

KLEINBURG-NASHVILLE

Heritage Conservation District Plan Update

Part 1 - The Study

September 2021





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1 BACKGROUND & CONTEXT

1.1 KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The City of Vaughan originated from the Township of Vaughan which was established in 1850. The Township contained several rural villages: Woodbridge, Kleinburg-Nashville, Maple and Thornhill. These villages were established in the 19th century following a long history of indigenous habitation and settlement along the river valleys and trails. In 1971 Town of Vaughan was created, which became the City of Vaughan in 1991. The City of Vaughan has recognized the heritage value of its historic communities, including Kleinburg-Nashville, through designation as a Heritage Conservation District (HCD) under the *Ontario Heritage Act*. A Heritage Conservation District designation is an important tool for protecting the heritage character of a community and managing change, and is accompanied by a Heritage Conservation District Study and Plan.



Image 1 Kleinburg Village (Dillon, 2019)

BACKGROUND & CONTEXT



Image 2 Nashville Village (Dillon, 2019)



Image 3 Humber River Valley (Dillon, 2020)

The Kleinburg-Nashville HCD is comprised of the following character areas, as illustrated in **Figure 1**:

Kleinburg Village, which is set on the narrow ridge between the valleys of the two branches of the Humber River and centred on what is now Islington Avenue. The village was founded in 1848 around the existence of several mills.

Nashville Village, which was established by the railway station built in 1870 that served the Kleinburg mills and industries, as well as the farms of surrounding communities.

Humber River and its associated tributaries and valleys which are historically linked to both Kleinburg and Nashville and which influenced their development and form.

Road Links, which are shaped by topography and the ridge between the two valleys; Nashville Road and Islington Avenue.

1.2 PURPOSE OF THE STUDY

A Heritage Conservation District Study and Plan for Kleinburg-Nashville were prepared in 2003. Since that time there have been a number of policy and legislative changes which influence planning decisions. In October 2019, the City of Vaughan commenced a comprehensive update to the Kleinburg-Nashville Heritage Conservation District Study and Plan (2003 KNHCD Plan). The first phase of the project undertakes the update to the KNHCD Study, and phase two drives the update of the 2003 KNHCD Plan, including the guidelines. This report encompasses the first phase of work.

According to the **Heritage Conservation Districts: A Guide to District Designation** under the *Ontario Heritage Act* (OHA), published by the *Ministry of Heritage, Sport, Tourism and Culture Industries* (MHSTCI), key ingredients for a successful Heritage Conservation District (HCD) Plan include:

- A sound examination of the rationale for district designation, especially for the delineation of district boundaries;
- Active public participation in the designation process;
- A clear and complete designation by-law; and
- A clear and well-publicized HCD plan and policies to manage change in the district to protect and enhance its unique character.

The purpose of the KNHCD Plan update is to build upon the 2003 KNHCD Plan's past successes and respond to a changing legislative environment, and provincial and municipal policy frameworks, identify planning tools that can strengthen heritage conservation of the HCD, identify potential CHLs and contributing heritage resources in the HCD, and integrate the community's long-term vision. The key objectives are to:

- Evaluate the 2003 KNHCD Plan's Strengths, Weaknesses, Opportunities and Threats (SWOT), and integrate new background context for the study, including existing policy frameworks and plans;
- Engage the key stakeholders and community in an open, transparent and meaningful way, incorporating feedback into the SWOT analysis;
- Develop a dataset of all properties in the HCD and identify contributing and noncontributing values;
- Develop maps of existing and proposed cultural heritage resources in the HCD;
- Develop a Statement of Significance and a list of contributing heritage attributes; and
- Assess if a change in the KNHCD boundary is warranted.

1.2.1 2003 KNHCD Study & Plan Performance

The 2003 KNHCD Plan has provided high-level guidance for development in Kleinburg-Nashville for the last 17 years to protect its heritage and character, amidst many regulatory and policy changes in the Province of Ontario (see Section 2). **Table 1** summarizes the strengths, weaknesses, opportunities and threats examined through the update of the KNHCD Study & Plan.

Table 1 2003 KNHCD Study & Plan - SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
 List of clearly defined HCD objectives Heritage styles Streetscape typology Guidelines for ecological health of the valley lands Construction materials checklist 	 Identification and protection of heritage attributes Heritage inventory Potential archaeological considerations Limited mapping and diagrams Identification and protection of views Identification of CHLs Distinction of villages' characters Guidelines accounting for intensification targets Permit classes and permit process checklist 	 Engage and refine community's value Incorporate implementation learnings, including heritage permit review Integrate national best practices Integrate the Canadian Heritage River recognition Integrate green technologies guidelines Clearly define the heritage value and character with Statement of Significance and list of heritage attributes 	 Changing regulatory environment (PPS 2020, Bill 108 re: OHA) Interpretation of guidelines for new additions, heritage design and details Lack of policies in regard to height, massing and building setbacks for new construction Loss of character defining mature trees

1.3 HERITAGE CONSERVATION DISTRICT DEFINED

A Heritage Conservation District (HCD), as provided for under Part V of the *Ontario Heritage Act* (OHA), is a geographical area evaluated for heritage resources within a municipality protected municipal by-law to ensure the conservation of its existing heritage character. Heritage Conservation Districts form an integral part of a community or region's cultural heritage and contribute to an understanding and appreciation of the area's history and cultural identity (Ministry of Heritage, Sport, Tourism and Culture Industries, 2006).

The focus of this type of designation is on the prevailing character of an area, particularly its contextual attributes – such as the variety of buildings and how they interrelate, the physical attributes including trees, landscapes, building setbacks, roads, street furniture and lighting (Ontario Heritage Trust, 2019). Most HCDs are defined by a number of properties that form a character area, and aim to conserve areas of interest such as residential, commercial, combination of residential/commercial, institutional, rural and "main streets," and they often incorporate natural heritage features like open green space, trees, parkland and waterways (MHSTCI, 2006).

According to the *Heritage Conservation Districts: A Guide to District Designation* under the OHA, published in 2006 by the Ministry of Culture, now Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), characteristics of an HCD include:

- a) A concentration of heritage buildings sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use;
- A framework of structured elements including major natural features such as topography, landform, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges;
- c) A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place; and
- d) **A distinctiveness** which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas (MHSTCI, 2006).

The contributing characteristics to HCDs more broadly and in summary, can be stated as natural, historic, aesthetic, architectural, scenic, scientific, cultural, social or spiritual values (MHSTCI, 2006).

1.4 REASONS FOR DESIGNATION

The first HCDs in Ontario were designated in the 1980s and today there are 134 designations (MHSTCI, 2019). A reason for the HCD designation is to establish policies and design guidelines for the preservation of heritage elements within the district boundary. New developments within an HCD are steered by high-level direction of the guidelines, which seek to ensure the heritage and character of the area is preserved and enhanced. An HCD designation is not intended to prohibit or discourage the changes required by contemporary needs; its purpose is to guide those changes so that they preserve and enhance the heritage district's architectural and historic character.

An HCD designation can result in a number of benefits for a community, including:

- Protection and conservation of an area's special and distinct cultural heritage resources;
- Revitalization of an area;
- Potential for economic spin offs and tourism generation;
- Enhanced community identity, pride and involvement; and
- Establishment of a legacy for future generations (MHSTCI, 2006, p. 8-9).

The University of Waterloo's Heritage Resources Centre, in partnership with the Architectural Conservancy of Ontario (ACO), conducted studies in 2009 and 2012 evaluating the benefits and challenges of living within a HCD. The work studied 64 HCDs in Ontario¹, surveyed 924 residents, analyzed sales history trends for 871 properties and interviewed 76 key stakeholders. The key conclusions found that:

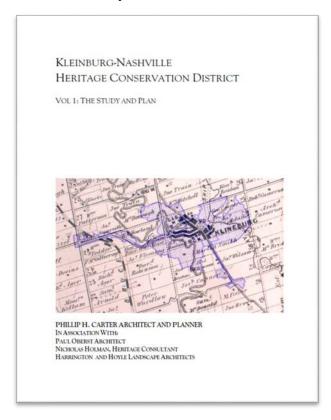
- Satisfaction with living and owning property in a HCD is overwhelming positive;
- Real estate values in HCDs generally rise more consistently than surrounding areas;
- Residential districts have higher scores in evaluation as compared to commercial districts;
- The longer districts operate, the better they perform;
- Active citizen groups play a large role in education about a district; and
- Districts with over 400 properties did not operate as effectively.

¹ PDFs of all 64 HCD studies and summary reports can be found online: https://uwaterloo.ca/heritage-resources-centre/projects.

1.5 KLEINBURG-NASHVILLE HCD DESIGNATION

City of Vaughan Council resolved on July 10, 2000, based on Official Plan Amendment (OPA) 601, "that the Cultural Services Division undertake the necessary steps to commence a Heritage Conservation District Study." Further, Heritage Vaughan, the local Municipal Heritage Committee, met on 16 May 2001 and reviewed the work undertaken in the OPA process; they adopted draft goals and objectives for the HCD Study, and concluded that the study area should include the Kleinburg Village core, Islington Avenue north from Major Mackenzie; Nashville Road west to Huntington Road; and the valley lands east and west of the Kleinburg Village core. On November 26, 2001, on the recommendation of Heritage Vaughan, Council enacted By-law 468-2001 to define an area to be examined for future designation of the whole or any part of such area, as a Heritage Conservation District Study under Part V, Section (40) 1 of the Ontario Heritage Act and a consultant was retained.

By-law 183-2003 designated the district on June 23, 2003. By-law 184-2003 on June 23, 2003 included the Kleinburg-Nashville Heritage Conservation District and Plan, as well as a Heritage Character Statement, and By-law 268-2003 passed on August 25, 2003 added an additional 6 properties on Windrush Road that were "inadvertently left off the boundary".



The KNHCD Study and Plan were completed in 2003, by Phillip H. Carter Architect and Planner, in association with Paul Oberst (Architect), Nicholas Holman (Heritage Consultant) and Harrington and Hoyle Landscape Architects.

BACKGROUND & CONTEXT

1.6 EXISTING HCD BOUNDARY

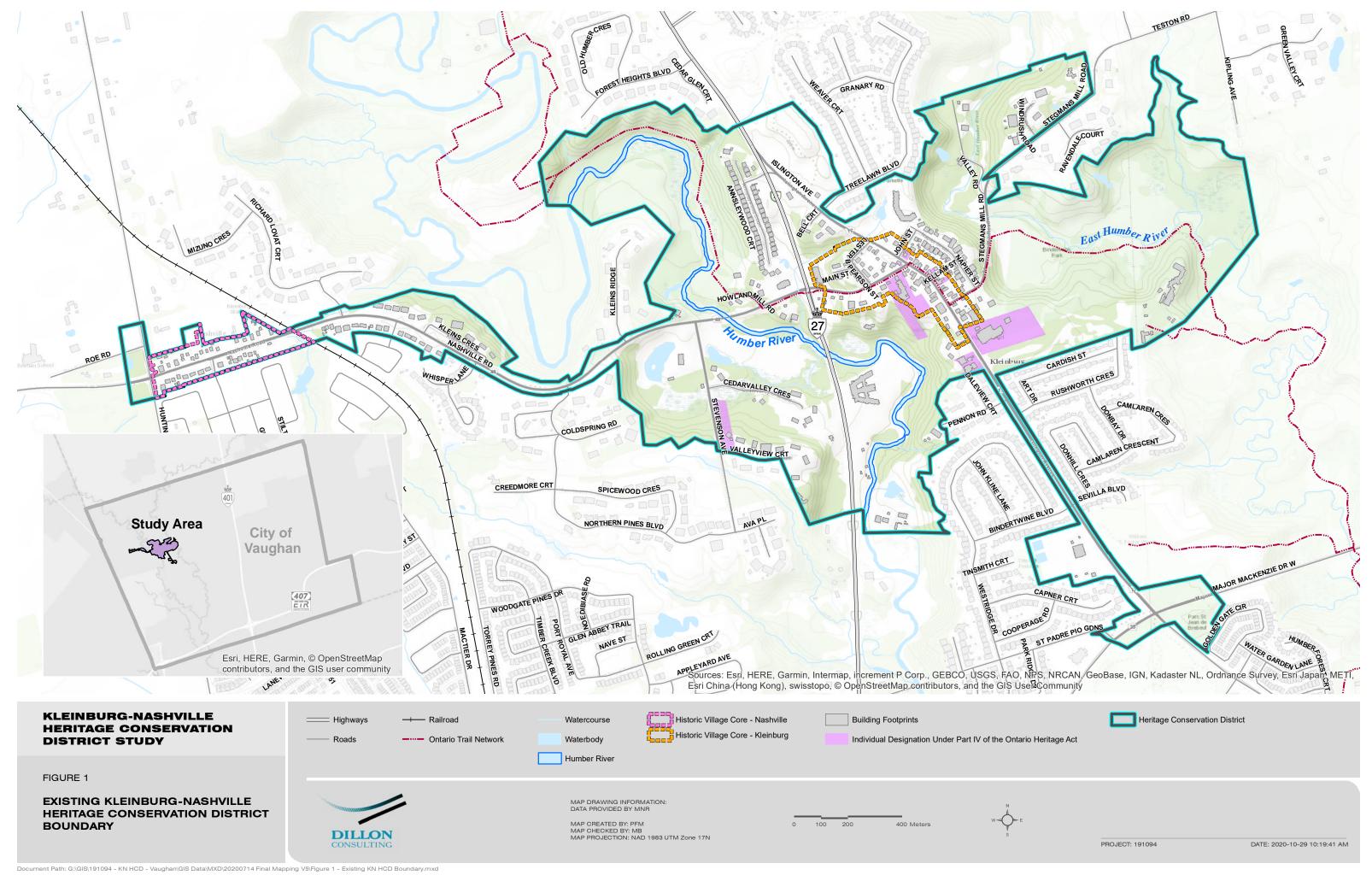
The Kleinburg-Nashville HCD comprises of two discontinuous historic mill villages: Kleinburg, which is nestled between two branches of the Humber River with Islington Avenue as the main spine; and Nashville, which is centred on the intersection of Nashville Road and the rail line. The two villages are connected via Nashville Road. The 2003 KNHCD Plan recognized these as "three elements of the district": villages, road links and valley lands, as per **Figure 1**.

The HCD includes many buildings that retain their original vernacular design and detailing as well as more recent infill buildings of sympathetic design. There are 254 properties within the HCD, of which eight (8) are designated under Part IV of the OHA, as per **Figure 1**.

The Humber River was designated a Canadian Heritage River in 1999 for the cultural and recreational values of the river. Along the shores of the river is a system of greenways and trails that maintain the spirit of the historic Toronto Carrying Place Trail (Canadian Heritage River System, 2017).

Due to the rugged nature of the Humber River valleys, the local roads in Kleinburg-Nashville are shaped by topography rather than survey. Islington Avenue follows the old Carrying Place Trail which runs along the ridge between the two valleys. Mill roads into the valleys followed the contours of the landscape in order to connect with Islington or the road grid beyond the valleys. Currently, the connective road network of Nashville Road, Islington Avenue and Highway 27 are classified in the City of Vaughan Official Plan (Schedule 10 – Major Transit Network) as minor collector and major arterial.

The hamlet of Nashville grew around the Kleinburg rail station, which was located two kilometres west of the Humber River. The presence of the railway station once supported commercial enterprises such as a lumber yard, a hotel and more than one grain elevator. The importance of the railway to the prosperity of Kleinburg's mills created an important connection between the two communities of Kleinburg and Nashville.



1.7 HCD STUDY AND PLAN UPDATE PROCESS

The first phase of the KNHCD Plan update is the update to the Study. The KNHCD Study process commenced in fall 2019, as per **Figure 2**, with review and mapping of the heritage resources inventory, site walks, Townscape Survey, background study and policy review, as well as the SWOT analysis of the 2003 KNHCD Plan. A stakeholder meeting was held on February 6th, 2020, and a public open house was held on February 26th, 2020. The input received, along with the evaluation and gap analysis of the 2003 KNHCD Plan guide the updated KNHCD Study draft report, which will be presented to City staff and Heritage Vaughan. The draft Study will also be made available online for digital engagement with the community. The comments received from all the groups will lead to the compilation of the final KNHCD Study report in spring 2020.

The second phase, the KNHCD Plan update, is planned for fall 2020, with an additional open house and digital engagement platform. The final KNHCD Plan will be prepared in winter 2021.

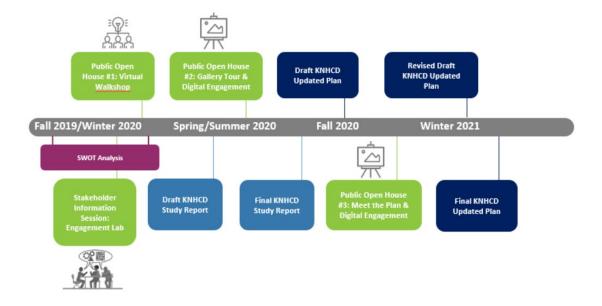


Figure 2 Heritage Conservation District Study Update Process



In Ontario, the land use planning system functions in a top-down framework where the province provides policy guidance through A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Provincial Policy Statement (PPS, 2020) and Ontario Heritage Act (OHA, 1990), and municipalities are to adapt and implement guidance through municipal official plans and zoning by-laws. The policy framework guiding this study is informed by applicable provincial regulations and policies, and municipal policies and zoning.

The *Planning Act* requires municipalities to be consistent with the PPS, therefore strengthening the policy direction from the PPS for the conservation of built heritage resources and cultural heritage landscapes in the province. The *Ontario Heritage Act* (OHA) provides legislative framework for the identification and protection of cultural heritage resources and archaeological resources in the province, as well as providing the specific guidance on implementing heritage conservation in Heritage Conservation Districts. Together, the provincial polices and local policies protect built and cultural heritage resources. This section details the review of the policy framework within the Region of York and City of Vaughan, including reviewing the current Zoning By-law.

2.1 PROVINCIAL POLICY CONTEXT

2.1.1 Planning Act (1990)

Section 2 of the *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest to ensure: "(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest." Section 3 of the *Planning Act* directs a municipal Council's decisions to be consistent with the *Provincial Policy Statement* (PPS, 2020).

2.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe provides a framework for implementing growth and development with a vision for building stronger, prosperous communities. If growth is unmanaged, it could degrade cultural heritage resources, which provide a sense of place. Relevant policies from Section 4.2.7 of the Growth Plan state that:

- "4.2.7 Cultural Heritage Resources
- 1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
- 2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
- 3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making."

The following Definitions are provided in Section 7 of the Growth Plan (GP, 2019, p.68-69)

"Cultural Heritage Resources: Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan)".

"Conserved: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS, 2014)".

The Growth Plan also defines the terms Built Heritage Resource and Cultural Heritage Landscape in accordance with the Provincial Policy Statement (2020).

CONCLUSION:

The City of Vaughan's Official Plan (2010) will need to be updated to reflect the Growth Plan (2019) directions, definitions and policies on cultural heritage resources.

2.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) outlines the current policy on planning and municipal land use that relates to provincial interests, which includes the conservation of heritage resources, including HCDs. Relevant policies in Section 2.6 of the PPS (PPS, 2020, p. 31) state that:

- "2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources".

The following Definitions are provided in Section 6.0 of the PPS (PPS, 2020, p. 41-42),

- "Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers".
- "Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage

Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms".

CONCLUSION:

The City of Vaughan's Official Plan (2010) will need to be updated to reflect PPS 2020 directions, definitions and policies on cultural heritage resources. The PPS 2020 provides updated definitions of 'conserved' and 'cultural heritage landscape'.

2.1.4 Ontario Heritage Act (1990)

The *Ontario Heritage Act R.S.O. 1990, Chapter O.18* (OHA) is provincial legislation that is the primary mechanism for protecting cultural heritage resources in Ontario. Substantial amendments were made to strengthen the OHA in 2005, with further updates made in 2019 following the passing of Bill 108, More Homes More Choices Act.

There are several ways for municipalities to utilize the OHA to aid in the conservation of cultural heritage resources, such as the designation of individual properties (Part IV), and the designation of HCDs (Part V). Specific to HCDs, Part V of the OHA provides that "where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district" (OHA R.S.O. 1990, c. O.18, s. 41 (1)).

Prior to designation a municipality may undertake a study of any area for the purpose of designating one or more heritage conservation districts. A heritage conservation district study shall:

- (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- (b) examine and make recommendations as to the geographic boundaries of the area to be designated;
- (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;

(d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. (OHA R.S.O. 1990, c. O.18, s. 40 (2)).

The OHA further identifies that by-law under Section 41 designating one or more heritage conservation districts in a municipality shall adopt an HCD Plan for each district that is designated in the by-law. A heritage conservation district plan shall include,

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

CONCLUSIONS:

Since 2005, under the OHA, the process for implementing an HCD includes the completion of a study, followed by an HCD Plan and Guidelines. Once an HCD designation by-law is passed, property owners in the district need a permit from the municipality for any alteration that's not considered minor, as well as any demolition or new construction. Although this process was not in place when the 2003 KNHCD Study and Plan were completed, the City has adopted this practice.

Major revisions to the OHA for heritage protection that are endorsed by the City and need to be reflected in the KNHCD update include:

Demolition Controls

- Allow local municipalities to prohibit demolition or removal of property
 designated under the act (both individually and in districts), or to attach terms
 and conditions to approval of demolition. This power applies to properties
 currently designated as well as new designations and is effective
 immediately.
- Ensure procedural fairness by providing property owners with the right of appeal of municipal decisions refusing demolition, or attaching terms and conditions to demolition, to the Local Planning Appeals Tribunal (LPAT).

Municipal Listing and Designation

• Allows municipalities with established heritage committees to delegate alteration approvals for designated property to municipal staff.

Enhanced Protection for Heritage Conservation Districts

- Requires that municipalities adopt heritage conservation district plans for new designated districts, and allows the adoption of such plans for existing districts.
- Extends alteration controls in designated districts to cover property features, in addition to the exterior of buildings and structures. Requires municipalities to be consistent with the district plan in their bylaws and public works.
- Where provided for in the district plan, allows municipalities to exempt minor alterations from approval requirements.
- Provides that individually designated properties that are included in a heritage conservation district with a district plan be subject to district controls under Part V of the act, except with respect to any interior features which would be subject to controls under Part IV.

2.1.4.1 BILL 108, THE MORE HOMES, MORE CHOICES ACT (2019)

Bill 108, the *More Homes, More Choices Act*, 2019 was introduced by the Government of Ontario on May 2, 2019, and received Royal Assent on June 6, 2019. Bill 108 proposed changes to a number of provincial acts including the OHA.

Following is a summary of the key amendments to the OHA, which came into effect in September 2019 (Environmental Registry of Ontario, 2019).

Listing: The amendments create new requirements for notification (to property owners for properties included in the register), and a process for property owners to object.

CONCLUSION:

This change is not relevant to updated KNHCD Plan as all properties within the district are designated under Part V of the OHA. Any new properties included if a revised boundary is suggested would be considered under the designation process, not the listing process. Whether a permit is approved or denied will usually depend on how well the change fits within the guidelines in the HCD Plan.

Timelines: The amendments introduced new timelines for determining a complete application for demolition or alteration (60 days), issuing a notice of intention to designate (90 days from prescribed circumstances), and to follow through with a decision on designation (120 days).

CONCLUSION:

The new application for demolition or alteration 60 day timeline should be reflected in the updated KNHCD Plan. The changes to designation timelines could also apply to the updated KNHCD Plan if additional properties are considered for inclusion within the HCD boundary.

Demolition: The amendments provide added clarity that demolition includes the removal or demolition of a heritage attribute as well as a building or structure.

CONCLUSION:

This clarification should be reflected in the updated KNHCD Plan, as well as the heritage permit application process and definitions in the City's Official Plan.

Appeals: Designation appeals and appeals regarding alteration of heritage properties will be heard by LPAT. The decision of the Tribunal will be binding on the municipality.

CONCLUSION:

This process should be reflected in the updated KNHCD Plan, as well as the heritage permit application process and definitions in the City's Official Plan.

Objections: The amendments introduce a new process for making an objection to council when a notice of intention to designate is issued. The new process is similar to the previous 30-day period for objections to the Conservation Review Board.

CONCLUSION:

This is relevant to the updated KNHCD Plan if additional properties are considered for inclusion within the HCD boundary.

Designation By-laws: The amendments include new guidance and direction on drafting designation by-laws, with heritage attributes clearly identified and the cultural heritage value of the property clearly explained.

CONCLUSION:

This is relevant to the updated KNHCD Plan if additional properties are included in a revised HCD boundary. As part of the KNHCD Study and Plan update, the HCD bylaw should be amended to include a Statement of Cultural Heritage Value or Interest and heritage attributes to be compliant with this direction.

2.2 YORK REGION OFFICIAL PLAN (2010)

The Regional Official Plan of York (York Region OP) addresses cultural heritage resources in three sections of the Plan. Triple bottom line objectives for healthy communities are to: "recognize, conserve and promote cultural heritage" (York Region Official Plan, 2010, p. 3). Section 3, Healthy Communities, expands on the objective "to recognize, conserve and promote cultural heritage and its value and benefit to the community" (York Region OP, 2010, p. 50). The following policies of Section 3 are relevant to cultural heritage at the Regional level:

"3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in

consultation with heritage experts, local heritage committees, and other levels of government.

- 3.4.2 To ensure that cultural heritage resources under the Region's ownership are conserved.
- 3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.
- 3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.
- 3.4.5 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.
- 3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.
- 3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.
- 3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.
- 3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.
- 3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.
- 3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property".

The York Region OP identifies the Kleinburg Binder Twine Festival as a celebration of the Region's heritage.

York Region OP's Definitions section defines cultural heritage resources as, "resources that contribute to our understanding of our past, including:

 Archaeological resources such as artifacts, archaeological sites and marine archaeological sites.

- b. Built heritage resources, which means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.
- c. Cultural heritage landscape, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts."(York Region OP, 2010, p. 171).

CONCLUSION:

Heritage conservation districts are recognized in Regional policy as an opportunity for local municipalities to preserve cultural heritage resources. At some point, the York Region Official Plan (2010) will be updated to reflect new PPS 2020 and OHA directions, definitions and policies on cultural heritage resources.

2.3 CITY OF VAUGHAN OFFICIAL PLAN (2010)

This section provides a review of the City's existing Official Plan (2010), which is currently under review. Kleinburg-Nashville is one of four Historic Villages in the City of Vaughan, as identified in Section 12.2.1 and Map 12.2.A of the City of Vaughan Official Plan (VOP, 2010) According to the VOP (2010), the "historic village cores are intended to continue to be the main areas for local commercial activity

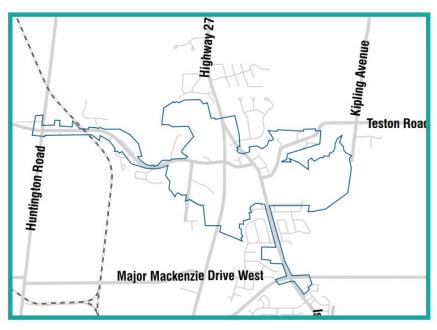


Image 4 Areas Subject to Heritage Conservation District Plans - Map 12.2.A, VOP, 2010

and community facilities". It is understood the level of conservation within each area will

vary as it is suited to the local context. Further, any development within these areas, are subject to the existing HCD plans. Heritage policy, specifically Heritage Conservation Districts and cultural heritage resources, are recognized in various sections of the VOP (2010). In Section 1.2: Vaughan's Tomorrow, City's Growth Management Strategy, the following policy is relevant to the KNHCD:

"The Built Cultural Heritage Study includes policies to preserve and protect built cultural heritage resources, including designated property and Heritage Conservation Districts. The Cultural Heritage Landscape Plan defines and identifies significant cultural heritage landscapes and includes policies for their preservation".

In Section 3 Woodlands, the following policy recognizes heritage conservation agreements to "protect and enhance woodlands, by:

"3.3.3.1. (d) using sound woodland management practices that will maintain or enhance existing functions, attributes and linkages, including entering into heritage conservation and other easement agreements, where woodland resources remain in private ownership".

In Section 5 Economy, Promoting Tourism, the following policy connects the HCDs and tourism within the City of Vaughan:

"5.2.7.5. To promote cultural resources, facilities and events as unique regional tourism destinations, and to promote tourism activities in Vaughan's Heritage Conservation Districts".

In Section 6.1 Protecting Vaughan's Cultural Heritage, states the following policies related to HCDs:

- "6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.
- 6.1.1.2. To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.
- 6.1.2.6. That the City shall use criteria established by Provincial regulation under the Ontario Heritage Act for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the Ontario Heritage Act. The City may further refine

these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

- 6.1.2.7. Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value".
- Section 6.2 Heritage Protection and Designation, states the following policy related to the OHA, which has yet to be changed according to Bill 108:
 - "6.2.1.2. That cultural heritage resources in the Heritage register are subject to demolition control as specified under the Ontario Heritage Act. The City may use such controls to support the goals of heritage conservation, and may seek additional legislative authority to further protect cultural heritage resources from demolition".

Further, policy related specifically to Designated Heritage Properties is as follows:

- "6.2.2.1. That pursuant to the Ontario Heritage Act, the City may, through a by-law, protect cultural heritage resources by entering into heritage easement agreements or by designating:
 - a. individual properties;
 - b. Heritage Conservation Districts where there is a concentration of cultural heritage resources in accordance with Policy 6.3.2.1;
- 6.2.2.6. That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:
 - e. new development on vacant lots or lots currently occupied by <u>non-heritage</u> <u>structures in Heritage Conservation Districts</u> designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:
 - i) being similar in height, width, mass, bulk and disposition;
 - ii) providing similar setbacks;
 - iii) using like materials and colours; and
 - iv) using similarly proportioned windows, doors and roof shape.

- 6.2.2.9. That for all development applications, demolition control applications and infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by:
 - a) respecting the massing, profile and character of adjacent heritage buildings;
 - b) maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
 - c) maintaining the established setback pattern on the street;
 - d) being physically oriented to the street in a similar fashion to existing heritage buildings;
 - e) minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
 - f) having minimal impact on the heritage qualities of the street as a public place;
 - g) minimizing the loss of landscaped open space;
 - h) designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and
 - i) requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource".

In Section 6.3 Heritage Conservation Districts are in accordance with the following policies:

6.3.2 Heritage Conservation Districts

"With a long history of land-based activities, Vaughan has a rich legacy of Cultural heritage landscapes. Some of these are already recognized as Heritage Conservation Districts, which are clusters of related buildings and features that reflect an aspect of local history. Vaughan's Heritage Conservation Districts include the historic villages of Kleinburg/Nashville, Maple, Woodbridge and Thornhill. Designation of an area as a Heritage Conservation District is an important means of protecting a cultural heritage landscape to control new

development and site alteration within the district. Vaughan will continue to protect these villages and may identify new Heritage Conservation Districts for protection.

- 6.3.2.1. That Heritage Conservation Districts shall possess one or more of the following attributes:
 - a) a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood;
 - b) buildings and structures that are of architectural or vernacular value or interest; and
 - c) important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites.
- 6.3.2.2. To develop Heritage Conservation District plans and corresponding design guidelines for all identified Heritage Conservation Districts in accordance with the Ontario Heritage Act. Areas subject to a Heritage Conservation District are identified on Schedule 14-B in Volume 2 of this Plan.
- 6.3.2.3. To conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals and public works in accordance with the respective Heritage Conservation District Plans and the policies of this Plan. When there is a conflict between the policies of the Heritage Conservation District Plan and the policies of this Plan, the Heritage Conservation District Plan shall prevail.
- 6.3.2.4. That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.
- 6.3.2.5. That a demolition permit for a building or part of a building within a Heritage Conservation District shall not be issued until plans for a replacement structure have been submitted to the City and Council has approved the replacement structure and any related proposed landscaping features in accordance with the relevant Heritage Conservation District Plan, the Vaughan Heritage Conservation Guidelines and the policies of this Plan".

2.3.1 Official Plan Designations

Kleinburg-Nashville are located within the City's Urban Boundary, according to *Schedule 1 - Urban Structure* of the VOP (2010), and part of Kleinburg is identified within the Intensification Area and designated a "Local Centre", as per **Figure 3**. The remainder of the district is identified as stable "Community Areas". The lands in the KNHCD are further defined as per *Schedule 13 - Land Use*, with lands designated "Low-Rise Residential", "Low-Rise Mixed Use" and "Natural Areas".

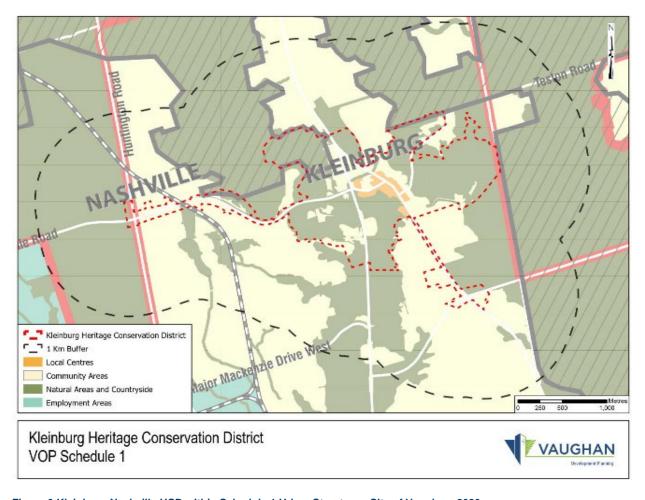


Figure 3 Kleinburg-Nashville HCD within Schedule 1 Urban Structure - City of Vaughan, 2020

Figure 4 illustrates two established large lot neighbourhoods with frontages of 30 metres and greater that are characterized exclusively or predominantly by their historical, architectural or landscape value within the KNHCD. The KNHCD is located within core features of the natural heritage network, including Environmentally Significant Areas, Areas of Natural and Scientific Interest and the Greenbelt Plan Area (see **Figure 5**).

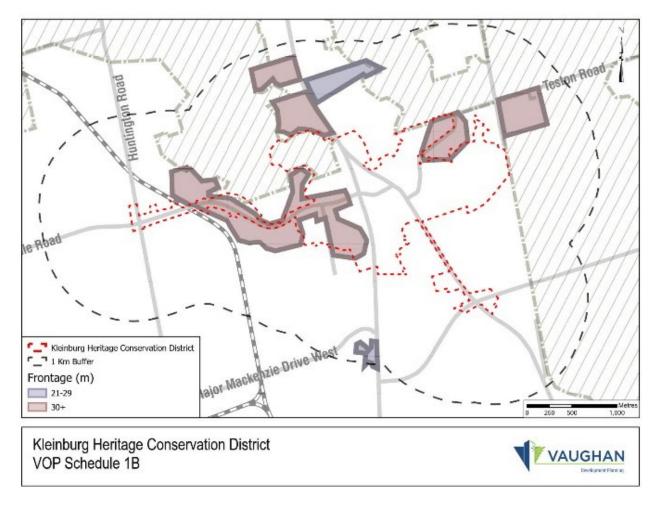


Figure 4 Kleinburg-Nashville HCD within Schedule 1B - Areas Subject to Policy 9.1.2.3 Vaughan's Established Large-Lot Neighbourhoods, City of Vaughan, 2020

Figure 5 shows the Natural Heritage Network and the areas of unapproved sites within Kleinburg that have consideration for Core Feature additions, deletions, or classification as Enhancement Areas. In Kleinburg and Nashville, some lands are designated as "Built-Up Valley Lands" and "Core Features". These areas are designated as "Natural Areas" in *Schedule 13 - Land Use Plan* of the VOP (2010).

Core features can include valley and stream corridors, woodlands and are to be protected and enhanced, with development and site alteration to be prohibited with the exception of natural area management, erosion control projects, transportation, infrastructure utilities, and low-intensity and passive recreational activities (Policy 3.2.3.7).

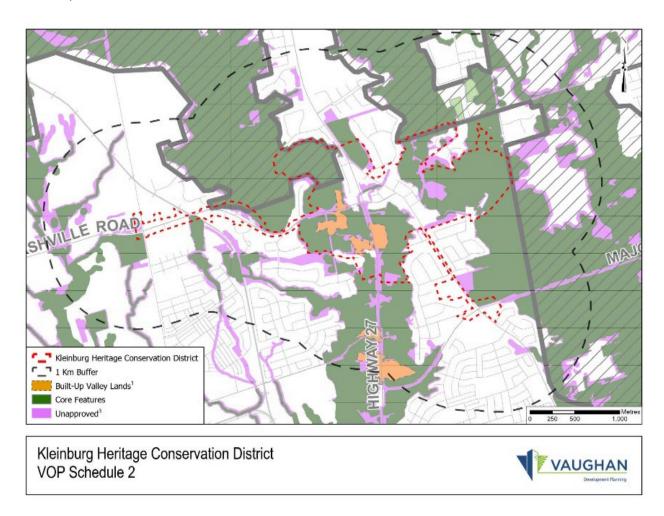


Figure 5 Kleinburg-Nashville HCD within Schedule 2 Natural Heritage Network, City of Vaughan, 2020

The "Built-Up Valley Lands" are classified as lands located below the physical top of bank. In Kleinburg, these lands are in the Humber Valley and also contribute to the overall natural heritage network. "Built-Up Valley Lands" are designated to recognize the existing developed areas and limit minor alterations and new development with additional restrictions.

Major transit planning routes are not within or adjacent to the KNHCD, however, the KNHCD is adjacent to the future Highway 427 extension west of Nashville Road as per **Figure 6**.

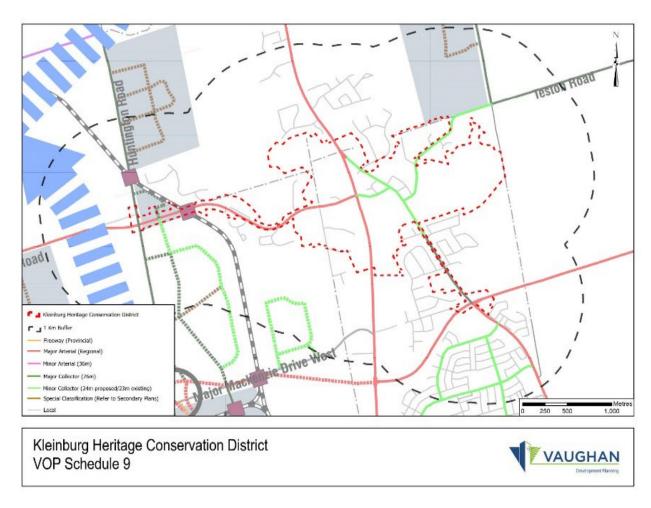


Figure 6 Kleinburg-Nashville HCD within Schedule 9 Future Transportation Network, City of Vaughan, 2020

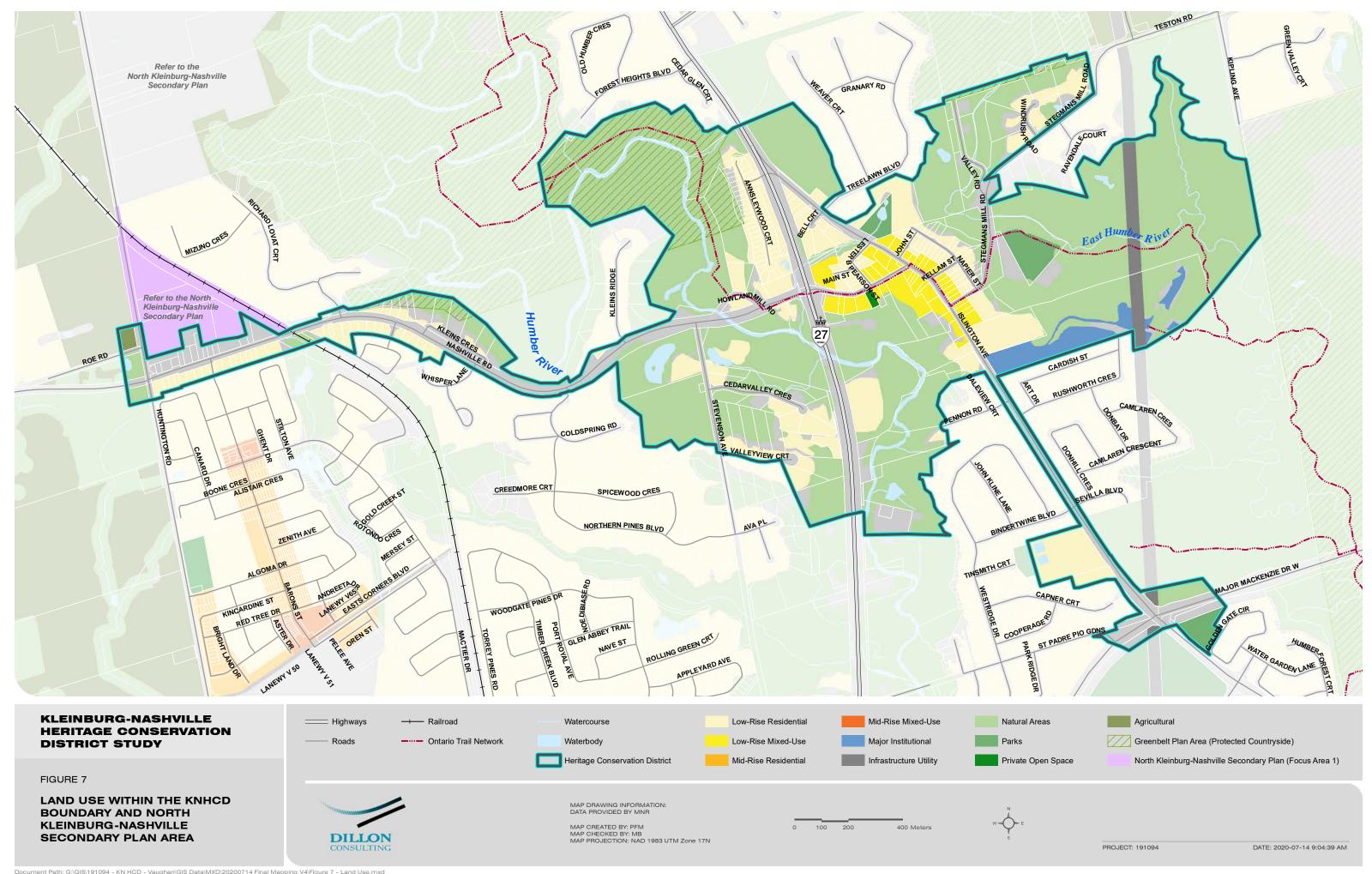
Figure 7 illustrates the land use designations from the VOP (2010) for the KNHCD. The majority of KNHCD lands have "Low-Rise Residential" and "Natural Areas" land use designations, with a pocket of a local intensification area in Kleinburg designated as "Low-Rise Mixed-Use" and McMichael Canadian Art Collection property as "Institutional".

"Low-Rise Residential" areas are intended to consist of low-rise buildings with no greater than three (3) storeys. The intended uses include various residential units, home occupations, small-scale home daycares, small-scale convenience retail for corner lots, with a maximum gross floor area (GFA) of 185 square metres. Building types include a detached house, semi-detached house, townhouse and public and private institutional buildings. Within Kleinburg and Nashville, a large portion of the lands surrounding the core are designated as "Low-Rise Residential".

The triangular area north of Nashville Road and west of the CP rail corridor is subject to "Focus Area 1" in North Kleinburg-Nashville Secondary Plan, which supports long-term evolution of the historic Nashville Village Area into a mixed-use main street with a "KN Low-Rise Mixed-Use II" designation with a maximum building height set at three (3) storeys. According to the VOP (2010), "Low-Rise Mixed Use" areas are intended to be a mix of residential, community and small scale retail uses to serve the local population; they are permitted to include residential uses, home occupations, small-scale hotels, specific retail uses and office uses.

Given Kleinburg is in an "Intensification Area", the designation also encourages ground floor frontages of buildings facing arterial and collector streets to have predominantly retail uses or other active uses that animate the street. Additionally, 30 percent of the total GFA of all uses on the lot should consist of uses other than retail. The building types follow similar permissions to the "Low-Rise Residential" designation, with the addition of low-rise buildings being permitted.

Natural Areas in Kleinburg and Nashville include "Core Features" and "Built-Up Valley Lands". Core features can include valley and stream corridors, woodlands; this includes the Humber River Valley in the local context.



CONCLUSIONS:

The existing VOP (2010) policies for the conservation of cultural heritage resources, heritage properties and heritage conservation districts provide greater protection for the City of Vaughan's cultural heritage since the completion of the 2003 KNHCD Study and Plan. However, there are some policy gaps that could be strengthened through the ongoing Official Plan Review process, guiding the City's growth and development to the year 2041, including:

- OHA updates through Bill 108, which came into effect in September 2019;
- PPS 2020 on conservation of heritage resources;
- Industry best practice, such as the recognition of the Humber River as a Canadian Heritage River System;
- Detailed HCD map which is easily read to determine which properties are included within the HCD boundary;
- Specific polices on HCD boundary expansion or alteration, and buffer considerations:
- Specific policies on updates to HCD Studies/Plans;
- Definitions for contributing (to the character of the district) and non-contributing properties (incidental to the district) and removing of the terminology of 'nonheritage properties';
- Policies defining context-sensitive growth in stable communities and HCDs; and
- Integrate polices from other municipal plans and studies outlined in Section 2.8.

The VOP (2010) protects the vast and rich valley system of the HCD, with Natural Areas land use designations. Kleinburg's historic village, designated as "Low-Rise Mixed-Use", supports the vision for the pedestrian-oriented "Local Centre". Nashville Village is envisioned as a "KN Low-Rise Mixed-Use II" through the North Kleinburg-Nashville Secondary Plan (2012); the Official Plan schedules need to be updated to include the south side of Nashville road in the secondary plan boundary. There is an opportunity to review the permitted uses to ensure compatibility with the KNHCD objectives.

2.4 AREA SPECIFIC PLAN - KLEINBURG CORE (2013)

The Kleinburg Core has an Area Specific Plan that was approved by the Ontario Municipal Board in 2013. The goals of the plan aim to ensure that in general, the heritage resources (built and natural) are protected in accordance with KNHCD.

12.4.1.1 Goals

General

- i. Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development in the surrounding area;
- iv. Ensure, to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg Core area are protected in accordance with the Kleinburg-Nashville Conservation District Study and Plan.

Commercial growth

- iii. Ensure core area development complements existing development in overall size and scale;
- iv. Establish policies to implement the Kleinburg-Nashville Heritage Conservation District Plan as per Part V of the Ontario Heritage Act;
- v. Protect existing core area neighbourhoods and residences from incompatible commercial intrusion:
- vi. Encourage mixed-use in the core area at a modest scale;
- vii. Provide for limited to modest expansion of the commercial area;
- viii. Ensure that commercial development takes place in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan, ensure it remains at a village scale and ensure it complements the historic, rural village character and architectural heritage of the community;



Figure 8 Kleinburg Core (Map 12.4A), City of Vaughan Official Plan (2010)

- xi. Sensitively manage the core area of Kleinburg through the reinforcement of the traditional pattern of development and preservation of existing historic buildings and the unique environmental features which give the Village its special character;
- xii. Develop guidelines for new development and redevelopment within the core and to encourage a high quality of urban and architectural design;
- xiii. Ensure that neighbouring developments are physically compatible and respect existing development conditions, scale and building placement;

- xiv. Encourage the development of vacant lands and other redevelopment sites in a way which will enhance the character of Kleinburg; and
- xv. Encourage the protection of significant trees.

Heritage:

- i. Protect and preserve the existing heritage features including buildings and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other relevant legislation;
- ii. Encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property;
- iii. Encourage that new development along the historic core areas of Kleinburg be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas;
- iv. Ensure that development or redevelopment occurs in accordance with the provisions of the Kleinburg-Nashville Heritage Conservation District Plan adopted by By-law 183-2003 as amended by By-law No. 268-2003 and designated under Part V of the Ontario Heritage Act;
- v. Encourage the protection of, or where appropriate, the excavation of local archaeological resources;
- vi. Preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces;
- vii. Promote an understanding of, and an appreciation for the community's heritage among local residents and visitors; and,
- viii. Recognize the importance of and protect natural heritage features including the Humber River valley lands for their distinctive topography and scenic views.

CONCLUSIONS:

All residential, commercial and heritage elements of Kleinburg Village Core support and are aligned with KNHCD Plan policies, as well as the VOP (2010) and applicable zoning.

2.5 NORTH KLEINBURG-NASHVILLE SECONDARY PLAN (2012)

The Secondary Plan developed a framework for Focus Area 1 - Nashville Village that supports the long-term evolution of the Nashville into a mixed-use main street, a constituent of the KNHCD. The land use designation, KN Low-Rise Mixed-Use II) provides opportunities for townhouses, block townhouses and low-rise mixed-use buildings, with maximum height of three (3) storeys. The Secondary Plan acknowledges the need for a compatible and sensitive interface between Nashville north and the development of Block 61.



Figure 9 North Kleinburg-Nashville Secondray Plan, City of Vaughan (2010, with 2012 Modifications)



Figure 10 Land Use, Village of Nashville, Schedule B1 in North Kleinburg-Nashville Secondary Plan (2012)

CONCLUSIONS:

The policies are not consistent with the VOP (2010) designations; the secondary plan includes properties south of Nashville Road. Further, the secondary plan provides further guidance on the low-rise mixed-use zone, which is captured as a primarily agricultural zone in the City's Zoning By-law 1-88. There is an opportunity to align the policies through the VOP (2010) and Zoning By-law 1-88 reviews currently underway.

There is an opportunity to also review the permitted uses in the KNHCD to ensure compatibility with the KNHCD Plan objectives; for example, townhouses.

2.6 CITY OF VAUGHAN ZONING BY-LAW 1-88

The City of Vaughan's Zoning By-law 1-88 is currently in force and effect, although the City is undertaking a Zoning By-law review. The following summarizes the Zoning By-law permissions as related to the KNHCD and includes recommendations specific to the KNHCD.

The zoning for the lands within the study area include: Commercial (C2, C3, C11) Residential (RR, R1, R5, RM2), Open Space (OS1, OS2) and Agriculture (A) and Transportation Industrial (M2, M3), as per **Figure 11**.

