thomas W. Jackson as a "Dales Engineer, Thornhill." In 1949, he is identified as a "sales engineer, Thornhill." The 1963 Voters' List lists a Thomas W. Jackson, a manager, at 15 Mill Road. In 1965, he is listed as an engineer on Mill Road. No. 15 Mill Road is presumed to be 15 Mill Street, opposite and west of 10 Mill Street.

4.8 RALPH LOCKWOOD ROBINSON AND MARGARET MOORE ROBINSON

Thomas Jackson and his wife Donna P. were still living in Thornhill when on August 17, 1970, they sold to Ralph Lockwood Robinson and his wife Margaret Moore. They paid two dollars but the property tax value of the property is listed on the deed as \$21,000.

On January 25, 1971, and again on February 5, 1971, a Mechanics' Lien was registered by Ejgil Nielson against Ralph and Margaret Robinson of 10 Mill Street and McKinlay Lathing Ltd., Thornhill. The claim was for "drywall taping and finishing" services between December 18, 1970, and January 1971 for the amount of \$464.64 plus \$100 for the lien.

4.9 SUBSEQUENT AND CURRENT OWNERS

It was Margaret Robinson who sold to property to Idin Rangchi in 2015. Rangci sold in 2017 to Chiu San Chan, the current owner.

5.0 CONCLUSION

The architectural assessment undertaken by Paul Oberst concludes the following about the dwelling at 10 Mill Street:

The front elevation is an extreme version of a short-lived fetish, circa 1970, for heavy mansard roofs—almost always executed in cedar shakes or shingles. This may have come from the "back to nature" ideas of the previous decade. The style is sometimes called Neo-Mansard.

The property tax value of \$21,000 for the three lots in 1970 may be indicative of vacant land and/or possibly land with a modest structure. The January 1971 Mechanics' Lien for \$464.64 is too low to be the cost of all the drywall and finishing for the construction of the existing dwelling. It could be a final claim for an unpaid balance. This Lien does confirm that some construction activity was underway between December 1970 and January 1971. This corresponds with Oberst's c.1970 estimated date of construction.

Based on its chronology of ownership and the architectural assessment by Oberst, it is the conclusion of this report that the dwelling at 10 Mill Street was erected in 1970 for Ralph

Lockwood Robinson and his wife Margaret Moore Robinson. There may have been an earlier structure on the property, now demolished. Based on this conclusion, the City's categorizing of the dwelling as "1950 Modernism" is inaccurate.

SOURCES

Abstract of Title and documents for the subject property including Lots 31 and 32, Concession 1, Vaughan Township, and Plan 328.

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

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Toronto Star newspaper index. Metropolitan Toronto Library online database.

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