The majority of the Village of Kleinburg is zoned Residential and Open Space. Along Islington Avenue and Nashville Road are two pockets of Mainstreet Commercial (C11) zones, which are occupied by various local shops, amenities and services. The majority of the residential lands are zoned Rural Residential (RR) and Residential (R1), which permits single family detached dwellings. The lots are generally spacious with an overall low density built form. There is one higher density residential zone, Multiple Residential (RM2), along Islington Avenue which permits apartment dwellings, multiple family dwelling, block townhouse dwelling and a day nursery. The Agricultural and Open Space zones border and break apart the residential zones along Nashville Road and into the Village of Nashville. The core of the Village of Nashville is zoned Agricultural, with a few Commercial (C2 and C3) zones, with Industrial zones closer to the rail corridor.

Section 3.21 of the Zoning By-law does not allow a building to be erected before servicing (water, sanitary and storm) is in place, however, it exempts the Road to Stegman's Mill, Napier Street, John Street, Lester B. Pearson and Main Street from having utilities in Kleinburg.

The following **Table 2** details the zoning requirements for the Commercial Zones in the study area: General Commercial (C2), Local Commercial (C3) and Main-Street Commercial (C11).

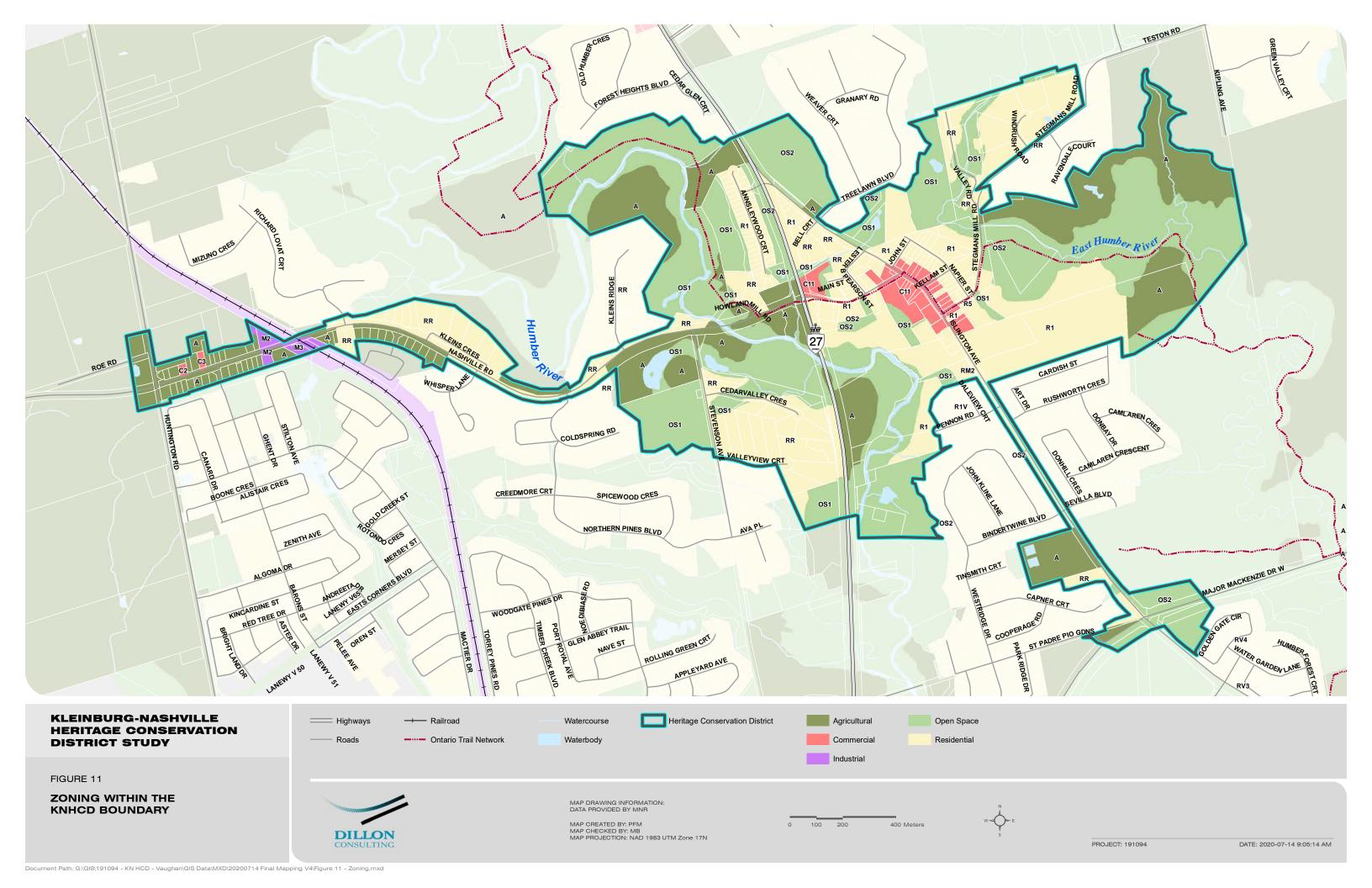
In Kleinburg, the Commercial (C11) Main-Street Commercial zone permits uses including: Art Gallery, Banking or Financial Institution, Bed and Breakfast Establishment, Business or Professional Office, Eating Establishment, Convenience Eating Establishment, Take-Out, Hotel, Mixed-Use Development Main street, Museum, Personal Service Shop, Pharmacy, Photography Studio, Regulated Health Professional, Retail Store, Studio Video Store and Residential - Single Family Detached Dwelling.

The two commercial properties in Nashville are zoned C3 and C2, with site-specific exemptions. The property located at 950 Nashville Road is zoned (C2) General

Commercial, and is subject to site-specific Exception 9 (1384), which permits a reduction to the following: side yard, interior side yard, lot depth, parking spaces and size of the strip of land along the street line. The property located at 926 Nashville Road is zoned (C3) Local Commercial Zone and (A) Agricultural Zone, and is further subject to site-specific Exception 9 (1120), which permits the parcel zoned Agricultural to maintain a minimum lot area of 0.38ha and to not require a minimum lot frontage.

Table 2: Commercial Zones Requirements, Zoning By-law 1-88

Zone Standard	C2	C 3	C11
Landscape strip abutting Open Space or Residential (m)	Min. 2.4	Min. 2.4	Min. 2.4
Landscape strip abutting street line (m)	6	6	2
Landscape strip abutting lands zoned other than Open Space or Residential (m)	N/A	N/A	1.8
Minimum Lot Frontage (m)	N/A	N/A	16.5
Lot Area (m²)	N/A	8,100 max.	742.5
Minimum Yard Frontage (m)	15	11	2 (6 max.)
Minimum Rear Yard (m)	15	9	15
Minimum Interior Side Yard (m)	6	9	1.8
Minimum Exterior Side Yard (m)	9	11	4.5
Maximum Lot Coverage (%)	30	33	30
Minimum Lot Depth (m)	60	60	45
Maximum Building Height (m)	11	11	9.5
Maximum Gross Floor Area (m²)	N/A	1860	0.6 times the area of the lot



The KNHCD includes a few residential zoning categories: Rural Residential (RR), Multiple Residential (RM2), Residential (R5), and Residential (R1), as per **Figure 11**. The categories are distinguishable by their zone standards, specifically height and setbacks and generally permit residential uses in the form of single detached, semi-detached and some townhouses. Further, the RM2 zone permits: apartment dwellings, multiple family dwellings, block townhouse dwellings and day nursery. In an R5 zone, single and semi-detached dwellings are permitted. The following **Table 3** details the requirements for the Residential zones within the KNHCD.

Table 3: Residential Zones Requirements, Zoning By-law 1-88

Zone Standard	RR	R1	R5	RM2
Minimum Lot Frontage (m)	45	18	7.5/unit	30
Lot Area (m²)	4,000	540	225/unit	230/unit
Minimum Yard Frontage (m)	15	7.5	4.5	4.5
Minimum Rear Yard (m)	15	7.5	7.5	4.5
Minimum Interior Side Yard (m)	4.5	1.5	1.2	1.5
Minimum Exterior Side Yard (m)	9	4.5	4.5	4.5
Maximum Lot Coverage (%)	10	35	45	50
Minimum Lot Depth (m)	N/A	N/A	N/A	N/A
Maximum Building Height (m)	9.5	9.5	9.5	11
Maximum Gross Floor Area (m²)	N/A	N/A	N/A	N/A

The Agricultural zone permits Agricultural Uses as defined in Section 2.0, Veterinary Clinic, Residential Single Family Detached Dwelling, and Home Occupation. The zone also permits the following Institutional uses: Church, Community Centre, Day Nursery, Public Library, Public or Private Hospital, School, and a Correction or Crisis Care Group Home. The following Recreational uses permitted include: Bowling Green, Curling Rink, Private or Municipal Swimming or Wading Pool, Skating Rink, Tennis Court.

Commercial uses permitted include: Retail Nursery Use on a lot which was legally so used on September 19, 1988, and a Seasonal fruit, vegetable, flower or farm product sales outlet, provided such produce is a product of the farm on which the outlet is located. The following cottage industries are also permitted: Artist's Studio Production and Sale of Pottery and Ceramics, Woodworking Crafts and Leather Crafts, Wayside

Pit, Wayside Quarry. The following **Table 4** details the zoning requirements for the Agricultural Zone.

Table 4: Agricultural Zone Requirements, Zoning By-law 1-88

Zone Standard	Agricultural (A) Residential	Agricultural (A) Commercial	Agricultural (A) Farming
Minimum Lot Frontage (m)	100	N/A	100
Lot Area (m ²)	10ha	N/A	10ha
Minimum Yard Frontage (m)	15	15	15
Minimum Rear Yard (m)	15	15	15
Minimum Interior Side Yard (m)	9	15	9
Minimum Exterior Side Yard (m)	15	15	15
Maximum Lot Coverage (%)	5	20	10
Minimum Lot Depth (m)	N/A	N/A	N/A
Maximum Building Height (m)	11	11	11
Maximum Gross Floor Area (m²)	N/A	N/A	N/A
Minimum Setback from an "R" zone to any building structure or open storage use (m)	N/A	15	15

The Transportation Industrial Zone (M3) permits uses including: Airport, Landing Field, Railway Classification Yard including distribution and repair facilities, a wayside put and a wayside quarry.

2.6.1 Parking

In preparing the 2003 KNHCD Study and Plan, a detailed parking study was undertaken to ensure there is a provision for adequate parking, supporting the economic health of Kleinburg commercial core, and the overall amenity of the village. At the time, the parking supply for the Kleinburg core area was more than sufficient to meet all peak parking demands, through a share parking operation.

CONCLUSIONS:

The 2003 KNHCD Plan recommended various additions and changes to the Zoning By-law 1-88, which should be considered during the City's comprehensive zoning update, including:

- Special heritage zoning categories should be enacted for the two villages, to support the Built Form provisions in Section 4.7.6.7 of the Official Plan, and to more closely reflect the heritage character of the KNHCD; and
- The City should review the Zoning By-law's parking requirements for the Kleinburg commercial core.

Residential (RR and R1) zones along Islington Avenue and Nashville Road in Kleinburg are inconsistent with the City's Low-Rise Mixed-Use land use designation in the Official Plan. There is an opportunity to review the permitted uses to ensure compatibility with the KNHCD objectives.

2.7 DEVELOPMENT APPROVALS

2.7.1 Site Plan Control

The City of Vaughan is designated as a Site Plan Control Area. The Site Plan Control By-law 123-2013 applies to the entire City of Vaughan with certain exceptions.

CONCLUSIONS:

The 2003 KNHCD Plan noted that during the Site Plan Review process for large-scale projects within the KNHCD, there is opportunity for the City to retain external advice from a qualified heritage consultant through peer review. The review may consider the Urban Design elements of the HCD Plan and provide input on their proposed application. In other municipalities such as Collingwood and Owen Sound, retaining external qualified heritage consultants has proven to be of value for adhering to the objectives of the HCD Plan.

The 2003 KNHCD Plan recommended that Urban Design Guidelines, specific to the Heritage District, should be developed. These guidelines should recognize and refer to the Policies and Design Guidelines in the District Plan, including the landscaping guidelines.

2.7.2 Severances and Minor Variances

In evaluating an application for severance or minor variances, the Committee of Adjustment addresses matters described in the *Planning Act*, and consults with appropriate City departments and agencies to determine if a proposal is suitable by considering such matters as compatibility with adjacent structures and uses, traffic, access, and the effects of future development.

CONCLUSION:

The City should consider making stronger connections between the HCD Plan and development applications. The City should only support applications that demonstrate compatibility with the Objectives and Policies of the KNHCD Plan, along with other municipal policies.

2.7.3 Signage Control

The City of Vaughan By-Law 140-2018 regulates signage in the City. Section 11 of the By-law establishes 'Special Sign Districts' in Thornhill, Kleinburg, Woodbridge, and Maple. The Kleinburg Special Sign District is consistent with the KNHCD boundary.

CONCLUSIONS:

The 2003 KNHCD Plan recommended the Sign By-law be amended to strengthen the protection of heritage character in the HCD; specifically internally illuminated signs and awning signs should be prohibited, and awnings should be required to be retractable, in the traditional profile. Further, the 2003 KNHCD noted the Sign By-law should be enforced in Kleinburg, given Section 6.1 of the By-law limits the number of signs on each lot, yet it does not appear to be well-enforced resulting in an overly cluttered streetscape.

The Town of Collingwood Sign By-law is recognized as providing a good model for heritage-conscious sign regulation. The Sign By-law has opportunities to be amended to include adherence to HCD Plan objectives, or additional policies on character-appropriate signs within the Special Sign District.

2.7.4 Demolition Control

Demolition of a building requires a permit under Section 5 of the *Building Code Act*. Section 42 of the OHA requires the following process for properties within an HCD:

- "42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:
- 2. Erect any building or structure on the property or permit the erection of such a building or structure.
- 3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
- 4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).

The owner must apply for a permit to alter any part of the property other than the interior of a building or structure on the property or do anything referred to in 2,3,4 of subsection (1).

Within 90 days after the notice of receipt is served to the application, or within such longer period as agreed upon by the applicant and the council, the council may give the applicant, the permit applied for, notice that the council is refusing the application for the permit or the permit applied for with terms and conditions attached.

Council must consult with the municipal heritage committee. If the Council fails to make a decision in the prescribed time, the council shall be deemed to have given the applicant the permit applied for.

If the Council refuses the permit or gives the permit with terms and conditions the owner may appeal to the Tribunal".

CONCLUSIONS:

Changes to the OHA, from Bill 108 More Homes, More Choice Act 2019, clarified the language around erecting structures on a heritage site to clarify that the attributes that give heritage significance should not be altered or demolished.

The 2003 KNHCD Plan recommended the City to require extensive documentation, to be provided to Heritage Vaughan, of the building before and during demolition. It should also require advertisement of the availability of all of or parts of the building for relocation or salvage. The Kleinburg Museum should have first right of refusal on salvage items. These recommendations continue to be brought forward into the updated KNHCD Plan as tools to preserve heritage property features.

2.8 OTHER MUNICIPAL PLANS AND STUDIES

2.8.1 Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (2011)

This study involved a downtown renewal and streetscape development strategy for Islington Avenue through Kleinburg with objectives to create a more unified and active public streetscape, with a focus on sustainability, safety, landscape heritage, and to create a stronger overall community image. The study area is approximately 2.5 kilometres in length along Islington Avenue from Major Mackenzie Road, north of Regional Road 27 and also along Nashville Road from Regional Road 27 to Islington Avenue. Within the 2003 KNHCD Study and Plan, gateways were identified as important entrance features with cultural significance. The gateway locations are (1) south entry at Major Mackenzie Drive; (2) the west entry at Highway 27; and (3) the north entry at Highway 27 and Islington Avenue. This Plan envisions the Village Core along Islington at Nashville Road to be an attractive, accessible, people-place with appropriate scale and multi-modal traffic.





Figure 12 Character Areas, Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (LANDinc)

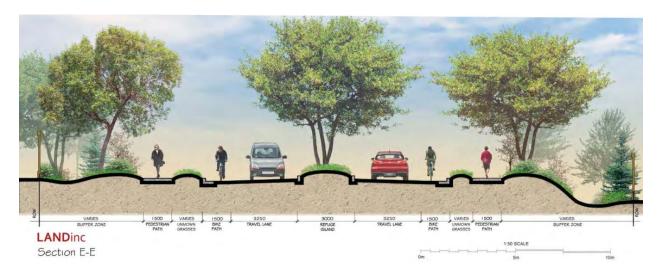


Figure 13 South Section along Islington Avenue (LANDinc)



Figure 14 North Section along Islington Avenue (LANDinc)

CONCLUSION:

The Streetscape Master Plan for Islington Avenue in Kleinburg integrates the heritage features of the KNHCD through the landscape treatments along the public realm, signage, gateways and historic sites. The guidelines support the pedestrian-oriented road design and village character of Kleinburg.

2.8.2 Transportation Master Plan Study Kleinburg – Nashville Focus Area (2012)

The Transportation Master Plan (TMP) looks to the York Region Transportation Master Plan (YTMP), and provided opportunities, constraints and improvements for the study area's road network. The YTMP recommended improvements to Highway 27 to increase capacity, widening of Highway 50 from Rutherford to Kirby Road to six lanes and a realignment of Major Mackenzie Drive in Kleinburg to eliminate the jog between the two legs. OPA 601 identified extension of Major Mackenzie Drive and improvements on Islington Avenue as primary areas to be followed up with by the Region of York. Islington Avenue and Nashville Road are identified to function as pedestrian friendly village main streets. The YTMP recommends 20 metre right-of-way (ROW) widths for primary roads connecting communities with neighbourhood streets ranging from 18.5 to 20 metres in ROW widths.

Based on the available lands' current designations, the growth is predicted to be limited and not expected to generate significant additional traffic demands. Moderate improvements for additional capacity may be required.

The following constraints and improvements were identified in the TMP for the Kleinburg-Nashville area:

- "Existing layout of roadways that make it difficult to provide a grid system with jogs on Major Mackenzie Drive; Nashville Road/Stegman's Mill Road and Islington Avenue;
- Existing land use patterns consisting of dispersed heritage communities, woodlots and protected lands in river valleys make it more difficult to provide efficient transportation systems;
- The natural environmental factors including river valleys pose challenges and limitations in the implementation of road network and other infrastructure improvements; and
- The fact most of the roads with the greatest traffic operational problems are Regional arterial roads could limit the ability of the City to implement certain improvements/interventions on them".

While new roadway links are not necessary, existing roadways required improvements to accommodate the future demands. The improvements would involve roadway widening and intersection improvements including installation of traffic signals.

Those improvements include:

- "Widening of Highway 27 north of Islington Avenue from two to four lanes;
- Major intersection improvements including signalization at Huntington Road/Nashville Road, Nashville Road/Islington Avenue, and Stegman's Mills Road/Islington Ave intersections; and
- Grade separation with the CP railway line at the crossings of Nashville Road and Huntington Road".

CONCLUSIONS:

The TMP identified that although future traffic demands are expected to exceed available capacity on Nashville Road, widening the road may not be feasible because of the special historical character of Nashville Village. It is anticipated that the extra traffic will be diverted to alternate routes. Other improvements along Highway 27 and signalized intersections within the HCD should be assessed for potential impacts to the KNHCD, including the proposed Highway 427 extension noted in Section 2.3.

2.8.3 Cultural Heritage Landscape Inventory and Policy Study (2010)

A Cultural Heritage Landscape (CHL) Inventory and Policy Study was completed in 2010 to develop a preliminary cultural heritage landscape inventory and to prepare cultural heritage landscape policies for inclusion into the City's new Official Plan. The McMichael Canadian Art Collection Gallery Cemetery (10365 Islington Avenue) was listed separately as a potential cultural heritage landscape in the CHL study.

CONCLUSIONS:

The City's Official Plan includes definitions of a cultural heritage landscape, and policies for identifying, protecting and promoting cultural heritage (i.e., built heritage, cultural heritage landscapes and archaeological heritage resources). The VOP (2010) integrates cultural heritage landscapes into the planning approval process. Potential cultural heritage landscapes identified in the 2010 CHL Inventory and Policy Study are not currently identified separately in the VOP (2010). The 2010 CHL Inventory and Policy Study provides guidance on significant land use themes and categories of cultural heritage landscapes many of which are applicable to Kleinburg-Nashville and which were used to guide the identification of other potential cultural heritage landscapes within the HCD.

The entire Kleinburg-Nashville HCD is identified and mapped in the CHL inventory as well in the VOP (2010). The City's heritage inventory lists the McMichael Canadian Art Collection and the Tom Thompson Painting Shack as potential CHLs.

2.8.4 Updated Heritage Delegation By-law 109-2016

The purpose of the Delegation By-law 109-2016 is to grant the City of Vaughan and its employees, permission and consent to make decisions related to the alteration to Part IV and Part V HCD properties designated under the *Ontario Heritage Act*.

CONCLUSIONS:

The Delegation By-law does not define major or minor alteration to the property. Further, alteration and demolition may also need to be revised based on new OHA definitions and timelines.

2.8.5 Tree Protection By-law (052-2018)

By-law 052-2018 also known as Tree Protection By-law was enacted in April 2018 and provided the definition for the Tree Protection Agreement as follows:

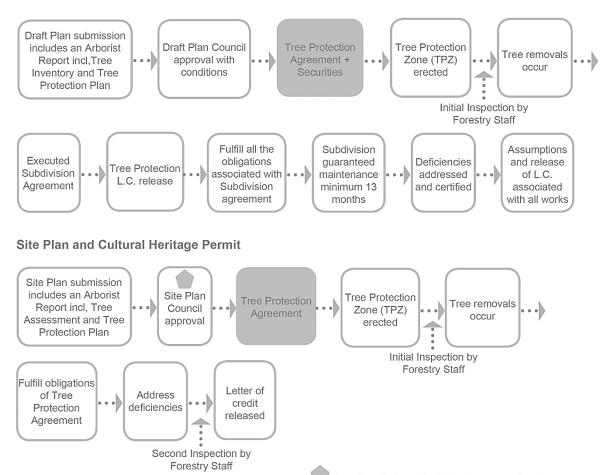
"Tree Protection Agreement" means an agreement made pursuant to:

- i) a development agreement, site plan agreement or subdivision agreement between the City and a Person; or
- ii) a permission by the City, including but not limited to a building permit or a cultural heritage permit, that identifies all Trees on a Lot that are to be preserved and sets out any other measures that the City deems appropriate."
- iii) The Tree Protection By-law provides protection of injury and destruction of trees that are present on both public and private lands. The cultural heritage permit is approved by the Urban Design and Cultural Heritage Division and Forestry and Horticulture Division at the City of Vaughan. When a Planning Application is in process, the tree protection agreement and securities follows the approval by Council or Committee of Adjustment.

In 2018, a Tree Protection Protocol was developed, outlining the approval processes for:

- a) Private Tree Removal Permit;
- b) Draft Plan of Subdivision, Zoning By-law Amendment, Official Plan Amendment, Site Development and Cultural Heritage Permit; and
- c) Committee of Adjustment, Building Permit, Fill Permit.

Draft Plan of Subdivision



If delegated subject to a Tree Protection Agreement is subject to delegated approval (i.e. approval at a staff level) this step shall not apply

Figure 15 Planning Applications and Tree-Protection Agreement Requirements, Tree Protection Protocol (2018)

2.8.5.1 TREE-PROTECTION BY-LAWS

By-law 95-2005 was enacted to protect trees located on public property in the City of Vaughan, and By-law 185-2007 was enacted to prohibit or regulate the destruction or injuring of trees on private property.

As per Section 3(1) of the Private Tree Protection By-law, "no person shall, within the City's boundaries, injure or destroy any one (1) or more trees having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more unless authorized by permit to do so pursuant to this by-law." The filing for a permit is required with specific submission requirements, and the by-law outlines the criteria and conditions for permit approval or refusal. A permit may be refused by the City where: the existing trees are healthy; are located in environmentally sensitive areas, ecological systems, natural landforms or contours that will not be adequately protected or preserved; erosion or flood control may be negatively impacted or significant vista will not be adequately protected or preserved.

CONCLUSIONS:

The 2003 KNHCD Plan recommended that a Heritage Tree By-law should be enacted protecting trees larger than 250 mm caliper, but there is an opportunity now through the KNHCD Plan update to recommend amending the existing tree protection by-laws to include heritage tree protection. This will preserve the environmental contribution of the 'village forest', as well as the character of the villages. There is also an opportunity to include private tree protection lot-level guidelines that align with the 185-2007 By-law in the updated KNHCD Plan.

2.8.6 City-Wide Urban Design Guidelines (2018)

The City of Vaughan Urban Design Guidelines provide performance based directions for buildings and site design. The guidelines application is intended to complement and support the Heritage Conservation District Plan for Kleinburg-Nashville. The Guidelines clarify the application of the document to be as follows: "This document should be referred to when designing any type of building in Vaughan, with the exception of sites in the Vaughan Metropolitan Centre and other areas with their own set of Urban Design Guidelines or Heritage Conservation District Plans."

Policy 2.2.2 references the location of the historic settlement of Kleinburg/Nashville as also being identified as Local Centres and/or located along Intensification Corridors,

which stresses the balance between maintaining and protecting heritage resources, while "new development should be in keeping with the local context".

The City Guidelines state Context Mapping should be prepared as part of the Urban Design Brief, with key destinations, heritage buildings, community facilities and other amenities to be identified.

Performance Standard No. 4.3.7 Development Adjacent to Cultural Heritage provides details for development sites within or adjacent to Heritage Conservation Districts resources or listed/Part IV heritage properties. The suggestion is for heritage buildings and landscapes to contribute to and enhance their existing heritage character. This section also provides a detailed definition of cultural heritage.

The guidelines provide direction for site signage at cultural heritage features, and signage in HCD to be consulted on for design and placement in HCD Plan. The guidelines suggest lighting usage to accent special features such as building features, and heritage properties. Volume 2 of the Urban Design Guidelines includes technical details for city-wide urban design and landscape standards, including: tree planting, hardscape, site furnishings and identity signage.

CONCLUSION:

Development sites within or adjacent to Heritage Conservation District resources or listed/Part IV heritage properties should consider and respond to the Performance Standards and Standard Details of the City-Wide Urban Design Guidelines.

2.9 FUTURE SURROUNDING DEVELOPMENT

Within the KNHCD, existing parcels are redeveloped with greater lot coverage, maximum building heights and considerations for parking, as development opportunities are limited by topography, valley system and floodplain, available services, and policies within the City's Official Plan, as noted in Section 2.3.

The biggest development adjacent to the KNHCD is the development of Nashville Heights (Block 61 West), which is situated just south of the Village of Nashville KNHCD boundary. The development is proposing 178 freehold townhouse units, and has

sensitively incorporated a landscape buffer and heritage features to the subdivision design.

CONCLUSION:

The KNHCD Plan should provide strategies for site redevelopment, with focus on HCD conservation.



3 HISTORICAL RESEARCH

3.1 ARCHAEOLOGICAL CONTEXT

The Kleinburg-Nashville area has a vast archaeological history. To date, 65 archaeological sites have been registered within two (2) kilometres of Kleinburg, which have been summarized in Table 1 in Appendix A. The archaeological sites within the study area include: 54 pre-contact sites relating to the Indigenous occupation of the area prior to the arrival of settlers and 11 post-contact sites relating to settler occupation of the area.

According to the York Region Archaeological Management Plan (York Region 2014, updated 2019), much of the KNHCD falls within an area of archaeological potential. Archaeological potential is used to determine the likelihood that a property contains archaeological resources by considering various factors including the proximity of water to a property, proximity to historic thoroughfares and the presence of previously identified archaeological sites. An archaeological assessment should be undertaken prior to developing/redeveloping any property within an area of archaeological potential.

The Kleinburg-Nashville Heritage Conservation District contains two (2) known cemeteries, the Kleinburg Cemetery, and the cemetery at the McMichael Gallery. Work being completed within the assumed limits of the cemetery, or adjacent to the cemeteries must follow the regulations outlined in the *Funeral*, *Burial and Cremations Services Act*, which state that any proposed building or major construction must be at least 4.57 metres or 15 feet away from any in-ground grave (O. Reg. 30/11, s. 155). The presence or absence of in-ground graves can only be determined by a Stage 3 cemetery investigation. The Bereavement Authority of Ontario must be contacted prior to any intrusive assessment in the vicinity of the cemetery to determine whether an Investigation Authorization is required.

A Stage 3 site-specific assessment (cemetery investigation) should be completed to determine the extent of the cemetery, particularly whether any burials extend beyond the currently identified cemetery limits. This investigation should take the form of mechanical topsoil removal monitored by a licensed archaeologist. Where a cemetery is adjacent to the project limits, mechanical topsoil removal is required to extend a minimum of 10 m beyond any identified grave features, as the MHSTCI considers these to be cultural features (MTC 2011:85). Additional cemetery research as per Section 3.1 of the 2011 Standards and Guidelines for Consultant Archaeologists must be carried out

in advance of any further assessment within 50 m of the current legal boundary to clarify the historic limits of the cemetery.

Any maintenance work (i.e., fence installation or tree removal) within the assumed cemetery limits should be monitored by a licenced archaeologist.

The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar at the Ministry of Government and Consumer Services.

CONCLUSION:

The Heritage Permit process for any ground disturbance should include review of the York Region Archaeological Master Plan and/or the MHSTIC *Criteria for Evaluating Archaeological Potential: A Checklist for the Non-Specialist* and completion of an archaeological assessment if required.

For cemeteries within the HCD boundary any proposed building or major construction must be at least 4.57 metres or 15 feet away from any in-ground grave and any ground disturbance occurring within the vicinity of the cemetery limits would require an archaeological assessment to determine if there are any remains present outside of the currently identified cemetery limits.

3.2 HISTORICAL CONTEXT

The Township of Vaughan and Village of Kleinburg have a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

3.3 SETTLEMENT HISTORY

3.3.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 2 in Appendix A (Wright, 1972; Ellis and Ferris, 1990; Warrick, 2000; Munson and Jamieson, 2013).

3.3.2 Palaeo Period

The first documented evidence of human occupation in southern Ontario dates to around 9000 BC, after the retreat of the Wisconsinan glaciers and the formation of Lake Algonquin, Early Lake Erie and Early Lake Ontario (Karrow and Warner 1990; Jackson et al. 2000:416–419). An Early Palaeo period (c. 9000–8400 BC) and a Late Palaeo period (c. 8400–7500 BC) are discernable amongst the lithic spear and dart points. All types would have been used to hunt caribou and other large game. Many parts of the Palaeo lifeway remain unknown due to the paucity of archaeological sites and remains from this period, coupled with the short-term occupation of campsites and long-distance travelling.

3.3.3 Archaic Period

Beginning circa 900 BC, new forms of tools were developed and alternate hunting practices were used to better exploit both animal and plant-based food sources newly available as the environment warmed. Thousands of years of gradual change in stone tool styles allows for the recognition of Early (7500–6000 BC), Middle (6000–2500 BC) and Late Archaic periods (2500–900 BC) (MCL, 1997, p. 34).

From the tools unearthed at Archaic period archaeological sites, it is clear that the people had an encyclopaedic understanding of the environment that they inhabited. The number and density of the sites that have been found suggest that the environment was exploited in a successful and sustainable manner over a considerable period of time. The success of the lifeways of the Archaic period is attested by clear evidence of steady population increases over time. Eventually, these increases set the stage for the final period of Pre-Contact occupation—the Woodland Period (Ellis et al.,1990, p.120).

3.3.4 Early and Middle Woodland Periods

The beginning of the Woodland period is primarily distinguished from the earlier Archaic by the widespread appearance of pottery. In addition to adopting ceramics, communities also grew in size during this period and participated in developed and widespread trade relations (Spence et al., 1990; MCL, 1997, p.4).

During the Middle to Late Woodland transition (AD 600–900), the first rudimentary evidence of maize (corn) horticulture appears in southern Ontario. Based on the available archaeological evidence, which comes primarily from the vicinity of the Grand and Credit Rivers, this pivotal development was not particularly widespread (Fox 1990:171).

3.3.5 Late Woodland Period

In the Late Woodland period (c. AD 900–1600), the practice of maize horticulture spread beyond the western end of Lake Ontario, allowing for population increases, which in turn led to larger settlement sizes, higher settlement density and increased social complexity. These developments are believed to be linked to the spread of Iroquoian-speaking populations in the area; ancestors of the historically-documented Huron, Neutral and Haudenosaunee Nations.

Early Iroquoians (AD 900–1300) lived in small villages (approximately 0.4 ha) of between 75 and 200 people, and each settlement consisted of four or five longhouses up to 15 m in length. Over the next century (AD 1300–1400), Middle Iroquoian culture became dominant in southern Ontario, and distinct 'Uren' and 'Middleport' stages of development have been identified. Both houses and villages dramatically increased in size during this time: longhouses grew to as much as 33 m in length, settlements expanded to upwards of 1.2 ha in size and village populations swelled to as many as 600 people. (Dodd et al., 199, p.356–359; Warrick, 2000, p. 439–446). For the Late Iroquoian period (AD 1400–1600), the phase just prior to widespread European contact, it is possible to differentiate between the archaeologically-represented groups that would become the Huron, Petun and the Neutral Nations.

The end of the Late Woodland period can be conveniently linked to the arrival and spread of European fur traders in southern Ontario, and a terminus of AD 1600 effectively serves to demarcate some substantial changes in Indigenous material culture. With the onset of the fur trade circa AD 1580, European trade goods such as kettles, iron axes and knives, and glass beads became much more plentiful.

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries

above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. It must be recognized that this part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

3.3.6 Post-Contact

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 3 in Appendix A (Smith, 1846; Mulvany et al., 1885; Coyne, 1895; Lajeunesse, 1960; Mika, 1972; Ellis and Ferris, 1990; Surtees, 1994; AO, 2015).

3.4 HISTORY OF KLEINBURG AND NASHVILLE

The settlement at Kleinburg, can be viewed in terms of residential, commercial, industrial and agricultural developments. These developments within the hamlet helped the population to grow over time while also offering reasons for the later population decline. Over time, the built environment evolved and changed, from early log residences to planned residential subdivisions. Economic and cultural conditions at Kleinburg both prompted and slowed development throughout its history.

3.4.1 Historic Residential, Commercial, Agricultural and Industrial Development in Kleinburg

Early settlement was made difficult by a lack of reliable transportation. As a condition of the land grants, settlers were required to clear and maintain all roadways adjacent to their assigned property. This proved difficult to enforce, as the settlers were busy building their homes and clearing the forest from their lands, resulting in a poor early road network. It was hard for farmers to get crops to market, and hard for suppliers to

get goods to the farmers. As a result, settlement on the established Yonge Street artery came almost a half-century before it reached the wilds above the forks of the Humber, with Kleinburg established in 1848.

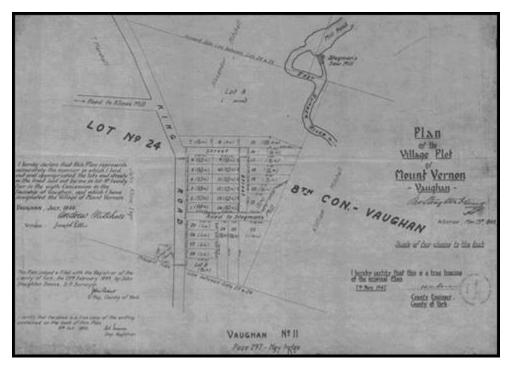


Image 5 Plan of Kleinburg, 1848 (City of Vaughan, 2020a)

Once settlement arrived, the transportation difficulties required local production of many essential goods. The establishment of mills to cut timber for construction and grind grains for food was a critical part of the early pattern of settlement. The resulting availability of milled grain for the production of whisky was a bonus. The reliance on water power to drive the mills necessitated their location on reliable watercourses, and Ontario's rivers became the engines of settlement and growth.

Humber valleys still have many "unopened road allowances" where lines were surveyed over terrain that proved impracticable for road building. To encourage improvement in the transportation network, the government began to encourage the incorporation of road companies in the mid-1800s. The companies would sell shares to fund the construction of roads, and tolls charged for passage on the roads would pay for maintenance and provide shareholders with dividends on their investments.

John Nicholas Kline had lived in the area for a while after immigrating from Alsace-Lorraine. In 1837 he acquired a contract for the construction of a sawmill on the Humber River on Lot 10, Concession 8, the area known as Vaughan Mills. He served on the Home District (predecessor of Vaughan Township) Council in the 1840s. In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both

a sawmill and a gristmill, and according to plans from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills. The map of subdivision of 25 February 1848 shows lots on both sides of the King Road (now Islington Avenue) extending from 230 feet south of Stegman's Mill Road to the intersection of Kline's Mill Road (now Nashville Road), on both sides of Kline's Mill Road, and on both sides of Napier Street (unnamed on the map) as far as Kellam Street. The plan names the part of the settlement west of King Road as Kleinburg and the part east as Mount Vernon. The plan is signed by "John Kline", though he sometimes used "Klein" as well.

A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River (See **Image 4**). George's father, John Stegman, was a German mercenary soldier who was paid by the British to fight the colonists in the American Revolution. He was compensated for his services with free land in Canada. By 1790, John Stegman was deputy-surveyor of Upper Canada. The range of neighbourly political differences is shown by the fact that George Stegman, following his father's military example, was prominent in the militia, while John Kline was one of the 12 men in Vaughan Township imprisoned as a result of the 1837 Mackenzie Rebellion.

The Vaughan Road Company was formed in 1850, establishing the roadway known today as Islington Avenue and becoming Highway 27 north of Kleinburg. Four toll-gates were found along this route: the first toll was at the present-day Albion Road— Finch Avenue area; the second at Woodbridge and Clarence Street; the third near where (present-day) Islington Avenue meets Clarence Street; the fourth at the junction of Islington Avenue and Highway 27.

In 1851, John N. Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers, successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics beyond the Humber River valleys.

By 1860, the village around the mills had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school (see **Figure 16**). By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that the Howlands had developed were the largest between Toronto and Barrie (see **Image 5**). Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto along Islington Street.

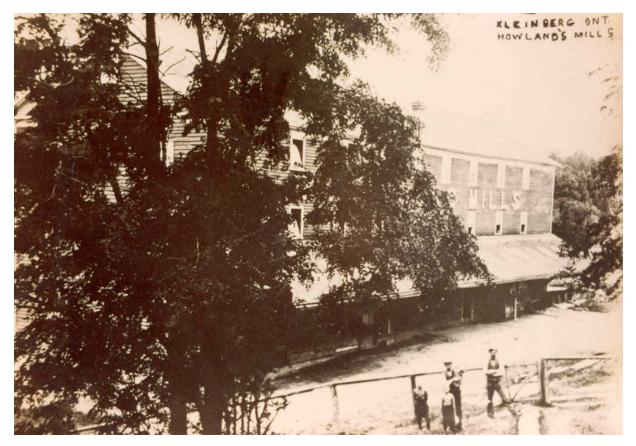


Image 6 Howlands Mills (1870) (City of Vaughan 2020b)



Figure 16 Kleinburg-Nashville Heritage Conservation District on an 1860 Map, Tremaine 1860

A third toll-gate, near what is today Islington Avenue and Clarence Street, was historically referred to as "Toll-Gate Corners". There was at one time a hotel and tavern located on this site, known affectionately as the "Half-Blanket Road". Local folklore tells of hotel customers receiving blankets with such large holes in them that they were considered only "half-blankets". The introduction of the railway system in the middle of the nineteenth century created an easier mode of transportation for the general population and the use of toll-roads rapidly declined. By the 1880s, the Vaughan Plank Road was in great disrepair and road maintenance was practically abandoned. In 1890, a revolt broke out against the continuation of the toll road in Vaughan. It is recorded that 63 young farmers from Woodbridge and Kleinburg gathered by night to destroy the toll-bar at Islington Avenue and Clarence Street. They removed the toll-bar at Woodbridge Avenue and Clarence Street, and at the Woodbridge toll, Sandy McIntosh, the toll-keeper, fired his shotgun at the young "rebels", injuring several men. This revolt and several like it across the country prompted the removal of all toll roads in favour of public roadways administered by municipal governments.

The industrial revolution created the need for some means of large-scale transportation, and canals were the first system built to meet this demand. Canal companies were organized on the same basis as the road companies, charging tolls to repay the investors. In 1857, Rowland Burr, a mill owner who is considered the founder of Woodbridge, proposed the construction of a canal 4 metres deep and 37 metres wide to link Lake Ontario and Georgian Bay, by way of Lake Simcoe. The lower part of the canal was to follow the Humber Valley. Various companies were organized to advance the project, but it was never built. It appears on the Vaughan map in the 1880 *Atlas of the County of York*, as the "Projected Toronto and Georgian Bay Ship Canal", see **Figure 17**.

The expense of constructing railways, and the limited revenue to be earned in relatively unsettled country, discouraged the formation of rail companies for some time. In 1849 the Railroads Act was passed, guaranteeing 6% interest on half the cost of construction of any railway more than 75 miles in length. The first lengthy railroad in Canada was the Ontario Simcoe and Huron Railway, which went from Toronto to Lake Simcoe in 1853, and was extended to Georgian Bay at Collingwood in 1855. The success of the route made Collingwood the busiest port in Ontario, and put paid the canal scheme of Mr. Burr. The line remains in place today as a CN line, also used in part by Go Transit. It crosses Major Mackenzie on the bridge just east of the Vaughan Civic Centre, and the original station was located not far past the north end of the bridge. At that time the crossroads of Major Mackenzie and Keele was scarcely a hamlet, and the railway called the station Richmond Hill, as seen in the 1880 atlas.

The success of the Ontario Simcoe and Huron Railway prompted imitation, and in 1868 the Toronto, Grey and Bruce Railway was organized. The line from Toronto, through Woodbridge and Orangeville to Mount Forest was opened in 1871 and is now part of the CP main line to North Bay. It is said that the politically powerful Howlands arranged for the rail line to swing east so as to be closer to their mill. The deviation is known as the Howland Bend. The second Kleinburg Station was built in 1907 to replace the 1870 original (see **Figure 18**). It was designed by Sir William Cornelius Van Horne and built in a mirror image of the plans. As with Richmond Hill, the Kleinburg Station was located some way west of the village; known first as Kleinburg Station, the hamlet later became known as Nashville. The Kleinburg Station building was relocated in 1976 from Nashville to the Kleinburg Public School property at 10391 Islington Avenue.

The hamlet of Nashville appears to have come into being as a result of the railway station. It got its present name from a resident named Jonathan Scott who had come from Nashville, Tennessee. It was previously known as East's Corners. Matthew East was the first postmaster. The presence of the railway station once supported commercial enterprises such as Card's lumber yard, a hotel, and more than one grain elevator, the last of these being built about 1930. The importance of the railway to the prosperity of Kleinburg's mills created an important connection between the two communities.



Image 7 Main Street Kleinburg (1910) (Toronto Public Library 1910)

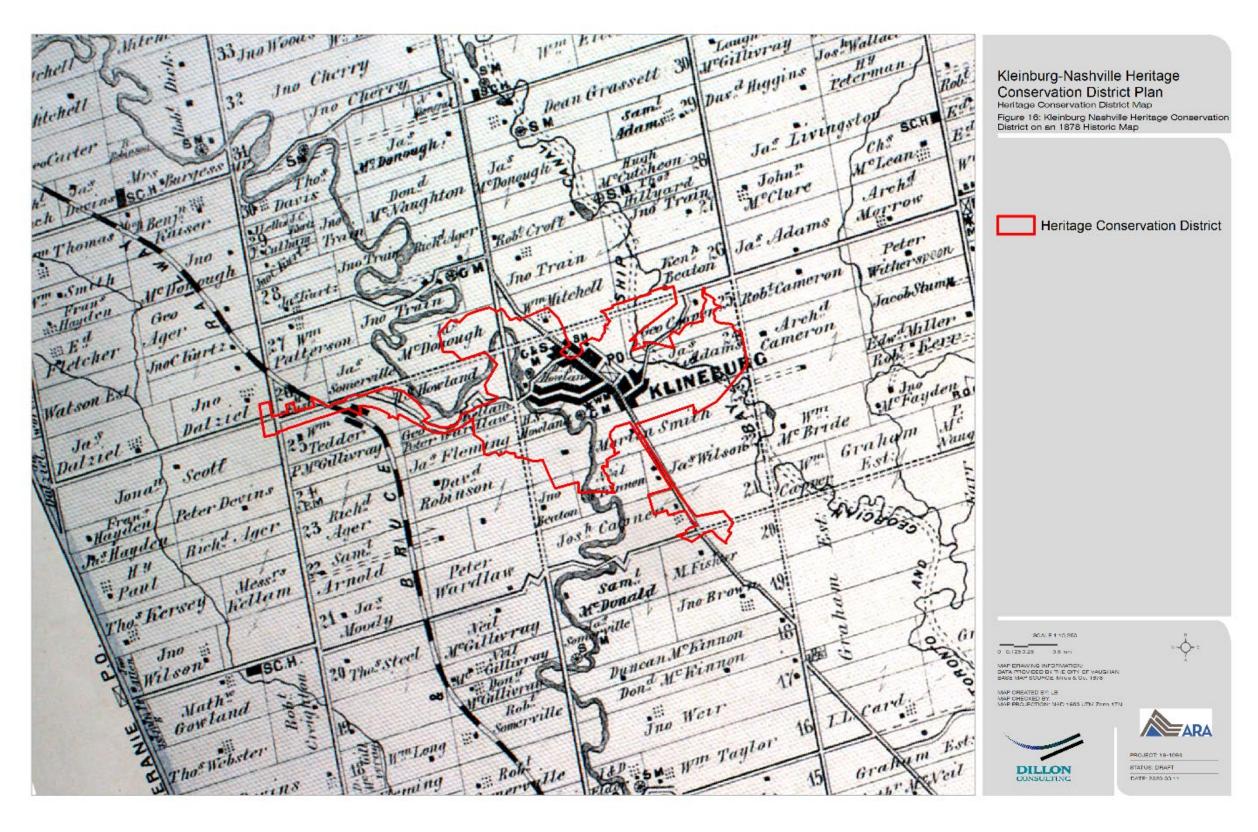


Figure 17 Kleinburg-Nashville Heritage Conservation District on an 1878 Historic Map, Miles & Co. 1878

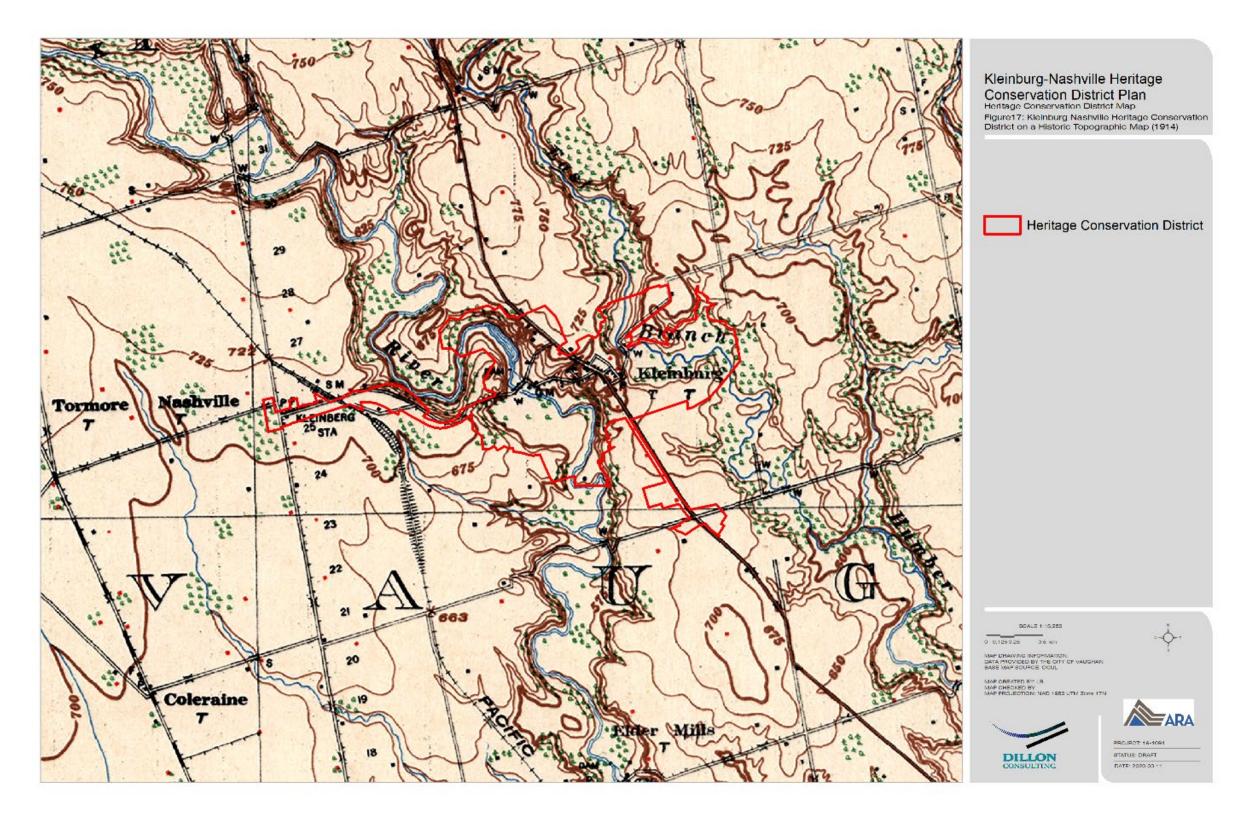


Figure 18 Kleinburg-Nashville Heritage Conservation District on a Historic Topographic Map (1914), OCUL

In the 1890s, Charles Shaw Jr. was the local distributor of binder twine, used by farmers to tie up their sheaves of wheat at harvest time. Mr. Shaw solved the problem of mice eating his stock by making a fuss over the arrival of the twine. The delivery date was announced in advance, and customers were offered a dinner in appreciation of a year's business. As a result, the twine was all sold in a day and the mice had to find alternate nourishment. The Binder Twine Night grew into to a sizeable community festival, including games, refreshments, and entertainment, lasting into the 1930s. The event was revived in 1967, as described below. In Canada's Centennial Year, 1967, the whole nation recalled its history and celebrated. In Kleinburg, under the leadership of Vic Ryder, the festivities took the form of a revival of Charles Shaw Jr.'s Binder Twine Festival. The event was so successful that it has been retained as an annual event ever since. The Binder Twine Festival was an integral part of community life, and the funds it generates have contributed to parks, building and storefront restoration, school trips, fireworks displays, and countless other community projects.

The most significant benefit of the Binder Twine Festival may be the sense of heritage that it sparked. "The original tree-shaded community is now almost encircled by subdivisions and this encircling process has not ended," wrote Kleinburg resident Pierre Berton in 1968. The feeling of threat to the old village character was not abated by the developer who opined that Kleinburg had nothing worth keeping, and should be bulldozed to the ground. Villagers, both old and new, began to look back on their history and give value to it. The Binder Twine Festival Guide, which used to be published every year, told of the old buildings and the people who inhabited them. Efforts to preserve the village character began in earnest.

3.4.2 Evolution of the Built Environment

Earliest development was primarily focused along the main thoroughfares and nearby industrial enterprises. Examples of early structures within Kleinburg include the Marvin Smith House at 210384 Islington Street (designated under Part IV and Part V of the OHA).

With the construction of Highway 27 just west of Kleinburg by 1936, opportunities for commuting to work arose which allowed for people to move out of the larger and often, more expensive cities. "Starter" homes, on the model of the Levittown Cape Cod-style houses in the United States, were built on Napier Street, an example of which can still be seen at 84 Napier Street. A post-war renaissance was experienced in Kleinburg, with many returning soldiers choosing to build their homes and lives there into the 1950s.

As the 1960s drew on, a different generation of residents emerged in Kleinburg. Owing in part to highway access, Kleinburg came to be seen as a resort locale of sorts which

drew visitors from surrounding cities. The Windrush Co-operative at the end of Stegman's Mill Road began the transformation of a bald cornfield into a wooded valley enclave by the 1960s. This co-operative was established primarily by artists, including Pierre Berton. Residences at Windrush were inspired by Frank Lloyd Wright's designs and are still extant in the Valley Road and Stegman's Mills Road area at 48 Valley Road and 115 Valley Road.

Today, Kleinburg has become a bedroom community for the Greater Toronto Area. Following the decline of industry and introduction of highway travel, Kleinburg offers a more rural atmosphere a short commute from large city centres.

3.4.3 Economic and Cultural Conditions Affecting Growth and Development

When Charlie Shaw held his first Binder Twine Delivery Night, Kleinburg was at its prosperous height. The population topped 350, with half a dozen manufacturing industries producing farm implements, furniture, harnesses, clothes, and carriages. Howland's was the largest mill between Toronto and Barrie. The village's location and road connections put it on the main road to Toronto, and the main street held three hotels to cater to the traffic. The prosperity was not to last.

Every silver lining hides a cloud; to some extent the very elements of the village's success contributed to its decline. As the lands were cleared, the sawmills steadily consumed the timber that had called them into existence. As in many smaller communities, the railway initially helped the mills get their product to market. More significantly, they allowed larger firms in the cities to expand their markets over wider areas, to the detriment of smaller local businesses, and customers could easily ride into the cities to purchase basic supplies as well as goods not available locally.

New technologies also contributed to the decline. Electrification came sooner to the south of Kleinburg, and the water-powered mills were put at a competitive disadvantage. The coming of the automobile allowed for faster travel to further distances, and eliminated Kleinburg's role as a stopping place on the way to the city. The construction of Highway 27 in the 1930s laid out the facts in concrete: the village was being bypassed.

By the end of the Second World War, Kleinburg had lost more than 2/3 of its population, and might have faded entirely away, as did many of Ontario's villages and hamlets. The improved roads had not only taken shoppers off the main street, they began to make it possible for villagers to drive to work in Toronto and surrounding cities. With the postwar housing shortage, returning veterans looking for housing affordable on their de-

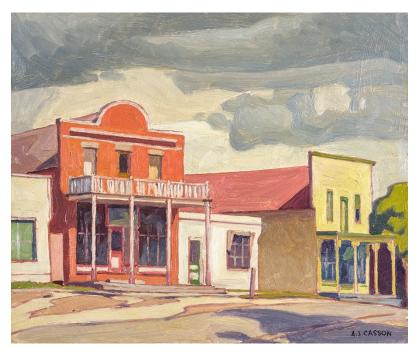


Image 8 Village of Kleinburg Painting by A.J Casson, part of the Group of Seven (mcmichael.com)

mobilization payments began to see Kleinburg as a good place to start a family. The postwar resettlement of Kleinburg was as significant as the original settlement a century before.

Among the postwar arrivals were Robert and Signe McMichael, who moved into their six-room squared-log house in the valley southeast of the old village, in 1954. They began collecting paintings by the Group of Seven and their contemporaries in 1955, and in the early 1960s, they

opened their home and gallery to the public. In 1965 they donated their home, property, and collection of 177 works of art to the Province of Ontario. Since then, the McMichael Canadian Art Collection has expanded in both its physical extent and its holdings, and is a significant world cultural resource, attracting 125,000 visitors a year.

Kleinburg's renewal was interrupted on 15 October 1954, when Hurricane Hazel wreaked havoc on Southern Ontario. A century of timber-cutting left little to restrain the rush of water into the Humber valleys. Kleinburg's bridges were among scores that were swept away as a result of the rising river levels. The bridges were soon replaced, but it was recognized that a long-term approach to conserving and managing the watershed was required.

The Metropolitan Toronto and Region Conservation Authority, now the Toronto Region Conservation Authority (TRCA), was created to take on this responsibility. Public ownership of the flood plain and public stewardship of the valleys have been instrumental in restoring the valley ecosystems, and preserving the character of the Kleinburg's setting.



4.1 SPATIAL ARRANGEMENT OF STUDY AREA

The land-use pattern is strongly determined by the topography in Kleinburg and Nashville, with the valleys being the main determinant in their spatial form and development. Islington Avenue followed the old Carrying Place Trail which was established along the ridge between two valleys. The ensuing mill roads into the valley followed the contours in order to connect to the surveyed road grid. The railway also skirted the Humber River valley resulting in the Kleinburg train station being two (2) kilometres away and the Village of Nashville developing around it (KNHCD, 2003). The character of the area can be divided into four character areas: the two villages, the road links and the valley lands.

The valleys formed strict growth boundaries to the east and west, preventing the "edge sprawl" that has overwhelmed the character of other rural villages, such as Maple. Kleinburg's road layout is unique in not having a single crossroad, only T-intersections.

4.2 LAND USES

The KNHCD is characterized by the vast natural heritage features and open space, which make up over half of the existing land use (53 percent) of which nearly half (25 percent) is within the Toronto and Region Conservation Authority's (TRCA) floodplain (see **Table 5**). Within the valley lands, defined by the floodplain boundary, there is very limited development with approximately 4 percent of the existing land use accounting for residential land uses, and 5 percent for institutional.

Although over a third of the tablelands, defined as the lands outside the floodplain, are open space, the predominant existing land uses are residential (29 percent), infrastructure and utilities (17 percent) and institutional (13 percent). The existing commercial land uses are limited to 2 percent and industrial are approximately 1 percent of the tablelands area.

The tables below refer to actual uses and details observed during site visits, rather than the VOP (2010).

Table 5 Existing Land Uses within the KNHCD, 2020

Existing Land Uses	Area (ha)	Area (%)
Valley Land		
Residential	2.5	4%
Institutional	3.8	5%
Parks	3.2	4%
Open Space	58.1	81%
Infrastructure & Utilities	4.4	6%
Total	72.0	100%
Table Land		
Residential	63.0	29%
Commercial	4.6	2%
Industrial	1.4	1%
Institutional	28.1	13%
Parks	2.9	1%
Open Space	77.1	36%
Infrastructure & Utilities	36.6	17%
Agricultural	0.9	0%
Total	214.7	100%

Table 6 Existing Land Use Comparison

Existing Land Uses	2003 Area (ha)	2020 Area (ha)
Table Land		
Residential	98.0	65.5
Commercial	5.0	4.6
Industrial	n/a	1.4
Institutional	15.0	31.9
Parks	4.0	6.1
Open Space	98.5	135.2
Infrastructure & Utilities	n/a	41
Agricultural	20.0	0.9
Total	240.5	286.6

It is interesting to note that over the last decade, the most predominant increases in the existing land use are institutional and parks and open space, decreasing the residential and agricultural stock of the KNHCD (see **Table 6**). The villages of Kleinburg and Nashville have seen significant investment in community-building. The 2020 analysis of the existing land uses included areas for infrastructure and utilities and industrial existing land uses, which makes up the total area difference between the two dates.

Table 7 Land Use SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
 Protected natural heritage Network and Open Spaces HCD boundary defined, with conservation policies Well defined vision and guidelines in the North Kleinburg-Nashville Secondary Plan (2010) Kleinburg Village envisioned as pedestrian-oriented local centre Mixed-use designation for village centres to accommodate changing needs of the community Islington Avenue through the HCD designated as a Minor Collector roadway 	 Lack of detailed HCD mapping, including potential CHLs and views Guidance on HCD planning Policies defining context-sensitive growth in stable communities and HCDs, like Kleinburg 	 Integration of recent regulatory changes affecting heritage planning permitted uses to ensure compatibility with the KNHCD heritage value and character Integrate the Canadian Heritage River Recognition Provide guidance on buffers considerations associated with HCDs 	 Inconsistent land use designations and boundaries for Nashville in official plan, secondary plan and area specific plan Use of 'historic' and 'non-historic' terminology to assess contributing value Highway 427 expansion Nashville Road designated as Major Regional Arterial roadway

4.3 ZONING

The table below compares through site visit confirmations and ArcGIS data on the built form on three street segments in Kleinburg: Nashville Road, Napier Street and Islington Avenue. The median of all the properties along that segment suggests the lots are one and a half to four times larger than the minimum standard set in those zones, with Napier Street and Islington Avenue lot coverage percentages maximizing the developable envelope. Properties along Nashville Road are just beginning to see redevelopment, therefore, it is expected that the lot coverage for those properties would also increase in the future.

Table 8 Zoning Summary Statistics (Median) vs. Existing by Street in Kleinburg

Street and	Min. Lot	Size (m²)	Lot Coverage (%)		Max. Building Height (m)	
Zone Standard	By-law	Existing	By-law	Existing	By-law	Existing
Nashville Road (R1)	540	1,937	35	14	9.5	6.5
Napier Street (R1)	540	954	35	33	9.5	6.5
Islington Avenue (C11)	742.5	1,251	30	22	9.5	6.5

Table 9 Zoning SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
Protected Open Space zones	Agricultural zone for Nashville Village	 Special heritage zoning categories to better reflect heritage character of the HCD Review permitted uses to ensure compatibility with KNHCD objectives 	 Loss of HCD character defining mature trees Inclusion of R5 zone in the HCD may set a precedent for higher-density development
		 Review parking lot requirements 	

4.4 BUILT FORM AND ARCHITECTURAL ANALYSIS

4.4.1 Development Pattern and Built Form

As identified in the KNHCD Plan, the rivers had a primary influence on the origins of Kleinburg. The two hilltops became the settlement grounds for the villages of Kleinburg and Nashville as illustrated by the early dates of construction in **Figure 19**. Kleinburg continued to expand its boundaries in the late 19th century and early 20th century. Nashville Road connecting the two villages, Islington Avenue and further development around Kleinburg continued to see development in the mid-20th to early 21st century. The redevelopment of parcels within the historic village cores commenced in the 1960s and more rapidly in the 21st century.

Overall, the heights of buildings in KNHCD are predominantly two storeys, although there is some variation between one to three storeys dependent on the architecture style and land use. The Village of Kleinburg has pedestrian-oriented built form massing that is tightly knit between parcels and provides a continuous built edge along the streetscape; the buildings themselves have porches, verandas and other architectural features that make it a comfortable environment to walk.

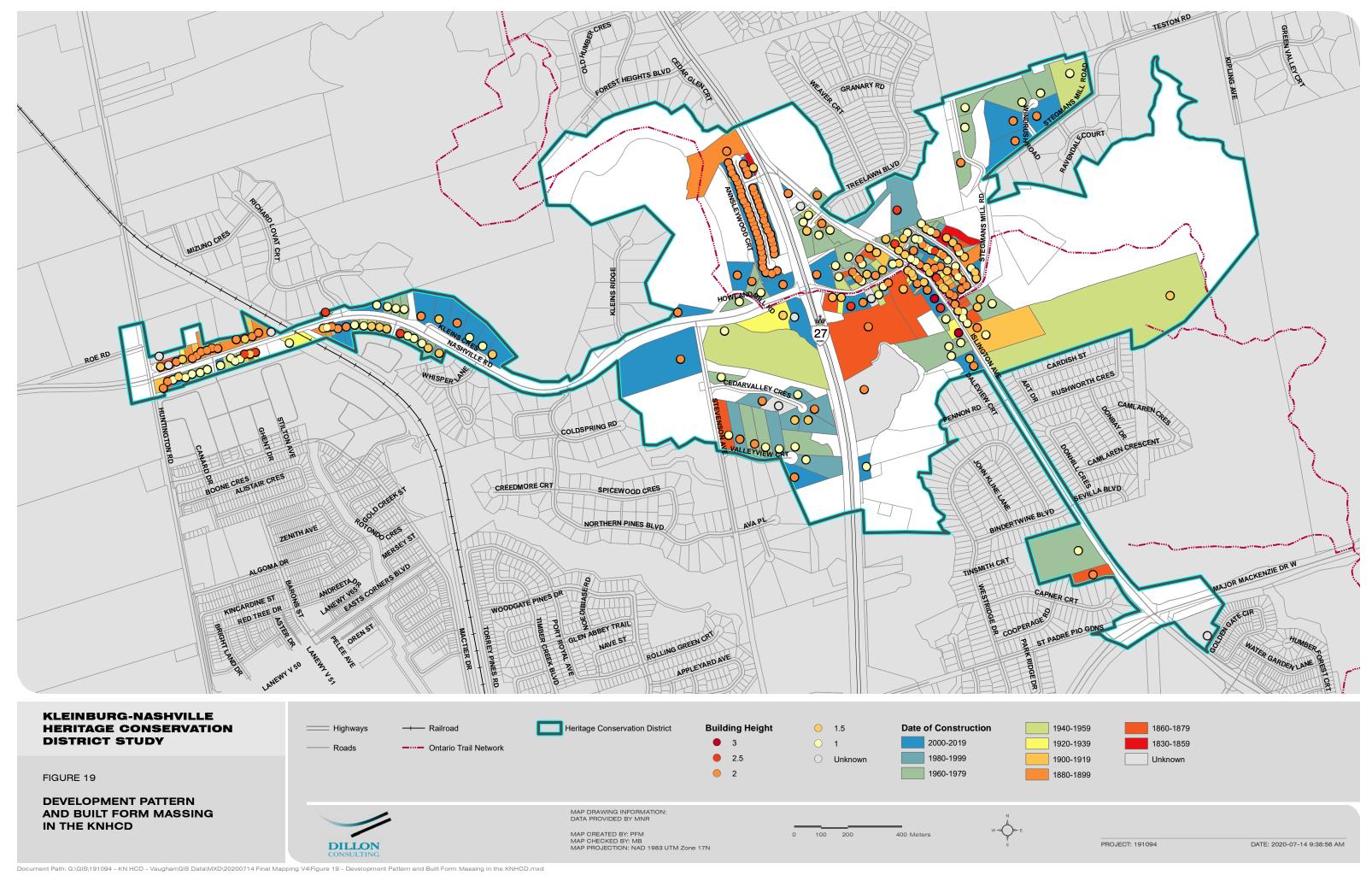
A small section of the north parcels along Nashville Road in the Village of Nashville have small frontages bringing the buildings closer to the street and framing a continuous pedestrian-oriented streetscape; the built form massing and architectural details support an active street frontage. Other parts of the village have primarily residential buildings with large setbacks from the street and side yards; they present the rural residential landscape with mature trees sometimes hiding or accentuating the built form.

Other areas of the HCD have suburban massing and patterns to the built form; the spacing between buildings and their relationship to each other depends on the architectural style and date of construction.

4.4.2 Architectural Styles

As part of the 2003 KNHCD Plan, inventory sheets were created for most of the properties within the HCD boundary. These information sheets include a photo, a line about the architectural style, suggested date of construction, description of the building's physical layout or high-level historic associations, as well as "comments" which typically relate to conservation advice (see **Appendix C**).

The 2003 KNHCD Plan provides guidelines for 'existing heritage buildings" and "existing non-heritage buildings", however, no definitions are provided to define these terms, nor are the buildings classified as "heritage buildings" or "non-heritage buildings" in the inventory.



The City's existing inventory includes eight properties designated under Part IV of the *Ontario Heritage Act* and 37 additional properties that have been identified by the City as "LSHS" (Listing of Property of Architectural and Historical Significance) are being considered "heritage buildings" – 42 in total.

In other HCDs built structures are referred to as "contributing" to the character of the HCD, or "non-contributing" to the HCD character. These 42 properties would constitute the "contributing" properties having individual heritage value versus the "non-contributing" properties having little or no heritage significance individually. This difference in heritage status is a commonplace distinction of properties within an HCD. However, the proportion of 42 contributing properties out of 255 properties altogether is unusual; that represents 17 percent in total. The majority of the properties in the KNHCD are being treated as non-contributing buildings. However, there are many more historic buildings within the HCD boundaries, in addition to properties that are good neighbours to the heritage buildings in scale, massing, and design.

4.4.2.1 CONTRIBUTING & NON-CONTRIBUTING PROPERTIES

The terms "contributing" and "non-contributing" are used to distinguish between properties within an HCD, which respectively either do or do not possess the character defining elements (CDE) of Kleinburg-Nashville, as described in Section 6.3 - Statement of Significance. The *Ontario Heritage Act OHA) Ontario Regulation 09/06* establishes Criteria for Determining Cultural Heritage Value or Interest (see **Table 10**). These criteria are typically applied when determining whether an individual property and/or building should be designated under Part IV of the Act.

Table 10 Criteria for Determining Cultural Heritage Value or Interest (OHA)

S.No.	Criteria	Definition
1	Design Value or Physical Value	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.

S.No.	Criteria	Definition
2	Historical Value or Associative Value	 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	Contextual Value	i. is important in defining, maintaining or supporting the character of an area,ii. is physically, functionally, visually or historically linked to its surroundings, oriii. is a landmark.

The same criteria have been used, on a broader scale, as a benchmark for determining the groupings of buildings, as well as the boundary of the KNHCD. The OHA O.Reg 09/06 states that a "property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest."

In order to determine if properties were "contributing" or "non-contributing" several steps were taken, as part of the KNHCD Study update process:

- Review of the type of recognition (i.e., listed or designated properties);
- Review of any historical associations (as outlined in the 2010 inventory sheets);
- Development of a list of architectural styles (as outlined below);
- Review of the construction date of the property (as outlined in 2010 inventory sheets and aerial imagery);
- Review of the building compared to the architectural styles defined in this study;
- Visual review of changes made to the building when compared to the 2010 inventory sheets; and
- A visual review of the property to ascertain the scale and form of the building and its contribution to the HCD context.

Based on our analysis the, following definitions apply:

- Contributing These buildings contribute to the cultural heritage value or
 interest of the HCD. They support the identified cultural heritage values (see
 Section 6.3 Statement of Significance). They are predominantly historic
 buildings from the villages of Kleinburg and Nashville. Non-historic buildings also
 contribute to the character of the district through their landmark architectural style
 or through their modest architecture that is sympathetic to the historic buildings.
- **Non-Contributing** These buildings do not contribute to the design or physical, historical or associative, or contextual value of the HCD.

A number of sources were consulted to develop and adapt this list of architectural styles found in the HCD, see **Figure 20**, including the original *Kleinburg-Nashville Heritage Conservation District Volume 1: The Study and Plan* (Carter, P. et. al 2010), *Well-Preserved* (2003) by Mark Fram, *A Guide to Canadian Architectural Styles* (1992) by Leslie Maitland, et al., the *Ontario Architectural Style* Guide prepared by the Heritage Resources Centre at the University of Waterloo (2009), and the Ontario Heritage Trust's *Places of Worship Database* (2019).

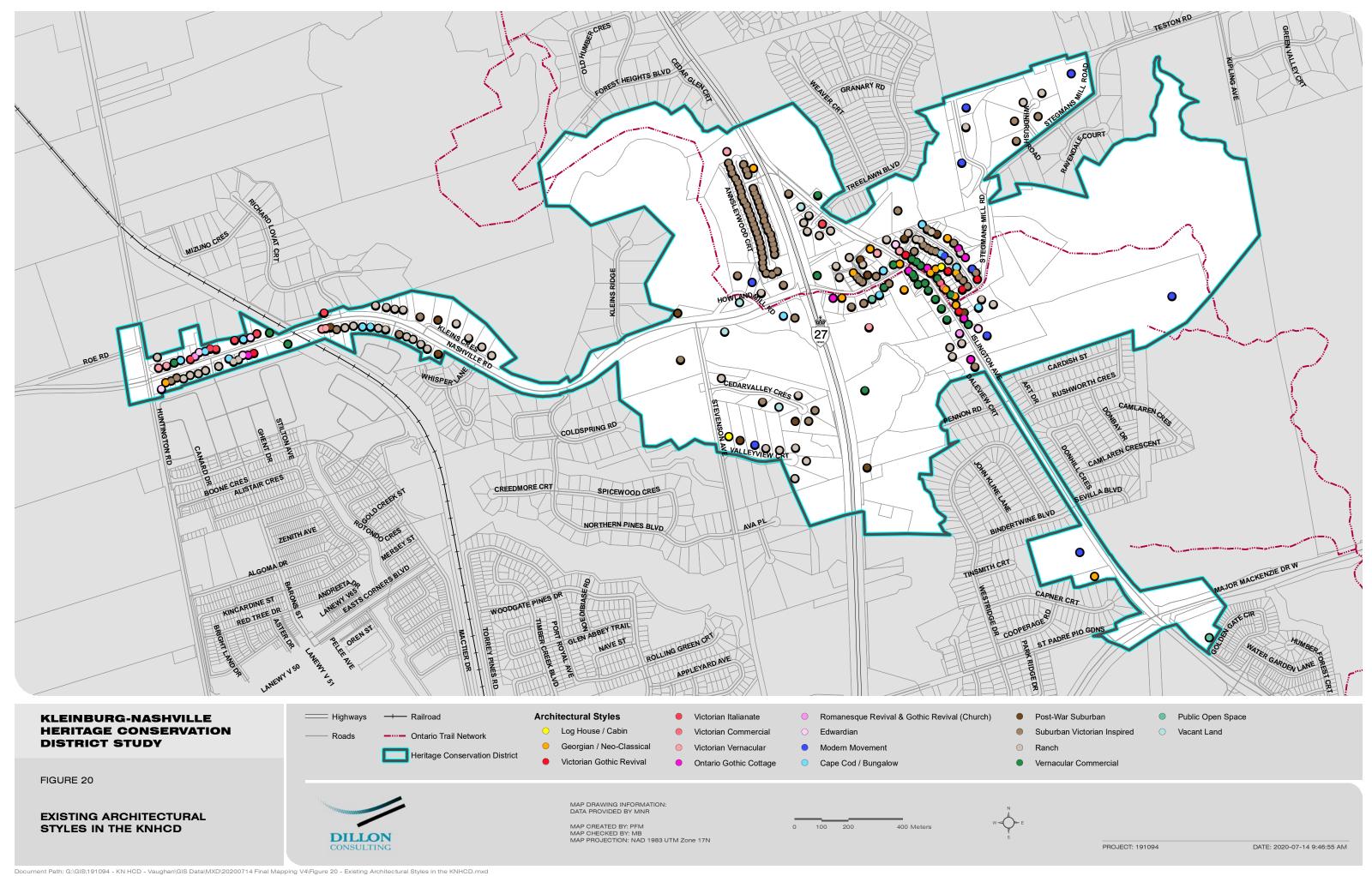
The styles were then categorized into four sub-categories:

- existing historic and contributing styles;
- existing non-historic and contributing styles,;
- existing non-historic and non-contributing styles; and
- miscellaneous (existing non-historic or historic, and contributing styles or noncontributing styles).

The revised inventory is captured in ArcGIS format for easy integration into the City's database – including address, recognition (Part IV Designation, LSHS), current understanding of "contributing" and "non-contributing" buildings, and suggested classification of "contributing" and "non-contributing" including the relevant subcategory, architectural style and construction date.

For ease of reference, an appendix has been provided that details each property by architectural style and the four sub-categories (See **Appendix B**). In **Appendix C**, the 2010 inventory sheets have been included as reference, however, they were not updated as part of KNHCD Study update. The 2010 inventory sheets in **Appendix C** and revised inventory in **Appendix B** should be referred to together to provide a current understanding of each property as well as their contribution to the HCD.

The subcategories are further defined in the next sub-sections, and illustrated in **Figures 21** to **24**.



4.4.2.2 EXISTING HISTORIC AND CONTRIBUTING STYLES

Properties within the HCD in this grouping contribute to the historical integrity, architectural qualities or archaeological qualities of the KNHCD – 56 properties in total, 22 percent. To be considered 'historic' properties must possess three essential attributes: sufficient age, a relatively high degree of physical integrity and historical significance. The existing historic and contributing styles in the KNHCD are:

- 1a. Log House/ Log Cabin O
- 1b. Georgian/Neo-classical
- 1c. Victorian
 - 1c. (i) Victorian Gothic Revival
 - 1c. (ii) Victorian Italianate
 - 1c. (iii) Victorian Commercial/ Institutional
 - 1c. (iv) Victorian Vernacular
- 1d. Ontario Gothic Cottage
- 1e. Romanesque Revival & Gothic Revival (Church)
- 1f. Edwardian

Table 11 Existing Historic and Contributing Styles

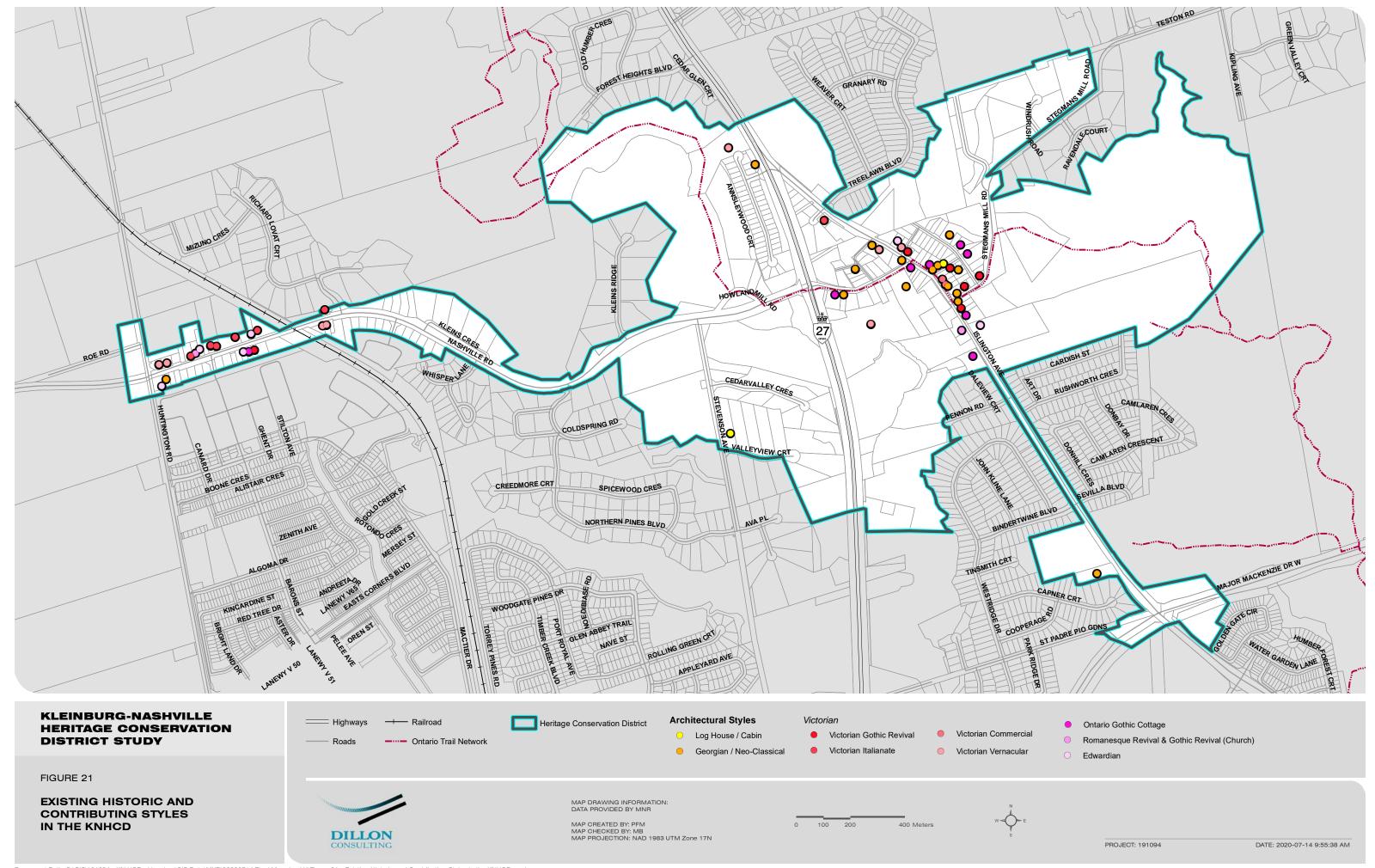
Architecture Image Description Log Log houses were the first building House/Log type constructed by European settlers in Ontario. They typically Cabin exhibit symmetrical façades with a (1750-1840s) central entrance. Wood windows are double hung, with 6 over 6 panes. The exposed wood exterior has chinking between the logs. They often feature side gable roofs with a central chimney or chimneys at the gable ends. Georgian Commonly used for residential as well as commercial buildings, the (1780sfaçade of Georgian structures are 1860s) box-like and balanced with an equal number of windows on either side of the front door. Five bays are Neocommon and most structures are classical

Architecture	Image	Description
(1810s- 1850s)		from one to three storeys, commonly two. Paneled front doors with rectangular transoms and small-paned double-hung windows are typical. Cladding was initially clapboard and the style adapted to stone and brick.
		The Neoclassical style is generally expressed in one to two storeys with a three bay façade, hipped or end gable roof with matching chimneys, and a central entrance decorated with pilasters and sidelights, transom and/or fan lights around a single door.
Victorian Gothic Revival (1840s- 1870s)		The Gothic Revival style is often one-and-half storeys and is most commonly clad in brick, board and batten or stone. Plans can be L-shaped, square or rectangular and roofs are steeply pitched with one or more front gables that often exhibit decorative vergeboard. The windows are arched under the peaked gables, and bay windows are occasionally seen on the first storey. Entrances are typically centred and may include sidelights and transom. Verandas are common to the style and often include decorative vergeboard.
Victorian Italianate (1840-1885)		Italianate structures are predominantly two to three storeys with a hipped roof and decorative elements along the roof line, often brick corbelling and heavy cornice brackets. Windows are commonly paired, arched or curved at their top, and may exhibit decorative crowns or voussoir.

Description Architecture **Image** Victorian Commercial or institutional buildings Commercial/ built during the Victorian Era (1840-Institutional 1900). Village shops often feature a front gable or boomtown front. (1840-1900)These buildings historically housed commercial uses on the main floor and living quarters above. Like vernacular residential buildings, vernacular architecture is typically not designed by a professional architect and is influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials. Victorian Commercial/ Institutional buildings are modest in scale but have typical Victorian decorations including decorative woodwork and bricks. Victorian These structures are typically not designed by a professional architect Vernacular and are influenced but not defined (1840-1900)by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials.

Description Architecture **Image** Ontario The composition of the Ontario Gothic Cottage is generally Gothic symmetrical with steep gable Cottage window and roof pitches and wall (1850scontinuity that may be broken up by 1900s) projecting or recessed bays. Verticality is emphasized in the gables. Round arches are often seen in window and door openings. Porches supported by posts with shallow roofs that extend the length of the façade are common. Typical of the style, a great deal of carved and turned woodwork such as finials, decorative vergeboard and verandahs are observed. Cladding includes board and batten and brick, with dichromatic brickwork adding to the decorative effect. Roman-Common features of the Gothic Revival style in religious buildings esque Revival & include pointed arch windows, rib vaulted ceilings, steeply pitched Gothic Revival roofs, towers and an emphasis on height. Gothic Revival architecture (Church) was popular in Ontario and was the (1840smost common style for religious 1870s) buildings in the mid- to late-19th century, just as many of Ontario's towns and cities began to boom. Romanesque Revival buildings are a revival of medieval architectural styles made popular by John Ruskin, a critic of the Victorian era architecture and art. This style was used widely for institutional and religious buildings and can be described as "heavy." Typical features include round arches, square towers and the use of dark materials such as wood or brick.

Architecture Image Description Edwardian The Edwardian style is simple, classical and balanced. It can be (1900-1920) two storeys or more, often clad in brick and organized in two bays with two symmetrically placed windows on each storey. Roofs are hipped or gable with heavy cornices. Windows can be sash or paned and are usually one-over-one. They typically feature a verandah along the full length of the façade.



4.4.2.3 EXISTING NON-HISTORIC AND CONTRIBUTING STYLES

Properties in this grouping contribute architectural qualities to the character of the KNHCD – 23 properties, 9 percent. As these properties below do not possess all three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) they are considered non-historic. However, they fall under contributing properties as they still add to the heritage character of the village overall.

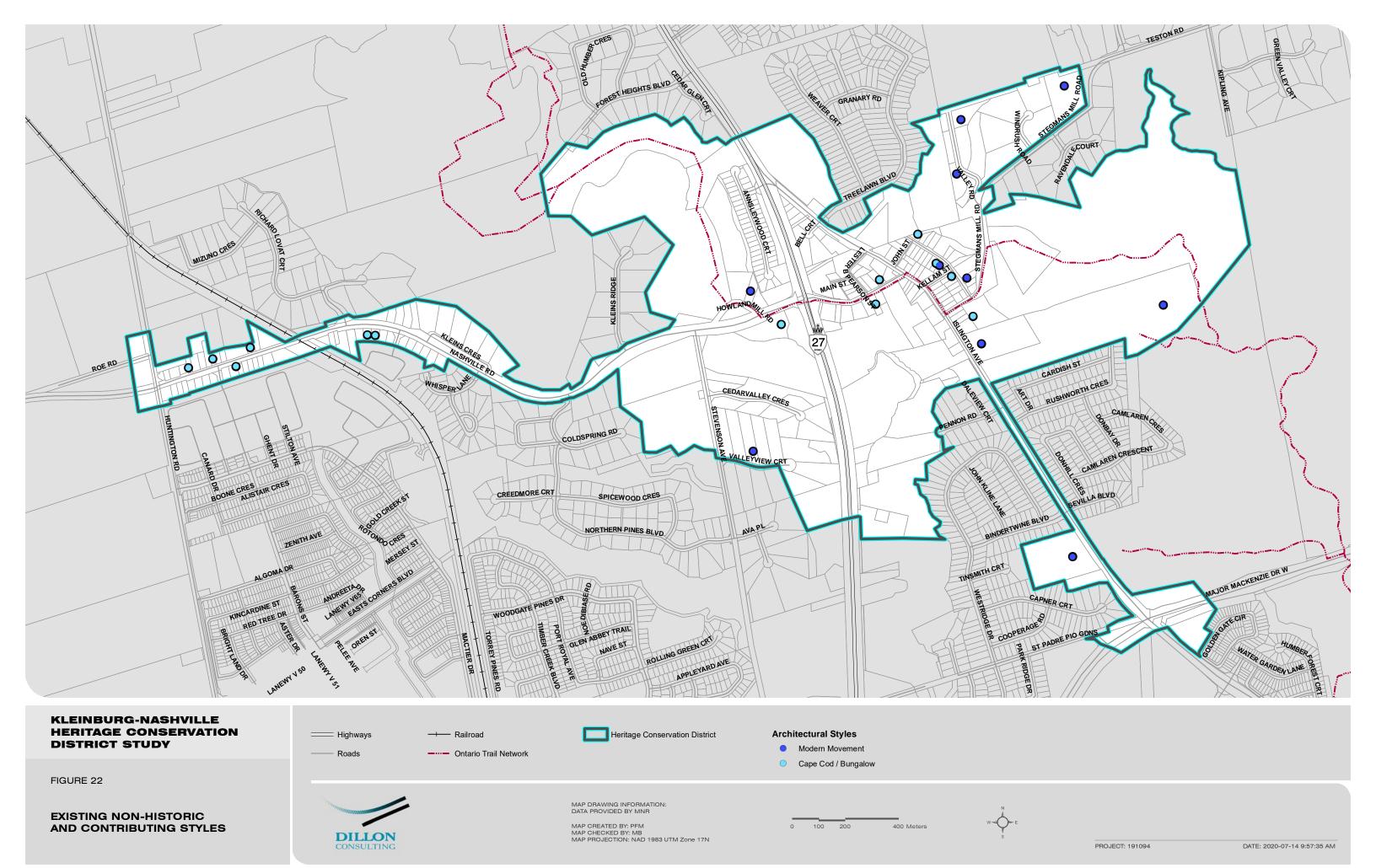
These buildings possess an architectural integrity, which make them contribute to the character of the KNHCD because of their importance in the development of Kleinburg and Nashville in the post-war period. The existing non-historic and contributing styles in the KNHCD are:

2a. Modern Movement

2b. Cape Cod / Bungalow



Architecture	Image	Description
Modern Movement (1930s-1970s and 1990s- Present)		Typical buildings from the Modern Movement are low profile one to one-and-a-half storeys with a strong horizontal emphasis. Large windows or walls and a flat roof with large overhangs are also characteristic of this style. This category is manifested in the KNHCD as constituting buildings which are custom designed individually by architects.
Cape Cod/Bungalow (1900-1945)		Bungalows are typically one to one-and-a-half storeys. They are wood frame, often with wood siding and low pitched roofs.



4.4.2.4 EXISTING NON-HISTORIC AND NON-CONTRIBUTING STYLES

Properties within this grouping do not add to the historical integrity or architectural qualities that contributes to the character of the KNHCD – 148 properties, 58 percent. As these properties below do not possess all three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) they are considered non-historic.

In addition, these buildings do not possess any significant architectural integrity that contributes to the character of the KNHCD because they are 'faux' styles that are improperly rendered. The existing non-historic and non-contributing styles in the KNHCD are:

3a. Suburban

3a. (i) Post-War Suburban

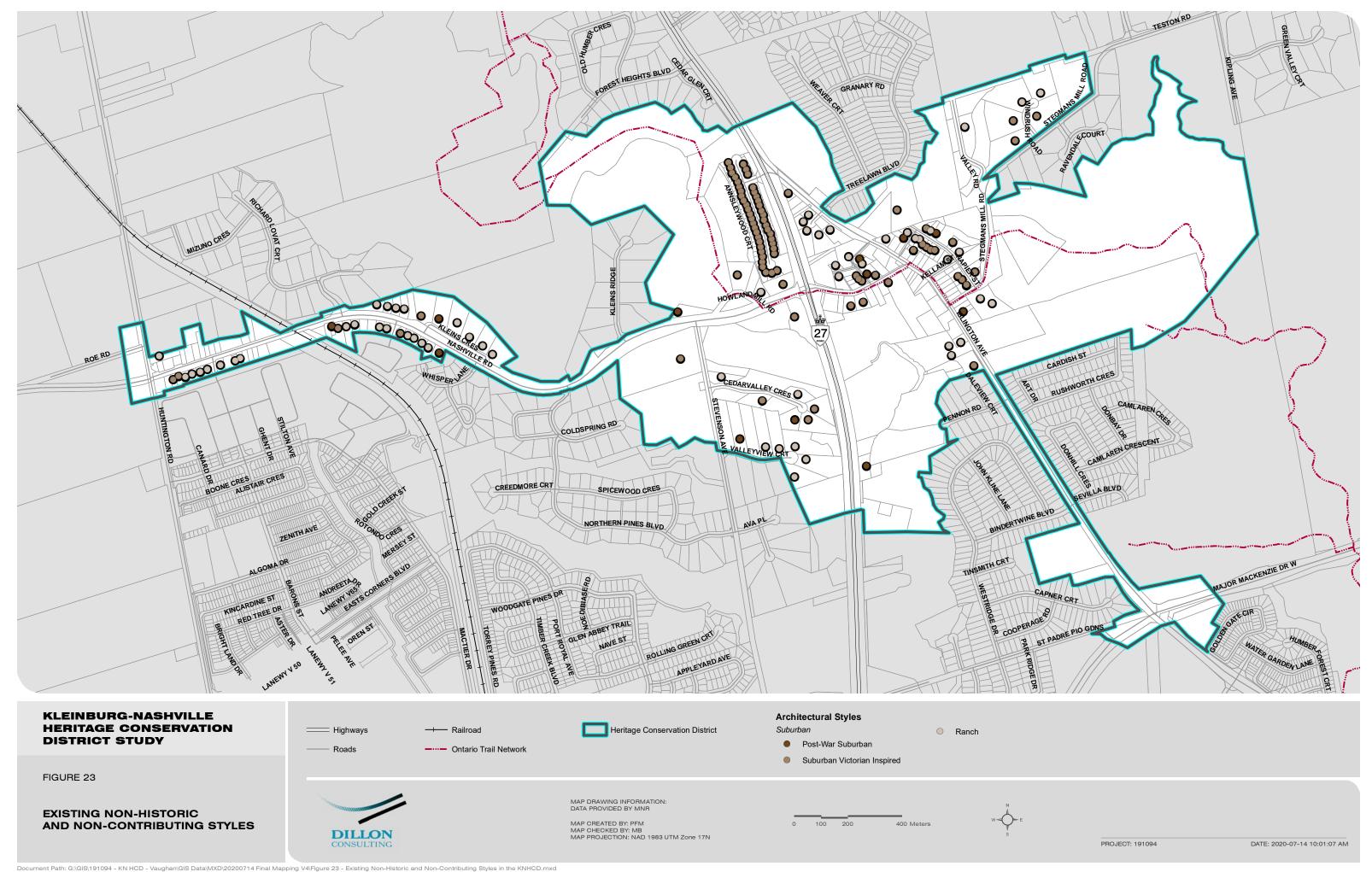
3a. (ii) Suburban Victorian Inspired

3b. Ranch

Table 13 Existing Non-Historic and Non-Contributing Styles

Architecture	Image	Description
Post-War Suburban (1950-2003)		Buildings grouped in the Suburban style have a non-descript style but share the common element of a single detached house with extensive front yard lawns and large driveways to serve the garages. This category represents production-type or builder houses based on standard single detached models.

Architecture	Image	Description
Suburban Victorian Inspired (1990s-Present)		Although suburban, the Suburban Victorian inspired style is distinct as it represents a reimagined contemporary building with a specific style within the Victorian era (i.e., Italianate and Gothic Revivals and Queen Anne). Elements typical of the style include the use of front gables, projecting bay windows, vergeboard and ornamentation such as dichromatic brickwork to create quoining, voussoirs and decorative patterns.
Ranch (1950-1975)		Ranch style houses are generally one to one-and-a-half storeys and compact and low to the ground. They exhibit simple construction, primarily with rectangular or square plans and often with low slope side gable or hipped roofs. This style displays a lack of ornamentation and is commonly clad in brick, vinyl siding or a combination of both. In other circumstances these homes may have cultural heritage value or interest individually, however, they were determined not to contribute to the cultural heritage value or interest of the KNHCD as identified in the Statement of Significance.



4.4.2.5 MISCELLANEOUS (EXISTING NON-HISTORIC AND HISTORIC AND CONTRIBUTING STYLES OR NON-CONTRIBUTING STYLES)

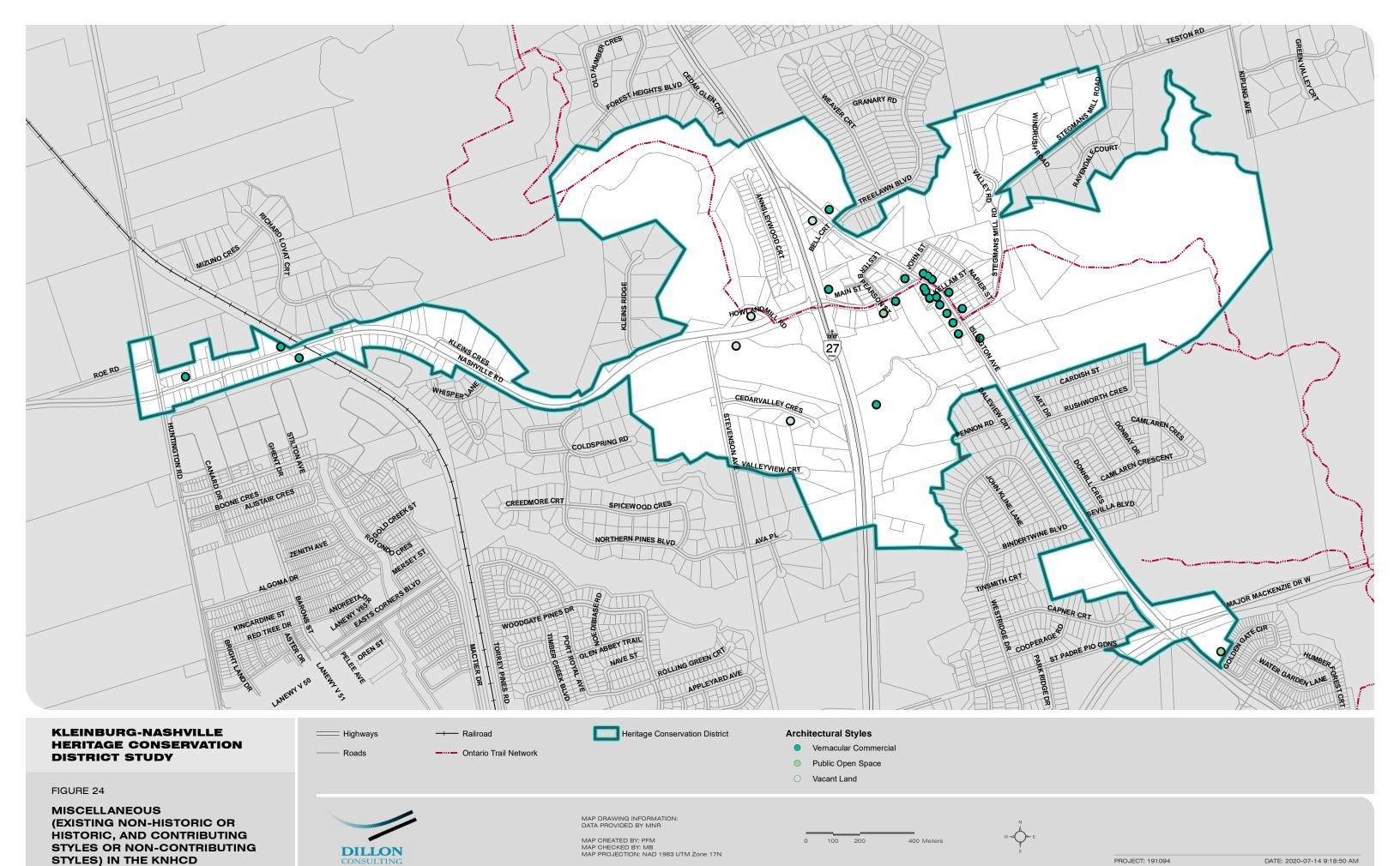
Properties within this grouping may or may not possess the historical integrity or architectural qualities that contribute to the character of the KNHCD – 28 properties, 11 percent. Of the properties that fall into the categories below, only some have the three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) and, as a result, they are deemed as contributing to the character of the KNHCD. The commercial buildings, even more recently constructed, tend to possess a typology having streetscape oriented façades with storefronts, etc., which are compatible with the KNHCD character. Many of the recent designs of these commercial buildings are sensitive to the heritage character because of their compatible massing and streetscape qualities which makes them contributing – albeit non-historic – to the KNHCD character. The miscellaneous styles in the KNHCD are:

- 4a. Vernacular Commercial
- 4b. Vernacular Agricultural
- 4c. Public Open Space
- 4d. Vacant Land

Table 14 Miscellaneous (Existing Non-Historic and Historic, and Contributing and Non-Contributing Styles)

Architecture Description Image Vernacular Vernacular architecture is typically not designed by a professional Commercial architect and is influenced but not (Multiple time defined by a particular style. The periods) form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials.

Architecture	Image	Description
Vernacular Agricultural (Time period 1800s-1930s)		Agricultural buildings are typically vernacular in nature – they were not designed by a professional architect and is influenced but not defined by a particular style, but rather constructed for functionality.
Public Open Space	Kleinburg Cemetery 59 Newhville Road	Public Open Space includes parks, trails, woodlots, town squares and cemeteries.
Vacant Land	-no photo-	Land that does not contain any built structures. This land may be vacant due to the removal of previous structures, or may historically not have contained any structures.



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4.4.3 Building Materials & Exterior Components

The primary materials in the KNHCD reflect the historic architectural styles of the District which have been discussed above. The building's exterior materials and finishes which are ubiquitous and character-defining for the District are described below with reference to Historic and/or Contributing Styles within the HCD:

4.4.3.1 MASONRY

I. BRICK

Beginning with the early 19th century and onward, residential buildings in Kleinburg saw the use of Ontario-size brick which was historically structural/load bearing. Traditionally, the bricks were laid in a running stretcher bond pattern (long side running horizontally) and were bonded together by 'headers' (bricks placed front to back across the two wythes) every seven courses. With the advent of more readily-available milled timber, wood framing was used commonly, beginning in the late 19th century, as a structural component with brick veneer used as cladding. In such a wall assembly, the header or 'row-lock' course would not occur. In any case, the brickwork throughout the District incorporates various decorative features including quoins, voussoirs, arches, banding, corbelling, etc.

Table 15 Building Materials & Exterior Components: Masonry - Brick

Address	Image	Description
970 Nashville Road		Stone - Equal Course heights Dressed Foundation Brick - Stretcher bond and rowlock coursing
872 Nashville Road		Stone – Coursed Ashlar Masonry Brick – Features include banding, voussoirs, arches, quoins in a dichromatic pattern.

II. STONE

Fieldstone formed the foundations of most of the historic buildings. The stone masonry in foundations was observed to be of different types – random, equal coursed, composite ashlar. Stone also is used as accents and accessories within brick masonry such as for sills and heads of window openings. The early twentieth century saw the introduction of concrete blocks or poured concrete foundations.

Table 16 Materials & Exterior Components: Masonry - Stone

Address	Image	Description
930 Nashville Road		Stone - Fieldstone Foundation, Stone sills as headers Brick – Stretcher Bond with rowlock coursing
75 Valley Road		Stone – Long type random ashlar / sandstone

III. HISTORIC LIME MORTAR

Water-permeable lime mortar is found in traditional masonry construction. This lime-mortar partners with the porous Ontario size bricks to accommodate the brick's contractions and expansion. Any eroded mortar should be chiseled out and replaced with the same lime-based formulation (repointing of historic brick). The mortar derives its color from the sand in the mix, thus a matching appearance with respect to color and texture can only be established if the right sand is procured.

IV. ARCHES

The heritage buildings in the Kleinburg-Nashville District comprise of different types of arches. These include the Gothic pointed arches, segmental arches (with flush-hood mouldings and voussoirs above) of the late 1800s and round semi-circular arches in the

early 20th century. The buildings in the early 1900s incorporated round arches formed by triple rowlock-header voussoirs. Windows in the façade are framed by soldier-course bricks below and flush, and round arches above built of triple rowlock headers.

Table 17 Materials & Exterior Components: Masonry - Arches

Address	Image	Description
10072 Islington Avenue (1862)		Segmental-arch with rubbed-brick voussoirs
376 Stegman's Mill Road (1870 and later)		Segmental-arch hood mouldings that drop and step inwards at upper jambs
9 Napier Street (1870 and later)		Window sills and casings with moulded backbands and rounded heads
872 Nashville Road (1890)		Segmental-arch hood mouldings that drop and step inwards at upper jambs

Address	Image	Description
926 Nashville Road (1902)		Gothic or pointed arch that drops and step inwards at upper jambs
10418 Islington Avenue (1926)		Windows with a round head (Victorian)

4.4.3.2 WOOD SIDING

The archetypal Ontario Gothic Cottage style house exhibits the earliest use of historic wood siding in the KNHCD. The siding consists of wide vertical boards that are spaced to breathe and the joints of which are covered narrow vertical strips, or battens.

Vernacular agricultural buildings, such as sheds and barns, built during the late 19th and early 20th centuries also commonly used wood siding.

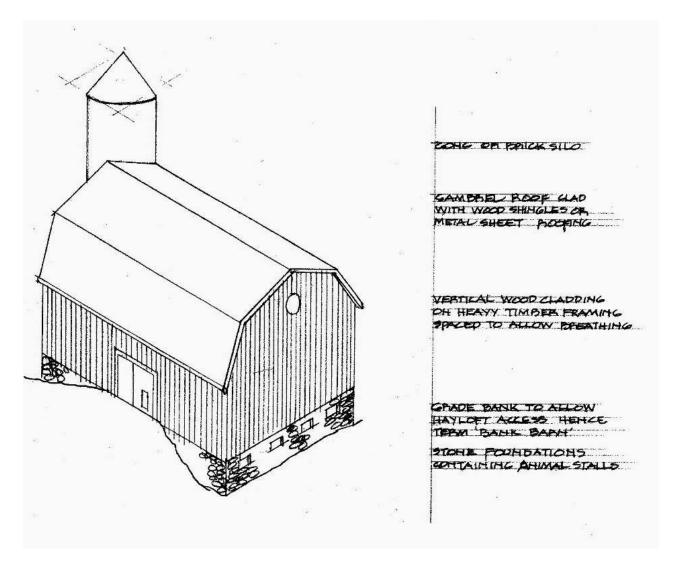


Image 9 Wood Barn (Cited from 2003 KNHCD Study and Plan)

4.4.3.3 WOOD TRIM ACCESSORIES

Wood mouldings were observed in many styles both in interior and exterior parts of the buildings. Series of deep mouldings crowed the wall-head, extending into a centre gable as seen in the traditional red-brick Ontario Gothic Cottages. Soffits and fascias were generally plain. But the front façade typically incorporates numerous carved wood trim features in various components – bargeboard and vergeboard, porch treillage in railings, gable posts or fascia.

Table 18 Wood Trim Accessories

Address	Image	Description
10384 Islington Avenue (1852)		Fretwork richly composed of gingerbread mouldings and elaborate wood scrollwork.

4.4.3.4 WINDOWS

I. OPENINGS

All heritage window types and placements are determined by the architectural style they correspond to. Location of openings are also influenced by factors like the desired amount of light in a room and the activity of the space.

II. PROPORTIONS

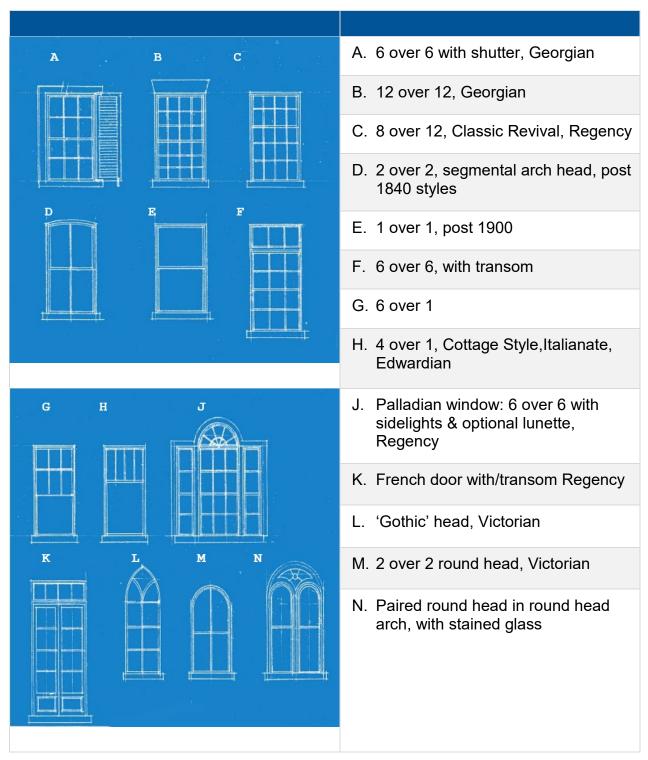
All heritage windows are rectangular and taller than they are wide.

III. PANE SIZES AND CONFIGURATIONS

The pane sizes generally correspond to the window proportion i.e. rectangular and taller than they are wide.

All windows except the french door (K) are double hung. Numbers like 6 over 6 refer to the number of panes in the upper sash over the lower sash. Heritage buildings are most commonly composed of the pane configurations illustrated in **Table 19**.

Table 19 Windows: Panes Sizes and Configurations (Cited from 2003 KNHCD Study and Plan)



These window types are described in **Table 20** with reference to the types above and to example buildings in the KNHCD (where available).

Table 20 Window Types in the KNHCD

1.	6/6 (with	W	
	shutter) – Georgian Style (Type A)	8 Nashville Road (1858)	Fenestrations are symmetrically placed in pairs of 6/6 windows, in this case without shutters
2.	2/2, with a segmental arched head – post 1840 styles (Type D)	10072 Islington Avenue (1862)	Windows are square headed, 2/2 (4 pane storms)
3.	1/1 window, post 1900 – Late Victorian or Edwardian (Type E)	904 Nashville Road	1/1 Window is set within steeply pitched brick gable.

#	Window Type	Image	Description
4.	2/2 Round head – Victorian- Gothic Style (Type M)	9 Napier Street (1870)	Front façade has round-headed windows in dormer gable although the original pane configuration is not known.
5.	8/8 with segmental arched head - Victorian Gothic Style	376 Stegman's Mill Rd. (1870)	Front façade has segmental-arch hood mouldings that drop and step inwards at upper jambs

Other configurations include 12/12 (Georgian – Type B), 8/12 (Classic Revival, Regency – Type C), 6/6 with Transom (Type F), 6/1 (Type G), 4/1 (Cottage Style, Italianate, Edwardian, Type H), Palladian 6/6 with sidelights and lunette (Regency, Type J), French Door with transom (Regency, Type K), Gothic head (Victorian, Type L), Paired round head in round head arch, with stained glass infill (Victorian, Type N).

IV. SASH TYPE

Traditional window designs featured the double-hung type where the upper and the lower sash move vertically. In later periods (turn of the century), single-hung and casement windows would be used.

4.4.3.5 ROOFING MATERIALS

Traditionally the roofing materials used were metal (i.e. tin, copper), cedar shakes or slate. Asphalt shingles supplanted all the types of roofing materials around the 1920s. Historically, wooden shingles or sheet metal were early common roofing materials found in the HCD, followed by slate. Slate was a common roofing material used from the 1880s onward for most buildings built before 1920. Today, asphalt shingle roofing is

used throughout the District and has replaced virtually all of the original roof materials that would have been used in historical buildings.

Table 21 Built Form & Architecture SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
 Historic character, architecture and small-town character High cultural and economic value of the built heritage Symbolic value of the landmark buildings like the Doctor's House and McMichael Canadian Art Collection Gallery Diversity in scale of heritage, housing, commerce and landscape Diversity in demographics of buildings Unique streetscape character with a lot of existing mature trees 	 Disconnect between the different neighbourhoods Failure to maintain existing materials Limited possibility of intervention on historic buildings that are listed. 	 Conservation of existing historic buildings Opportunities for improvements to some facades/buildings Guide future development with contributing architecture styles, massing and materials specific for this HCD Universal Accessibility improvement Agricultural Heritage 	Compatibility of infill development

4.5 STREETSCAPE & BUILT FORM

4.5.1 Facades & Building Forms

4.5.1.1 COMPOSITION

The façade composition is derived from geometrical principles and proportions. The location of the façade elements – windows, doors, arch keystones are governed by regulating lines of diagonals from and through critical points to create a proportional composition. The window bays are generally 3 to 5 in number. Materials like stone, brick, wood, and stucco on the façade were dominant from the 1800s to the early 20th century.



Image 10 Composition (Cited from 2003 KNHCD Study and Plan)

4.5.1.2 ROOF FORMS

The following examples show the different roof types of the local architectural styles which can be found in the KNHCD:

Table 22 Facades & Building Forms - Roof Forms

	Roof Forms	Image
а	1 ½ storey, gable roof of a Georgian Cottage, main roof peak parallel to front façade.	10740 Highway 27 (1850)

	Roof Forms	Image
b	1 ½ storey, steep gable roof of an Ontario Gothic Style Cottage, main roof peak parallel to front façade, with centre gable dormer transverse to façade.	10384 Islington Avenue (1852)
С	2 storey, hip-roofed of a Georgian Style House with matching chimneys	10072 Islington Avenue (1862)
d	2 storey, gable roof of a Neo-Classical Style House, main roof peak parallel to front façade.	10473 Islington Avenue (1890)

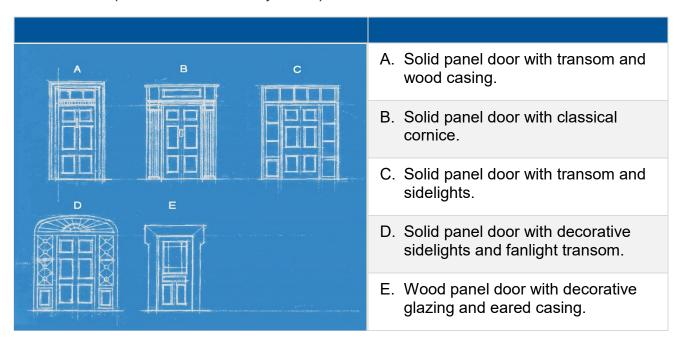
	Roof Forms	Image
е	2 storey hipped roof of an Edwardian Style House with center hip-roofed dormer.	
		10555 Islington Avenue (1920)

4.5.1.3 ENTRANCES & DOORS

I. ENTRANCES

Entrances for heritage houses comprise a solid panel door surrounded by associated elements in various combinations, transom, fanlight wood casing, decorative sidelights frames with carved eaves, etc., as listed in **Table 23**.

Table 23 Entrances (Cited from 2003 KNHCD Study and Plan)



II. DOORS

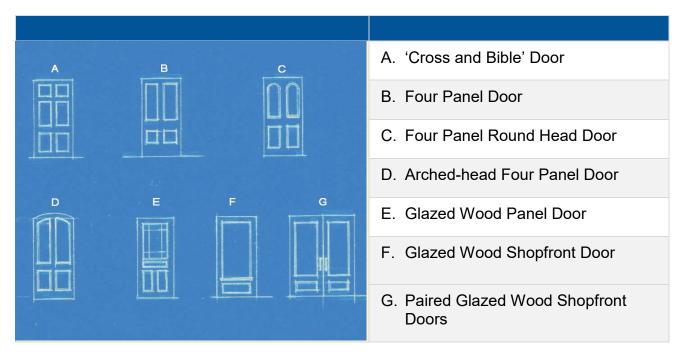
Door paneling configurations include several different patterns as illustrated in

Table 24.



Image 11 Cross and Bible' Solid Panel Door and Regency Style (ontarioarchitecture.com)

Table 24 Doors (Cited from 2003 KNHCD Study and Plan)

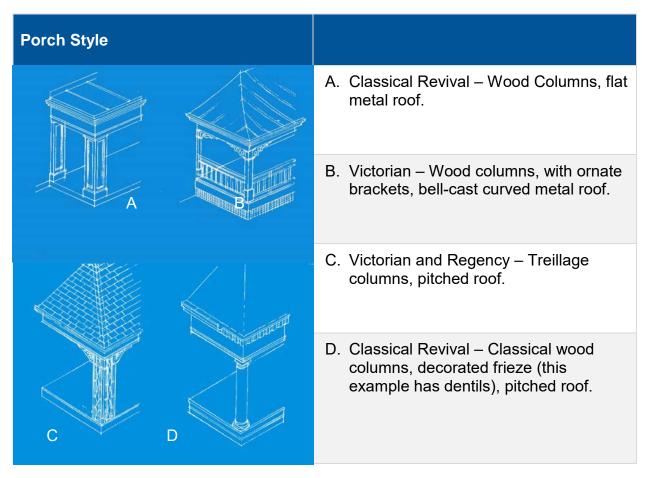


4.5.1.4 PORCHES

Porch design is generally single storey with wood columns and a roof in various forms – flat, pitched, hip or bell-cast. The column design may be round or square and may include various decorative wood features according to the range of house styles.

I. PORCH STYLES

Table 25 Porch Styles (Cited from 2003 KNHCD Study and Plan)



II. BRACKETS

Gingerbread porch fretwork is evident in the Victorian Style homes in the porch brackets cut with the then newly invented power scroll saw.



Image 12 Brackets (Cited from 2003 KNHCD Study and Plan)

III. RAILINGS

The building code calls for higher railings than were used historically. The design on the right minimizes the excessive verticality that compliance with the code can produce.



Image 13 Railings (Cited from 2003 KNHCD Study and Plan)

IV. TREILLAGE

The porch supports developed in the Victorian era into carved open-webbed woodwork treillage which is formed of multiple wooden sections and with Gothic elements, set within the piers. A band of wooden swags and tassels into the frieze and spans the full-width of the porch.

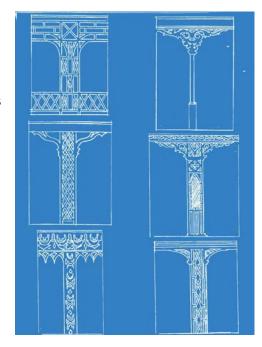


Image 14 Treillage (Cited from 2003 KNHCD Study and Plan)



Image 15 Examples within the KNHCD

Late Georgian style homes consist of a verandah having slender posts with plain railings and pickets spanning between. In this simpler style, gingerbread-type brackets incorporate carved treillage.

V. PORCH FUNCTION

The porches in the District are often defining features and contribute to the special charm of the streetscape. These features not only have a social use, but also provide a covering over the entrances. They range from quite plain to the elaborate.

Porches and verandahs, as a separate wood design element, are the most distinguishing architectural feature viewed by the public. The porch also serves an important role historically in energy conservation. It provides shelter from inclement weather and shade to assist in cooling during the heat of the summer.

4.5.1.5 BAY WINDOWS

The late Victorian and Edwardian Style buildings presented their windows in bays which created an illusion of a larger room maximizing the amount of light entering the room. The upper sash is generally decorative and fixed with a single sliding plane of glass below.

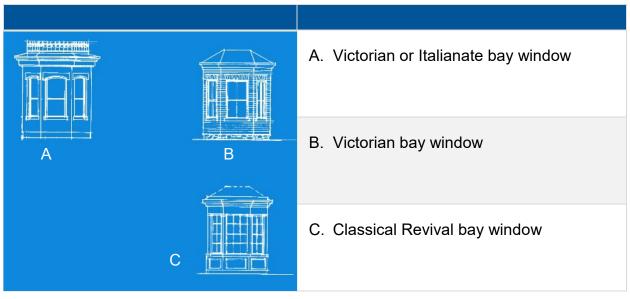


Image 16 Bay Windows (Cited from 2003 KNHCD Study and Plan)

4.5.1.6 DORMERS

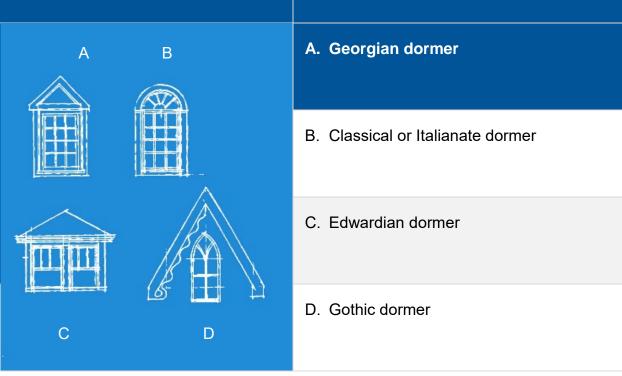


Image 17 Dormers (Cited from 2003 KNHCD Study and Plan)

Historic dormers varied in forms depending on the time period and the architectural style. Gabled dormers were the most common type of dormer and were seen extensively in Gothic Revival houses. These comprised of a peak at the top and a roof

that slopes steeply on either side. This particular type worked well with a wide array of architectural styles.

4.5.1.7 CHIMNEYS

Historic chimneys were mostly central to the side or rear façades as roof projections and are made of bricks. Special detail work such as corbelling or multiple flues associated with the original work or later EXTANT work are heritage attributes. Often chimneys provide a design balance for the structure and complement the symmetry of the architectural composition and are therefore character-defining features of the building.

4.5.2 Alignment and Grouping of Buildings

4.5.2.1 COMMERCIAL CORES

The commercial core is limited to about 4 hectares in the Kleinburg Core primarily on Islington Avenue, with a few additional properties on Regional Road 27 and in the Nashville Village along the Nashville Road. The Kleinburg core encompasses approximately 65 business establishments² and serves primarily as a visitor destination than as a neighbourhood-serving retail destination because of its proximity to the McMichael Art Gallery, which is located on Highway 27. This core is dominated by retail merchandise that accounts for 25% of the occupied establishments. The local residents and regional tourists are the two main target audiences for Kleinburg main street businesses.

The old part of the Commercial Core has the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection, interspersed with residential buildings.

The following components together characterize and preserve the architectural integrity of the commercial core:

I. LOT CONFIGURATION AND SETBACKS

Typically, the building entrances face the street which enhance street activity and community engagement. Each building is a detached property with side yards which creates a visual pattern of solid (building) and void (side yards). The street face of each

² Kleinburg Economic Development Strategy A Mainstreet Revitalization Project, Urban Marketing Collaborative Urban Strategies Inc., BA Group June 2011

building is generally aligned with its neighbouring building. This creates a strong perspective and visual interest for the viewer.

However, the front setbacks incorporate some variation in their depth. The commercial streetscape incorporates a variety of frontyard setbacks, with purpose-built commercial buildings tending to be located at the streetline, and residential front yards ranging considerably in depth.



Image 18 Islington Avenue (Googlemaps, 2020)

II. SCALE & MASSING

The commercial building stock represents a mix of architectural style buildings which were historically 1 to 2 storeys high. Unfortunately, the heritage character of the village centre has not been preserved on the west side of Islington Avenue. New developments on the west side are over-urbanized, and the village character has been buried under an array of standard fittings and fixtures: ubiquitous pavers, bollards, and planting tubs.



Image 19 Isling Avenue (Google Maps, 2020)

The damage done by these re-developments to the historic village character of Kleinburg is greatly exacerbated by the landscape and streetscape elements installed. Reconfiguration of these elements can restore the village character to a great degree, and with modest effort. The setting has been inappropriately urbanized to the extent that it more resembles Yorkville in Toronto, than the opposite side of Islington Avenue. Design Guidelines (in next phase) for landscaping and streetscaping can restore the original character.

III. BUILDING SIGNAGE

The existing signages for the historic storefronts are typically located above or below fascias.



Image 20 10483 Islington Avenue (Google Maps, 2020)

Historic photographs of Kleinburg show projecting signs, window signs, soffit signs, as well as signs installed above porch roofs, which might be termed "inverted soffit" signs. The signs are generally quite small. The more recent modern signs are either too large, or their architectural detailing is not appropriate in the District.

IV. LANDMARK BUILDINGS

Table 26 Landmark Buildings in the KNHCD

	Address	Photo
1	Pierre Berton Heritage Centre, 10418 Islington Ave, (Former Kleinburg United Church Building), 1926	
2	Doctor's House, 21 Nashville Rd., 1867	

	Address	Photo
3.	Railway Station, 10415 Islington Avenue (By-law 144-78), 1908	Kleinburg Railway Station Scout House 10415 Islington Ave. Built ca. 1907
4.	10535 Islington Avenue (Bylaw 30-85), 1880	
5.	10483 Islington Avenue (Bylaw 32-85), 1901	

	Address	Photo
6.	Arthur McNeil House, 10499 Islington Avenue (By-law 39- 88), 1832	TIME COLOR
7	McMichael Art Gallery, 10365 Islington Ave., 1954	
8	Kline House, 8 Nashville Rd, 1858 (By-law 73-83)	

4.5.2.2 RESIDENTIAL VILLAGES

The dwellings in the Nashville and Kleinburg residential areas are mostly large lots with deep rear and front yards, as per **Table 27**. For the properties on the east side of Islington Avenue in the Kleinburg Village Core, their deep rear yards create a buffer between the commercial activity on the Main Street and the residential dwellings on Napier Street behind and the side streets.

Table 27 Existing Street Setback Analysis in the KNHCD

Street Setbacks	Min (m)	Max (m)	Median (m)
Islington Avenue	1.1	45.3	
Front	1.1	22.7	6.8
Rear	13.7	45.3	28.4
Lester B. Pearson Street	1.9	39.8	
Front	4.2	14.4	6.1
Rear	1.9	39.8	30.5
Main Street	2.2	46.0	
Front	11.3	11.5	11.4
Rear	2.2	46.0	24.1
Nashville Road	0.8	54.3	
Front	0.8	28.4	12.4
Rear	1.8	54.3	20.2

I. LOT CONFIGURATION AND SETBACKS

The historical residential villages were laid out with large lots, ranging between a quarter- to a half-acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Front- yard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self-sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted.

II. SCALE AND MASSING

Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development.

4.5.2.3 VALLEY LANDS

The predominant character of the lands in the Study Area is rural or natural. This is reflected in the Zoning By-law, which classifies 60% of the land as Open Space or Agricultural. Beyond the Study Area, the percentage of open space and agricultural land is very much higher, although extensive recent suburban development has rapidly filled the lands south of Major Mackenzie Drive.

A significant modern intervention is the use of formerly agricultural lands for rural residential development. These constitute 11% of the Study Area. These developments are of various architectural and landscaping styles and road layouts (some face the main roads, some are on cul-de-sacs, and one fronts a parallel access road), reflecting prevailing practices at the time of development.

I. LOT CONFIGURATIONS AND SETBACKS

Kleinburg-Nashville's local roads are shaped by topography rather than survey. Islington Avenue, following the old Carrying Place Trail, ran along the ridge between the two valleys. The limited space on the Kleinburg plateau allowed for minimal development of a town plan, and the village remained small, with surrounding lands occupied by farms.

The past half-century has seen the conversion of much of the surrounding land to suburban housing developments. Along Nashville Road, between the Humber River and the railway, most of the newer houses face directly onto the road. The other developments are laid out as "keyholes" with frontages on a new road running off the existing road system, or as "enclaves" of new road layouts connecting to the existing roads at one or two entrances. In both of these layouts, there are no frontages on the old roads, and old road frontages consist of back or side lot lines of the residential properties.

Planting and attractive fencing soften the visual impact, and the roadway has a rural profile, curbless, with drainage ditches on both sides of the roadway. As a result, the flanking development doesn't entirely overwhelm the original character of a rural road.

II. SCALE AND MASSING

Existing buildings in the valleys are mostly residential; most are fairly modern, most are well treed, and most are modest in scale. Notwithstanding the large size of valley lots, redevelopment of these sites should preserve the modest scale and planted character of the properties.

The resettling of Kleinburg as a rural retreat in the postwar years represented a second pioneer era. During the first two decades of this era, the consciously modern ideas of the 'Natural House', as espoused by architects like Frank Lloyd Wright, were quite

influential. These ideas lost some of their edge as they filtered down to builders' houses, but many significant aspects were retained: a horizontal emphasis, an open plan that opened to nature (the patio door became ubiquitous), large lots when affordable, mature trees, if present, and a landscaping attitude that sought to place the house in a natural or naturalized setting.

4.5.2.4 ROAD LINKS

I. NASHVILLE ROAD

The Nashville Road offers considerable variations in the visual effects of its surrounding developments. Approximately 85 percent of its 2.5 kilometre length is flanked by residential development. Majority of the houses along the Nashville Road have their front elevations facing the street offering a visually interesting frontage to the street. The front yards are extensive and deep. Almost half of the properties on the western stretch of Nashville Road have heritage value.

Landmark Buildings:

- 1860 Georgian house at No.965
- 1910 Four-Square house at No.975
- Kleinburg Cemetery
- Pearson Monument
- No.9 at Lester B. Pearson Street
- Heritage house at No.10522

The following streets branch off from the Nashville Road:

- Stevenson's Avenue
- Valleyview Court
- Cedervalley Crescent
- Highway 27
- Annsleywood Court

The street has mature planting that obscures the view of more contemporary development.

II. ISLINGTON AVENUE

Majority of the houses along the Islington Avenue do not front onto the street and thus require reinforcing of the sense of place. The buildings in the Kleinburg Village Core are characterized by the prominence of residential historic buildings and a few commercial properties. These buildings front onto the street and have a shorter setback. The

buildings fronts and the mature trees together strengthen the streetscape. The streetscape allocates space for a wide range of activities and programs. The roadway is busy and should be designed to calm traffic and focus on transforming the street into a pedestrian-oriented place.

The following streets branch off from the Islington Avenue:

- Napier Street
- Stegman's Road
- Valley Road

4.5.3 Road Allowance & Contextual Characteristics

4.5.3.1 FRONT YARDS

The historic front yards are shallower than the back yards which historically accommodated kitchen gardens in the rear in the past. Today a variety of front yards are visible with a generous presence of trees and shrubs. Mature trees site beside and behind, as well as in front of buildings – a highly characteristic village planting scheme, not seen on urban main streets. House-form buildings have front yards, many with low, white picket fences or hedges. All these elements are part of the historic village pattern.

4.5.3.2 SIDEWALK & CURB

The sidewalks and boulevards together are important elements to support the qualities of heritage pedestrian spaces. The existing street section allows for busy traffic and less public plazas at intersections.

Early 20th-century photographs of the District show streetscapes very different from today's. An accurate "historical reproduction" of Kleinburg Village would exclude automobiles, paving, curbs, etc. The design of road allowance presents special challenges if it is to preserve and enhance the heritage character of the Commercial Core.

On-street parking has been an integral part of business districts since vehicles were drawn by horses. Although parked cars present some visual clutter, they also form a barrier between passing traffic and the pedestrian zone, and contribute to the sense of pedestrian security. The current arrangement of roll-curbs with a parking zone of precast pavers adjacent to the sidewalks creates an ambiguity between automotive and pedestrian zones. The current roll-curb, with the change of pavement to precast pavers, narrows the visual width of the roadway, but there is no curb between the sidewalk and the parking area to define the pedestrian realm.

4.5.3.3 LANDSCAPING / GREEN SPACES

In the areas where the dwelling-form buildings predominate, the residential village pattern has persisted: lots are wide, and trees are a significant aspect of the streetscape. These trees contribute to the green backdrop of the village setting.

In the Commercial Core, the random presence of trees in front, side, and rear yards, provides a frame of clumps of greenery to the built form. This is in contrast to the commercial form of towns and cities, where trees are either absent, or arranged as linear boulevard planting.

4.5.3.4 FENCES

The existing fences around historic buildings are low in height and are located at the threshold space between the yard and the sidewalk. They offer a relatable scale to the pedestrian and help demarcate the public, the semi-private and the private areas.

The classic white picket fence along with the wrought iron fence both have been used consistently for property delineation. The presence of low fencing or hedging on the street line helps to define the public realm of the street, and is in keeping with the village character.



Image 21 Fences within the KNHCD (Google Maps, 2020)

4.5.3.5 STREET SIGNAGE

The existing signage is of different types- directional, informational and for identification. These are however not completely consistent in terms of design vocabulary and symbols used. While a few signages are a combination of local natural materials that ties them to the surroundings the more recent ones are modern and foreign. Traffic-related signs may be stipulated by government regulations. However, some signage can be customized to be thematic and homogeneous in style, e.g. street names.

4.5.3.6 STREET FURNITURE

The outdoor furnishings are important elements in the road allowance that create a lively pedestrian streetscape. Wrought iron benches in the plazas overlooking the streets offer pause points for visitors and enhance interaction. The collection of existing

street furniture–comprising light standards, bollards, benches, bicycle racks, garbage cans, tree guards, planter boxes, etc. – are haphazard and inconsistent in style. Clearly, these outdoor furnishings have been added to the streetscape incrementally such that they are lacking an integrated yet understated style.

The clock in the Kleinburg Village Core, for example, is pedestrian-scaled but fauxhistoricist whose conspicuousness detracts from the authentic heritage elements of the street context.

Table 28 Streetscape & Built Form SWOT Analysis

01 11			
 Strengths Unique streetscape character with a lot of existing mature trees Strategic position of the historic premises within the urban fabric Ravine viewsheds Strong policies protecting and preserving rural countryside and natural conservation and heritage areas. 	 Weaknesses Insufficient allocated space for public parking for visitors/ tourists Lack of pedestrian safety Lack of amenities to support community interaction Inconsistent streetscape design Lack of signage design guidelines Conflict between pedestrians, bikes and vehicles 	 Opportunities Potential to increase commercial diversity, and in everyday use services Reclaim street for pedestrian open space and connection to green spaces Integration of the street with the Architectural Heritage Introduction of trails and connect them with the green buffers Create public spaces to support seasonal festivals Enhance the sense of arrival/entry 	 Core focuses more on tourism Gradual transformation of Kleinburg from a historical village to a village for tourists that promotes rental units Traffic/Noise Compatibility of infill development Constraints to making public realm improvements New developments have massing which overwhelms and obscures

Strengths	Weaknesses	Opportunities	Threats
		 Connect Nashville entrance and the core 	low scale village character
		 Increase/improve street furniture and areas of shade and refuge 	

4.6 HERITAGE EVALUATION

4.6.1 Townscape Survey Evaluation

The Townscape Survey, developed in the United Kingdom, is an objective way of looking at streetscapes (Reeve, A. Goodey, B., and Shipley, R., 2007; Shipley, et al, 2004). Views of the streets are observed and 25 criteria such as 'Pedestrian Friendliness', 'Safety', 'Quality of Conservation Work' and 'Historic Features Maintained' are scored in each view. The scores are then aggregated, giving an overall impression of the urban landscape which can identify strengths and issues. This quantitative approach provides a supplement to the anecdotal data collected through the community consultation.

The site visit and scoring for the Townscape Survey was completed by Kayla Jonas Galvin on December 6, 2019. A total of 25 views were assessed across the district, as per Table 1 in **Appendix D**.

What follows is an overview of the scores organized by those criteria by highest, moderate and lowest scores.

'Cleanliness', 'Dereliction, Absences of' and 'Detailing Maintenance' all scored well. Planting: Public' and Planting: Private' scored well, showing the importance of the natural environment to the district's character. Street Furniture Quality scored well as the lamp standards, benches and other amenities such as trash cans have been chosen with respect to the historic and natural character of the district.

'Personal Safety Traffic' and 'Traffic Flow Appropriateness' both scored 3.5, indicating that on the whole traffic is moving well through the district. This is contrasted to the specific scores within the Kleinburg historic core, where scores were low.

'Conserved Elements Evident', 'Quality of Conservation Work' and 'Neglected Historic Features' scored high, which shows that where effort is being made on historic buildings, it is being done well.

'Coherence' scored moderately well. The detailed scores show that there are areas of high coherence and areas where the vegetation was providing the coherence.

'Edge Feature Quality', 'Legibility', 'Floorscape Quality' all scored moderately, meaning that the public areas are readable and delineated, but there is room to improve these elements.

'Pedestrian Friendliness', 'Vitality' and 'Appropriate Resting Places' scored low, indicating the pedestrian environment has room for improvement across the district.

"Advertising in Keeping" scored low, indicating that signs that are not compatible with the districts' character are being installed.

'Signage', 'Historic Reference Seen' and 'Nomenclature/Place Reference Seen' indicating a need for signage that tells people where they are and how to get around within the district. Street signs with the historic reference of "Village of Kleinburg" was seen in parts of the district, but not consistently throughout the entire area, and the main entrances had some signage indicating the historic area.

'Façade Quality' and 'Quality of New Development' also scored low, showing that newer development has not been sympathetic to the district's historic character.

Table 29 Townscape Survey Scores for KNHCD

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	65	125	52.00	2.6
A2-Cleanliness	102	125	81.60	4.1
A3-Coherence	76	125	60.80	3.0
A4-Edgefeature Quality	86.5	125	69.20	3.5
A5-Floorscape Quality	79	125	63.20	3.2
A6-Legibility	86	125	68.80	3.4
A7-Sense of Threat	85	125	68.00	3.4
A8-Personal Safety: Traffic	94	125	75.20	3.8
A9-Planting: Public	51	65	78.46	3.9
A10-Vitality	52	120	43.33	2.2
A 11- Appropriate Resting Places	52.5	120	43.75	2.2
A12-Signage	56.5	120	47.08	2.4
A13-Street Furniture Quality	83.5	120	69.58	3.5
A14-Traffic Flow. Appropriateness	81.5	115	70.87	3.5

A. Streetscape Quality				
SUM A	1051	1660	63.28	3.2

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	30	60	50.00	2.5
B16-Dereliction, Absence of	112	125	89.60	4.5
B17-Detailing, Maintenance	106	125	84.80	4.2
B18-Facade Quality	75.5	120	62.92	3.1
B19-Planting Private	96	115	83.48	4.2
SUM B	419.5	545	76.97	3.8

C. Heritage in View					
	Score	Out of	%	Out of 5	
C20-Conserved Elements Evident	60	70	85.71	4.3	
C21-Historic Reference Seen	25	125	20.00	1.0	
C22-Nomenclature/Place	45	125	36.00	1.8	
Reference					
C23-Quality of Conservation	48.5	70	69.29	3.5	
Work					
C24-Quality of New Development	58.5	120	48.75	2.4	
C25-Neglected Historic Features	63.5	70	90.71	4.5	
SUM C	300.5	580	51.81	2.6	

Aggregate Score	1771	2785	64.022	3.2
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4.6.2 Built Heritage Resources

Kleinburg-Nashville is fortunate to have numerous historic buildings, most of which are structurally sound, with original architectural details largely intact. In many cases, the buildings are in need of maintenance or repair, and renovations and alterations over the years have obscured or removed historical detail

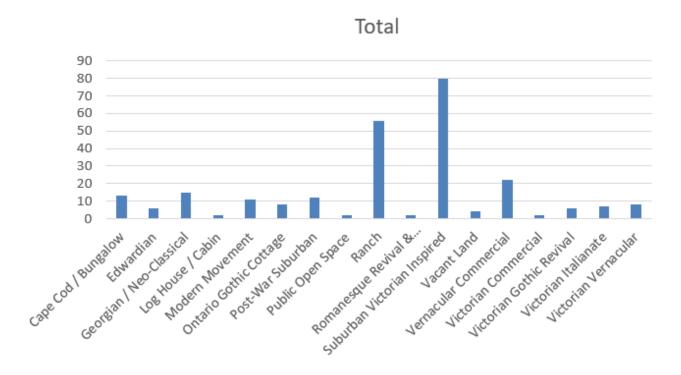


Image 4 Distribution of the Existing Styles in the KNHCD - Dominated by Non-Contributing Properties

Approximately 40 percent of the properties in the KNHCD are Contributing. The assessment of all the properties within the HCD Study Area indicates that a significant portion of the buildings were constructed between 1940 and 2001, and are generally of Ranch, Post-War Suburban and Suburban Victorian Inspired Styles. This assessment however does not give information about the overall heritage character of the KNHCD.

The following tables document the Contributing properties independently on the basis of their architectural styles and construction dates and provide an assessment that helps derive the character of the village.

Table 30 Architectural Style Statistics for Contributing Properties in the KNHCD

Architectural Style	No. of Properties	%
Log House/Log Cabin	2	2%
Georgian/Neo-Classical	15	15%
Victorian	23	23%
Ontario Gothic Cottage	8	8%
Romanesque Revival & Gothic Revival (Church)	2	2%
Edwardian	6	6%
Modern Movement	10	10%

Architectural Style	No. of Properties	%
Cape Cod/Bungalow	13	13%
Vernacular Commercial	22	22%
TOTAL NO. OF CONTRIBUTING PROPERTIES	101	

Table 31 Construction Date Statistics for Contributing Properties in the KNHCD

Construction Date	No. of Properties	%
Null - 2		
1830-1859	6	6%
1860-1879	19	19%
1880-1899	13	13%
1900-1919	13	13%
1920-1939	14	14%
1940-1959	12	12%
1960-1979	9	9%
1980-1999	4	4 %
2000-2019	9	9%
TOTAL NO. OF CONTRIBUTING PROPERTIES	101	

The assessment of properties indicates that a significant portion of the contributing properties within the KNHCD was constructed between 1860 and 1879, and are generally of Victorian Style. Based on the information collected and analysed, it can be identified that Kleinburg-Nashville incorporates several architectural styles but under the rubrics of Victorian and Vernacular Commercial from the late nineteenth and early twentieth centuries, as per **Figure 21**. The various idioms of the Victorian style found in the KNHCD are:

- 1. Victorian Gothic Revival
- Victorian Italianate
- Victorian Commercial/Institutional
- 4. Victorian Vernacular

4.6.3 Cultural Heritage Landscapes

A cultural heritage landscape can be a singular property of cultural significance or may reflect a larger area such as a village with multiple built heritage and landscape attributes. Since at least 2006, with the introduction of guidelines in the Ontario Heritage Tool Kit, designation under Part V of the OHA has become the principle mechanism for protecting larger CHLs that tend to transcend the boundaries of a single site or property

which may be protected through a Part IV designation. As such the culturally significant landscapes that comprise the historically significant areas of Kleinburg-Nashville can be protected within the district boundaries. The Heritage Character Statement associated with the designation by-law refers to "the presence of a substantial stock of heritage buildings, and the continuous maintenance of the rural pattern of road profile, variety of building types and ages, streetscape and landscape elements, mature urban forestry, and modest scale of construction combine to preserve a heritage character that is worthy of preservation" (City of Vaughan Bylaw 183-2003). Consultation with the public during Phase 1 indicates that the landscape attributes including the hilly terrain and the natural setting of the KNHCD derived from the valleys of the East Humber River and Humber River are equally highly valued. Notwithstanding that there is already inclusion of significant landscapes within the HCD, there is value in identifying the cultural heritage landscapes that contribute to the designation of the KNHCD in the same manner as individual built heritage features. This documentation assists in the confirmation of the district boundaries as well as informing the Statement of Significance. Views, which are often integral to both cultural heritage landscapes and HCDs, are discussed separately in Section 4.5.4.

4.6.3.1 METHODOLOGY USED FOR IDENTIFICATION OF POTENTIAL CHLS IN KLEINBURG-NASHVILLE

The mandate and policies for the conservation of cultural heritage resources including cultural heritage landscapes can be found in the following documents, summarized previously in Section 2.0 Policy Framework of this study:

- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Provincial Policy Statement (2020);
- Ontario Heritage Act (1990);
- York Region Official Plan (2010); and
- City of Vaughan Official Plan (2010).

As well, guidance on the evaluation of heritage resources being considered for designation under the OHA can be found in the 2006 Ontario Heritage Toolkit publications, *Heritage Conservation Districts and Heritage Property Evaluation*. The City of Vaughan *Cultural Heritage Landscape Inventory and Policy Study (2010)* provides a framework for identifying and analyzing cultural heritage landscapes in the City of Vaughan.

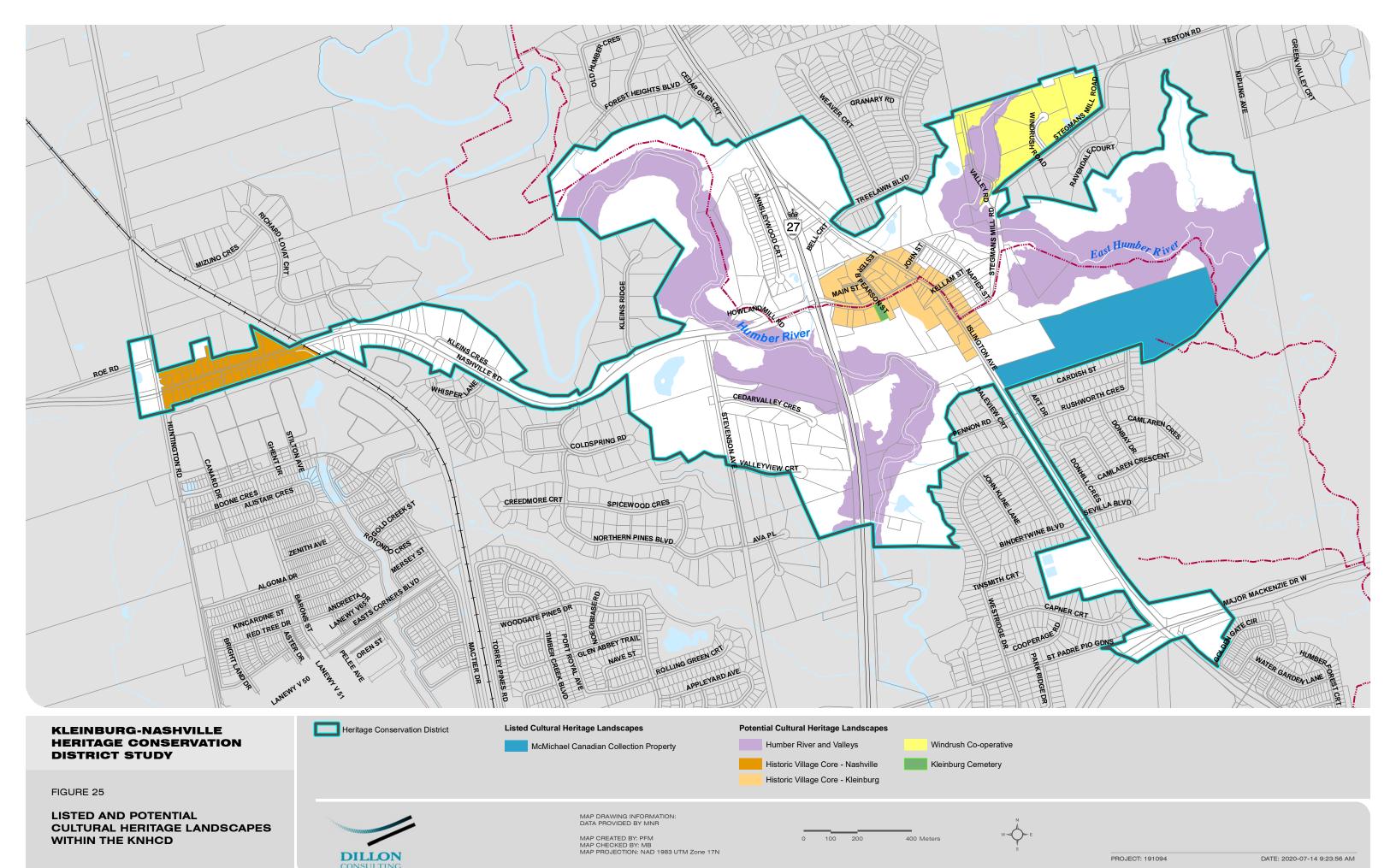
The methodology used for the identification of potential CHLs within the Kleinburg-Nashville HCD considered the aforementioned documents and included the following steps:

- Research on the evolution and heritage of Kleinburg-Nashville, as contained in the KNHCD Plan and Study (2003), and written in Section 3.0 of this report;
- Review of significant land use themes, as outlined in the City of Vaughan Cultural Heritage Landscape Inventory and Policy Study;
- Review of the City's current heritage inventory to identify properties with large landholdings or collections of properties within the KNHCD that may be considered potential cultural heritage landscapes;
- Consultation with City of Vaughan staff, stakeholders and the public;
- Windshield survey of the study area in conjunction with review of aerial mapping and Streetview imagery (Google 2019) to determine areas with collections of heritage attributes including: natural heritage features (river valleys, conservation lands, woodlands), buildings or building complexes, landscape elements, Heritage trees, mature vegetation) and/or physical evidence of historic settlement patterns (travelways, roads, railways, fence lines, laneways, windbreaks); and
- Site specific research of identified potential cultural heritage landscapes to confirm historic evolution of the site, past uses or cultural associations with prominent or historic events or persons.

Additional site-specific research and evaluation may be required if a separate listing or designation of a specific property (under Part IV of the OHA) is contemplated.

4.6.3.2 CHL IDENTIFICATION

The following are key landscapes or sub-areas of the KNHCD which have merit for identification as cultural heritage landscapes, as per **Figure 25**.



1. Humber River and Valleys





Image 22 Humber River Valleys (Dillon, 2019)

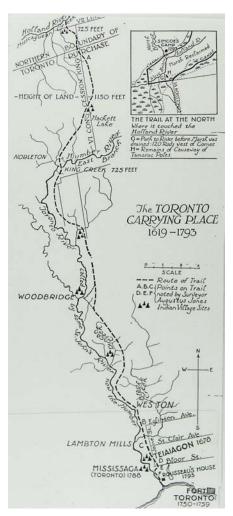


Image 23 Toronto Carrying Place Trail, City of Vaughan Archaeological History (www.vaughan.ca)

The Humber River and its associated tributaries and valleys provide the hilly topography and verdant setting for the KNHCD. Extending from its headwaters on the Niagara Escarpment and Oak Ridges Moraine to its outlet at Lake Ontario, the Humber River is a significant natural heritage feature in the province. Its many tributaries flow through a rich mosaic of forests, meadows, farmland and urban areas. The presence of this once mighty river supported early Indigenous travel and settlement and encouraged the establishment of the Toronto Carrying Place Trail. This historically significant overland portage extended from Lake Ontario to Lake Simcoe with one path crossing the East Humber in the vicinity of Kleinburg where it crossed the river again. The Humber River's meandering form later influenced and constrained the road network and settlement patterns of Kleinburg and other communities while giving rise to the mills and other related industries that shaped their economies. The Humber River continues to inspire and attract visitors with its modern day system of conservation lands, recreation areas and trails. As a result of its outstanding cultural and recreational values the Humber River was designated to the Canadian Heritage Rivers System in 1999. This CHL overlaps with the Valley Lands HCD character area.

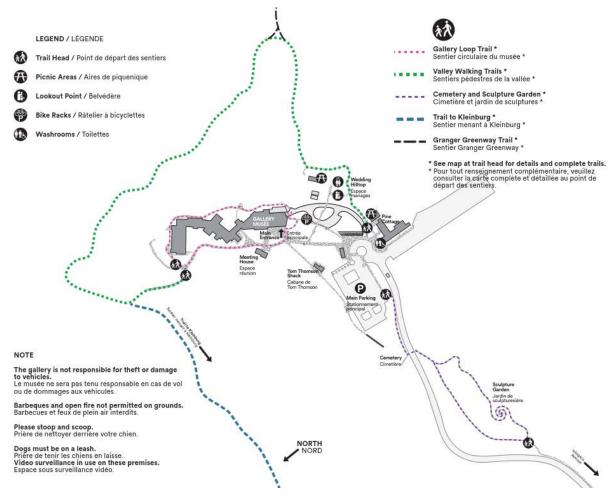


Image 24 McMichael Trail Map (mcmichael.com)

2. McMichael Canadian Collection Property

The McMichael property is rich in cultural significance. Situated adjacent to the Humber River along the Carrying Place Trail it is on the original lands of the Ojibwe Anishinaabe People. In 1952 Robert and Signe McMichael purchased ten acres of forested land in the Village of Kleinburg and retained architect Leo Venchiarutti to design their home. Inspired by the natural setting of the Humber River the McMichaels began collecting works of art by landscape painters Tom Thomson and the Group of Seven. By the mid-1960s the McMichaels had an extensive collection in their private gallery including paintings donated by artists themselves. In 1965 the McMichaels donated their

collection, together with their home and land, to the Province of Ontario. In July 1966 the "McMichael Conservation Collection of Art" was opened to the public. The permanent collection consists of over 6,400 artworks by Tom Thomson, the Group of Seven, their contemporaries, and First Nations, Métis, Inuit and contemporary artists who have contributed to the development of Canadian art. 3 Although the original McMichael house is now contained within a modern



Image 25 Tom Thomson Shack (mcmichael.com)

building, the property includes the relocated Tom Thomson cabin, and a burial ground with the graves of members of the Group of Seven. The forested grounds include walking trails that connect to the adjacent Humber River valley. The McMichael website notes "The grounds surrounding and containing the McMichael site have been identified in public surveys as an asset as important as the gallery and its art collections and programs".

The cemetery, Tom Thompson 'Painting Shack' and McMichael Canadian Art Collection are listed separately on the City's heritage inventory and protected under the HCD designation. However given the site's historic evolution, its natural setting, and the cultural significance of the features it contains, the McMichael property is worth considering a cultural heritage landscape.

3. Historic Village Core - Kleinburg

The Kleinburg Village Core is identified in the 2003 Kleinburg-Nashville Heritage Conservation District Study and Plan (Vol 1) as "properties fronting on Islington Avenue between the McMichael Gallery to the intersection with Highway 27, Nashville Road from Islington to the swale just north of Lester B. Pearson, Stegman's Mill Road to the far bank of the East Humber, and the roads opening off of those previously listed." Although additions and alterations have occurred since the 2003 report was written, this area still portrays the original historic village. It contains a large number of heritage buildings within a mix of commercial and residential building types with varied setbacks, some with front yards delineated by picket fences and hedges. Heritage street trees are

³ About the McMichael Canadian Art Collection accessed at https://mcmichael.com/about/history/

not a dominant part of the landscape on Islington Avenue due to commercialization, however new ones have been planted and many properties still retain mature trees and vegetation in side and rear yards. This CHL overlaps with the Kleinburg character area.



Image 26 Village of Nashville (Dillon, 2019)

4. Historic Village Core - Nashville

The area between the railroad and Huntington Road at the limits of the study area is considered to be the historic Village of Nashville. Nashville Road (formerly Kline's Mills Road) is the main spine of Nashville connecting to Kleinburg Village just north of the McMichael Gallery and forging a connection between the two villages. Unlike the busy commercialized centre of Kleinburg, Nashville has retained a guieter character with core elements of the village still visible in the former church (Nashville Presbyterian), post office and hotel buildings. Remnants of the milling and railway history can be seen in the still functioning rail line, Card lumber yard and an old corrugated metal mill building which sits about 150 metres south of Nashville Road on the rail line. A number of wellpreserved residential properties remain on the final westerly stretch of Nashville Road before Huntington Road. East of the rail line, Nashville Road extends eastward to eventually connect to Islington Avenue and Kleinburg just north of the McMichael Gallery. Nashville Road's curvilinear form reflects the meander of the Humber River. deviating from the traditional road grid. The modern alignment of Nashville Road spans the broad valley and affords views both north and south. The road has been widened to an urban standard although still without curb and gutter. Portions of the road still retain a semi-rural character. This CHL overlaps with the Nashville character area.



Image 27 Pierre Berton House, 30 Stegman's Mill Road (Credit: Daniel Rende)

5. Windrush Co-operative (properties on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road)⁴

The Windrush Co-operative was established in Kleinburg on lands adjacent to the Humber River in the late 1940s as a collaborative 'arts colony' by a group of people seeking respite from city living. They included Pierre Berton and Lister Sinclair, both writers and broadcasters with CBC. In writing about Sinclair in 1950 the editor of Maclean's magazine described the community as 'rambling, ultra-modern structures being built by writers, artists and movie people'5. The early community comprised approximately 10 houses. The 2003 KNHCD Study and Plan notes that "many of the original houses are quite faithful to the example of Frank Lloyd Wright's "Usonian" houses, with flat roofs jutting over one another, large areas of glass, wood siding, and massive stone chimneys. It is a remarkable collection of consciously modern architecture. These houses deserve consideration for designation under Part IV of the *Ontario Heritage Act*." The Sinclair house and other houses are said to have been designed by William McCrow, architect and later production designer at CBC, and founding member of Windrush. McCrow graduated from Ontario College of Art and

⁴ Kleinburg-Nashville Heritage Conservation District Vol. 1: The Study and Plan, Carter, Philip H., 2003

⁵ In The Editor's Confidence: Lister Sinclair, Maclean's Magazine, November 15, 1950 accessed at https://archive.macleans.ca/article/1950/11/15/in-the-editors-confidence#!&pid=28

⁶ Kleinburg-Nashville Heritage Conservation District Vol. 1: The Study and Plan, Carter, Philip H., 2003

⁷ https://www.theglobeandmail.com/news/national/lister-sinclair/article20415556/

studied architecture at the University of Toronto. Throughout his career he designed homes and subdivisions throughout Ontario including in: Brantford, Kleinberg, St. George, and Simcoe, and at least one home, Crowick House, in the UK. The Pierre Berton house at 30 Stegman's Mill Road along with other properties on Valley Road and Windrush Road are listed on the Vaughan heritage register. Although the subdivision has become more urbanized in recent years, Stegman's Mill Road in particular, the area still retains the contextual natural setting of the Humber River valley that made it appealing to the early founders of Windrush.

6. Kleinburg Cemetery

This pastoral, treed cemetery located on a height of land at 58 Nashville Road in Kleinburg is referred to by the Ontario Genealogical Society as the St. Thomas Anglican

Cemetery or the Plague Cemetery. The latter could be in reference to typhus, cholera or influenza epidemics which swept the province in the mid-19th and early 20th century. Many historic cemeteries have large numbers of unmarked graves resulting from these incidences. The property also includes the 'Pearson Monument' at the road frontage.



Image 28 Kleinburg Cemetery (ARA, 2019)

4.6.4 Significant Viewscapes

The following four views represent the more iconic views of the KNHCD, as illustrated in **Figure 26**. These demonstrate the historic relationship between and towards buildings and spaces within the district, as well as the close relationship between the built and natural landscape.

1. Islington Avenue

Classic village views exist along Islington Avenue within the business district of Kleinburg generally extending between Redcroft House (west side) and the McMichael Canadian Art Collection (east side) to the intersection with Nashville Road. In particular the views looking north in the vicinity of Stegman's Road and south from Nashville Road show the original bend in the road and the iconic architecture of the former hotel amongst a mix of historic and new buildings.

2. Nashville Road – West of Howland Road

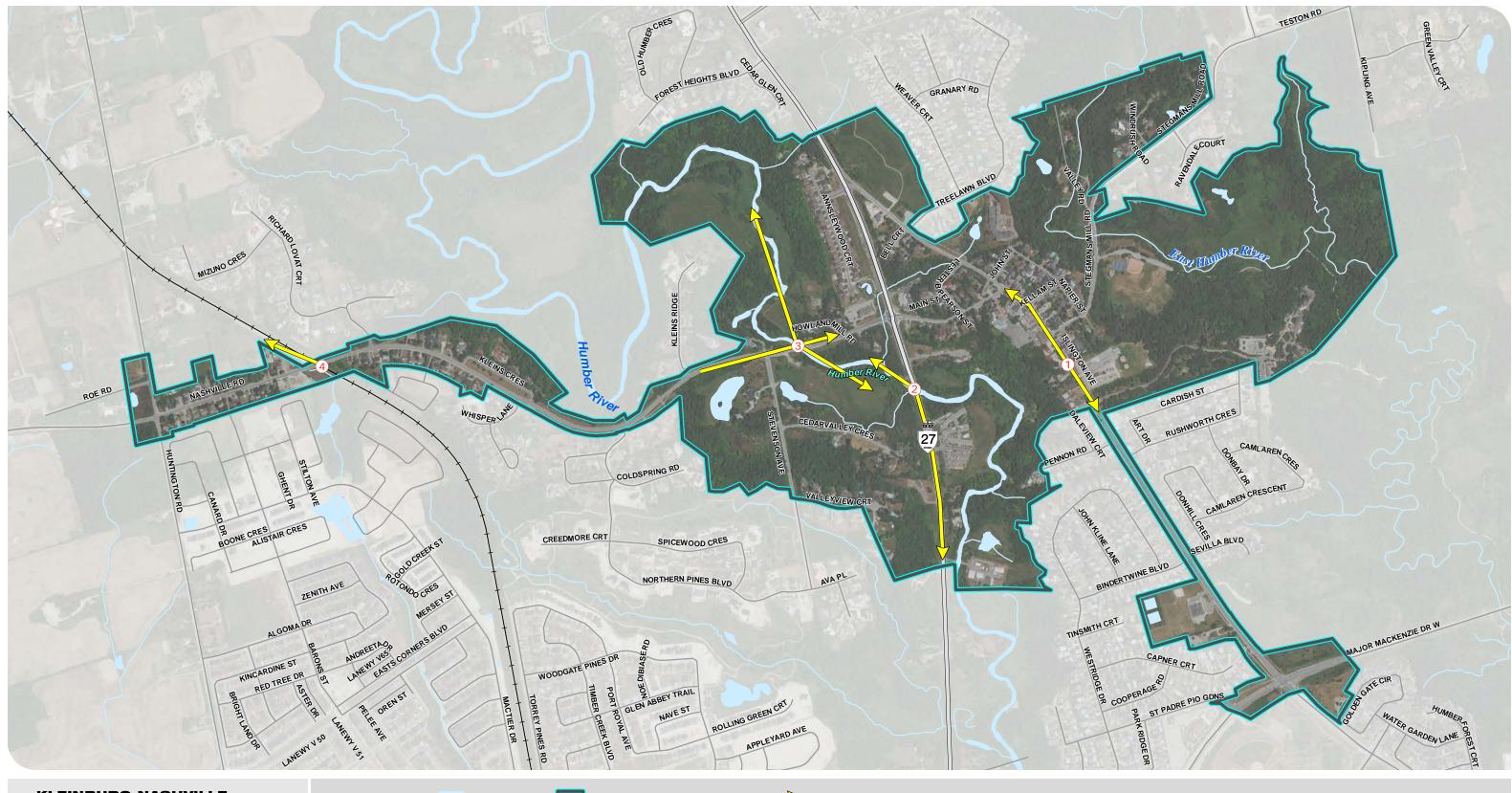
Between Howland Road and Klein's Ridge Road, Nashville Road curves northward and crosses the Humber River affording views up and down the valley, particularly to the north. Driving eastward through this area gives long range views to the hilly terrain that surrounds Kleinburg.

3. Nashville Road / Railway

Although the surrounding context is experiencing new development, the view directly north from the Nashville Road along the railway to the relic of the grain elevator still portrays the early industrial history of Nashville.

4. Highway 27

Although Highway 27 is a wide modern road, just south of Nashville Road its rural characteristics have been protected by development restrictions in the Humber River floodplain. The crossing affords views of the river and valley, particularly to the west. South of the Humber River to the edge of the KNHCD boundary the road retains a more rural cross-section and feel.



KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT STUDY

FIGURE 26

SIGNIFICANT VIEWS IN THE KNHCD

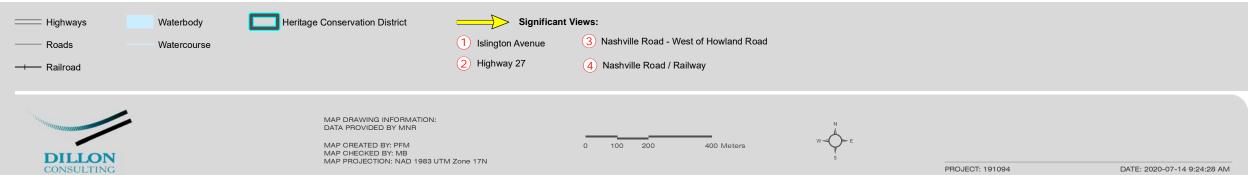


Table 32 Heritage SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
 Cleanliness and Maintenance of buildings and landscapes within the HCD is generally very high Where effort is being made to conserve historic buildings, it is being done well HCD has a concentration of historic buildings, most of which are structurally sound, with original architectural details largely intact 	 The pedestrian environment has room for improvement across the HCD There is not consistent signage to assist with wayfinding or to indicate the HCD boundaries or reference the area's historic importance 	 Recommend recognition of four CHLs in KNHCD Develop guidelines to protect significant views Provide a detailed description of heritage attributes to inform future alteration and/or development applications, as well as requirements of what attributes must be maintained in a redesign Incorporate archaeological assessment requirements into the heritage permit process Incorporate legislative requirements for development adjacent (including setbacks) to cemeteries into City's land-use planning documents 	Newer development has not been sympathetic to the district's historic character

Strengths	Weaknesses	Opportunities	Threats
		 Compatibility of infill development, including policy on height and massing 	



5 COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

The engagement process has been designed to support the KNHCD Plan Update by informing and engaging the community throughout the process to obtain meaningful feedback, and encourage maximum participation from a diverse range of stakeholders. The KNHCD Study and Plan update is in the early stages of developing the Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis, as shown in **Figure 30**.

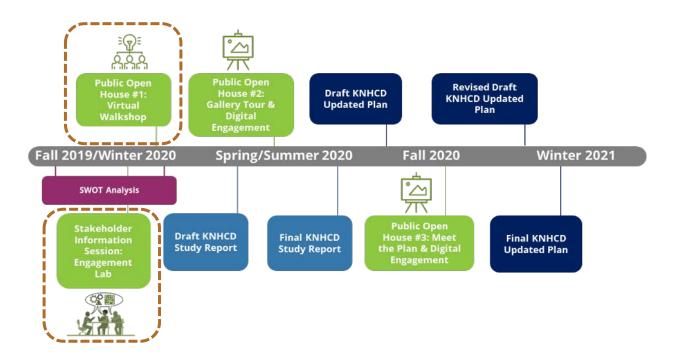


Figure 27 Phase 1 Engagement Events

5.1 ENGAGEMENT OVERVIEW

As the City undertakes a comprehensive study of the current challenges and opportunities within the KNHCD area, key stakeholders and members of the public were invited to attend meetings to share their input on the key opportunities and challenges in updating the KNHCD Plan. A Stakeholder Meeting was held on Thursday, February 6th, 2020 and a Public Open House on Wednesday, February 26th, 2020, both from 7 p.m. to 9 p.m. at the Pierre Berton Heritage Centre, located at 10418 Islington Avenue in the City of Vaughan. Public Open House # 2 was to be scheduled in summer of 2020, but due to the COVID-19 pandemic, the consultation was carried out digitally with the Draft

COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

KNHCD Study Report posting on the City's project website and by engaging the stakeholders and community through an online survey from August 31st to *September 17th (*extended closing date).

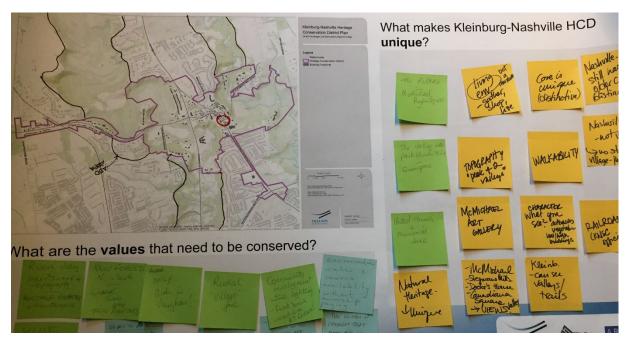


Image 29 Stakeholder Workhsop Activity

5.2 STAKEHOLDER WORKSHOP OVERVIEW

The purpose of the Stakeholder Workshop was to present the Project approach and discuss: 1) key heritage defining values, 2) key heritage attributes of Kleinburg and Nashville, and 3) to identify opportunities and challenges with the 2003 KNHCD Plan that could be addressed through the update process. Approximately 18 stakeholders and community members attended the event.

The event included a presentation with the main portion of the event featuring a series of interactive exercises to discuss three key themes that will help inform the next stage of work on the project:

- Activity #1: Guiding Values for the KNHCD Plan
- Activity #2: The KNHCD Boundary
- Activity #3: KNHCD Plan Status
- Activity #4: KNHCD Plan A Closer Look
- Activity #5: KNHCD Character 'Contributing' and 'Non-Contributing' Resources

Key questions were identified to be discussed for each of the three theme areas:

COMMUNITY & STAKEHOLDER ENGAGEMENT SUMMARY

- Activity #1: Guiding Values for the KNHCD Plan
 - o What makes Kleinburg-Nashville HCD unique?
 - o What are the values that need to be conserved?
- Activity #2: The KNHCD Boundary
 - Reflecting on the values discussed in the previous exercise, consider the existing boundary. Is the HCD boundary still relevant?
- Activity #3: Current KNHCD Status
 - What are some challenges with the <u>existing</u> HCD Plan? What is not working well?
 - What are some opportunities for the <u>updated</u> HCD Plan? What may work well?
- Activity #4: KNHCD Plan A Closer Look
 - o How do you use the existing HCD Plan?
 - o How could it be improved?
 - o Is there anything missing?
- Activity #5: KNHCD Character
 - How do you define 'contributing' and 'non-contributing' resources within the HCD?
 - o What level of protection do they have?
 - o Should there be other categories?

A summary of the feedback heard is found in Section 5.4.

5.3 PUBLIC OPEN HOUSE # 1 OVERVIEW





Image 30 Public Open House on February 26th, 2020 at the Pierre Berton Heritage Centre (Dillon, 2020)

The purpose of the first Public Open House was to introduce the Project to the broader community, and build on the feedback received through the Stakeholder Workshop. The

focus of the activities for the event was: 1) on the attributes that contribute to Kleinburg-Nashville, and 2) the HCD boundary. Approximately 15 members of the public attended the event

The event included a presentation, with the main portion of the event featuring an interactive exercises to discuss two key themes that will help inform the next stage of KNHCD Study and Plan update:

- Activity#1: The KNHCD Today Attributes and Features
- Activity #2: The KNHCD Boundary

Key questions were identified to be discussed for each of the three theme areas:

- Activity#1: The KNHCD Today
 - o What do you see that contributes to the heritage character? What doesn't?
- Activity #2: The KNHCD Boundary
 - Part 1: What area do you picture when you think of Kleinburg-Nashville?
 Draw this on the map.
 - Part 2: Place the overlay showing the boundary today on top of the one your group has drawn. How does it compare? Now that you see the existing boundary, does that change the one you drew first?

A summary of the feedback heard is found in Section 5.4.

5.4 WHAT WE HEARD: HIGHLIGHTS

This section provides a summary of the feedback heard through the engagement events held in winter 2020.

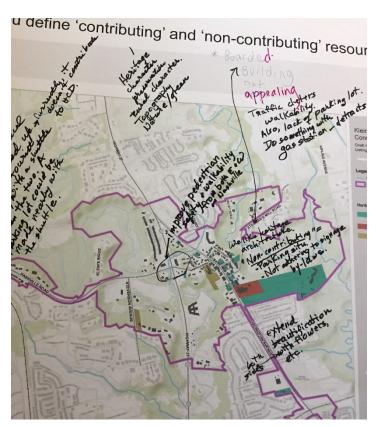
5.4.1 Key Themes

- Natural heritage and architectural heritage are critical items to be recognized, preserved and conserved;
- Beautification of the KNHCD through an enhanced gateway feature;
- Sense of community, local amenities and services, and rural "feel" should all be considered in any modifications;
- Need grants, incentives or other funding programs to assist property owners with up-keep, restoration and revitalization;
- Boundary modifications may be made to provide connectivity and community fullness for Kleinburg, Nashville and the surrounding forests;
- Need improved clarity, tools and policies to preserve valued elements of cultural heritage and ensure new developments conform and contribute to the community character; and

Manage growth, parking and streetscaping while maintaining the character.

5.4.2 Main Challenges

- Inconsistencies between policy documents, KNHCD Plan and review of planning applications;
- Conformity to and in-keeping with heritage character through building styles of new development proposals and modifications to existing buildings
- Effectiveness/presence of welcome signage/gateways into Kleinburg and Nashville;
- Limited physical connectivity and in architectural styles between two villages;
- Limited recognition for the natural heritage features, such as the Humber River and protection for urban trees; and
- Increased traffic congestion and parking availability in Kleinburg.



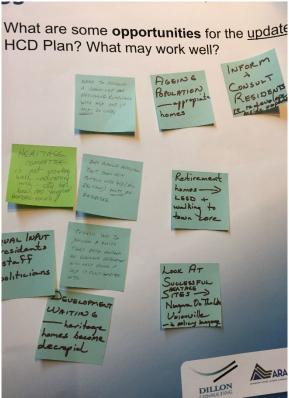


Image 31 Engagement Activity Sheets

5.4.3 Main Opportunities

- Architectural guidelines to suggest additional styles in Kleinburg for new development given variety of periods and styles of the existing character;
- Develop a "checklist" guiding City staff through all sections of the updated Plan to ensure consistency and transparency in the review process;
- Increased recognition in the Plan and through signage, for the natural heritage features of the area including the forests and Humber River;
- Improved streetscape, signage and landscaping in public spaces in the HCD;
- Built form of new developments and modifications to existing dwellings to be in alignment with the architectural heritage, heritage building styles, setbacks, lot coverage, massing and height, and landscape;
- Humber Heritage River needs to be clearly identified in the Village of Kleinburg and the Humber Valley Trail Association should be consulted on the natural boundary; and
- Community engagement and input on all planning applications in the HCD, as well as making changes to the Heritage Advisory Committee to impact final decisions.

5.4.4 Qualities and Features Contributing to Heritage Character

5.4.4.1 BUILT FORM

- Style of buildings, true to the period they were built with appropriate massing, height and setbacks;
- Nashville streetscape has a vernacular form with 1-2 storey buildings;
- Architectural style, preservation of history and use as an amenity for gathering of the community:
 - Village Core
 - Old Mill
 - Browns Factory
 - Kleinburg Rail Station
 - o Pierre Berton Heritage Centre
 - o CNR Christmas Train

5.4.4.2 NATURAL HERITAGE

- Carrying Place Trail;
- Green space, open space and woodlots in the area;
- Tree canopy and vegetation that currently exists;
- Humber River, associated valleys and conservation areas;
- New forest to the south and north of the Kleinburg core;
- Pond along Nashville Road; and
- · Landscaping around buildings.

5.4.4.3 CULTURAL HERITAGE

- Unique topography; and
- Contributors to quality of life are the village atmosphere, country near city, good neighbours, green space, proximity to Toronto and amenities.

5.4.5 Qualities and Features that do not contribute to the KNHCD

5.4.5.1 BUILT FORM

- Surface parking lots without visually appealing elements;
- Inconsistent built-form standards including unauthentic heritage style, setbacks, style, lot coverage, height or landscaping in new development and property modifications;
- The old gas station, fencing both private and for utilities along Islington Avenue cause visual inconsistency and a disconnect from heritage conservation; and
- Inconsistent signage and window treatments of local businesses.

5.4.5.2 OTHER

- Variety of uses in the village;
- Patios and licensed places; and
- Lack of consistency and logic around the existing boundary for areas which are included vs. not.

5.4.6 Boundary Observations

- Following elements, features and areas should be considered for inclusion in the KNHCD Boundary:
 - The forests to the north and south;
 - o River valleys to the north and south, including Klein's Ridge;
 - o Green space and open space surrounding the village core;
 - A wider area around the core and surrounding the residential uses along Islington Avenue, specifically on both sides of the road which are in high visibility areas; and
 - The subdivision along the Nashville Road to the south-west.
- The KNHCD Boundary should not include the following elements, features and areas:
 - The residential uses and area along Stegman's Mill Road; and
 - The subdivision at the fair north-east corner along Charles Cooper Crescent & Forest Height Blvd.

5.5 HERITAGE VAUGHAN COMMITTEE MEETING

A presentation on the highlights and recommendations of the updated Draft KNHCD Study was given via an online platform to the Heritage Vaughan Committee meeting on July 22, 2020. The document was well-received by the Committee, and questions were structured around the zoning permissions, extent of the study area, proposed HCD boundary, contributing and non-contributing architectural styles, community input, and tree protection.

5.6 ONLINE ENGAGEMENT

The purpose of the online engagement was to present the updated Draft KNHCD Study on the City's website and to follow-up with a structured survey with key questions reflecting the main changes to the 2003 KNHCD Study. Zero survey responses were received, even at the concluding of this Study in late September, 2020.

Key questions for stakeholder and community input were developed around the confirmation of the following critical updates to the KNHCD Study:

- SWOT analysis for the 2003 KNHCD Study and Plan;
- Proposed Statement of Significance and list of character defining elements/attributes of the KNHCD:
- Characterization of the architectural style HCD Contributions;
- Proposed Cultural Heritage Landscapes and significant views; and
- Proposed Changes to the KNHCD Boundary.

One e-mail was received from Kleinburg and Area Ratepayers Association (K.A.R.A) with feedback on the Draft KNHCD Study, as the following:

- Impressive amount of background information, history and maps that were tabled
 in the study and feel that the consultants did a good job at capturing and
 summarizing the input (and tone) from the public meetings.
- Next steps [section] appears to summarize well the key directions that should be included in an updated KNHCD plan and most seem to be relevant and specific enough that they could be followed. We would suggest one item that could be added... a "check list" tool for City staff when reviewing proposed projects in the HCD (note: this was a suggestion tabled at one of the public meetings).
- One area of concern is...the "Proposed Boundary Change" the study has removed the "pond" property on Nashville at Stevenson from the KNHCD yet...the "pond" property on Nashville was noted as a "natural heritage" feature contributing to the heritage character of the district. We are recommending that

- the "pond" property (on Nashville at Stevenson) remain within the KNHCD boundary.
- Another comment tabled relates to the concept that a heritage building is only as good as the standard of the building ... if the structure is grossly sub-standard, poorly maintained (not salvageable) or not in keeping with the general maintenance of the area, strong consideration (with adequate controls to avoid abuse) should be given to its demolition or the use of its facade in a replacement structure.

The above comments have been considered and discussed during the finalization of the KNHCD Study report. One comment in particular asked for the 'pond property' to remain within the KNHCD, which requires further explanation. It is still the recommendation of the KNHCD Study that the property is not included in the HCD boundary. The property is not historically linked to the HCD's history, and functionally its entrance is off a side road from Nashville Road. If the property undergoes a future change or is demolished, it would still be subject to planning as it is adjacent to the HCD boundary.



6.1 CRITERIA FOR ESTABLISHING DISTRICT BOUNDARY

6.1.1 Guidance from the Ministry

The OHA does not define "heritage" or a "Heritage Conservation District" as such, neither does it describe how a boundary is to be determined. In 2006 the (then) Ontario Ministry of Culture provided additional guidance on the process for and content of Heritage Conservation District plans through *The Ontario Heritage Toolkit: Heritage Conservation Districts – A Guide to District Designation Under the Ontario Heritage Act.*

Table 33 Criteria for HCD Boundary Delineation, District Designation Under the OHA

The boundary of a district could be determined using the following criteria:

Historic factors such as the boundary of an original settlement or an early planned community, concentrations of early buildings and sites;

Visual factors determined by an architectural survey or changes in the visual character or topography of an area;

Physical features such as man-made transportation corridors (railways and roadways), major open spaces, natural features (rivers, treelines and marshland), existing boundaries (walls, fences, and embankments), gateways, entrances and vistas to and from a potential district;

Legal or planning factors which include less visible elements such as property or lot lines, land use designations in Official Plans or boundaries for particular uses or densities in the zoning bylaw, may also influence the delineation of the boundary, especially as they may affect its eventual legal description in the bylaw.

The delineation of boundaries is determined following an evaluation of cultural heritage resources and attributes which for an HCD "usually involve an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to the community" (MHSTCI, 2006). Boundaries are based on a combination of factors, including physical situation, visual perceptions, patterns of historical evolution, and various definitions of property and land use regulations. The *Guide to District Designation Under the Ontario Heritage Act* notes that the final definition of boundaries should come from the findings of the research as well as the community consultation process.

The *Guide to District Designation Under the Ontario Heritage Act* outlines the following criteria for use in boundary delineation. The boundaries for the Kleinburg-Nashville HCD as established in the Heritage Conservation District Plan were delineated using the process of evaluation and criteria outlined in the Ministry's Guide.

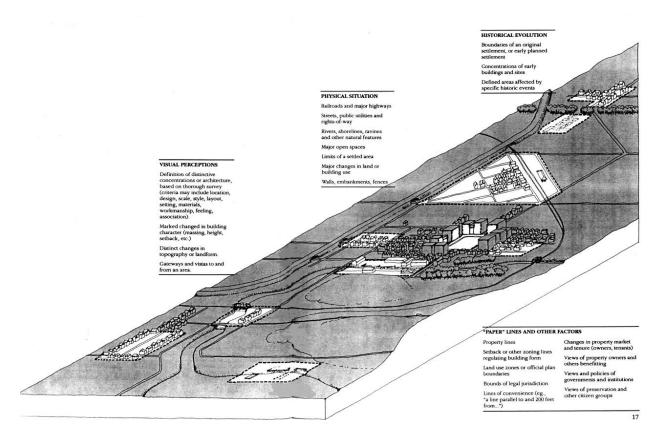


Image 32 Considerations for Determining an HCD Boundary, District Designation Under the Ontario Heritage Act

6.1.2 Guidance from the Official Plan

The Vaughan Official Plan recognizes the importance of HCDs as a tool for the conservation of the community's significant heritage resources, including the villages of Kleinburg/Nashville. It commits to the development of HCD Plans and guidelines for all identified HCDs in accordance with the OHA.

As identified earlier in this report, Policy 6.3.2.1. of the Vaughan Official Plan states:

"That Heritage Conservation Districts shall possess one or more of the following attributes:

- a. a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood;
- b. buildings and structures that are of architectural or vernacular value or interest; and
- c. important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites."

The current boundary of the Kleinburg-Nashville HCD as identified in the 2003 KNHCD Plan is reflective of the OP policy and is illustrated on Schedule 14-B of the Official Plan. It is anticipated that any boundary changes recommended through the KNHCD Plan Update will be carried forward into the Official Plan.

6.1.3 Site-Specific Evaluation

A series of goals were identified in the 2003 KNHCD Plan as providing appropriate criteria for setting the boundaries of the District:

- 1) To establish a sense of continuity and to make the District readily identifiable, the boundaries should encompass a contiguous area;
- Principal entries into the District should have the quality of "gateways", and principal travel routes should have a sense of enclosure on both sides of the route;
- 3) The District boundary should include areas that are significant to Kleinburg-Nashville in terms of architectural heritage, historical development, rural village character, and quality of landscapes and vistas;
- 4) The District boundary should enclose sufficient areas beyond the village cores to ensure that the contributions of rural and valley lands to their character, as recognized in OPA 601, are maintained and enhanced;
- 5) Recognizing that the District Plan will be a guide for future development, the District boundary should encompass sufficient areas to ensure that new development or redevelopment will maintain and enhance the heritage character that the District Plan seeks to preserve; and
- 6) Individual properties, designated under Part IV of the OHA as having historical or architectural value or interest, can be included in the Heritage Conservation District, though they remain subject only to Part IV.

The above rationale from the 2003 KNHCD Plan does not address all areas included in the HCD boundary. Further, at the Stakeholder Workshop and Public Open House, the lack of consistency and logic around the existing boundary for areas which are included vs. not included was noted by the community as a key challenge. Therefore, each of the boundary areas outlined below was examined based on the MHCTCl's four criteria and boundary revisions were suggested if required. The boundary segments below are described moving from west to east, and then south to north.

Table 34 Evaluation of the Existing KNHCD Boundary

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
Western Boundary: Huntington Road	Υ	N	N	N	N	Huntington Road is the historical western edge of the Village of Nashville.
Nashville Boundary (West of the railway): Includes on lot depth facing Nashville Road	Y	N	N	N	N	Nashville historically was along Nashville Road at the railway tracks, therefore this boundary encompasses the historic village.
Nashville Boundary (East of the railway): Includes on lot depth facing Nashville Road	N	Υ	Y	N	N	This area is physically and visually linked to Nashville Road and the Valley system, as all lots face Nashville Road (as opposed to the subdivisions which branch off Nashville Road).
Southern Boundary: Including Stevenson Road,	N	N	N	N	Υ	Suggest revising the boundary here to remove Valleyview Court and Cedar Valley Crescent, to follow the flood plain.

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
Valleyview Court, Cedarvalley Crescent						These roads do not include any historic buildings (with one exception at 10 Valleyview Court) which is designated under Part IV individually (By-law 123-82). The roads are not historical, visually or functionally linked to the historic villages.
Northern Boundary: Old Grain Elevator at Railway in Nashville	Υ	N	Y	N	N	The boundary should be expanded to include the old grain elevator. It is historically tied to the Village of Nashville and speaks to the community's agricultural roots. It is a key view within the HCD and is visually linked to the rail line. However, this parcel is federally owned. Provincially and federally owned lands cannot be designated under Part IV or Part V of the Ontario Heritage Act. If these lands change ownership in the future, they may be included in an amended HCD Boundary.
Northern Boundary: Annsleywood Court	Y	N	N	N	Y	Annsleywood Court is predominantly Suburban Victorian Inspired, which are non-contributing resources. However, there are two historic

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
						buildings at 150 Annsleywood Court (previously 10744 Highway 27) and 10742 Highway 27 that should be retained within the HCD Boundary. They could also be designated under Part IV individually. Other than these two, the remaining properties along Annsleywood Court do not contribute to the KNHCD landscape. The Boundary should be adjusted to exclude all but the above mentioned two properties and then hug the Humber Valley and Highway 27.
Northern Boundary: Bell Court	N	Υ	N	N	N	The landscape of Bell Court and the properties along Islington Avenue between Highway 27 and Bell Court are situated on a rise in the valley and can be seen for a long distance when viewed east along Nashville Road.
Northern Boundary: 75 Treelawn Blvd	N	N	N	N	Υ	75 Treelawn Blvd includes a retirement home on a large lot. This building does not contribute to the character of the HCD, nor is visually linked to the village as it is

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
						separated from the village by a park and not accessed off of Islington Avenue. Similarly, Treelawn Parkette does not contribute to the character of the HCD, nor is visually linked to the HCD.
Northern Boundary: Stegman's Mill Road including Windrush Road and Valley Road	Υ	N	N	N	N	This area encompasses the Windrush Co-operative a collaborative 'arts colony' by a group of people seeking respite from city living including Pierre Berton.
Eastern Boundary: East Humber River and Humber Valley Lands to Kipling	Y	Y		Y	N	This area includes the East Humber River and Valley lands east of the McMichael Gallery Lands. This is historically linked to indigenous history of the area as the East Humber River near Kleinburg was the location of a crossing as part of the Toronto Carrying Place Trail. It is also historically linked to the villages as it provided power to the mills and is legally part of the Humber River Canadian Heritage River status.
Eastern Boundary: Kleinburg Public Library	Υ	Υ	Υ	N	Υ	The Kleinburg Public Library was included in the original inventory, but does not appear inside

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
at 10341 Islington Avenue						the boundary mapping provided. The boundary should include the public library as it is a piece of modernist architecture that contributes to the HCD character. Further, it faces Islington Avenue close to the village commercial core (as opposed to the subdivisions which branch off Islington Avenue)

Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
Southern Boundary: Islington to Major Mackenzie	Υ	Y	N	N	N	Inclusion of the four corners represents the desire of the community to buffer the village and provide an entrance to the community. It includes one historic estate at 10072 Islington Avenue and a school building (10110 Islington Avenue), a key component of village life. The boundary follows the road which is lined by subdivisions on either side. The Road here has a rural cross section, visually linking the road

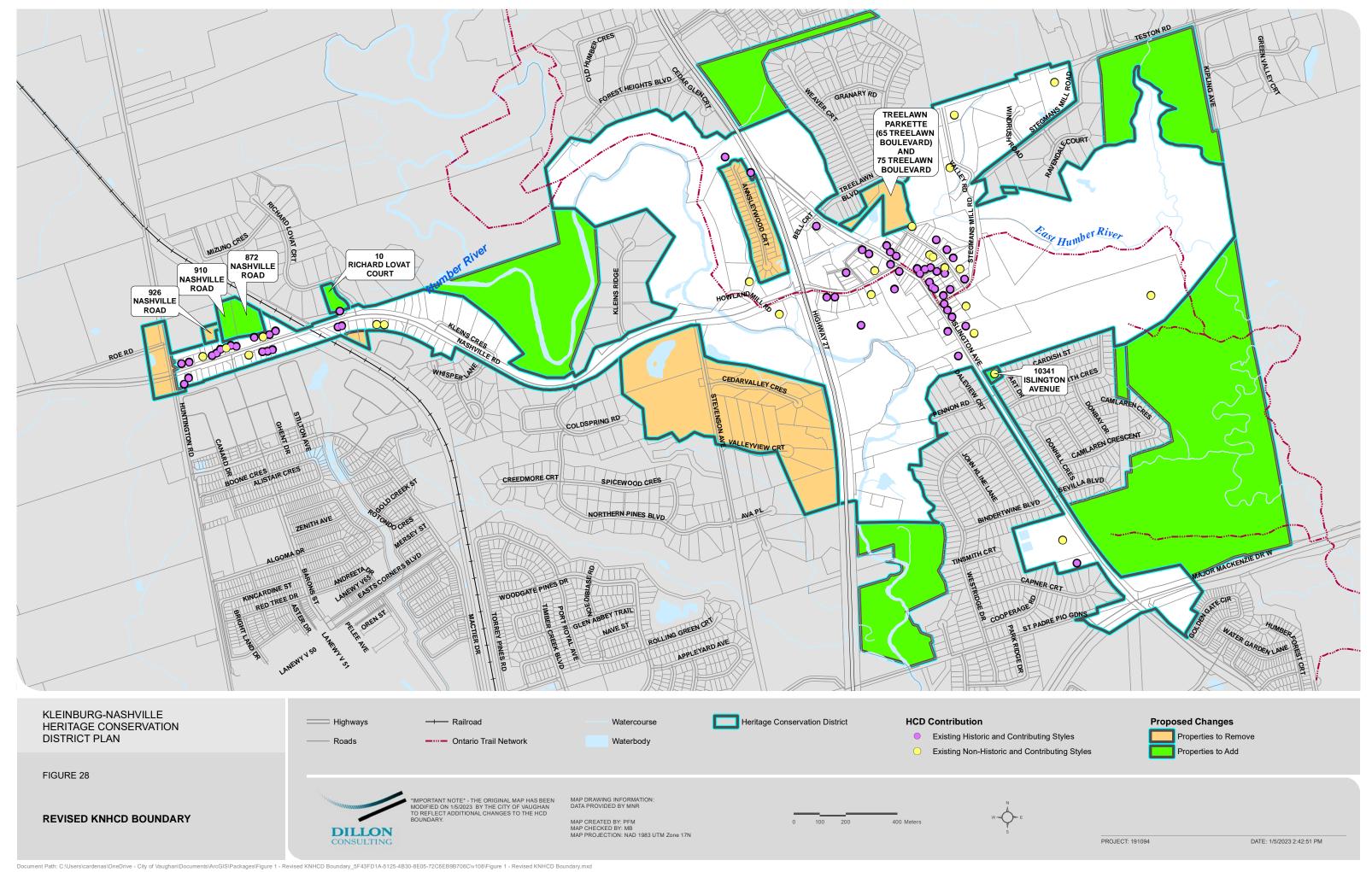
Boundary	Historical	Visual	Physical	Legal or Planning	Suggested Revision (Y/N)	Rationale
						to the village core. Further, Islington is historically part of the Carrying Place Trail.

6.1.3.1 SITE-SPECIFIC BOUNDARY REFINEMENTS

The City's digital inventory of the KNHCD properties and associated boundary had some inconsistencies with the mapping techniques, including the HCD boundary not aligning to the property parcel base mapping. In the process of updating the KNHCD Study, the digital mapping inventory has also been updated to correct the exact HCD boundary polygon. The four most noticeable changes were the exclusion of a partial lot 926 Nashville Road abutting the Village of Nashville north boundary, and inclusion of the full parcel for: 10 Richard Lovat Court, 910 Nashville Road and 872 Nashville Road – these property parcels were only partially included in the 2003 KNHCD boundary mapping, as illustrated in **Figure 28**.

6.2 DISTRICT BOUNDARY RECOMMENDATION

Based on the suggested revised boundary above, the consultant team is recommending reducing the boundary size as illustrated in **Figure 28**.



6.3 STATEMENT OF SIGNIFICANCE

6.3.1 Description of Property

The Kleinburg-Nashville Heritage Conservation District contains the historic villages of Kleinburg and Nashville, portions of the Humber River valley and historic road linkages. The HCD boundary is generally centred around the Kleinburg's historic core at the intersections of Islington Avenue, Nashville Road and County Road 27. It extends westerly along Nashville Road to encompass the Hamlet of Nashville, also known as Kleinburg Station, which is historically connected to the Village of Kleinburg. It includes the Humber River Valley which was the reason for development of mills at this location, thus the functional tie between the river and the villages has been preserved.

6.3.2 Cultural Heritage Value or Interest

6.3.2.1 DESIGN/PHYSICAL VALUE

The Kleinburg-Nashville Heritage Conservation District has design/physical value as a representative example of a pair of organically evolved historic village communities dating from the mid-19th century. The HCD reflects a variety of architectural styles that contribute to a varied streetscape and indicate the organic growth of the villages over time. In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plans from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills. In 1851, Kline sold his property to James Mitchell, who sold it the following year to the Howland brothers. By 1860, the village around the mills had grown to include a tanner, a tailor, a bootmaker, a carriage maker, a doctor, a saddler and harness maker, an undertaker, two hotels, a church and a school. By 1870 a chemist (druggist), a cabinet maker, an insurance agent, a butcher, a milliner and a tinsmith had been added to the local business roster. The mills that John N. Kline had built and that Howland Brothers developed were the largest between Toronto and Barrie. Kleinburg became a popular stopping place for travelling farmers and businessmen on their way to and from Toronto along Islington Street. The Kleinburg Commercial Core has the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection, interspersed with residential buildings. It is pedestrian oriented with narrow setbacks from the street, and building entrances that face the street. In 1868 the Toronto, Grey and Bruce Railway was organized. The line from Toronto, through Woodbridge and Orangeville to Mount Forest was opened in 1871 and is now part of the CP main line to North Bay. It is said that the politically powerful Howlands arranged for the rail line to swing east so as to be closer to their mill. The Kleinburg

Station (original built in 1870) was located west of the village; known first as Kleinburg Station, the hamlet later became known as Nashville. The economic and cultural development of Kleinburg and Nashville are reflected in the extant and evolving nature of the land uses as well as the variety of architectural forms, which are primarily Victorian era typologies, but also include Georgian/Neoclassical, Ontario Gothic Revival, Edwardian and vernacular expressions. Individually, many of structures are representative examples of their architectural styles; collectively, they create robust and varied streetscapes of commercial and residential buildings. The evolution of the village into a complete community following the turn of the 20th century is demonstrated through the presence of institutional land uses such as churches and cultural/recreational uses such as the McMichael Gallery, and its modern importance is demonstrated through it collection of modernist buildings.

6.3.2.2 HISTORICAL/ASSOCIATIVE VALUE

The Kleinburg-Nashville Heritage Conservation District is associated with key figures, companies and organizations related to the development of both villages including John Kline, the Howland Brothers, the McMichael's and Pierre Berton. John Nicholas Kline is credited with the establishment of Kleinburg. Kline had lived in the area for a while after immigrating from Alsace-Lorraine. In 1837 he acquired a contract for the construction of sawmill on the Humber River on Lot 10, Concession 8, the area known as Vaughan Mills. He served on the Home District (predecessor of Vaughan Township) Council in the 1840s. In 1848, John Kline bought 83 acres of Lot 24 in Concession 8, west of Islington Avenue. He built both a sawmill and a gristmill, and according to plans from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills. By 1851 he had sold his mills.

The Howland brothers purchased Kline's mills and spurred the economic activity in the valley that results in the development of the village. The Howland brothers were successful millers with operations in Lambton, Waterdown, and St. Catharines. The Howlands, William Pearce, Fred and Henry Stark Howland, went on to great success in business and politics in the world beyond the Humber River valleys. The Howlands developed the mills in Kleinburg to be the largest between Toronto and Barrie.

The Kleinburg-Nashville HCD is associated with Pierre Berton. The Windrush Cooperative was established in Kleinburg on lands adjacent to the Humber River in the late 1940s as a collaborative 'arts colony' by a group of people seeking respite from city living. They included Pierre Berton and Lister Sinclair, both writers and broadcasters with CBC. In writing about Sinclair in 1950 the editor of Maclean's magazine described

the community as 'rambling, ultra-modern structures being built by writers, artists and movie people'. The early community comprised approximately 10 houses. Many of the original houses are quite faithful to the example of Frank Lloyd Wright's "Usonian" houses, with flat roofs jutting over one another, large areas of glass, wood siding, and massive stone chimneys. The Sinclair house and other houses are said to have been designed by William McCrow, architect and later production designer at CBC, and founding member of Windrush. McCrow graduated from Ontario College of Art and studied architecture at the University of Toronto. Throughout his career he designed homes and subdivisions throughout Ontario including in: Brantford, Kleinberg, St. George, and Simcoe, and at least one home, Crowick House, in the UK. The Pierre Berton house is located at 30 Stegman's Mill Road. Although the subdivision has become more urbanized in recent years, Stegman's Mill Road in particular, the area still retains the contextual natural setting of the Humber River valley that made it appealing to the early founders of Windrush.

The Kleinburg-Nashville Heritage Conservation District has historical/associative value due to its direct association with the Indigenous land-use of the area. The presence of the Humber River supported early Indigenous travel and settlement and encouraged the establishment of the Toronto Carrying Place Trail. This historically significant overland portage extended from Lake Ontario to Lake Simcoe with one path crossing the East Humber in the vicinity of Kleinburg.

6.3.2.3 CONTEXTUAL VALUE

The Kleinburg-Nashville Heritage Conservation District is historically and functionally linked to its surroundings. The hilly terrain and the natural setting of the HCD derived from the valleys of the Humber River and East Humber River are the backbone of the history and layout of the communities. The presence of this once mighty river supported early Indigenous travel and settlement and encouraged the establishment of the Toronto Carrying Place Trail. The Humber River's meandering form later influenced and constrained the road network and settlement patterns of Kleinburg while giving rise to the mills and other related industries that shaped their economies. Nashville Road which runs through the valley (formerly Kline's Mills Road) is the main spine of Nashville connecting to Kleinburg Village just north of the McMichael Gallery and forging a connection between the two villages. The Humber River continues to inspire and attract visitors with its modern day system of conservation lands, recreation areas and trails. As a result of its outstanding cultural and recreational values the Humber River was designated to the Canadian Heritage Rivers System in 1999.

The visual link is also established by the natural setting. In addition to the Humber River and its forested valleys, there are mature trees beside and behind, as well as in front of buildings – a highly characteristic village planting scheme, not seen on urban main

streets. The trees are a significant aspect of the streetscape and contribute to the green backdrop of the village setting.

The Kleinburg-Nashville Heritage Conservation District has cultural heritage value or interest because it is recognized as a landmark. Aside from individual landmark buildings within the HCD, the Village of Kleinburg itself is a landmark. The commercial core that maintains its village charm has become a shopping destination and the McMichael Gallery attracts a large number of visitors. The natural setting provides recreational activities for the local community and visitors.

6.3.3 Heritage Attributes

- Landmark properties:
 - Pierre Berton Heritage Centre, 10418 Islington Avenue, (Former Kleinburg United Church Building)
 - o McMichael Art Gallery, 10365 Islington Avenue
 - o Railway Station, 10415 Islington Avenue (By-law 144-78)
 - o 10535 Islington Avenue (By-law 30-85)
 - o 10483 Islington Avenue (By-law 32-85)
 - o Arthur McNeil House, 10499 Islington Avenue (By-law 39-88)
 - o Doctor's House, 21 Nashville Road (By-law 48-79)
 - Kline House, 8 Nashville Road (By-law 73-83)
- Cultural Heritage Landscapes including:
 - o Humber River and Valleys
 - o McMichael Canadian Collection Property (10365 Islington Avenue)
 - Historic Village Core of Kleinburg
 - Historic Village Core of Nashville
 - Windrush Co-operative (properties on Valley Road, Windrush Road, and No. 30 Stegman's Mill Road)
 - Kleinburg Cemetery (59 Nashville Road)
- Mature trees in front, side and rear yards of residential and commercial properties:
- Collection of structures dating from the mid-19th to early-20th century representing different architectural styles and materials expressed in rural Ontario villages during this era;
- Collection of modernist architecture;
- Commercial core of Kleinburg that is pedestrian oriented with narrow setbacks from the street, and the building entrances that face the street;
- Variety of setbacks in the residential areas;
- Islington Avenue as a remnant of the Carrying Place Trail;
- Nashville Road as an historic link between Kleinburg and Nashville;
- Rural curbless cross-section, with drainage ditches on both sides of the roadway
 of Islington Avenue from Major Mackenzie to Pennon Road, and Nashville Road
 intermittently from Lester B. Pearson Street to Highway 27, and west of the bridge
 along Nashville Road to Huntington Road;

- Low-density scale and massing of structures ranging from one to two-and-a-half storeys in building heights; and
- Views to/from heritage attributes including:
 - Classic village views exist along Islington Avenue within the business district of Kleinburg generally extending between Redcroft House (west side) and the McMichael Canadian Art Collection (east side) to the intersection with Nashville Road. In particular the views looking north in the vicinity of Stegman's Road and south from Nashville Road.
 - Between Howland Road and Klein's Ridge Road, Nashville Road curves northward and crosses the Humber River affording views up and down the valley, particularly to the north. Driving eastward through this area gives long range views to the hilly terrain that surrounds Kleinburg.
 - View directly south from the Nashville Road along the railway to the relic of the grain elevator that portrays the early industrial history of Nashville.
 - Highway 27, at the crossing of the Humber River, views of the river and valley, particularly to the west.

6.4 NEXT STEPS

The comprehensive review of the 2003 KNHCD Study and Plan, current policy frameworks, historical resources, community engagement feedback, digital mapping, heritage district analysis and evaluation of the HCD boundary has presented the critical updates for discussion with City of Vaughan staff, Heritage Vaughan and the community, before proceeding with the KNHCD Plan update in the next phase of work.

The following key directions will be carried forward in updating the KNHCD plan:

- Strengthening heritage protection through 2005 OHA updates;
- Bill 108, The More Homes, More Choices Act (2019) implications for listing, permit application and review process and amendments to the HCD By-law;
- Recommendations for City of Vaughan's consideration during the current comprehensive review and update of the Official Plan and Zoning By-law 1-88 to ensure compatibility with the KNHCD objectives;
- Recommendations for additional by-laws, plans and studies to support the conservation of the KNHCD, such as heritage tree by-law, parking study, districtspecific urban design guidelines;
- Adopting and integrating terms 'contributing' and 'non-contributing' to distinguish between properties within the KNHCD, and developing guidelines for each;
- Updating guidelines for building materials and exterior components reflecting KNHCD historic architectural styles;
- Including tree protection guidelines to support the natural heritage values of the HCD;

- Updating guidelines for streetscapes and built form in the KNHCD;
- Recommending the recognition of four potential CHL's within the KNHCD;
- Developing guidelines to protect significant views in the KNHCD;
- A check list tool for reviewing proposed projects in the KNHCD;
- Updating the KNHCD boundary to address technical mapping inconsistencies, and to reflect the district boundary recommendations;
- Including the Statement of Significance and list of heritage attributes in the KNHCD Plan; and
- Recommending an update to the KNHCD By-law to include the Statement of Significance and list of heritage attributes.

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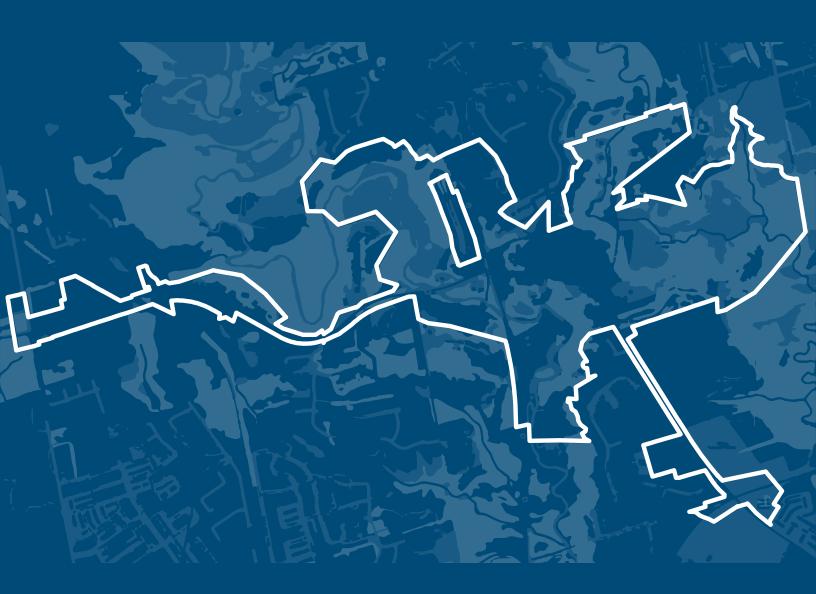
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APPENDIX A

Historical Research



Appendix A supplements Section 3.0 Historical Research in the updated KNHCD Study. The sections should be read in tandem.

ARCHAEOLOGICAL CONTEXT

The Kleinburg-Nashville area has a vast archaeological history. To date, 65 archaeological sites have been registered within two (2) kilometres of Kleinburg, which have been summarized in Table 1 below. The archaeological sites within the study area include: 54 pre-contact site relating to the Indigenous occupation of the area prior to the arrival of settlers and 11 post-contact sites relating to settler occupation of the area.

Table 1 Registered Archaeological Sites within 2 km of Kleinburg-Nashville (MHSTCI 2020 OASD)

Borden NumberSite NameTime PeriodSite TypeAlGv-14Cameron 2Not specifiedNot specifiedAlGv-15Cameron 3Not specifiedNot specifiedAlGv-19Train 1Not specifiedFindspot	
AlGv-15 Cameron 3 Not specified Not specified	
AlGv-19 Train 1 Not specified Findspot	
AlGv-20 Train 2 Not specified Findspot	
AlGv-21 Train 3 Not specified Findspot	
AlGv-22 Train 4 Not specified Camp/camps	ite
AlGv-23 Train 5 Not specified Findspot	
AlGv-24 Train 6 Early Archaic, Camp/camps	ite
AlGv-25 Train 7 Not specified Camp/camps	ite
AlGv-26 Levaine Hamilton Post-Contact Cabin	
AlGv-27 Train 8 Not specified Findspot	
AlGv-28 North Humber 1 Not specified Findspot	
AlGv-29 North Humber 2 Not specified Camp/camps	ite
AlGv-30 North Humber 3 Not specified Findspot	
AlGv-31 North Humber 4 Not specified Not specified	
AlGv-32 North Humber 5 Not specified Findspot	
AlGv-33 North Humber 6 Not specified Findspot	
AlGv-65 Adams 2 Archaic Campsite	
AlGv-73 Notamanda Not specified Not specified	
AlGv-74 Lane Not specified Not specified	

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AlGv-75	Earl	Middle Woodland	Unknown
AlGv-78	Spike	Early Woodland	Camp/campsite/pr ocessing site
AlGv-90	Kerrowood I	Pre-Contact	Findspot
AlGv-91	Kerrowood II	Pre-Contact	Findspot
AlGv-92	Kerrowood III	Pre-Contact	Findspot
AlGv-93	Kerrowood IV	Pre-Contact	Findspot
AlGv-94	Kerrowood V	Post-Contact	Homestead
AlGv-176	Not specified	Pre-Contact	Findspot
AlGv-177	Not specified	Late Archaic	Unknown
AlGv-178	Nada	Pre-Contact	Scatter
AlGv-179	Not specified	Pre-Contact	Findspot
AlGv-180	Not specified	Late Archaic	Findspot
AlGv-188	Not specified	Early Archaic	Findspot
AlGv-299	TACC	Not specified	Findspot
AlGv-255	Not specified	Post-Contact	Findspot
AlGv-288	Martin Smith	Post-Contact	Homestead
AlGv-294	Glassco 1	Pre-Contact	Unknown
AlGv-297	Glassco 4	Pre-Contact	Findspot
AlGv-299	Glassco 6	Late Woodland	Findspot
AlGv-318	Glassco 11	Pre-Contact	Unknown
AlGv-319	Glassco 12	Pre-Contact	Unknown
AlGv-320	Glassco 13	Pre-Contact	Unknown
AlGv-322	Glassco 15	Pre-Contact	Unknown
AlGv-323	Glassco 16	Pre-Contact	Unknown
AlGv-367	Not specified	Not specified	Not specified
AlGv-368	Sarenhes Bastien	Late Woodland	Not specified
AlGv-379	Block 55 P24	Late Woodland	Findspot
AlGv-380	Block 55 P26	Not specified	Not specified
AlGv-385	Block 55 H6	Post-Contact	Homestead

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AlGv-386	Block 55 H7	Not specified	Not specified
AlGv-387	Block 55 H8	Not specified	Not specified
AlGv-388	Block 55 H7*	Not specified	Not specified
AlGv-389	Robinson	Not specified	Not specified
AlGv-414	Howland	Post-Contact	Unknown/homeste ad
AlGv-427	Tree Hill	Post-Contact	Homestead
AkGw-29	Capner 1	Not specified	Not specified
AkGw-30	Capner 2	Not specified	Not specified
AkGw-31	John Smith Jr.	Post-Contact	Cabin
AkGw-265	Samuel Arnold	Post-Contact	Homestead
AkGw-266	Not specified	Late Archaic, Early Woodland	Camp/campsite
AkGw-267	Not specified	Early Woodland	Findspot
AkGw-268	Wardlaw	Post-Contact	Homestead
AkGw-294	James Moody	Post-Contact	Homestead
AkGw-321	Not specified	Pre-Contact	Not specified

PRE-CONTACT

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in **Table 2**.

Table 2: Pre-Contact Settlement History

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000-8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted projectiles
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted projectiles
Early Archaic	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton side- and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net- sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC-AD 600	Point Peninsula tradition; Vinette 2 ceramics appear; Small camp sites and seasonal village sites; Influences from northern Ontario and Hopewell area to the south; Hopewellian influence can be seen in continued use of burial mounds

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Middle/Late Woodland Transition	AD 600–900	Gradual transition between Point Peninsula and Iroquoian lifeways; Princess Point tradition emerges elsewhere (i.e., in the vicinity of the Grand and Credit Rivers)
Late Woodland (Early)	AD 900– 1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300– 1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400- 1600	Huron-Petun tradition; Globular-shaped ceramic vessels, ceramic pipes, bone/antler awls and beads, ground stone celts and adzes, chipped stone tools, and even rare copper objects; Large villages (often with palisades), temporary hunting and fishing camps, cabin sites and small hamlets; Territorial contraction in early 16 th century; Fur trade begins ca. 1580; European trade goods appear

POST-CONTACT

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in **Table 3**.

Table 3: Post-Contact Settlement History

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian- speakers and Algonkian-speakers); European goods begin to replace traditional tools
Increased Contact and Conflict	Mid- to late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid- 18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18 th century	Royal Proclamation of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Eastern portion of the future York County nominally acquired as part of the

KNHCD Study Update APPENDIX A – HISTORICAL RESEARCH

		Johnson-Butler Purchase in 1787/1788 ('Toronto Purchase and 'Gunshot Treaty'); Constitutional Act of 1791 creates Upper and Lower Canada
County Development	Late 18 th to early 19 th century	Became part of York County's 'East Riding' in 1792; Augustus Jones began to survey Yonge Street in 1794; Johnson-Butler document declared invalid in 1794; Extent of 'Toronto Purchase' confirmed and western portion of York County acquired as part of the 'First Purchase of the Mississauga Tract' in 1805; Additional townships added to York County in 1821 and 1838; York County independent after the abolition of the district system in 1849
Township Formation	Late 18 th to early 19 th century	Vaughan was initially surveyed by Iredell in 1795, though this only included the 1 st Concession; Subsequent surveys by Prosser in 1851 and Denvers in 1861; Lands were first granted in 1799 along Yonge Street; First settlers to the area were Loyalists from the States, as well as German Mennonites from Pennsylvania
Township Development	Mid-19 th to early 20 th century	The population of Vaughan was noted as 4,300 in 1842; By 1846, a total of 24,482 ha were taken up, with 7,999 ha under cultivation; 6 grist mills and 25 sawmills in operation at that time; Traversed by the Northern Railway (1853) and the Toronto, Grey & Bruce Railway (1871); By 1878, there were 16 churches and 19 schoolhouses within the township, and 1,345 individuals were recorded as voters including owners (756), tenants (517), farmer's sons (68), occupants (1), and income tax payors (3); Settlements at Woodbridge, Eldermills, Pine Grove, Teston, Thornhill, Richmond Hill, Purpleville, Edgeley, Concord, Maple and Kleinburg

APPENDIX B

Architectural Styles Inventory List of Contributing and Non-Contributing Properties

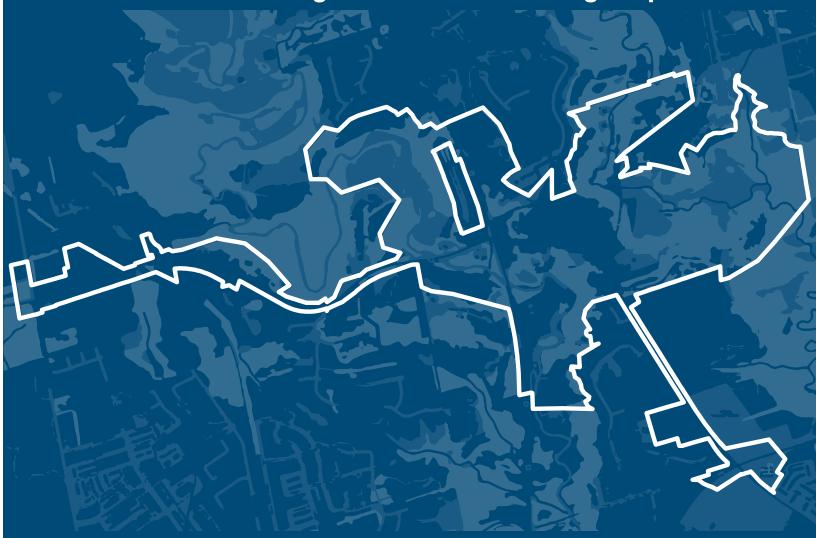


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1C VICTORIAN	
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1c.(ii) Victorian Italianate	
1c.(iii) Victorian Commercial / Institutional	
1c.(iv) Victorian Vernacular	
1d. Ontario Gothic Cottage	
1e. Romanesque Revival & Gothic Revival (Church)	
1f. Edwardian	
2a. Modern Movement	
2b. Cape Cod / Bungalow	
3a. Suburban	
3a.(i) Post-War Suburban	
3a.(ii) Suburban Victorian Inspired	
4a. Vernacular Commercial	
4b. Vernacular Agricultural	
4c. Public Open Space	
4d. Vacant Land	5 4

CONTRIBUTING & NON CONTRIBUTING PROPERTIES

The OHA O.Reg 09/06 states that a "property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest." In order to determine if properties were "contributing" or "non-contributing" several steps were taken, as part of the Kleinburg Nashville Heritage Conservation District Study (KNHCD) update process:

- Review of the type of recognition (i.e., listed or designated properties);
- Review of any historical associations (as outlined in the 2010 inventory sheets);
- Development of a list of architectural styles (as outlined below);
- Review of the construction date of the property (as outlined in 2010 inventory sheets and aerial imagery);
- Review of the building compared to the architectural styles defined in this study;
- Visual review of changes made to the building when compared to the 2010 inventory sheets;
- A visual review of the property to ascertain the scale and form of the building and its contribution to the HCD context.

Based on our analysis the following definitions apply:

Contributing

These buildings contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values (see Section 6.3 - Statement of Significance). They are predominantly historic buildings from the villages of Kleinburg and Nashville. Non-historic buildings also contribute to the character of the district through their landmark architectural style or through their modest architecture that is sympathetic to the historic buildings.

Non-Contributing

These buildings do not contribute to the design or physical, historical or associative, or contextual value of the HCD.

The following appendix uses the contributing and non-contributing classification to categorize all the properties in the Heritage Conservation District under four groups (Tables 1,2,3 and 4) and within those groups categories.

The groups and categories are as follows:

1. Existing Historic And Contributing Styles

- 1a. Log House/ Log Cabin
- 1b. Georgian/Neo-classical
- 1c. Victorian
- 1c. (i) Victorian Gothic Revival
- 1c. (ii) Victorian Italianate
- 1c. (iii) Victorian Commercial/ Institutional
- 1c. (iv) Victorian Vernacular
- 1d. Ontario Gothic Cottage
- 1e. Romanesque Revival & Gothic Revival (Church)
- 1f. Edwardian

2. Existing Non-Historic And Contributing Styles

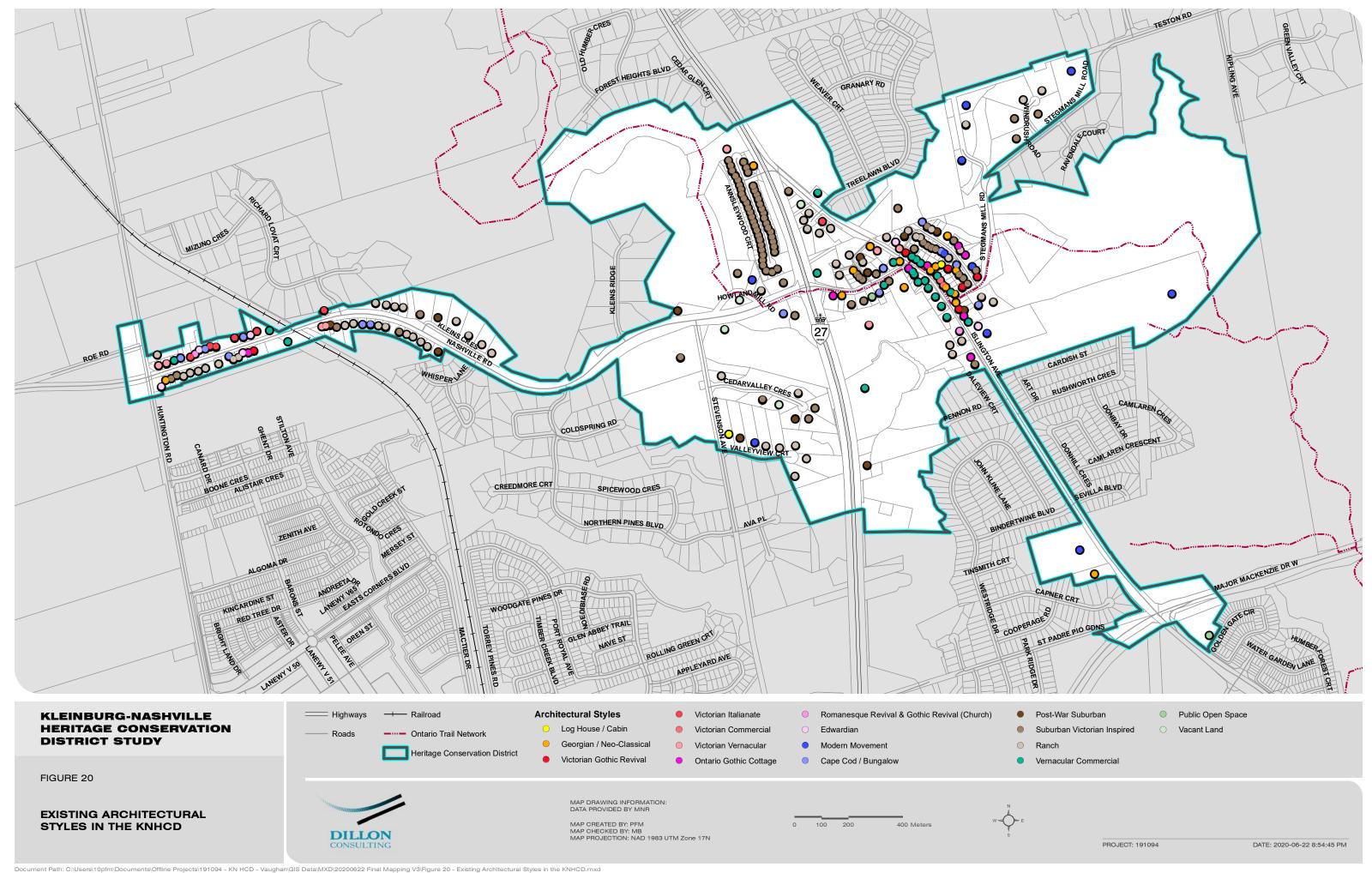
- 2a. Modern Movement
- 2b. Cape Cod / Bungalow

3. Existing Non-Historic And Non-Contributing Styles

- 3a. Suburban
 - 3a. (i) Post-War Suburban
 - 3a. (ii) Suburban Victorian Inspired
- 3b. Ranch

4. Miscellaneous (Existing Non-Historic Or Historic, And Contributing Styles Or Non-Contributing Styles)

- 4a. Vernacular Commercial
- 4b. Vernacular Agricultural
- 4c. Public Open Space
- 4d. Vacant Land



KNHCD Study Update APPENDIX B – ARCHITECTURAL STYLES INVENTORY – LIST OF CONTRIBUTING

TABLE 1: EXISTING HISTORIC AND CONTRIBUTING STYLES

AND NON-CONTRIBUTING PROPERTIES

1 A	. LOG HOUSE /	LOG CAE	BIN
1	4 Kellam Street (Log Cabin)	1840	
2	10 Valleyview Court (Log House)	1860	

1B.	GEORGIAN / N	EO-CLASSICA	\L
1	10499 Islington Avenue	1832	
2	10740 Highway 27	1850	

3	67 Napier Street	1856	
4	8 Nashville Road	1858	
5	965 Nashville Road	1860	
6	10459 Islington Avenue	1860	
7	10576 Islington Avenue	1860	10570
8	10072 Islington Avenue	1862	

9	21 Nashville Road	1867	
10	24 Lester B. Pearson Street	1870	
11	28 Napier Street	1870	
12	10449 Islington Avenue	1870	
13	10473 Islington Avenue	1890	
14	89 Nashville Road	1920	

	1	2 Kellam Street	1921	
--	---	-----------------	------	--

1C VICTORIAN 1c.(i) Victorian Gothic Revival 376 Stegman's Mill Road 1870 9 Napier Street 2 1870 (Angus Cameron House) 10443 Islington 1875 3 Avenue

4	10535 Islington Avenue	1880	
5	21 Kellam Street	1900	
6	855 Nashville Road	1920	
1c.	(ii) Victorian Ital	ianate	
1	830 Nashville Road	1880	

2	930 Nashville Road	1890	
3	872 Nashville Road	1890	
4	904 Nashville Road	1890	
5	10 Richard Lovat Court	1880- 1899	
6	10640 Islington Avenue	1900	

7	888 Nashville Road	1900				
1c	.(iii) Victorian Co	ommercial	/ Institutional			
1	10477 Islington Avenue	1900	NATURE ALIES ROOM OF ADDS			
2	10483 Islington Avenue (Designated Under OHA)	1901				
3	33 Nashville Road	1990				
1c	1c.(iv) Victorian Vernacular					
1	960 Nashville Road	1860				

2	970 Nashville Road	1870	
3	10515 Highway 27	1870	
4	769 Nashville Road	1880	
5	763 Nashville Road	1880	
6	10545 Islington Avenue	1900	
7	10568 Islington Avenue	1900	

8	150 Annsleywood Court	19 th Century	
	(Previous address 10744 Highway 27)		

1D	. ONTARIO GO	гніс сот	TAGE
1	10384 Islington Avenue	1852	
2	863 Nashville Road	1865	
3	10522 Islington Avenue (has 2 buildings)	1870	Hawthone

4	10429 Islington Avenue	1870	
5	51 Napier Street	1870	
6	99 Nashville Road	1870	
7	10503 Islington Avenue	1880	
8	31 Napier Street (Kleinburg United Church Parsonage; LSHS)	1880	

1E	. ROMANESQU	E REVIVA	L & GOTHIC REVIVAL (CHURCH)
1	926 Nashville Road	1902	
2	10418 Islington Avenue	1926	

1F	. EDWARDIAN		
1	916 Nashville Road	1890	
2	852 Nashville Road	1900	

3	10415 Islington Avenue	1908	Keinhurg Rahvay Station Scioul Holes 1618 Holesen vice Hallin ca. 1507
4	975 Nashville Road	1910	
5	869 Nashville Road	1910	
6	10555 Islington Avenue	1920	

TABLE 2: EXISTING NON-HISTORIC AND CONTRIBUTING STYLES

2A.	MODERN MOV	EMENT	
1	30 Stegman's Mill Road	1950	
2	10365 Islington Avenue	1954	
3	10391 Islington Avenue	1955	
4	115 Valley Road	1960	
5	48 Valley Road	1960	

6	10 Howland Mill Road	1960	
7	10110 Islington Avenue	1970	
8	38 Valleyview Court	1970	
9	54 Napier Street	2001	
10	23 Napier Street	2001	

2B.	CAPE COD / B	UNGALO	w
1	171 Nashville Road	1920	

2	942 Nashville Road	1930	
3	60 Napier Street	1930	TOTAL SECTION AND ADDRESS OF THE PARTY OF TH
4	864 Nashville Road	1930	
5	910 Nashville Road	1950	
6	34 Napier Street	1950	

7	30 Nashville Road	1950	
8	705 Nashville Road	1950	
9	887 Nashville Road	1950	
10	717 Nashville Road	1950	
11	99 Napier Street	1960	
12	41 Nashville Road	1990	

TABLE 3: EXISTING NON-HISTORIC AND NON-CONTRIBUTING STYLES

	3A. SUBURBAN 3a.(i) Post-War Suburban				
1	33 Lester B. Pearson Street	1960			
2	9 Lester B. Pearson Street	1960			
3	757 Nashville Road	1970			
4	10435 Islington Avenue	1975			
5	77 Napier Street	1980			

6	22 Valleyview Court	1990	
7	22 John Street	1990	
8	121 Cedarvalley Crescent	1990	
9	615 Nashville Road	1990	
10	290 Nashville Road	2000	

11	80 Klein's Crescent	2001	
12	10311 Highway 27	2001	
3a.(ii) Suburban V	ictorian In	spired
1	8 Lester B. Pearson Street	1950	
2	91 Napier Street	1960	
3	120 Cedarvalley Crescent	1990	

4	129 Cedarvalley Crescent	1990	
5	61 Cedarvalley Crescent	1990	
6	75 Treelawn Boulevard	1990	
7	16 Lester B. Pearson	1990	
8	40 Nashville Road	1992	

9	1 Windrush Road	2000	
10	69 Nashville Road	2000	
11	739 Nashville Road	2000	
12	12 Lester B. Pearson Street	2000	
13	30 Stevenson Avenue	2000	

14	953 Nashville Road	2000	
15	6 Napier Street	2001	
16	78 Napier Street	2001	
17	73 Nashville Road	2000	
18	17 Napier Street	2001	
19	57 Napier Street	1980	

20	26 Windrush Road	2001	
21	10 Windrush Road	2001	
22	141 Annsleywood Court	2001	
23	91 Annsleywood Court	2001	
24	10 Annsleywood Court	2001	
25	67 Annsleywood Court	2001	

26	16 Annsleywood Court	2001	
27	20 Annsleywood Court	2001	
28	29 Annsleywood Court	2001	
29	75 Annsleywood Court	2001	
30	19 Annsleywood Court	2001	

31	55 Annsleywood Court	2001	
32	2 Annsleywood Court	2001	
33	106 Annsleywood Court	2001	
34	140 Annsleywood Court	2001	
35	118 Annsleywood Court	2001	

36	99 Annsleywood Court	2001	
37	42 Annsleywood Court	2001	
38	61 Annsleywood Court	2001	
39	86 Annsleywood Court	2001	
40	26 Annsleywood Court	2001	

41	62 Annsleywood Court	2001	
42	136 Annsleywood Court	2001	
43	130 Annsleywood Court	2001	
44	100 Annsleywood Court	2001	
45	68 Annsleywood Court	2001	

46	56 Annsleywood Court	2001	
47	92 Annsleywood Court	2001	
48	85 Annsleywood Court	2001	
49	76 Annsleywood Court	2001	
50	12 Annsleywood Court	2001	

51	25 Annsleywood Court	2001	
52	30 Annsleywood Court	2001	
53	35 Annsleywood Court	2001	
54	36 Annsleywood Court	2001	
55	50 Annsleywood Court	2001	

56	41 Annsleywood Court	2001	
57	6 Annsleywood Court	2001	
58	105 Annsleywood Court	2001	
59	80 Annsleywood Court	2001	
60	79 Annsleywood Court	2001	

61	90 Klein's Crescent	2001	
62	10360 Islington Avenue	2001	
63	84 Napier Street	2001	
64	49 Annsleywood Court	2001	
65	129 Annsleywood Court	2001	

66	112 Annsleywood Court	2001	
67	121 Annsleywood Court	2001	
68	Nashville Road	2002	
69	20 Howland Mill Road	2002	
70	180 Nashville Road (Cornerstone Community Church)	2005	

71	667 Nashville Road	2000- 2019	
72	72 Napier Street	2001	
73	15 John Street	2001	
74	66 Napier Street	2001	
75	49 Nashville Road	2000- 2019	
76	10680 Islington Avenue	2000- 2019	

77	10690 Islington Avenue	2000- 2019	
78	91 Cedarvalley Crescents	2000- 2019	
79	124 Annsleywood Court	2000- 2019	
80	20 Napier Street	2000- 2019	
81	151 Nashville Road	2000- 2019	

82	14 Napier Street	2019	
			The state of the s

3B. F	RANCH		
1	10 Bell Court	1940	
2	871 Nashville Road	1950	
3	25 Main Street	1950	
4	917 Nashville Road	1950	

5	30 Kellam Street	1960	
6	8 Main Street	1960	
7	25 Bell Court	1960	
8	10565 Islington Avenue	1960	
9	90 Valleyview Court	1960	

10	637 Nashville Road	1960	
11	357 Stegman's Mill Road	1960	
12	21 Bell Court	1960	
13	668 Nashville Road	1960	
14	32 John Street	1960	

15	678 Nashville Road	1960	
16	56 Windrush Road	1960	
17	694 Nashville Road	1960	
18	27 Main Street	1960	
19	10406 Islington Avenue	1960	
20	75 Valley Road	1960	

21	429 Stevenson Avenue	1960	
22	20 Bell Court	1960	
23	10626 Islington Avenue	1960	
24	10402 Islington Avenue	1960	
25	727 Nashville Road	1960	
26	695 Nashville Road	1960	

27	625 Nashville Road	1960	
28	10398 Islington Avenue	1960	
29	685 Nashville Road	1960	
30	945 Nashville Road	1960	
31	45 Napier Street	1960	
32	96 Napier Street	1960	

33	85 Napier Street	1960	
34	925 Nashville Road	1960	
35	937 Nashville Road	1960	
36	27 Lester B Pearson	1960	
37	40 Windrush Road	1970	

38	54 Valleyview Court	1970	
39	657 Nashville Road	1970	
40	190 Nashville Road	1970	
41	881 Nashville Road	1970	
42	645 Nashville Road	1970	Providence 1

43	70 Valleyview Court	1990	
44	85 Valleyview Court	1990	
45	100 Cedarvalley Crescent	1990	
46	700 Nashville Road	2000	
47	737 Nashville Road	2001	
48	79 Valleyview Court	2001	

49	6 Klein's Crescent	2001	
50	901 Nashville Road	2001	
51	20 Klein's Crescent	2001	
52	40 Klein's Crescent	2001	40
53	60 Klein's Crescent	2001	

54	10773 Huntington Road	-	
55	90 Napier Street	1960	

TABLE 4: MISCELLANEOUS (EXISTING NON-HISTORIC OR HISTORIC AND CONTRIBUTING STYLES OR NON-CONTRIBUTING STYLES)

4A	. VERNACULAR	COMMER	RCIAL
1	10496 Islington Avenue	1900	
2	10512 Islington Avenue	1920	
3	10423 Islington Avenue	1920	

4	10489 Islington Avenue	1920	Gasph
5	10516 Islington Avenue	1920	
6	835 Nashville Road (Fire station)	2019	
7	10504 Islington Avenue	2001	
8	10665 Islington Avenue	1970	

9	10432 Islington Avenue	1970	
10	10443 Highway 27 Villa Colombo Vaughan Di Poce Centre	Not Available	
11	10519 Islington Avenue	1990	
12	10462 Islington Avenue	1990	
13	12 Nashville Road	1990	

14	10513 Islington Avenue	2000	
15	10480 Islington Avenue	2001	
16	110 Nashville Road	2001	
17	10472 Islington Avenue	2001	
18	10465 Islington Avenue	2001	

KNHCD Study Update

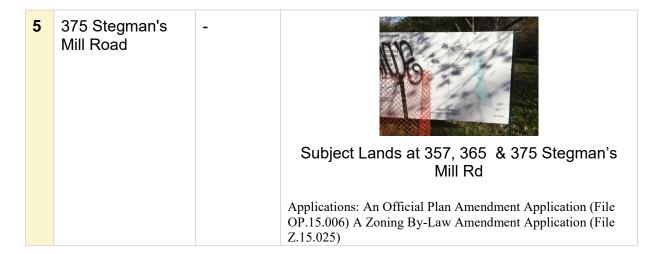
19	950 Nashville Road	2001	
20	10525 Islington Avenue	1950	
21	816 Nashville Road	n/a	MEGR

4B. VERNACULAR AGRICULTURAL				
1	-	-	(For the future adjusted boundaries that may include the mill elevator or silo)	

4C	4C. PUBLIC OPEN SPACE					
1	59 Nashville Road	-				

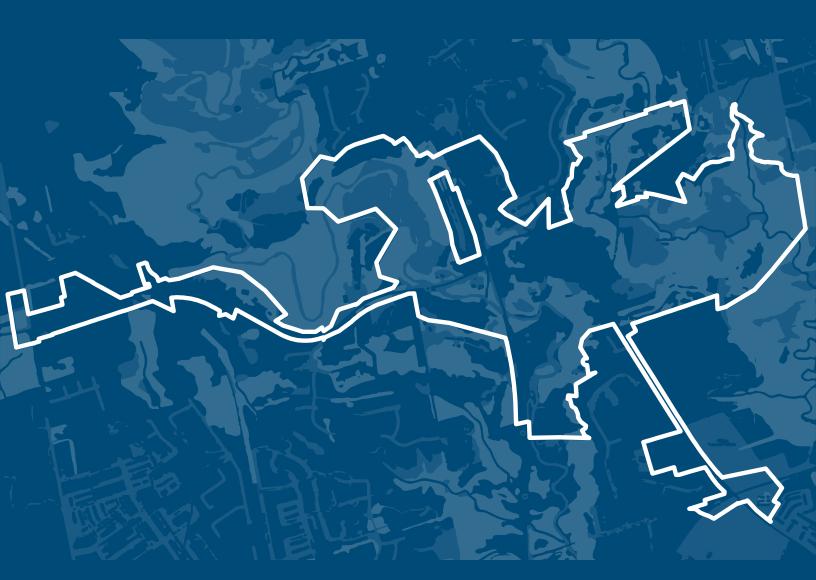
2	131 Golden Gate Circle (Saint-Jean De Brebeuf Park)	_	
---	--	---	--

4D	4D. VACANT LAND				
1	220 Nashville Road	1960			
2	245 Nashville Road	-			
3	10674 Islington Avenue	-	(Vacant Land; Photo not available)		
4	365 Stegman's Mill Road	_	Subject Lands at 357, 365 & 375 Stegman's Mill Rd Applications: An Official Plan Amendment Application (File OP.15.006) A Zoning By-Law Amendment Application (File Z.15.025)		



APPENDIX C

2010 Kleinburg-Nashville HCD Inventory Sheets



KNHCD INVENTORY PROPERTIES (2020)

BELL COURT

10 Bell Court 20 Bell Court 21 Bell Court 25 Bell Court

CEDARVALLEY CRESCENT

61 Cedarvalley Crescent 100 Cedarvalley Crescent 120 Cedarvalley Crescent 121 Cedarvalley Crescent 129 Cedarvalley Crescent

HOWLAND MILL ROAD

10 Howland Mill Road 20 Howland Mill Road

HIGHWAY 27

10343 Highway 27 10443 Highway 27 10515 Highway 27 10740 Highway 27

ISLINGTON AVENUE

10072 Islington Avenue 10110 Islington Avenue 10341 Islington Avenue 10365 Islington Avenue 10384 Islington Avenue 10391 Islington Avenue 10391 Islington Avenue 10402 Islington Avenue 10406 Islington Avenue 10418 Islington Avenue 10423 Islington Avenue 10429 Islington Avenue 10432 Islington Avenue 10432 Islington Avenue (north) 10432 Islington Avenue (south)

10435 Islington Avenue

10443 Islington Avenue

10449 Islington Avenue 10459 Islington Avenue 10462 Islington Avenue 10470 Islington Avenue 10473 Islington Avenue 10477 Islington Avenue 10483 Islington Avenue 10489 Islington Avenue (north) 10489 Islington Avenue (south) 10490 Islington Avenue (north) 10490 Islington Avenue (middle) 10490 Islington Avenue (south) 10496 Islington Avenue 10499 Islington Avenue (north) 10499 Islington Avenue (middle) 10499 Islington Avenue (south) 10503 Islington Avenue 10504 Islington Avenue 10512 Islington Avenue 10513 Islington Avenue 10516 Islington Avenue 10519 Islington Avenue 10522 Islington Avenue 10525 Islington Avenue 10535 Islington Avenue 10545 Islington Avenue 10555 Islington Avenue

10565 Islington Avenue

10568 Islington Avenue

10576 Islington Avenue

10626 Islington Avenue

10640 Islington Avenue

10665 Islington Avenue

10690 Islington Avenue

JOHN STREET

15 John Street 22 John Street 32 John Street

KELLAM STREET

21 Kellam Street 30 Kellam Street

MAIN STREET

8 Main Street 25 Main Street 27 Main Street

NAPIER STREET

9 Napier Street 14 Napier Street 20 Napier Street 23 Napier Street 28 Napier Street 31 Napier Street 34 Napier Street 45 Napier Street 51 Napier Street 54 Napier Street 57 Napier Street 60 Napier Street 66 Napier Street 67 Napier Street 72 Napier Street 77 Napier Street 78 Napier Street 84 Napier Street 85 Napier Street 90 Napier Street 91 Napier Street 96 Napier Street 99 Napier Street

NASHVILLE CRESCENT

6 Nashville Crescent 20 Nashville Crescent 40 Nashville Crescent 60 Nashville Crescent 80 Nashville Crescent 90 Nashville Crescent

NASHVILLE ROAD

8 Nashville Road 12 Nashville Road 21 Nashville Road 30 Nashville Road 33 Nashville Road 40 Nashville Road 41 Nashville Road 49 Nashville Road 59 Nashville Road 69 Nashville Road 73 Nashville Road 89 Nashville Road 99 Nashville Road 171 Nashville Road 190 Nashville Road 220 Nashville Road 245 Nashville Road 290 Nashville Road 591 Nashville Road 615 Nashville Road 625 Nashville Road 637 Nashville Road 645 Nashville Road 657 Nashville Road 667 Nashville Road 668 Nashville Road 678 Nashville Road 685 Nashville Road 694 Nashville Road 695 Nashville Road 700 Nashville Road 705 Nashville Road 717 Nashville Road 727 Nashville Road 735 Nashville Road 739 Nashville Road 750 Nashville Road 757 Nashville Road

763 Nashville Road

769 Nashville Road 816 Nashville Road

830 Nashville Road 835 Nashville Road

852 Nashville Road

855 Nashville Road

863 Nashville Road

864 Nashville Road

869 Nashville Road 871 Nashville Road

872 Nashville Road

881 Nashville Road

887 Nashville Road

889 Nashville Road

904 Nashville Road 910 Nashville Road

916 Nashville Road

917 Nashville Road

925 Nashville Road

926 Nashville Road

930 Nashville Road 937 Nashville Road

937 Nashville Road 942 Nashville Road

945 Nashville Road

950 Nashville Road

953 Nashville Road

959 Nashville Road

960 Nashville Road

965 Nashville Road

970 Nashville Road

975 Nashville Road

LESTER B. PEARSON STREET

8 Lester B. Pearson Street 9 Lester B. Pearson Street 12 Lester B. Pearson Street 16 Lester B. Pearson Street 27 Lester B. Pearson Street 27 Lester B. Pearson Street 33 Lester B. Pearson Street

STEGMAN'S MILL ROAD

30 Stegman's Mill Road 357 Stegman's Mill Road 365 Stegman's Mill Road 375 Stegman's Mill Road 376 Stegman's Mill Road

STEVENSON AVENUE

30 Stevenson Avenue 429 Stevenson Avenue 445 Stevenson Avenue

VALLEY ROAD

48 Valley Road 75 Valley Road 115 Valley Road

VALLEYVIEW COURT

10 Valleyview Court 22 Valleyview Court 38 Valleyview Court 54 Valleyview Court 70 Valleyview Court 85 Valleyview Court 90 Valleyview Court

WINDRUSH ROAD

1 Windrush Road 7 Windrush Road 10 Windrush Road 40 Windrush Road

APPENDIX D

Townscape Survey Viewsheds



TOWNSCAPE SURVEY VIEWSHEDS

The Townscape Survey, developed in the United Kingdom, is an objective way of looking at streetscapes (Reeve, A. Goodey, B., and Shipley, R., 2007; Shipley, et al, 2004). Views of the streets are observed and 25 criteria such as 'Pedestrian Friendliness', 'Safety', 'Quality of Conservation Work' and 'Historic Features Maintained' are scored in each view. The scores are then aggregated, giving an overall impression of the urban landscape which can identify strengths and issues. This quantitative approach provides a supplement to the anecdotal data collected through the community consultation.

The site visit and scoring for the Townscape Survey was completed by Kayla Jonas Galvin on December 6, 2019. A total of 25 views were assessed across the district, as per Table 1 below.

Table 1 Townscape Survey Evaluation - Views

View Number	View Description	View Photo
1	Nashville Road looking East from Huntington Road	
2	Nashville Road looking East after Railway	

KNHCD Study Update APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

3 Nashville Road looking West from Coldspring Road Nashville Road looking Southeast from Klein's 4 Ridge Cedarvalley Crescent looking West 5 6 Valleyview Crescent looking West

KNHCD Study Update APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

7	Howlands Mill Road looking South	
8	Annsleywood Court looking South	
9	Bell Court looking Northeast	
10	Windrush Road looking Southeast	

KNHCD Study Update APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

11	Islington Avenue looking South from McMichael Gallery entrance	
12	Islington Avenue looking North from McMichael Gallery entrance	
13	Islington Avenue looking North from Stegman's Mill Road	
14	Islington Avenue looking South from Stegman's Mill Road	

KNHCD Study Update APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

15	Stegman's Mill Road looking Northwest	Ser In
16	Kellman Street looking Northeast	
17	Islington Avenue looking South from Nashville Road	
18	Islington Avenue looking North from John Street	

KNHCD Study Update APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

19	Nashville Road looking West from Islington Avenue	
20	Nashville Road looking West towards Highway 27 intersection	
21	John Street looking Southeast from Islington Avenue	
22	Napier Street looking South from John Street	

KNHCD Study Update APPENDIX D – TOWNSCAPE SURVEY VIEWSHEDS

23	Main Street looking West	
24	Nashville Road looking West from Lester B Person Street	
25	Lester B Person Street looking south	

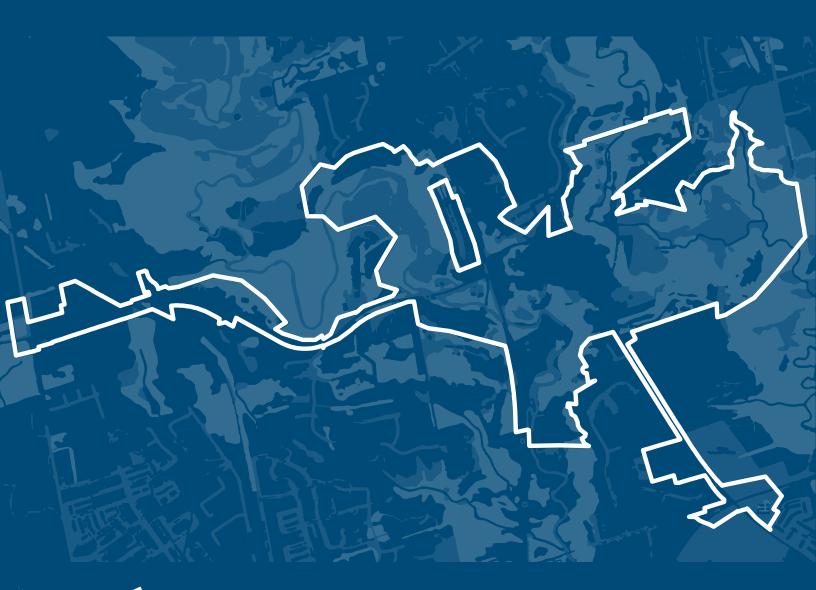


KLEINBURG-NASHVILLE

Heritage Conservation District Plan Update

Part 2 - The Plan

September 2021







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Appendix D - City of Brampton, Building Protection and Maintenance By-laws and Plans

Section 1 DISTRICT PLAN OVERVIEW

1.1 Background of The District

1.1.1 Kleinburg-Nashville Heritage Conservation District

The City of Vaughan originated from the amalgamation of several rural villages: Woodbridge, Kleinburg-Nashville, Maple and Thornhill which, together with surrounding countryside, were incorporated in 1974 to create the Town of Vaughan. These villages were established in the 19th century following a long history of indigenous habitation and First Nations settlement along the river valleys and trails. The City of Vaughan has recognized the heritage value of its historic communities, including Kleinburg-Nashville, through designation as a Heritage Conservation District (HCD) under the *Ontario Heritage Act*. A Heritage Conservation District designation is an important tool for protecting the heritage character of a community and managing change, and is accompanied by a Heritage Conservation District Study and Plan.



Image 1. Kleinburg Village (Dillon, 2019)



Image 2. Nashville Village (Dillon, 2019)



Image 3. Humber River Valley (Dillon, 2020)

1.1.2 Kleinburg-Nashville HCD Designation

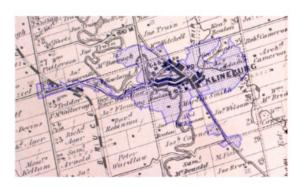
City of Vaughan Council resolved on July 10, 2000, based on Official Plan Amendment (OPA) 601, "that the Cultural Services Division undertake the necessary steps to commence a Heritage Conservation District Study." Further, Heritage Vaughan, the local Municipal Heritage Committee, met on 16 May 2001 and reviewed the work undertaken in the OPA process; they adopted draft goals and objectives for the HCD Study, and concluded that the study area shall include the Kleinburg Village core, Islington Avenue north from Major Mackenzie; Nashville Road west to Huntington Road; and the valleylands east and west of the Kleinburg Village core. On November 26, 2001, on the recommendation of Heritage Vaughan, Council enacted By-law 468-2001 to define an area to be examined for future designation of the whole or any part of such area, as a Heritage Conservation District Study under Part V, Section (40) 1 of the Ontario Heritage Act and a consultant was retained.

By-law 183-2003 designated the district on June 23, 2003. By-law 184-2003 on June 23, 2003 included the Kleinburg-Nashville Heritage Conservation District and Plan, as well as a Heritage Character Statement, and By-law 268-2003 passed on August 25, 2003 added an additional 6 properties on Windrush Road that were "inadvertently left off the boundary".

The KNHCD Study and Plan were completed in 2003, by Phillip H. Carter Architect and Planner, in association with Paul Oberst (Architect), Nicholas Holman (Heritage Consultant) and Harrington and Hoyle Landscape Architects, which set the foundation for this KNHCD Plan update.

KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

VOL 1: THE STUDY AND PLAN



PHILLIP H. CARTER ARCHITECT AND PLANNER IN ASSOCIATION WITH: PAUL OBERST ARCHITECT NICHOLAS HOLMAN, HERITAGE CONSULTANT HARRINGTON AND HOULE LANDSCAPE ARCHITECTS

Image 4. Kleinburg-Nashville Heritage Conservation District Cover (2003)

1.2 Purpose Of The Plan

1.2.1 Overview

An HCD Study and Plan for Kleinburg-Nashville were prepared in 2003, providing high-level guidance on development for the last 17 years, protecting its heritage and character, amidst many regulatory and policy changes in the Province of Ontario. The City of Vaughan commenced a comprehensive update to the 2003 HCD Study and Plan in October 2019. The Study update was completed in October 2020 and encompassed the first phase of work. The second phase is comprised of making updates to the Plan. Once approved by Council, the 'draft' plan will become 'final' at the completion of the project.

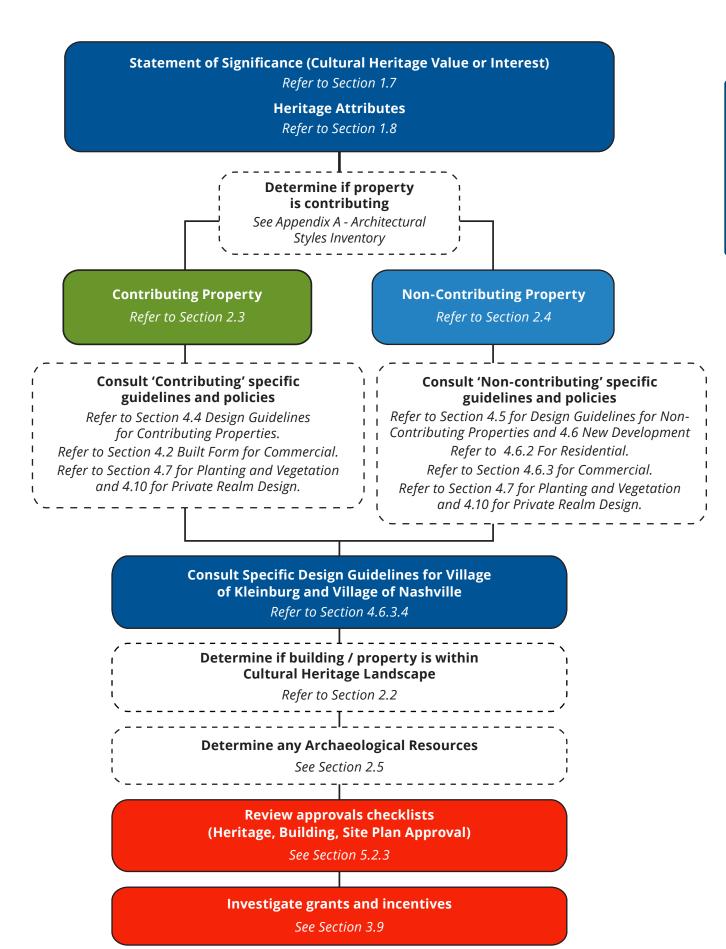
The purpose of the KNHCD Plan is to take the findings from the HCD Study and provide clear and concise objectives, and guidelines to achieve those objectives to better protect and conserve KNHCD heritage attributes. The 2020 Plan builds upon the 2003 KNHCD Plan by responding to a changing legislative environment, provincial and municipal policy frameworks, identifying planning tools that can strengthen heritage conservation of the HCD, identifying potential CHLs and contributing heritage resources in the HCD, and integrate the community's long-term vision. A team led by Phillip H. Carter Architect and Planner was selected to conduct the Kleinburg-Nashville Heritage Conservation District Study and Plan in 2003. A team led by Dillon Consulting Limited was selected to conduct the 2020 update to the 2003 Study and Plan. It should be noted that various components of the text and some of the drawing figures are incorporated from the previous 2003 HCD Study and Plan.

1.2.2 How To Use This Plan

The Kleinburg-Nashville Heritage Conservation District Plan is intended to provide information for those seeking to better understand the HCD's cultural heritage value, heritage attributes and significance, as well as to provide policies and guidelines to achieve the stated objectives. It is strongly encouraged that all property owners within the District familiarize themselves with the Plan to understand its scope and intent.

This Plan provides an opportunity to outline the features which contribute to Kleinburg and Nashville's sense of place and which elements are in conflict with that vision and inappropriate for future development. The policies within the Plan are identified to encourage development of those desirable features which contribute to Kleinburg and Nashville's special character at a high level.

The guidelines set forth in this Plan are a more tangible set of instructions on what is and is not appropriate for development in the Villages of Kleinburg and Nashville. The guidelines will touch on a variety of topics including: materials, design, setbacks, and massing among other things which detail how to achieve compliant infill, restoration and/or renovation and additions as well as guidelines for general landscape and site design.



1.3 Activities That Are Subject To Review

Major works within the HCD generally require the submission of an application for a heritage permit.

The Objectives, Policies, and Design Guidelines of the HCD will be used to review heritage permit applications for the following types of activity within the HCD boundary:

- All exterior construction activity, including new buildings or structures, additions and alterations to existing buildings and structures, and maintenance and repair activity on existing buildings and structures that affects the heritage character of the HCD;
- "Structure", refers to elements that are of a permanent nature. This includes fencing, outbuildings, signs, light standards, kiosks, permanent street furniture installations (even when not bolted down or secured), above-ground mechanical and electrical equipment, antennas;
- Demolition or removal of any building or structure;
- All visible municipal public works in the District, such as street and sidewalk lighting, street furniture, paving, and general signage (not including mandated signage for safe direction and control of traffic); and,
- All activity in the HCD that falls under the purview of Site Plan Control, the Sign By-Law, the Building Code Act, and the Planning Act. These include activities that require planning permission, site plan review, building permits, signage permits, and demolition and relocation permits.

1.4 Activities That Are Exempt From Review

There are minor works that are exempt from requiring a heritage permit and only require consent for the completion of the work or project by City staff (under delegation by-law 193-2015 (as amended)) such as maintenance and reversible non-destructive alterations or modifications.

City staff will use the Objectives, Policies, and Design Guidelines of the HCD to review the following types of activity in the HCD, which do not require heritage permits:

- Any interior work, unless the interior is identified in a Part IV Designation;
- Repair to roof, eavestroughs, chimneys; reroofing using appropriate materials listed in Table 3, Section 4.2.2.2;
- Caulking, window repair, weatherstripping, installation of existing storm doors and storm windows;
- Minor installations, including lighting and flagpoles;
- Fencing, patios, small satellite dishes, garden and tool sheds, gazebos, dog houses and other small outbuildings that do not require a Building Permit and are not visible from the public domain;
- Planting and removal of trees smaller than 200mm caliper, and any other vegetation on private property;
- Extension of residential parking pads other than in front or flankage yards;
- Ramps and railings to facilitate accessibility and gates installed for child safety provided they are not visible from the public domain;

- Temporary installations, such as basketball nets, planters, statues and seasonal decorations;
- Repair of utilities and public works; and,
- All activity in the District that falls under the purview of the Official Plan, and the Zoning By-law. These include activities that require Official Plan Amendments, Zoning Amendments, Minor Variances, and Consents to Sever or Convey.

1.5 Development Approvals

1.5.1 Site Plan Control

The City of Vaughan is designated as a Site Plan Control Area. The Site Plan Control By-law 123-2013 applies to the entire City of Vaughan with certain exceptions.

The 2009 KNHCD Plan noted that during the Site Plan Review process for large-scale projects within the KNHCD, there is opportunity for the City to retain external advice from a qualified heritage consultant through peer review. The review may consider the Urban Design elements of the HCD Plan and provide input on their proposed application.

1.5.2 Land Severances And Minor Variances

In evaluating an application for severance or minor variances, the Committee of Adjustment addresses matters described in the Planning Act, and consults with appropriate City departments and agencies to determine if a proposal is suitable by considering such matters as compatibility with adjacent use, traffic, access, and the effects of future development. In addition, lot consolidation, particularly in the residential

areas, shall be discouraged in order to protect and maintain the original lot design of the 19th century as much as possible.

The 2009 KNHCD Plan recommended that City staff, in reviewing applications for severances, minor variances and lot consolidation in the KNHCD, shall give due consideration to the KNHCD Plan. The City shall only support applications that demonstrate compatibility with the Objectives, Policies and Design Guidelines of the KNHCD Plan.

1.5.3 Signage Control

The City of Vaughan By-Law 140-2018 regulates signage in the City. Section 11 of the By-law establishes 'Special Sign Districts' in Thornhill, Kleinburg, Woodbridge, and Maple. The Kleinburg Special Sign District is consistent with the KNHCD boundary.

The 2009 KNHCD Plan recommended the Sign By-law be amended to strengthen the protection of heritage character in the HCD; specifically internally illuminated signs and awning signs shall be prohibited, and awnings shall be required to be retractable, in the traditional profile. Further, the 2009 KNHCD noted the Sign By-law shall be enforced in Kleinburg, given Section 6.1 of the By-law limits the number of signs on each lot, yet it does not appear to be well-enforced resulting in an overly cluttered streetscape.

1.5.4 Demolition Control

Demolition of a building requires a permit under Section 5 of the Building Code Act. Section 42 of the OHA requires the following process for properties within an HCD:

- "42 **(1)** No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:
- **2.** Erect any building or structure on the property or permit the erection of such a building or structure.
- **3.** Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
- **4.** Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).

The owner must apply for a permit to alter any part of the property other than the interior of a building or structure on the property or do anything referred to in 2,3,4 of subsection (1).

Within 90 days after the notice of receipt is served to the application, or within such longer period as agreed upon by the applicant and the council, the council may give the applicant, the permit applied for, notice that the council is refusing the application for the permit or the permit applied for with terms and conditions attached.

Council must consult with the municipal heritage committee. If the Council fails to make a decision in the prescribed time, the council shall be deemed to have given the applicant the permit applied for.

If the Council refuses the permit or gives the permit with terms and conditions the owner may appeal to the Tribunal".

1.6 Objectives & Guiding Principles

The objectives of the Kleinburg-Nashville HCD Plan Update are to:

- Preserve, protect, maintain and restore the unique character of the villages of Kleinburg and Nashville;
- 2. Conserve properties which contribute to the heritage character of the HCD;
- 3. Manage designs for new development to ensure appropriate contribution to the heritage character;
- Maintain Kleinburg-Nashville as local communities as well as a destination for visitors;
- 5. Align with the community's long term vision.

The City is committed to preserving this heritage through the application of the *Ontario Heritage Act*.

Guiding principles for the Kleinburg-Nashville HCD Plan include:

- Protect and preserve the existing heritage features including buildings and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other relevant legislation;
- To encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property;
- To encourage that new development along the historic core areas of Kleinburg and Nashville (Islington Avenue and o Nashville

Road) be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these

historic core areas;

- To ensure that all future development within the Kleinburg-Nashville HCD boundary occurs in accordance with the requirements of the Heritage Conservation District Plan;
- To encourage the protection of, or where appropriate, the excavation of local archaeological resources;
- To preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces;
- To promote an understanding of, and an appreciation for the community's heritage among local residents and visitors; and,
- To recognize the importance of and protect natural heritage features including the Humber River valleylands for their distinct topography and scenic views.

1.7 History of The District

The following graphic highlights a brief history of activities within the HCD for Kleinburg-Nashville. A detailed history is found in the HCD Study.

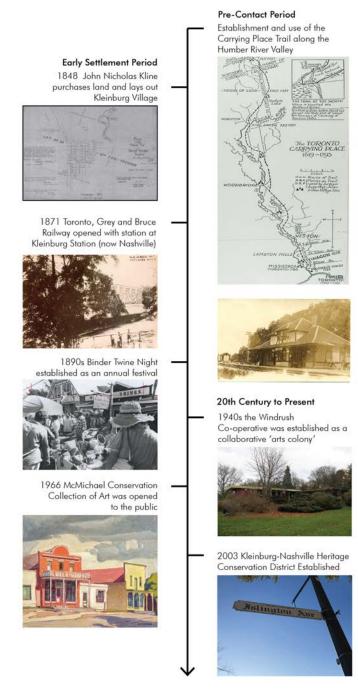


Image 5. Graphic timeline for Kleinburg-Nashville HCD

1.8 Kleinburg-Nashville HCD District Boundary

1.8.1 Criteria for Establishing Heritage Conservation District Boundary

1.8.1.1 Guidance From The Ministry

The Ontario Heritage Act does not define "heritage" or a "Heritage Conservation District" as such, neither does it describe how a boundary is to be determined. In 2006 the (then) Ontario Ministry of Culture provided additional guidance on the process for and content of Heritage Conservation District plans through The Ontario Heritage Toolkit: Heritage Conservation Districts – A Guide to District Designation Under the Ontario Heritage Act.

The delineation of boundaries is determined following an evaluation of cultural heritage resources and attributes which for an HCD "usually involve an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to the community" (MHSTCI, **2006).** Boundaries are based on a combination of factors, including physical situation, visual perceptions, patterns of historical evolution, and various definitions of property and land use regulations. The Guide to District Designation Under the Ontario Heritage Act notes that the final definition of boundaries should come from the findings of the research as well as the community consultation process. The Guide also outlines the following criteria for use in boundary delineation.

The boundary of a district could be determined using the following criteria:

- Historic factors such as the boundary of an original settlement or an early planned community, concentrations of early buildings and sites;
- Visual factors determined by an architectural survey or changes in the visual character or topography of an area;
- Physical features such as man-made transportation corridors (railways and roadways), major open spaces, natural features (rivers, treelines and marshland), existing boundaries (walls, fences, and embankments), gateways, entrances and vistas to and from a potential district;
- Legal or planning factors which include less visible elements such as property or lot lines, land use designations in Official Plans or boundaries for particular uses or densities in the zoning bylaw, may also influence the delineation of the boundary, especially as they may affect its eventual legal description in the bylaw.

Table 1. Criteria for HCD Boundary Delineation, District Designation Under the OHA

The boundary of the Kleinburg-Nashville Heritage District, as established in the KNHCD Study, was delineated using the process of evaluation and criteria outlined in the Ministry's Guide.

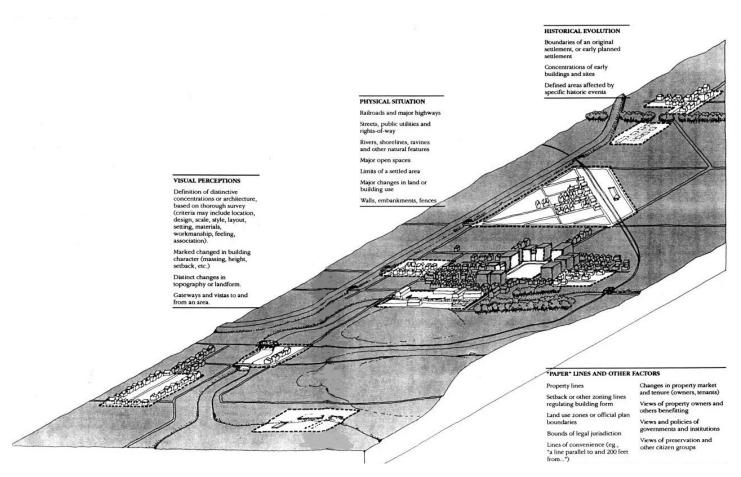


Image 6. Considerations for Determining an HCD Boundary, District Designation Under the *Ontario Heritage Act*

1.8.1.2 Guidance From The Official Plan

The Vaughan Official Plan recognizes the importance of HCDs as a tool for the conservation of the community's significant heritage resources, including the villages of Kleinburg and Nashville. It commits to the development of HCD Plans and guidelines for all identified HCDs in accordance with the OHA. Policy 6.3.2.1. of the Vaughan Official Plan states:

"That Heritage Conservation Districts shall possess one or more of the following attributes:

- a. a group of buildings, features and spaces that reflect an aspect of local history through association with a person, group, activity or development of a community or a neighbourhood;
- buildings and structures that are of architectural or vernacular value or interest; and,
- c. important physical and aesthetic characteristics that provide context for cultural heritage resources or associations within the area, including features such as buildings, structures, landscapes, topography, natural heritage, and archaeological sites."

1.8.1.3 Site-Specific Evaluation

A series of goals were identified in the 2003 KNHCD Plan as providing appropriate criteria for setting the boundaries of the District:

- To establish a sense of continuity and to make the District readily identifiable, the boundaries should encompass a contiguous area.
- **2.** Principal entries into the District should have the quality of "gateways", and principal

- travel routes should have a sense of enclosure on both sides of the route.
- **3.** The District boundary should include areas that are significant to Kleinburg-Nashville in terms of architectural heritage, historical development, rural village character, and quality of landscapes and vistas.
- **4.** The District boundary should enclose sufficient areas beyond the village cores to ensure that the contributions of rural and valleylands to their character, as recognized in OPA 601, are maintained and enhanced.
- **5.** Recognizing that the District Plan will be a guide for future development, the District boundary should encompass sufficient areas to ensure that new development or redevelopment will maintain and enhance the heritage character that the District Plan seeks to preserve.
- **6.** Individual properties, designated under Part IV of the OHA as having historical or architectural value or interest, can be included in the Heritage Conservation District, though they remain subject only to Part IV.

The above rationale from the 2003 KNHCD Plan does not address all areas included in the HCD boundary. During the update to the Study, the HCD Boundary was updated to correct inconsistencies with mapping in order to reflect the correct HCD boundary. The four most noticeable changes were the exclusion of a partial lot 926 Nashville Road abutting the Village of Nashville north boundary, and inclusion of the full parcel for: 10 Richard Lovat Court, 910 Nashville Road and 872 Nashville Road – these property parcels were only partially included in the 2003 KNHCD boundary mapping. There were also updates completed based on the results of the study. Other updates are discussed in the following subsections of this Plan.

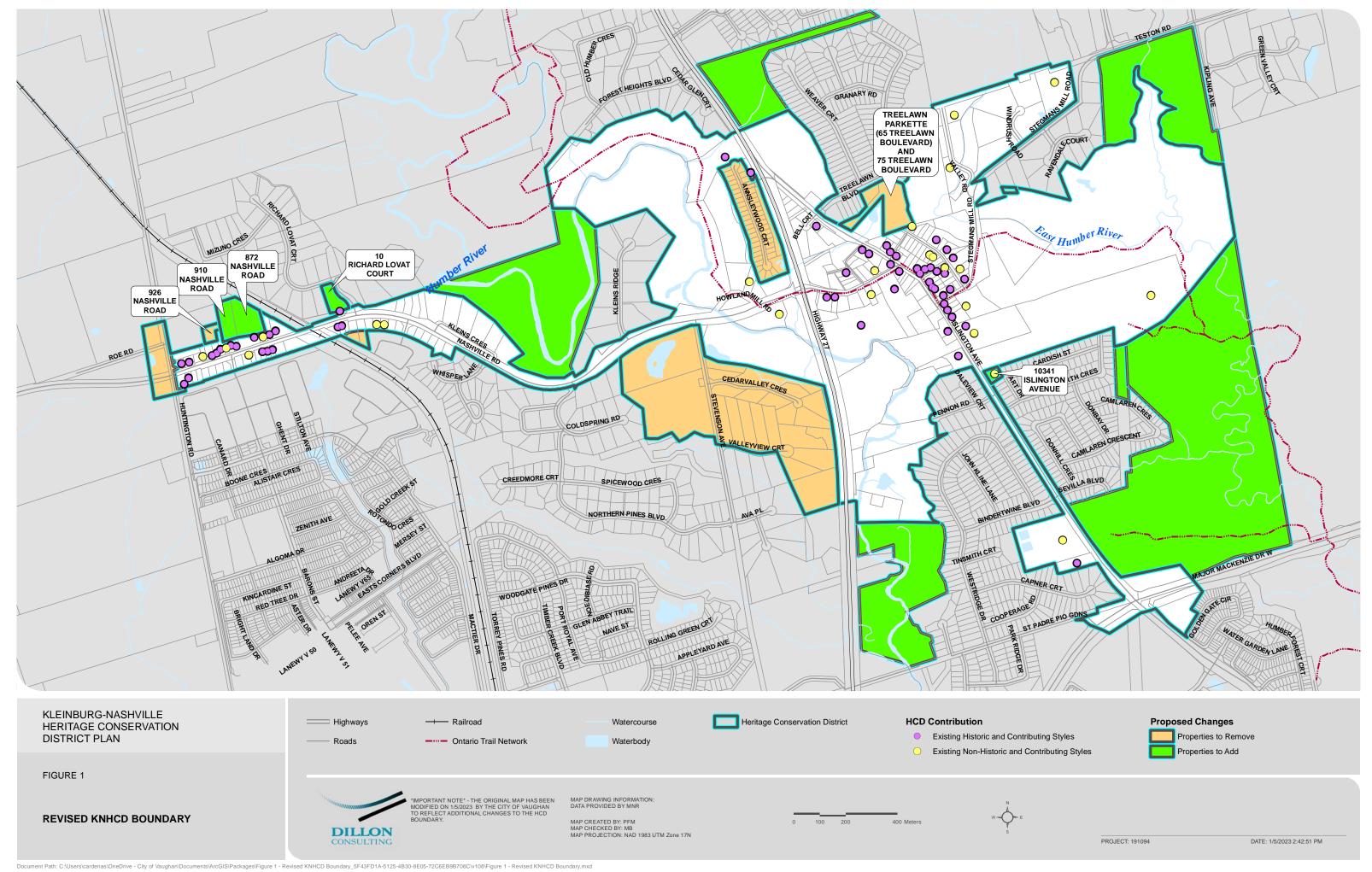
1.8.2 Proposed Updated HCD District Boundary

The Kleinburg-Nashville HCD is comprised of two discontinuous historic mill villages: Kleinburg, which is nestled between two branches of the Humber River with Islington Avenue as the main spine; and Nashville, which is centred on the intersection of Nashville Road and the rail line. The two villages are connected via Nashville Road.

The updated HCD includes many buildings that retain their original vernacular design and detailing as well as more recent infill buildings of sympathetic design. There are 257 buildings within the HCD, of which eleven (11) are designated under Part IV of the OHA and there are 381 properties within the HCD, of which eight (8) are designated under Part IV of the OHA.

The previous boundary was analyzed during Part 1, the update to the Study which included a review of new legislation, stakeholder engagement and discussions with Heritage Vaughan etc. As a result, the updated Study included a recommendation for a reduced HCD boundary size. Please refer to Part 1 - The Study which has a fulsome explanation for the proposed update to the existing HCD boundary.

The updated HCD boundary is illustrated in **Figure 1.**



1.9 Heritage Attributes

1.9.1 Heritage Character Areas

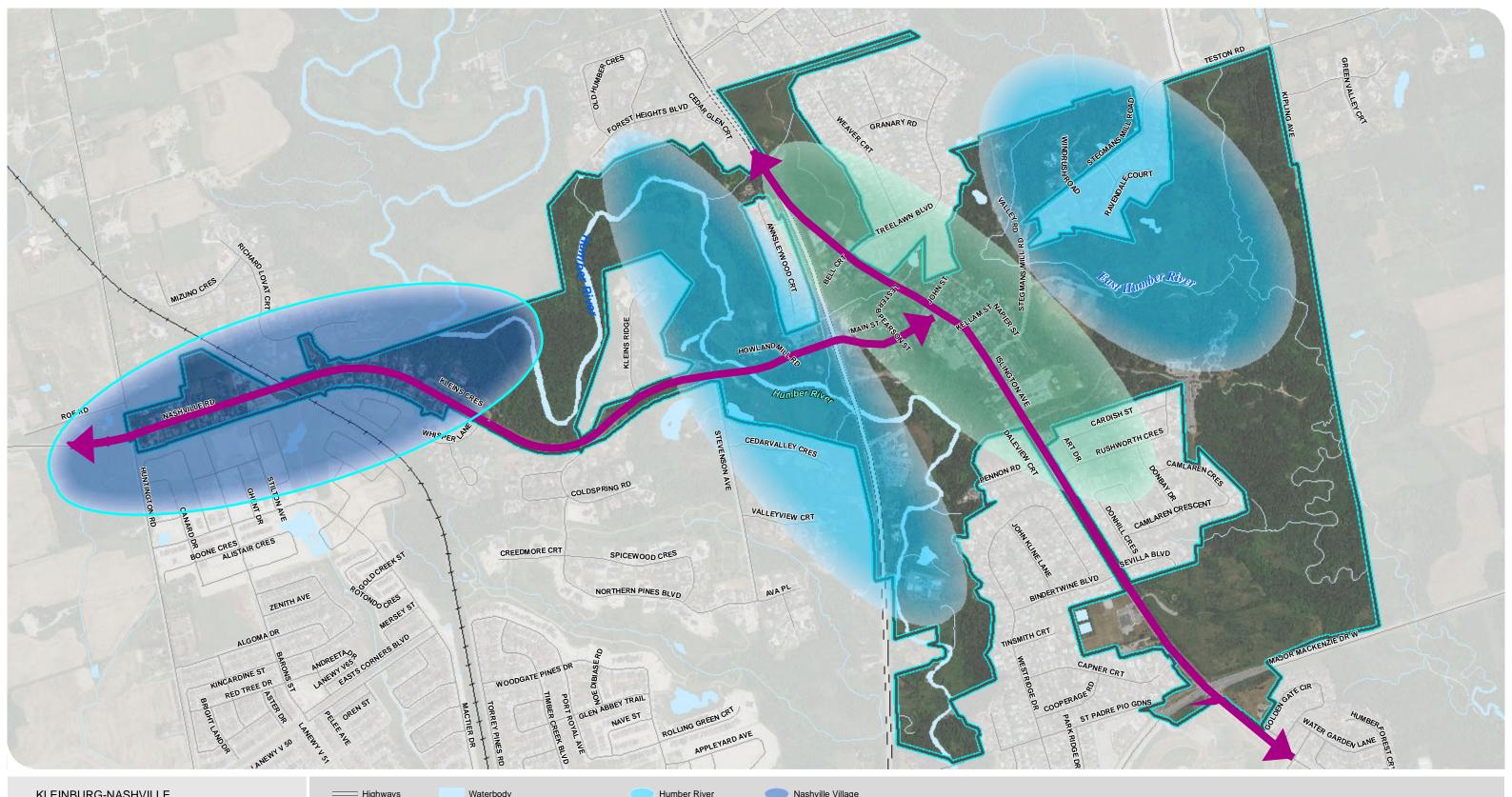
The Kleinburg-Nashville HCD is comprised of the following character areas, as illustrated in **Figure 2.**

Kleinburg Village, which is set on the narrow ridge between the valleys of the two branches of the Humber River and centred on what is now Islington Avenue. The village was founded in 1848 around the existence of several mills.

Nashville Village, which was established by the railway station built in 1870 that served the Kleinburg mills and industries, as well as the farms of surrounding communities.

Humber River and its associated tributaries and valleys which are historically linked to both Kleinburg and Nashville and which influenced their development and form.

Road Links, which are shaped by topography and the ridge between the two valleys; Nashville Road and Islington Avenue.



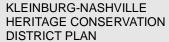


FIGURE 2

CHARACTER AREAS IN THE KNHCD



Section 2 OBJECTIVES AND POLICIES

2.1 Overview of Objectives

The following sections explore the objectives for the HCD in detail.

Preserve, protect, maintain and restore the unique character of the villages of Kleinburg and Nashville

The Kleinburg-Nashville Heritage Conservation District has a recognizable heritage character, which is described in the previous section. This character is valued, in and of itself, by the citizens. The heritage character of the District is also of significant economic value to the tourism sector of the local economy, and merits preservation and enhancement. The heritage character of the District is enhanced by streetscapes, open spaces, and vistas. Its preservation depends on the economic benefits provided by support infrastructure such as parking and pathways. The preservation and enhancement of the heritage character of Kleinburg-Nashville requires policies concerning existing contributing buildings, non-contributing buildings, new developments, and streetscape as well as infrastructure in the District.

Conserve properties and landscapes which contribute to the heritage character of the HCD

The overall heritage character of the HCD is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building.

Built structures and properties may possess heritage value or interest or have little or no heritage significance. This differentiation in status is a commonplace distinction of properties within an HCD. The terms "contributing" and "non-contributing" are used to distinguish between those properties within an HCD, which respectively either do or do not contribute to the cultural heritage value or interest of Kleinburg-Nashville. For more detailed information and guidelines pertaining to both contributing and non-contributing properties and structures refer to **Section 4.0**.

The terms "contributing" and "noncontributing" are used to distinguish between properties within an HCD.

Manage designs for new development to ensure appropriate contribution to the heritage character

Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Reiterating again that lot consolidation, particularly in the residential areas, shall be discouraged in order to protect and maintain the original lot design of the 19th century as much as possible, new developments will be restricted to the original lot fabric.

Maintain Kleinburg-Nashville as local communities as well as a destination for visitors

Kleinburg-Nashville functions both as an stablished community for the residents, however it's charm also attracts visitors from around the City who would like to experience the heritage character of these unique villages.

Align with the community's long term vision.

The North Kleinburg-Nashville Secondary Plan (2010) already lays out a well defined vision for the community. The previous HCD as well as this udpate has aligned itself with the vision and guidelines.

2.2 Policies for Cultural Heritage Landscapes

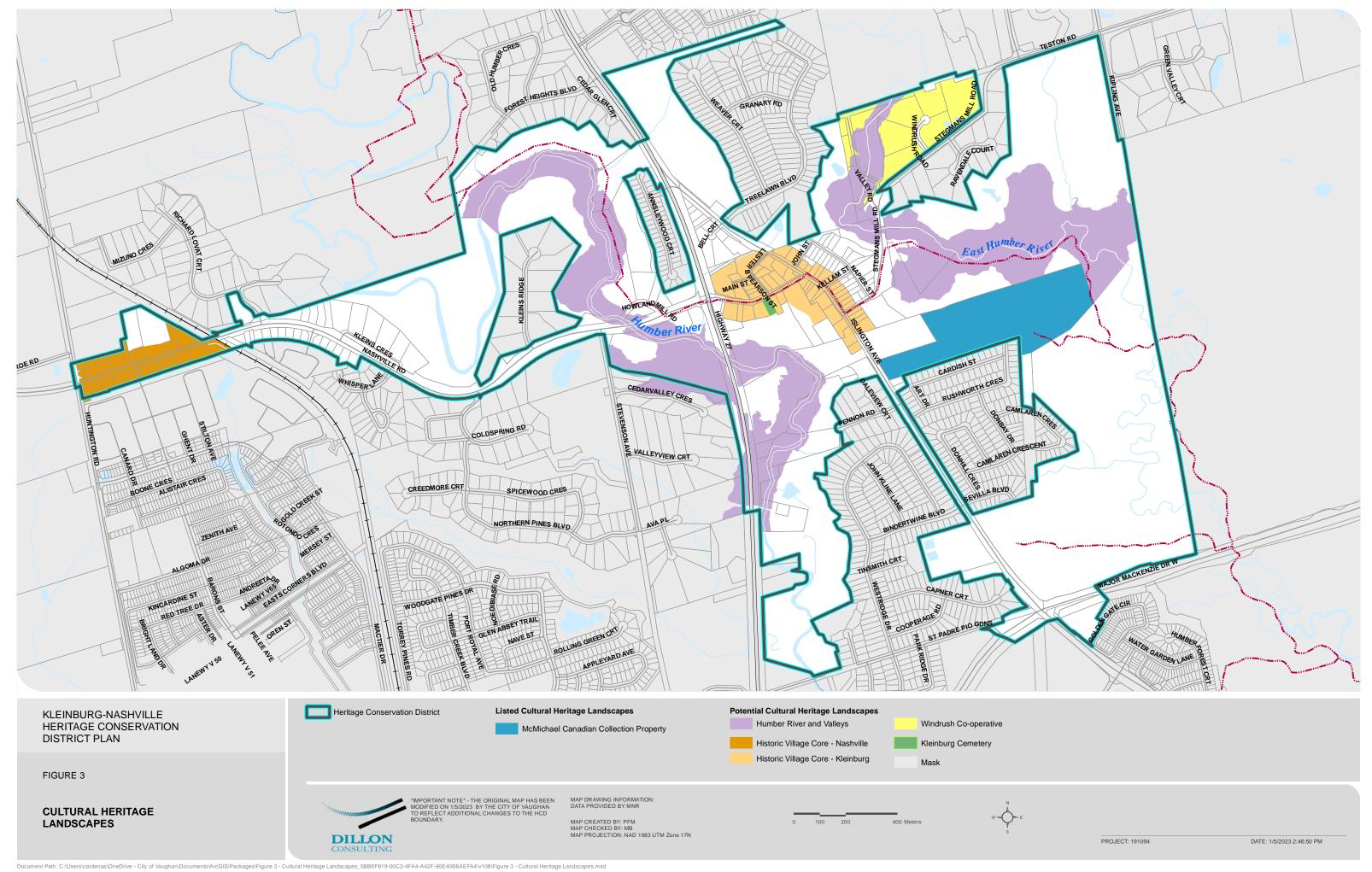
A cultural heritage landscape can be a singular property of cultural significance or may reflect a larger area such as a village with multiple built heritage and landscape attributes.

The landscape attributes including the hilly terrain and the natural setting of the KNHCD derived from the valleys of the East Humber River and Humber River are equally highly valued by the public. Notwithstanding that there is already inclusion of significant landscapes within the HCD, there is value in identifying the cultural heritage landscapes that contribute to the designation of the KNHCD in the same manner as individual built heritage features.

The research and development of the CHLs was completed in Part 1: The Study, please refer to the Study, specifically the section on Cultural Heritage Landscapes for more detailed information relating to each CHL. It also includes what determines and the process for delineation a CHL. The CHLs in the KNHCD are identified in the list below and depicted in **Figure 3** – Cultural Heritage Landscapes.

- Humber River and Valleys
- Historic Village Core Kleinburg
- Historic Village Core Nashville
- Windrush Co-operative
- Kleinburg Cemetery

CHLs and associated historic vegetation shall be afforded the same consideration and protection from intensification pressures and new development as the built form.



2.3 Policies For Existing Contributing Properties

2.3.1 Overview

These buildings and properties contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values from the Statement of Significance. They are predominantly historic buildings from the villages of Kleinburg and Nashville. Non-historic buildings also contribute to the character of the district through their landmark architectural style or through their modest architecture that is sympathetic to the historic buildings.

There are 55 existing historic and contributing properties in total. To be considered 'historic' properties must possess three essential attributes: sufficient age, a relatively high degree of physical integrity and historical significance. A map outlining the existing historic and contributing styles within the HCD are found in **Figure 4**, and **Figure 5** depicts the non-historic and contributing styles.

The following is a high level list of existing contributing styles both historic- and non-historic styles found within the HCD. They are described in the following sections. Additional details can be found in **Appendix A which contains the Architectural Styles Inventory** conducted as part of in **Part 1 - The Study.**

1. Historic and Contributing Styles

- a. Log House / Log Cabin
- b. Georgian / Neo-classical
- c. Victorian
 - i. Gothic Revival
 - ii. Italianate
 - iii. Commercial / Institutional
 - iv. Vernacular
- d. Ontario Gothic Cottage
- e. Romanesque Revival & Gothic Revival (Church)
- f. Edwardian

2. Non-Historic and Contributing Styles

- a. Modern Movement
- **b.** Cape Cod / Bungalow

3. Non-Historic and Non-Contributing Styles

- a. Suburban
 - i. Post-War
 - ii. Victorian Inspired
- **b.** Ranch

4. Miscellaneous (Non-Historic or Historic, and Contributing Styles or Non-Contributing Styles)

- a. Vernacular Commercial
- **b.** Vernacular Agricultural
- **c.** Public Open Space
- d. Vacant Land

It is noted that there are some miscellaneous properties (see category 4 above) which may contain contributing styles and those would have to be assessed on an individual basis.



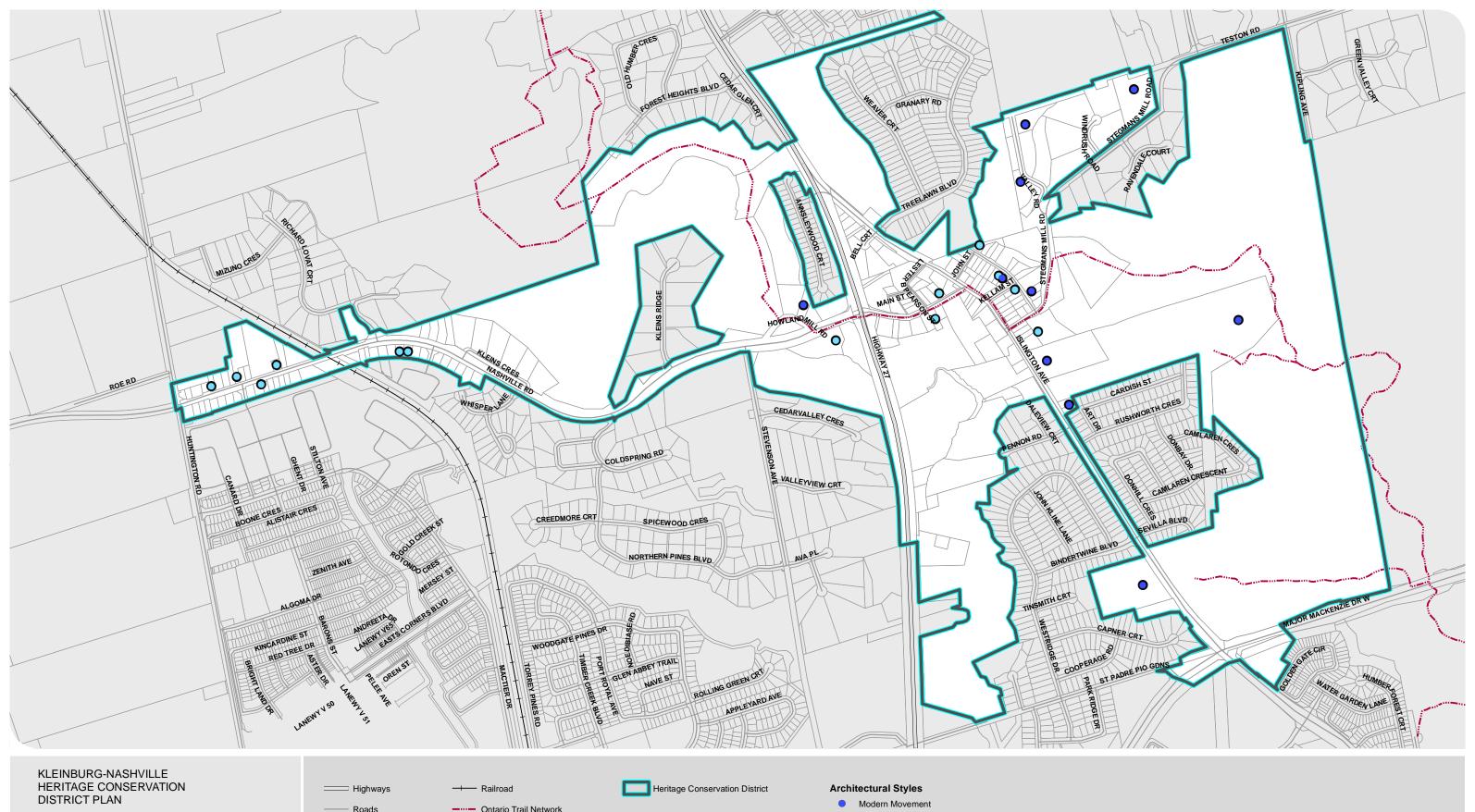
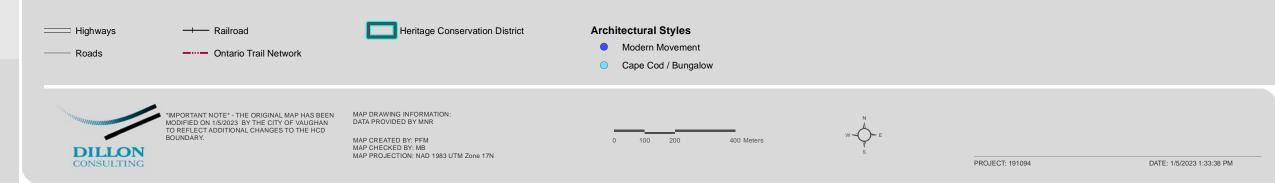


FIGURE 5

NON-HISTORIC **AND CONTRIBUTING STYLES** IN THE KNHCD



2.3.2 Historic and Contributing Styles

Log House/Log Cabin: (1750-1840s)



Log houses were the first building type constructed by European settlers in Ontario. They typically exhibit symmetrical façades with a central entrance. Wood windows are double hung, with 6 over 6 panes. The exposed wood exterior has chinking between the logs. They often feature side gable roofs with a central chimney or chimneys at the gable ends.

Georgian: (1780s-1860s)
Neo-classical: (1810s-1850s)



Commonly used for residential as well as commercial buildings, the façade of Georgian structures are box-like and balanced with an equal number of windows on either side of the front door. Five bays are common and most structures are from one to three storeys, commonly two. Paneled front doors with rectangular transoms and small-paned double-hung windows are typical. Cladding was initially clapboard and the style adapted to stone and brick.

The Neo-classical style is generally expressed in one to two storeys with a three bay façade, hipped or end gable roof with matching chimneys, and a central entrance decorated with pilasters and sidelights, transom and/or fan lights around a single door.

Victorian Gothic Revival: (1840s-1870s)



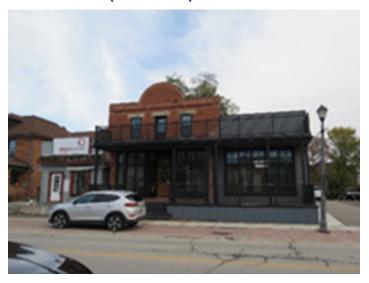
The Gothic Revival style is often one-and-half storeys and is most commonly clad in brick, board and batten or stone. Plans can be L-shaped, square or rectangular and roofs are steeply pitched with one or more front gables that often exhibit decorative vergeboard. The windows are arched under the peaked gables, and bay windows are occasionally seen on the first storey. Entrances are typically centred and may include sidelights and transom. Verandas are common to the style and often include decorative vergeboard.

Victorian Italianate: (1840-1885)



Italianate structures are predominantly two to three storeys with a hipped roof and decorative elements along the roof line, often brick corbelling and heavy cornice brackets. Windows are commonly paired, arched or curved at their top, and may exhibit decorative crowns or voussoir.

Victorian Commercial/ Institutional: (1840-1900)



Commercial or institutional buildings built during the Victorian Era (1840-1900). Village shops often feature a front gable or boomtown front. These buildings historically housed commercial uses on the main floor and living quarters above. Like vernacular residential buildings, vernacular architecture is typically not designed by a professional architect and is influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials. Victorian Commercial/ Institutional buildings are modest in scale but have typical Victorian decorations including decorative woodwork and bricks.

Victorian Vernacular: (1840-1900)



These structures are typically not designed by a professional architect and are influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials.

Ontario Gothic Cottage: (1850s-1900s)



The composition of the Ontario Gothic Cottage is generally symmetrical with steep gable window and roof pitches and wall continuity that may be broken up by projecting or recessed bays. Verticality is emphasized in the gables. Round arches are often seen in window and door openings. Porches supported by posts with shallow roofs that extend the length of the façade are common. Typical of the style, a great deal of carved and turned woodwork such as finials, decorative vergeboard and verandahs are observed. Cladding includes board and batten and brick, with dichromatic brickwork adding to the decorative effect.

Romanesque Revival & Gothic Revival (Church): (1840s-1870s)



Common features of the Gothic Revival style in religious buildings include pointed arch windows, rib vaulted ceilings, steeply pitched roofs, towers and an emphasis on height. Gothic Revival architecture was popular in Ontario and was the most common style for religious buildings in the mid- to late-19th century, just as many of Ontario's towns and cities began to boom.

Romanesque Revival buildings are a revival of medieval architectural styles made popular by John Ruskin, a critic of the Victorian era architecture and art. This style was used widely for institutional and religious buildings and can be described as "heavy." Typical features include round arches, square towers and the use of dark materials such as wood or brick.

Edwardian: (1900-1920)



The Edwardian style is simple, classical and balanced. It can be two storeys or more, often clad in brick and organized in two bays with two symmetrically placed windows on each storey. Roofs are hipped or gable with heavy cornices. Windows can be sash or paned and are usually one-over-one. They typically feature a verandah along the full length of the façade.

2.3.3 Non-Historic and Contributing Styles

Modern Movement (1930s-1970s and 1990s-Present)



Typical buildings from the Modern Movement are low profile one to one-and-a-half storeys with a strong horizontal emphasis. Large windows or walls and a flat roof with large overhangs are also characteristic of this style. This category is manifested in the KNHCD as constituting buildings which are custom designed individually by architects.

Cape Cod/Bungalow (1900-1945)



Bungalows are typically one to one-and-a-half storeys. They are wood frame, often with wood siding and low pitched roofs.

2.3.4 Conservation of Contributing Properties

Conservation of contributing buildings and properties in the District requires policies to encourage and promote their economic use, their maintenance and preservation, and the restoration of heritage elements where they have been damaged or removed.

- Loss of heritage through neglect is an avoidable tragedy. Regular inspections for building maintenance and fire prevention shall be undertaken and regulations in this regard shall be enforced;
- The original construction and detail on contributing buildings shall be retained and repaired whenever possible;
- Alterations to contributing buildings shall include removal of later unsympathetic work and restoration of original features and detail;
- Adaptive reuse of contributing properties is encouraged so long as the ew use is appropriate for the context;
- Work on contributing buildings must be consistent with the Design Guidelines in Section 4.0; and,
- Loss of heritage resources through demolition is strongly discouraged. Policy suggestions for demolition control appear in Section 1.5.4.

2.3.5 Alteration & Additions to Contributing Properties

New attached additions to contributing buildings to be designed to complement the design of the original building. Additions are to be subordinate so as not to overwhelm the heritage character of the original building.

Any alterations and additions to contributing buildings require a Heritage Impact Assessment as well as a Heritage Permit.

2.3.6 Demolition of Contributing Properties

Buildings and other structures located within the boundaries of a property listed as contributing to the character of the HCD shall not be demolished and will remain in their current location within the existing context. Historic building fabric will be repaired rather than replaced where possible.

If unavoidable, requests can be made for the demolition of the building. All requests for demolition will be assessed by the City's Cultural Staff and will be evaluated according to their current condition, and historical and architectural merit.

The City may refuse a demolition permit under the *Ontario Heritage Act* for individually designated buildings or buildings located within the HCD.

2.3.7 Salvage of Contributing Building Materials and Commemoration

If and when a heritage building is permitted to be demolished, which is a rare situation, the building shall be documented for its characteristics and those demolishing the building will be required to advertise through local channels the availability of the building for relocation or salvage of the materials and architectural features as a required condition for the demolition permit.

It may be required by the City for the proponents of the demolition to conduct a phased approach in order to expose the techniques used for construction for educational and documentation purposes. Documentation includes recording of the structure through photographs and measured drawings. Historical Commemoration by way of interpretive plagues, the incorporation of reproduced heritage architectural features in new development, or erecting a monumentlike structure commemorating the history of the property, may also be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings1.

¹ Guidelines for Cultural Heritage Impact Assessments – Terms of Reference. (2017) City of Vaughan.

2.3.8 Relocation of Contributing Properties

Historic buildings shall be retained in their original locations. Relocation of a contributing building is strongly discouraged. The relocation or dismantling of contributing buildings shall only be the last resort. The structures themselves also are only a piece of the contributing property. They exist as part of a whole including the trees, landscaping, fencing and other site elements which would be lost if buildings were dismantled / relocated.

Relocation of historic buildings also shall not be located to the KNHCD.

All options for on-site retention shall be investigated prior to a decision being made. Alternatives in order of priority starting with the first option shall be examined prior to a relocation approval:

- On site retention of building with original use;
- On site retention of building with adaptive re-use;
- Relocation of the building within the same property; and,
- Relocate building to another part of the KNHCD.

2.3.9 Relocation and Integration of Heritage Building within a New Development

A heritage building that is relocated to the KNHCD from another site shall be strongly discouraged.

2.3.10 Permitted Uses of a Heritage Building

The Zoning By-Law will determine the permitted uses for heritage buildings within the HCD. Proposed uses that require minimal or no changes to the attributes of the heritage building are preferred and encouraged.

2.4 Policies For Existing Non-Contributing Properties

Some properties in this grouping (23 properties or 9 percent) contribute architectural qualities to the character of the KNHCD. As these properties (below) do not possess all three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) they are considered non-contributing. However, these buildings possess an architectural integrity, which make them contribute to the character of the KNHCD because of their importance in the development of Kleinburg and Nashville in the post-war period.

Other properties (148 properties or 58 percent) do not contribute to the design or physical, historical or associative, or contextual value of the HCD. Properties within this grouping do not add to the historical integrity or architectural qualities that contributes to the character of the KNHCD. As these properties below do not possess all three essential attributes related to historic buildings (sufficient age, a relatively high degree of physical integrity and historical significance) they are considered non-historic. In addition, these buildings do not possess any significant architectural integrity that contributes to the character of the KNHCD because they are 'faux' styles that are improperly rendered.

Many buildings in the District are not considered contributing structures. As described in the history of the HCD in **Part 1** - **The Study**, Kleinburg-Nashville was re-settled in the years after the Second World War, after decades of economic and population decline. In the villages, there has been a considerable amount of infill and village-edge development, and the valleys have provided sites for a variety of postwar buildings, as small developments, and stand-alone buildings.

Refer **Figure 6** to see the locations of existing non-contributing and miscellaneous styles throughout the HCD. Styles are illustrated and described in the following sections.



2.4.1 Non-Historic and Non-Contributing Styles

Post-War Suburban (1950-2003)



Buildings grouped in the Suburban style have a non-descript style but share the common element of a single detached house with extensive front yard lawns and large driveways to serve the garages. This category represents production-type or builder houses based on standard single detached models

Suburban Victorian Inspired (1990s-Present)



Although suburban, the Suburban Victorian inspired style is distinct as it represents a reimagined contemporary building with a specific style within the Victorian era (i.e., Italianate and Gothic Revivals and Queen Anne). Elements typical of the style include the use of front gables, projecting bay windows, vergeboard and ornamentation such as dichromatic brickwork to create quoining, voussoirs and decorative patterns.

Ranch (1950-1975)



Ranch style houses are generally one to oneand-a-half storeys and compact and low to the ground. They exhibit simple construction, primarily with rectangular or square plans and often with low slope side gable or hipped roofs. This style displays a lack of ornamentation and is commonly clad in brick, vinyl siding or a combination of both. In other circumstances these homes may have cultural heritage value or interest individually, however, they were determined not to contribute to the cultural heritage value or interest of the KNHCD as identified in the Statement of Significance.

2.4.2 Alteration & Additions to Non-Contributing Properties

Many of the buildings and properties within the HCD are non-contributing and many of these non-contributing properties are 'good neighbours' to adjacent existing historic and contributing properties with appropriate scale, massing and design.

Additions and alterations to non-contributing buildings have an impact on their contributing neighbours, the streetscape and the overall character of the HCD. As non-contributing buildings are altered and added to, these shall aim not to detract from the heritage character of the HCD overall and to adjacent properties. Any irreversible alterations or modiciations proposed will require a Cultural Heritage Impact Assessment within the HCD. Designs shall be sympathetic in nature and materials without recreating heritage styles.

2.4.3 Demolition of Non-Contributing Properties

The process of evaluation of a building's design (scale, massing and/or architectural design) will be completed through a formal Cultural Heritage Impact Assessment drafted by a member with professional qualifications. Their assessment will determine if the property is sympathetic and supportive to the adjacent properties and the overall character of the HCD. They will provide their conclusion based on the distinctions within the assessment and either support or not support the proposed demolition.

2.5 New Development

New development shall complement and enhance the character of the HCD and shall be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them. New development shall be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building. The City may require a Cultural Heritage Impact Assessment when new development is proposed within the HCD. New development within the HCD shall generally be consistent with the Guidelines in **Section 4.0**.

Within the District, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

- A. the local pattern of lots, streets and blocks;
- B. the size and configuration of lots;
- **C.** the building type of nearby residential properties;
- D. the orientation of buildings;
- **E.** the heights and scale of adjacent and immediately surrounding residential properties;
- F. the setback of buildings from the street;
- **G.** the pattern of rear and side-yard setbacks;
- **H.** the presence of mature trees and general landscape character of the streetscape;
- the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties; and,
- **J.** conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

The above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

Different uses and different settings within the HCD have different characters and requirements for new development. These are outlined in the following sections.

2.5.1 Residential Development2.5.1.1 Site Planning

The historical residential villages of Kleinburg and Nashville were laid out with large lots, ranging between a quarter- to a half-acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Frontyard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for selfsufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low.

The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. Elements that define the heritage character of the residential village include:

- Generous lot sizes and modest house sizes, compared to historic urban development or recent suburban development;
- A variety of front-yard setbacks;
- Original yards may have been enclosed with low picket fencing. Currently, fenced front yards are rare; and,
- The generous presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.

2.5.1.2 Architectural Style

New construction in the residential villages shall be sympathetic and complementary to the historic built form of neighbouring properties. New buildings shall be designed with local heritage styles in mind. Designs shall not look to re-create but rather incorporate and highlight appropriate features. In particular, windows, doors and trim shall be similarly attenuated and architectural detailing should be visible in spirit but not a direct duplication. Materials shall be of a similar palette those found within the HCD.

2.5.1.3 Scale And Massing

New residential construction in the residential villages shall respect local heritage precedents in scale and massing. In almost every case, new construction will be replacement houses on existing built lots.

Underground parking shall not be permitted as it is a permanent alteration to the entire residential lot and has long term detrimental affects to existing vegetation and mature tree canopy.

2.5.2 Commercial Development2.5.2.1 Site Planning

The historic commercial areas have the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection and corridor, interspersed with residential buildings. The site-planning characteristics of this type of historic development include:

- The existence of side-yards, even on most commercial properties;
- A variety of front-yard setbacks, with purpose-built commercial buildings tending to be located at the streetline, and residential front yards ranging considerably in depth;
- The use of low fencing or planting to delineate all but the shallowest of commercial frontages; and,
- The random presence of trees in front, side, and rear yards, providing a frame of clumps of greenery to the built form. This is in contrast to the commercial form of towns and cities, where trees are either absent, or arranged as linear boulevard planting.

2.5.2.2 Architectural Style

Historic buildings were a mix of purposebuilt commercial structures and house-form residential. Some residential buildings had storefronts added after construction, even at a very early date. Most of the buildings, even purpose-built ones, had gable roofs. New commercial construction shall be sympathetic to and complement its historic built form.

New buildings shall be designed with local heritage styles in mind. Designs should not look to re-create but rather incorporate and highlight appropriate features. In particular, windows, doors and trim shall be similarly attenuated and architectural detailing should be visible in spirit but not a direct duplication. Materials shall be of a similar palette those found within the HCD.

2.5.2.3 Scale And Massing

New commercial construction shall respect local heritage precedents for scale and massing. This includes existing historic and contributing buildings, as well as those that have been lost, but are recorded in historical photographs. Heights within the commercial designation generally shall not exceed a maximum building height of 9.5 metres. Herights and building footprints shall be consistent with those found in adjacency within the HCD. Minor variances related to building height will not be supported.

2.5.2.4 Storefronts

Historic commercial buildings may have been purpose-built or converted from residences. This is typical of a village commercial streetscape, and differentiates it from shopping areas in larger towns and cities. There are no existing examples of the classic 19th century storefront in Kleinburg,

though the old Post Office at 10483 Islington has the typical large, high plate-glass windows of this type. It lacks the normal bracketed and corniced signband, having a full-width porch above the windows instead. Historical photographs of Kleinburg show that such porches on commercial buildings were very common, to the extent that they defined the commercial character a century ago.

Conversion of historical residential buildings to commercial often inserted a large window opening, perhaps on only one side of a central door, rather than full width storefront. More recent conversions often leave the original residential window openings in place, if the business doesn't require large display windows.

2.5.2.5 Signage

The commercial core falls within the City of Vaughan Sign By-law "Special Sign District" in Schedule B. Historic photographs of Kleinburg show projecting signs, window signs, soffit signs, as well as signs installed above porch roofs, which might be termed "inverted soffit" signs. The signs are generally quite small: in a village of 300 souls, a shop would be known to everyone without much by way of signage. The store-wide sign fascia, with cornice and mouldings, was common in larger villages; it provides a reasonable historic precedent that meets modern commercial needs.

2.6 Archaeological Resources

If ground disturbances are proposed, the York Region Archaeological Master Plan and/or the MHSTCI *Criteria for Evaluating Archaeological Potential: A Checklist for the Non-Specialist* shall be reviewed to determine the potential for subsurface archaeological remains. If any such potential is identified, an archaeological assessment shall be completed. The requirement for checking archaeological potential applies to contributing and noncontributing properties as well as to all public spaces (i.e., valleylands, parks and roads).

Ground disturbing activities include (but are not limited to):

- Demolition of existing buildings or construction of new buildings;
- Installation of deck footings or pools;
- Site grading or major landscaping; and,
- Infrastructure improvements (changes to road alignments, utility lines, etc.).

For cemeteries within the HCD boundary, any proposed building or major construction must be at least 4.57 metres (ie. 15 feet) away from any in-ground grave. Any ground disturbance occurring within the vicinity of the cemetery limits would require an archaeological assessment to determine if there are any remains present outside of the currently-identified cemetery limits. The Kleinburg-Nashville Heritage Conservation District contains two (2) known cemeteries, the Kleinburg Cemetery, and the cemetery at the McMichael Gallery. Work being completed within the assumed limits of the cemetery, or adjacent to the cemeteries must follow the regulations outlined in the Funeral, Burial and Cremations Services Act, which state that any proposed building or major construction

must be at least 4.57 metres or 15 feet away from any in-ground grave (O. Reg. 30/11, s. 155). The presence or absence of in-ground graves can only be determined by a Stage 3 cemetery investigation. The Bereavement Authority of Ontario must be contacted prior to any intrusive assessment in the vicinity of a cemetery to determine whether an Investigation Authorization is required.

All archaeological assessments shall be undertaken by a licenced professional archaeologist and be conducted in accordance with the *Standards and Guidelines for Consultant Archaeologists* (MHSTCI 2011).

2.7 Streetscapes

Streetscapes are where the public interacts the most with the HCD. Roadways, sidewalks and their associated elements in the HCD serve as physical markers reinforcing the special quality of the street. Over time, the streetscapes throughout the HCD have evolved, however the new elements post a risk to the character of the HCD through inappropriate development.

Upgrades and replacements to street and pedestrian lighting fixtures, street furniture, and amenities need to be evaluated in terms of their impact on the heritage character of the HCD.

Opportunities exist within the streetscape network to achieve a number of overall goals including: reclamation of area within the streetscape for pedestrian connections through and to green spaces; integration of streetscape elements with the architectural heritage of the HCD; introduce trails and connect with green buffers; create public spaces to support seasonal festivals; enhance sense of entry / arrival; visually connect the Nashville entrance and the core area; and, increase / improve street furniture and areas of shade and refuge.

Guidelines for streetscapes are outlined in **Section 4.0** which highlight requirements for sidewalk paving, lighting, street furniture, and amenities in the HCD. These guidelines help pave the way for the opportunities and help to mitigate potential threats such as the effects of inappropriate new developments (scale/massing/setbacks).

Several of the roads within the HCD are significant in terms of defining the heritage character of the HCD and contribute to the function and layout.

2.7.1 General Streetscape Standards

Streetscapes throughout the HCD shall be a high quality public space and designed to maximize pedestrian comfort through various elements including public art, plantings, furnishings and other interactive elements. Streescapes shall be pedestrian scaled and geared towards public safety. Efforts shall be made to calm traffic, especially through the Historic Village Core areas of both Kleinburg and Nashville. Pedestrian infrastructure shall be provided to create a lively and interconnected active transportation network including sidewalks, trails and associated landscaping.

2.7.2 Village of Kleinburg

Within the historic Village Core of Kleinburg, the major artery is Islington Avenue, with Nashville Road as a secondary route. The remaining streets within the Village Core include: Stegmans Mill Road, Main Street, Lester B Pearson Street, John Street, Napier Street, and Kellam Street. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses. The existing condition is a great deal more urban than that of the Village of Nashville, and in some areas the new development along the west side of Islington Avenue are over-urbanized which dampen the visual quality of the village character, which has been buried under an array of standard pavers, bollards, and planting tubs. Reconfiguring these elements can help to restore the village character of Kleinburg.

Majority of the houses along the Islington Avenue do not front onto the street and thus require reinforcing of the sense of place. Other buildings within the Kleinburg Village Core include a few commercial properties which front onto the street and have a shorter setback. Building frontages and mature trees enhance the streetscape. The width of the right of way creates space for a wide range of activities and programs. Currently, the roadway is busy and should be designed to calm traffic and focus on transforming the street into a pedestrian-oriented place.

There is an existing set of streetscape guidelines, Village of Kleinburg: Islington Avenue Streetscape Master Plan Study (2011), for the stretch of Islington Avenue from Major Mackenzie Road north to Regional Road 27 and also along Nashville Road from Regional Road 27 to Islington Avenue. The guidelines support the pedestrian-oriented road design and village character of Kleinburg and will be reinforced in this Plan.

2.7.3 Village of Nashville

The streetscapes within the Village of Nashville differs from that of the Village of Kleinburg in the sense that there is only one street within its Village Core and that is Nashville Road.

Approximately 85 percent of its 2.5 kilometre length is flanked by residential development. The majority of the houses along the corridor have their front elevations facing the street offering a visually interesting frontage to the street. The front yards are extensive and deep. Almost half of the properties on the western stretch of Nashville Road are considered contributing resources. The street has mature planting that obscures the view of more contemporary development.

The following streets branch off from the Nashville Road:

- Stevenson's Avenue;
- Valleyview Court;
- Cedervalley Crescent;
- Highway 27; and,
- Annsleywood Court.

2.8 Public Open Spaces And Parks

2.8.1 Overview

The KNHCD is characterized by the vast natural heritage features and open space, which make up over half of the existing land use (53 percent) of which nearly half (25 percent) is within the Toronto and Region Conservation Authority's (TRCA) floodplain (see **Table 2**). Within the valleylands, defined by the floodplain boundary, there is very limited development with approximately 4 percent of the existing land use accounting for residential land uses, and 5 percent for institutional.

Although over a third of the tablelands, defined as the lands outside the floodplain, are open space, the predominant existing land uses are residential (29 percent), infrastructure and utilities (17 percent) and institutional (13 percent). The existing commercial land uses are limited to 2 percent and industrial are approximately 1 percent of the tablelands area.

The tables below refer to actual uses and details observed during site visits, rather than the VOP (2010).

The most predominant increases in the existing land use between the 2003 and 2020 Plans are institutional and parks and open space, decreasing the residential and agricultural stock of the KNHCD. Between 2003 and 2020, 'Park' space increased from 4.0ha to 6.1ha and Open Space increased from 98.5 ha to 135 ha. The villages of Kleinburg and Nashville have seen significant investment in community-building.

Valley Land

Existing Land Uses	Area (ha)	Area (%)
Residential	2.5	4%
Institutional	3.8	5%
Parks	3.2	4%
Open Space	58.1	81%
Infrastructure & Utilities	4.4	6%
Total	72.0	100%

Table Land

Existing Land Uses	Area (ha)	Area (%)	
Residential	63.4	29%	
Commercial	4.6	2%	
Industrial	1.4	1%	
Institutional	28.1	13%	
Parks	2.9	1%	
Open Space	79.4	36%	
Infrastructure & Utilities	36.6	17%	
Agricultural	0.9	0%	
Total	217.4	100%	

Table 2. Existing Land Uses Within the KNHCD in 2020

2.8.2 Parks & Public Plaza Space

There are three formal parks within the HCD:

- Saint-Jean de Brebeuf Park. South of Major Mackenzie on the east side, contains playground, shade structure, play court and open space;
- Bindertwine Park. Entrance off of Stegman's Mill Road, contains Kleinburg Tennis Club, ball diamond, soccer pitch, playground, parking lot and entrance to William Granger Greenway – Humber Trail; and,
- Treelawn Parkette. Located on Treelawn Boulevard. Contains walkways and playground.

Two of the three parks are a newer construction and don't appear to contain contributing elements, however they do provide opportunities for enhanced pedestrian connections, and are also potential locations for interpretive elements which would help animate the history of the HCD. The third, Bindertwine Park, which is a community park for Kleinburg-Nashville, provides linkages into the valleylands associated with the East Humber River.

Within the Core Village areas, there are limited public plaza / civic open space opportunities. There is an existing plaza associated with one of the newer commercial developments, however it is largely a stark area with continuous paving, limited amenities and an electrical transformer box located in the middle of the space, interrupting any type of flow that may happen.

Lands falling outside of the Core areas and outside the residential pockets are generally public open space associated with the Humber River Valley system.

2.8.3 Open Space

2.8.3.1 Humber River Valley

The Villages of Kleinburg and Nashville have been and continue to be influenced and defined by the Humber River Valley system, parks and contributing open spaces. A significant portion of the HCD consists of valleylands consist of "significant woodlands", and substantial areas are recommended for forest regeneration and habitat enhancement. Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

The Humber River spreads out widely above its fork in Woodbridge, but the forks return to close proximity at Kleinburg, where the width of the village plateau is as narrow as 200 metres. The rivers then diverge again. The East Humber Valley henceforth heads generally north, but the main Humber Valley throws a series of loops to the west, extending the valleylands almost to Nashville. Kleinburg's natural setting is a dramatic one, sitting on a narrow causeway over 30 metres above a river valley system that extends over 3 km from west to east.

The HCD is part of the Humber River ecosystem and includes lands designated by OPA 601 as wetlands, significant woodlands, hydrologically sensitive areas, Environmentally Significant Areas (ESAs), and an area of Natural and Scientific Interest (Humber ANSI). Kleinburg Village, in particular, is integrated in between both of the valley and stream corridors.

The valleylands, and the rivers within them, have major heritage significance. Their historical role in the origin and development of Kleinburg and Nashville, and their continuing role as the setting for the villages, make them worthy of conservation. Suitable development in the valleys, and maintenance of a healthy ecology in the natural environment are both necessary parts of that preservation. Most of the East Humber Valley within the District is owned or managed by the Toronto Region Conservation Authority (TRCA), and is subject to their Boyd North and Glassco Park Management Plan, 1999.

2.9 Landscapes and Vegetation

The landscapes and vegetation contribute to the character of the HCD as much as the built form. Protection of mature vegetation and trees is a key aspect of the HCD plan as well as protecting other natural features and valleylands. The most significant aspect of the landscapes are the tree canopy which are found as part of: tree stands; valleylands; continuous streetscapes; and, individual properties.

The Official Plan addresses the wide range of issues concerning the natural landscape and valleylands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre wide vegetative buffer strips are mandated along valley and stream corridors, and single-loaded roadways at valley edges are required to preserve views and give public access to the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valleylands.

2.9.1 Landscape Treatment

Existing historical landscapes are to be protected and conserved. Mature trees will be preserved except where removal is necessary due to disease, damage or they pose a risk to public health and safety. Existing vegetation performing a visual screening function shall not be removed.

New complementary landscaping and tree plantings shall be used to enhance the HCD character. Plantings can be used to screen modern elements such as parking lots, fenced playing fields etc. New vegetation shall not obstruct existing views and vistas and shall not create visual barriers.

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this document can help maintain and enhance the natural heritage of the HCD.

2.9.2 Invasive Plant Species

Of the roughly 2600 identified vascular plant species that grow wild in Ontario, more than 25% are aliens or exotics not native to the province. These importations have been going on since Europeans first arrived, either as deliberate introductions or as stowaways in cargoes, ballasts, and debris. However and whenever they arrived, these species have found hospitable ecological niches. Once established they make use of the plant world's full array of propagation strategies. Without the pests and competitors of their native environments, many are able to outcompete native species, and may seriously threaten entire native ecosystems, replacing a host of native plants that together provided food and habitat for native wildlife.

Section 3 INTEGRATION WITH OTHER MUNICIPAL POLICIES

3.1 Overview

In Ontario, the land use planning system functions in a top-down framework where the province provides policy guidance through the Provincial Policy Statement (PPS), and regional and local municipalities are to adapt and implement guidance through municipal official plans and zoning by-laws. The policy framework guiding this Plan integrates provincial and local policies.

The Planning Act requires municipalities to be consistent with the PPS, therefore strengthening the policy direction from the PPS for the conservation of built heritage resources and cultural heritage landscapes in the province. The *Ontario Heritage Act* (OHA) provides legislative framework for the identification and protection of cultural heritage resources and archaeological resources in the province, as well as providing the specific guidance on implementing heritage conservation in Heritage Conservation Districts. Together, the provincial polices and local policies protect built and cultural heritage resources.

This section reviews the integration of the Plan within and associated with the various policies and frameworks. For integration and application of this Plan, the following sections include recommendations for integration and updates to various municipal policies. Please refer to Part 1 – The Study for more in depth detail and analysis for each of these policy frameworks discussed in the following sections.

3.2 Planning And Development

3.2.1 Planning Act (1990)

Section 2 of the Planning Act indicates that a council of a Municipality have regard for matters of provincial interest to ensure: "(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest." Section 3 of the Planning Act directs a municipal Council's decisions to be consistent with the Provincial Policy Statement (PPS, 2020).

3.2.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) outlines the current policy on planning and municipal land use that relates to provincial interests, of which is the conservation of heritage resources, including HCDs.

Relevant policies in Section 2.6 of the PPS (PPS, 2020, p. 31) state that:

- "2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes

- of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources".

The City of Vaughan's Official Plan (2010) will need to be updated to reflect PPS 2020 directions, definitions and policies on cultural heritage resources. The PPS 2020 provides updated definitions of 'conserved' and 'cultural heritage landscape'. The updates to the City of Vaughan Official Plan (2010) will allow for policies of this Plan to be implemented in conformity with the PPS 2020.

3.2.3 Ontario Heritage Act (1990)

Since 2005, under the *Ontario Heritage Act*, the process for implementing a HCD includes the completion of a study, followed by an HCD Plan and Guidelines. Once an HCD designation bylaw is passed, property owners in the district will need a permit from the municipality for any alteration that's not considered minor, as well as any demolition or new construction. This Plan and Guidelines are intended to satisfy the stage in the process before an update to the HCD designation by-law.

3.2.3.1 Bill 108, The More Homes, More Choices Act (2019)

Bill 108, the More Homes, More Choices Act, 2019 was introduced by the Government of Ontario on May 2, 2019, and received Royal Assent on June 6, 2019. Bill 108 proposed

changes to a number of provincial acts including the OHA.

Following is a summary of the key amendments to the OHA, which came into effect in September 2019 (Environmental Registry of Ontario, 2019).

The application for demolition or alteration 60 day timeline is relevant to KNHCD and shall be considered in the completion of a heritage permit application process.

Demolition: The amendments provide added clarity that demolition includes the removal or demolition of a heritage attribute as well as a building or structure. This clarification is relevant to the KNHCD. An update to the term demolition will be included in this Plan, see **Section 1.5.4**, and the heritage permit application process as well as definitions in the City's Official Plan.

Appeals: Designation appeals and appeals regarding alteration of heritage properties will now be heard by the Local Planning Appeals Tribunal (OLT) rather than the Conservation Review Board. The decision of the Tribunal will be binding on the municipality. This is relevant to KNHCD as all appeals will be processed through the OLT. In **Section 5.3** of this Plan, the appeals process is reflected. This update shall also be reflected in the heritage permit application process as well as definitions in the City's Official Plan.

Objections: The amendments introduce a new process for making an objection to council when a notice of intention to designate is issued. The new process is similar to the previous 30-day period for objections to the Conservation Review Board.

Designation By-Laws: The amendments include new guidance and direction on drafting designation bylaws, with heritage

attributes clearly identified and the cultural heritage value of the property clearly explained. This change could be relevant if additional properties are included in a revised HCD boundary. As part of the HCD Study the HCD by-law shall be amended to include a Statement of Cultural Heritage Value or Interest and heritage attributes to be complaint with this direction.

3.2.4 York Region Official Plan (2010)

The Regional Official Plan of York (York Region OP) addresses cultural heritage resources in three sections of the Plan. Triple bottom line objectives for healthy communities are to: "recognize, conserve and promote cultural heritage" (York Region Official Plan, 2010, p. 3). Heritage conservation districts are recognized in Regional policy as an opportunity for local municipalities to preserve cultural heritage resources. At some point, the York Region Official Plan (2010) will be updated to reflect new PPS 2020 and OHA directions, definitions and policies on cultural heritage resources.

3.2.5 City of Vaughan Official Plan (2010)

The Official Plan policies for the conservation of cultural heritage resources, heritage properties and heritage conservation districts provide greater protection for the City of Vaughan's cultural heritage. However, there are some gaps that could be strengthened in the policy through the ongoing Official Plan Review process, guiding the City's growth and development to the year 2041, including:

- OHA updates through Bill 108, which came into effect in September 2019;
- PPS 2020 on conservation of heritage resources;

- Industry best practice, such as the recognition of the Humber River as a Canadian Heritage River System;
- Detailed HCD map which is easily read to determine which properties are included within the HCD boundary;
- Specific polices on HCD boundary expansion or alteration;
- Specific policies on updates to HCD Studies/ Plans;
- Definitions for contributing (to the character of the district) and non-contributing properties (incidental to the district) and removing of the terminology of 'nonheritage properties'; and,
- Integrate polices from other municipal plans and studies outlined in **Section 3.0**.

The Official Plan protects the vast and rich valley system of the HCD, with Natural Areas land use designations. Kleinburg's historic village, designated as Low-Rise Mixed-Use, supports the vision for the pedestrian-oriented Local Centre. Nashville village is envisioned as a KN Low-Rise Mixed-Use II through the North Kleinburg-Nashville Secondary Plan (2012); the Official Plan schedules need to be updated to include the south side of Nashville road in the secondary plan boundary. There is an opportunity to review the permitted uses to ensure compatibility with the KNHCD objectives.

3.2.6 North Kleinburg-Nashville Secondary Plan (2012)

The Secondary Plan developed a framework for Focus Area 1 - Nashville Village that supports the long-term evolution of the Nashville into a mixed-use main street, a constituent of the KNHCD. The land use designation, KN Low-Rise Mixed-Use II) provides opportunities for townhouses, block townhouses and low-rise mixed-use buildings, with maximum height of three (3) storeys. The Secondary Plan acknowledges the need for a compatible and sensitive interface between Nashville north and the lands to the south.

3.2.7 Area Specific Plan – Kleinburg Core (2013)

The Kleinburg Core has an Area Specific Plan that was approved by the Ontario Municipal Board in 2013. The goals of the plan aim to ensure that in general, the heritage resources (built and natural) are protected in accordance with KNHCD.

3.3 Land Use

Kleinburg-Nashville is located within the City's Urban Boundary, according to Schedule 1 - Urban Structure of the City of Vaughan Official Plan (2010), and part of Kleinburg is identified within the Intensification Area and designated a "Local Centre", as per Figure 9 in the image below. The remainder of the district is identified as stable "Community Areas". The lands in the KNHCD are further defined as per Schedule 13 - Land Use, with lands designated "Low-Rise Residential", "Low-Rise Mixed Use" and "Natural Areas".

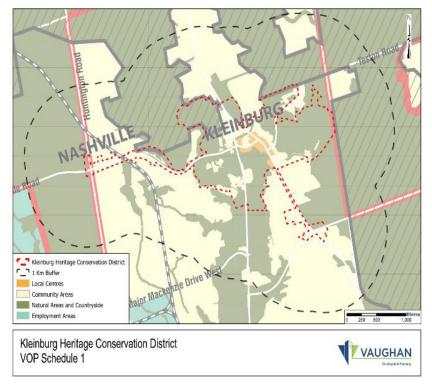
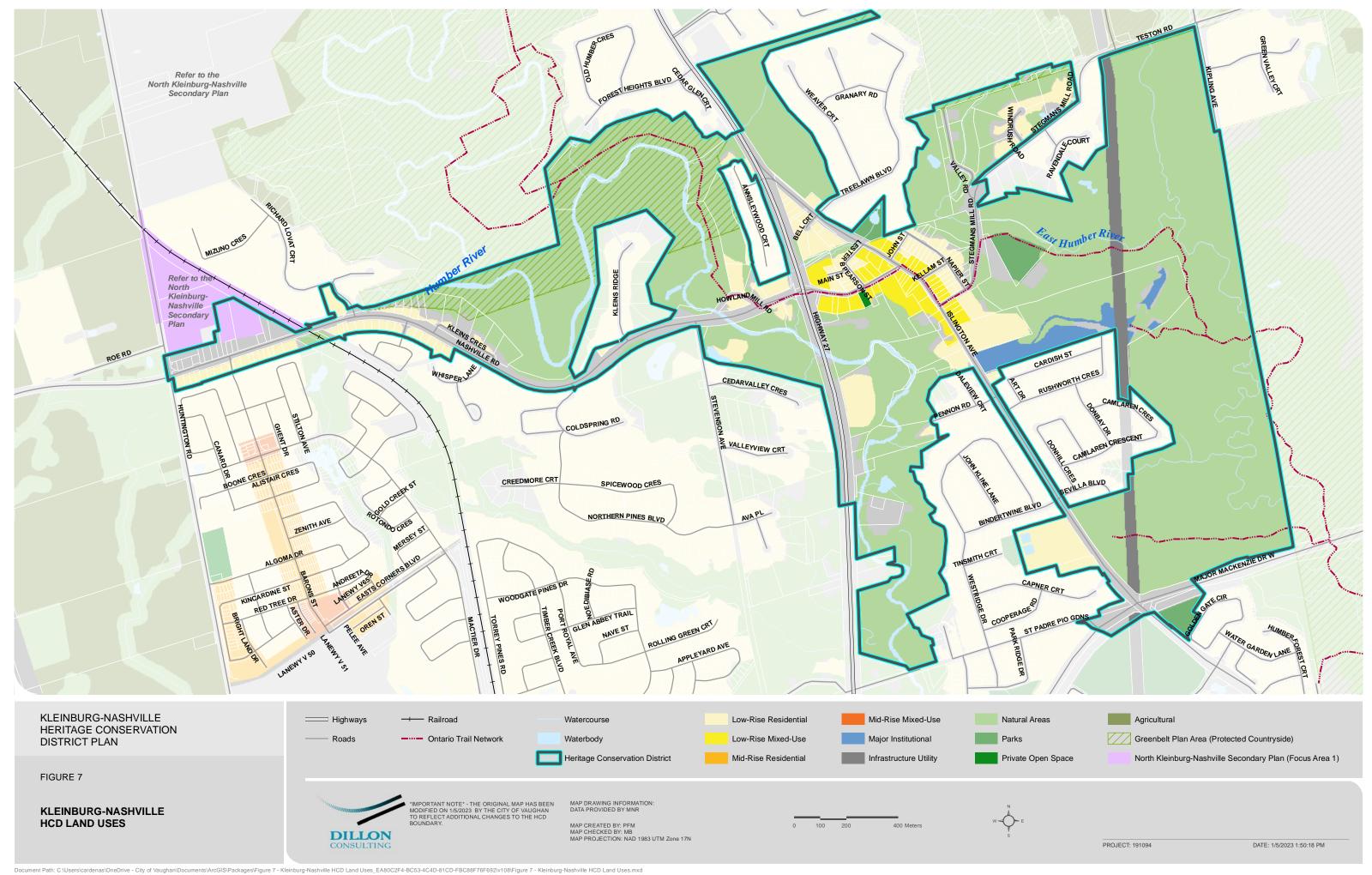


Image 7. Figure 9 from Kleinburg-Nashville HCD within Schedule 1 Urban Structure - City of Vaughan Official Plan, 2010

Figure 7 illustrates the land use designations from the City of Vaughan Official Plan for the KNHCD. The majority of KNHCD lands have Low-Rise Residential and Natural Areas land use designations, with a pocket of a local intensification area in Kleinburg designated as Low-Rise Mixed-Use and McMichael Canadian Art Collection property as Institutional.



3.4 Zoning

The City of Vaughan's Zoning By-law 1-88 is currently in force and effect, although the City is undertaking a Zoning By-law review. The zoning for the lands within the study area include: Commercial (C2, C3, C11) Residential (RR, R1, R5, RM2), Open Space (OS1, OS2) and Agriculture (A) and Transportation Industrial (M2, M3). The Zoning By-law sets out minimum and maximum requirements for: lot area, frontages, setbacks, coverage, building height etc.

Building heights over time have increased from the original 6-6.5m heights to 9.5 maximums and lot coverages have increased to over thirty percent. These are not in keeping with the heritage character within the HCD. There is an opportunity with the completion of this updated HCD Study and Plan and through the concurrent review of the Zoning By-law to realign the limits for what is allowed within the HCD boundary such as lower building heights and coverages. Refer to **Figure 8** for Zoning within the HCD Boundary.

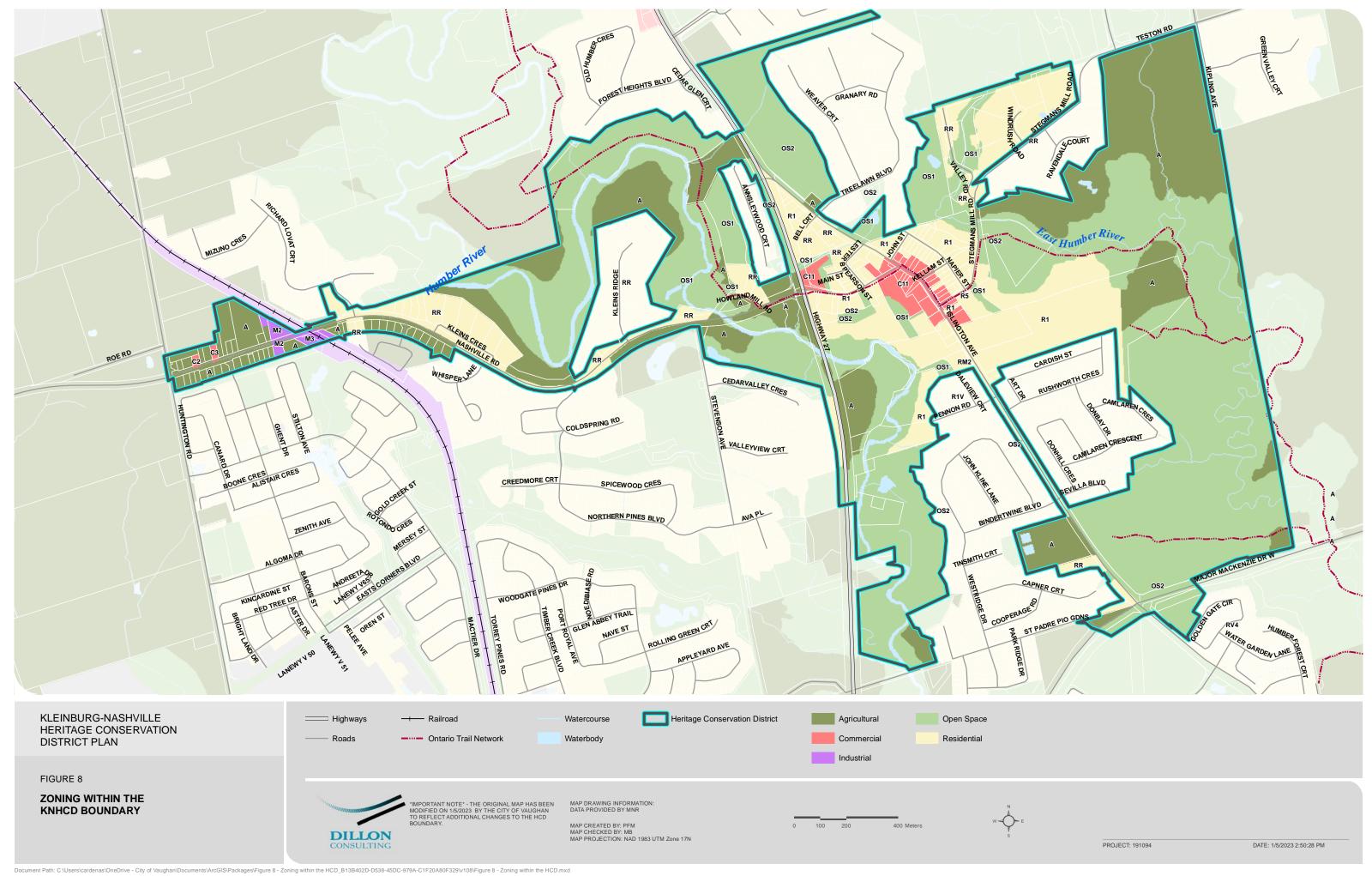
3.5 Built Form

As identified in the KNHCD Plan, the rivers had a primary influence on the origins of Kleinburg. The two hilltops became the settlement grounds for the villages of Kleinburg and Nashville as illustrated by the early dates of constructions in **Figure 9**. Kleinburg continued to expand its boundaries in the late 19th century and early 20th century. Nashville Road connecting the two villages, Islington Avenue and further development around Kleinburg continued to see development in the mid-20th to early 21st century. The redevelopment of parcels within the historic village cores commenced in the 1960s and more rapidly in the 21st century.

Overall, the heights of buildings in KNHCD are predominantly two storeys, although there is some variation between one to three storeys dependent on the architecture style and land use. The Village of Kleinburg has pedestrianoriented built form massing that is tightly knit between parcels and provides a continuous built edge along the streetscape; the buildings themselves have porches, verandas and other architectural features that make it a comfortable environment to walk.

A small section of the north parcels along Nashville Road in the Village of Nashville have small frontages bringing the buildings closer to the street and framing a continuous pedestrian-oriented streetscape; the built form massing and architectural details support an active street frontage. Other parts of the village have primarily residential buildings with large setbacks from the street and side yards; they present the rural residential landscape with mature trees sometimes hiding or accentuating the built form.

Other areas of the HCD have suburban massing and patterns to the built form; the spacing between buildings and their relationship to each other depends on the architectural style and date of construction.





3.6 Parking

In preparing the 2003 KNHCD Study and Plan, a detailed parking study was undertaken to ensure there is a provision for adequate parking, supporting the economic health of Kleinburg commercial core, and the overall amenity of the village. At the time, the parking supply for the Kleinburg core area was more than sufficient to meet all peak parking demands, through a share parking operation. However there has been growing congestion and decreasing availability of parking in the core in more recent years. Parking needs have been evaluated and addressed in the recently completed Kleinburg Parking Strategy Report (2020).

3.7 Environmental

The HCD is part of the larger Humber River ecosystem which includes lands designated as wetlands, significant woodlands, hydrologically sensitive areas, Environmentally Significant Areas and an area of Natural and Scientific Interest (Humber ANSI). The Transportation Master Plan Study Kleinburg - Nashville Focus Area (2012) identified the natural environmental factors including river valleys pose challenges and limitations in the implementation of road network and other infrastructure improvements. The unique environmental characteristics of the HCD are recognised throughout the local policies and plans. A recommendation from the previous KNHCD Plan was for a Heritage Tree By-law to be enacted protecting District trees larger than 250mm caliper. This will preserve the environmental contribution of the 'village forest', as well as the character of the Villages.

3.8 Economic Development

The historic economic and cultural conditions within Kleinburg-Nashville both prompted and slowed development throughout its history. The economic and cultural conditions affecting growth and development are detailed in Section 3.4.3 of Part 1: The Study. The impact of tourism generation and economic spin offs is recognized as one of the benefits for a community with such a designation.

3.9 Grants and Incentives

The City of Vaughan does not currently have any active heritage grants or tax relief programs.

The Municipal Act (2001) allows municipalities to enact a heritage property tax relief program for properties designated under Part IV and Part V of the *Ontario Heritage Act*. Municipalities can set the amount of tax relief they wish to offer (between 10 per cent and 40 per cent) and develop eligibility criteria in addition to those prescribed in the legislation. The MHSTIC has a guide Getting Started: Heritage Property Tax Relief which outlines the steps and requirements. The City should evaluate this legislation to determine if it can be usefully applied to the District.

Municipalities may also establish heritage grants programs. The money can be dedicated to the conservation/restoration or features or for heritage studies for properties designated under Part IV and Part V of the *Ontario Heritage Act*. Properties within specific areas of the HCD may be targeted for Commercial Property Improvement Grants, or Community Improvement Project Areas (CIPA) incentives.

The loss of heritage properties due to simple neglect is an avoidable tragedy and small levels of assistance have proven to be very effective in encouraging needed repairs and restoration.

Section 4 DESIGN AND ARCHITECTURAL GUIDELINES

4.1 Guiding Conservation Principles

4.1.1 Overview

A Heritage Conservation District designation is not intended to prohibit the changes required by contemporary needs. Its purpose is to guide those changes so that change contributes to the heritage character of the District. The management of this physical change in the process of continuing development will be ensured through the review and approval of heritage permit applications under Part V of the Ontario Heritage Act. The Design and Architectural guidelines discussed below will provide direction in reviewing these heritage permit applications and will also be applied to properties located within the District that are designated under Part IV of the Ontario Heritage Act.

Guidelines have been provided for alterations to contributing properties, non-contributing buildings, design of new buildings and open spaces within the district. The overarching goal of the Design and Architectural Guidelines thus is to protect, conserve and enhance Kleinburg-Nashville HCD's character.

The design and architectural guidelines are categorized on the basis of whether buildings comprise historic fabric or non fabric. These are further organized into sub-sections according to the building use (commercial or residential). The following sections address guidelines that provide direction to property owners (contributing and non-contributing properties), owners of vacant land and Municipal staff on renovations, alterations, new developments within the HCD:

- Design Guidelines for Contributing Properties
- Design Guidelines for Non-Contributing Properties
- Design Guidelines for New Development
- Urban Design Guidelines
- Landscape Design Guidelines: General Approach to Plantings and Vegetation

The above guidelines together will ensure and help to create a consistent framework for conservation and change.

4.1.2 General Heritage Standards

The property owners of buildings within the HCD as well as developers can also refer to the following resources that are easily accessible to the public to make themselves familiar of the current best building and landscaping practices:

- 1. The MHSTIC's Eight Guiding Principles in the Conservation of Built Heritage Properties (2007) lists Eight Guiding Principles in the Conservation of Historic Properties¹.
- 2. The Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)² are the overarching guiding heritage standards in Canada. The Standards outline that the decision making for a property should first start with understanding the historic place, then planning a project including determining the primary conservation approach, and then undertaking the project in line with the standards and guidelines. The three different approaches (called conservation treatments) are: preservation, rehabilitation, or restoration.
- 3. The book 'Building Resilience: Practical Guidelines for the sustainable rehabilitation of buildings in Canada, Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' by Mark Thompson Brandt Architect and Associates acts as a guidebook for practitioners, professionals, building owners and primarily focuses on environmental sustainability in existing historic buildings.

Preservation "involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value" (Parks Canada 2010: 15).

Rehabilitation is the "action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value" (Parks Canada 2010:255).

Restoration: "Involves accurately revealing, recovering, or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration may include removing non character-defining features from other periods in its history and recreating missing features from the restoration period (Parks Canada 2010:16)."

For further conservation details property owners, builders and developers can also refer to Preservation Briefs (published by Technical Preservation Services, Heritage Preservation Services Division, US National Park Service) and to the resources mentioned in the following section³.

¹ Eight guiding principles in the conservation of historical properties, Ontario Heritage Trust. Accessed from: https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles

² Accessed from: https://www.historicplaces.ca/en/pages/standards-normes.aspx

³ Preservation Briefs, Technical Preservation Services, Heritage Preservation Services Division, US National Park Service. Accessed from: http://www.nps.gov/tps/how-topreserve/briefs.htm).

The Standards and Guidelines apply particularly to these three steps of the conservation decision-making process: Determine the Primary Treatment, Review the Standards and Follow the Guidelines.

DETERMINE THE PRIMARY TREATMENT	PRESERVATION	REHABILITATION	RESTORATION	
REVIEW THE STANDARDS		· ·		
	GENERAL STANDARDS 1 – 9			
		Additional Standards for Rehabilitation (10–11–12)	Additional Standards for Restoration (13-14)	
FOLLOW THE GUIDELINES			Y	
	GENERAL GUIDELINES			
		Additional Guidelines for Rehabilitation	Additional Guidelines for Restoration	

Image 8. Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada 2010

4.1.3 Historical and Technical Resources

The original state of existing heritage buildings shall be researched before work is undertaken. On-site investigation often reveals original details concealed under later work. Research and on-site investigation can inform work being proposed to buildings within the HCD.

The Ontario Heritage Toolkit Heritage Property Evaluation⁴ list the following as methods for researching properties.

Community Context

- Learn about community history and activities that may hold cultural heritage value or interest; and,
- Visit the property.

Historical Research

- Search pre-patent land records for early properties;
- Search Land Registry Office property;
- Abstracts and registered documents;
- Review property tax assessment rolls; and,
- Review sources such as census records, directories, photographs, maps, newspapers, insurance plans, business records and family materials.

Site Analysis and Physical Evidence

- Develop knowledge of construction, materials, architectural style and other related topics; and,
- Analyse and record the physical characteristics of the property.

Evaluation and Report

- Merge the historical research information with the physical evidence;
- Make conclusions and deductions based on the supporting documentation • Identify any cultural heritage value or interest of the property; and,
- Describe the heritage attributes that support that value or interest.

Some historic drawings and photographs exist in the City of Vaughan Archives⁵, and in the Kleinburg Old Boys collection.

Maintenance, repair, replacement and restoration work shall be undertaken using proper heritage methods. Modern materials and methods of construction can have detrimental effects on old construction if proper methods are not used. This is particularly true of old brick.

^{4 (}MHSCTI 2006 page 40) http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf

⁵ City of Vaughan's Archives: https://www.vaughan.ca/services/vaughan_archives/findingaids/Pages/default.aspx

4.2 Design Guidelines For Contributing Properties

As noted in **Sections 2.3 and 2.4**, there is an existing inventory of contributing and non-contributing architectural styles for the HCD. A complete architectural inventory with photos can be found in **Appendix A**, the Architectural Styles Inventory from Part 1 – The Study. This section outlines the design guidelines for the contributing properties. Details about buildings, styles and relevant guidelines pertaining to the maintenance, repair etc. for contributing and non-contributing buildings are outlined in the following sections.

4.2.1 Heritage Design and Details

The following sections provides guidance on the design and detailing of the heritage attributes of a historic building. Conservation of the elements not only facilitates in maintenance of historic buildings but may also act as a precedent for detailing of new buildings, thereby ensuring a good fit with their immediate context. These elements and their heritage details have been discussed in the following sub-sections.

4.2.1.1 Exterior Walls Composition

The elevations of heritage buildings, whether designed by an architect or by a builder using a "pattern book", were usually laid out using geometrical principles and geometrically derived proportions. Knowledge of how heritage buildings were originally composed can be helpful in designing a new building that will fit well in the heritage context.

Exterior walls include foundation walls, structural masonry or log walls, and wood, concrete or steel framing with an exterior cladding such as curtain wall-wall systems⁶. Historic walls were most often solid brick masonry.

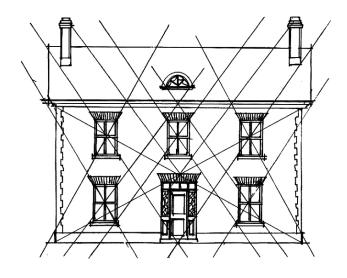


Image 9. Geometry governed most heritage design. In this example, the diagonals of the window openings relate to significant elements in the elevation and to each other. The diagonals of the main wall relate to the windows and front-door

⁶ Exterior Walls (2010). Standards and Guidelines For The Conservation Of Historic Places In Canada. Second Addition. Canada's Historic Places, Ottawa

I. Brickwork

Historically, brick was used both structurally as well as a load bearing element for its long-lasting and indestructible properties. Generally, a wall consists of two wythes or rows of brick bonded together by 'headers' (bricks placed front to back across the two wythes). In larger or taller buildings there may be 3 or more wythes⁷. The pattern in which the bricks are laid is called a 'bond'. These bonds add texture to the façades of heritage buildings and help maintain their character.

Different types of bonding have been described in Image 7. Historic bonds give liveliness to a wall, and shall be used, even though they are no longer structurally necessary.

Brick quoins are seen at the corner of heritage buildings. These interlock to strengthen the corner. Image 8 shows the correct and incorrect quoining.

A traditional brick wall performed many functions including those of structure, weather-proofing, thermal protection, daylight control and ventilation. In the mid-20th century, bricks were also used as veneers. In this specific condition, no brick bonding is visible and bricks are laid only in stretcher coursing. However, some historic brick walls appear to be veneer, but in fact have hidden bonding, and are actually traditional loadbearing brick walls, with two or more wythes of thickness ⁸.

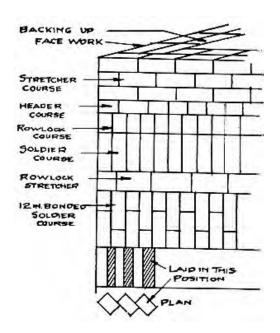


Image 10. Types of Brick Courses (The Art of Bricklaying, J. Edgar Ray,p.p.83 Chas. A. Bennett Co., Publishers)

⁷ Brick Masonry, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

⁸ Brick Masonry, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

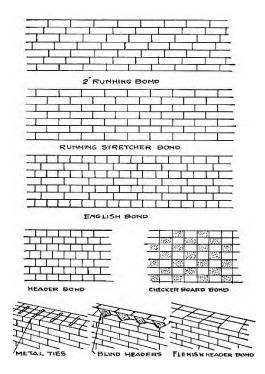


Image 11. Types of Brick Bonds. (The Art of Bricklaying, J. Edgar Ray,p.p.123 Chas. A. Bennett Co., Publishers)

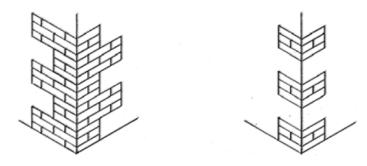


Image 12. Correct (left) and Incorrect (right) quoining.
(Source: Heritage Design and Details, Brickwork (2007)
Thornhill Vaughan Heritage
Conservation District Plan)

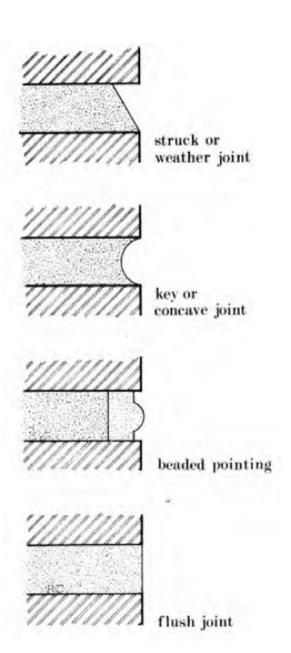


Image 13. The most common brick joints and pointing used in Turn-of-century Building (Source: Page 8, Guidelines for Restoring Brick Masonry, British Columbia Heritage Trust, Technical Paper Series)

II.Arches

Historically, structural openings in brick or stone masonry were either brick or stone arches. Most often, the bricks were laid in a soldier course above the openings. This layout shall be maintained to preserve the original look and character of the heritage building. The Kleinburg-Nashville Heritage District comprises of a majority of Victorian Style buildings. Arches over doors and windows are elaborated, providing an important element

of detail in the façade. The addition of arches over openings emphasized their height and elegance at the building scale and contributed to the streetscape character at the urban scale. The arches were rich in colors and brick patterns. To create an authentic look and preserve character of the arches as a heritage attribute, it is important that the bricks are laid to replicate historic arches - when the heritage building undergoes restoration and/ or rehabilitation.

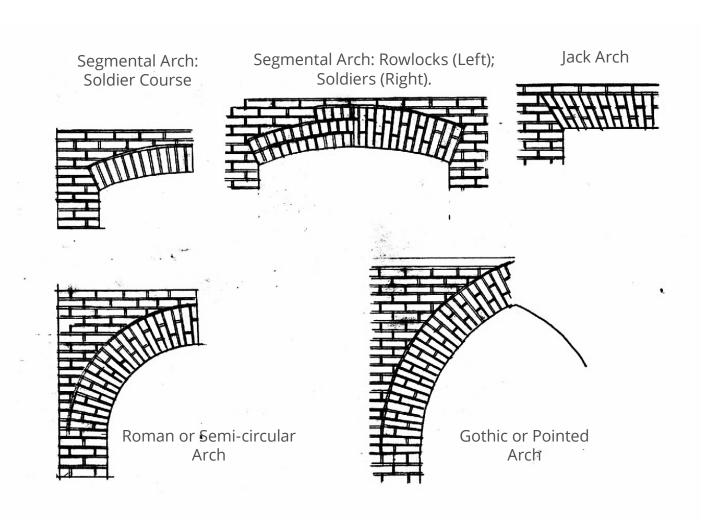


Image 14. Various types of arches. (Source: Kleinburg-Nashville Heritage Conservation District Study and Plan, 2003)

III. Wood Siding

The use of wood is an important heritage attribute in historic buildings. Almost all building styles include a version that includes wood siding an exterior cladding material. Historic wood siding is primarily of two types:

- 1. Horizontal clapboard, with about 4" to the weather &
- 2. Vertical board and batten siding.

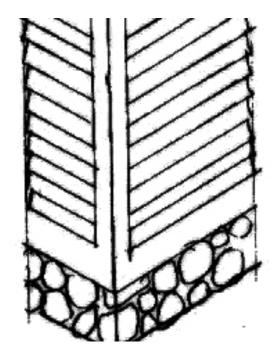


Image 15. Horizontal clapboard siding with fieldstone foundation.

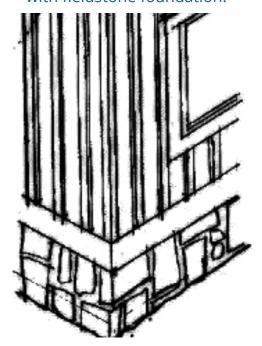


Image 16. Vertical board siding with dressed stone foundation. Note the wide skirt board at the bottom of the walls and the corner boards on the clapboard example.

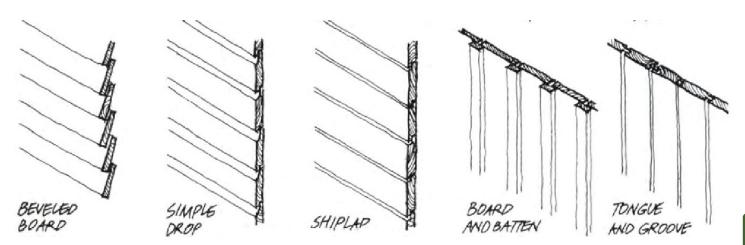


Image 17. Some Types of Wood Siding. (Image Credit: Page 137, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram)

4.2.1.2 Roof Composition

Section 4.3.3 of Standards and Guidelines for The Conservation of Historic Places in Canada provides guidelines for preservation, rehabilitation, restoration and replacement of roofs and its elements. Any alteration to a roof which acts as an attribute must adhere to these guidelines and meet the municipal by-laws, health, safety, and sustainability considerations.

I. Roof Types

Roof assemblies include both visible elements, such as cupolas, turrets, cresting, chimneys, gutters, weathervanes, gables, eaves, parapets, dormers, soffits and fascias, and components, such as the cladding, substructure, insulation, vapour controls, flashing and ventilation, that are critical in providing a weatherproof enclosure for the building.

The roof may also be a character-defining element of a historic building that contributes to a building's architectural form and aesthetics. The profile and details of a flat roof may also be character-defining despite its more understated appearance compared to a large hip or gable roof¹⁰. There are all range of shapes of the roof that become defining for the house, one could have a double gable or a centre gable.

⁹ Roofs (2010). Standards and Guidelines for The Conservation of Historic Places In Canada. Second Addition. Canada's Historic Places, Ottawa
10 Ibid.

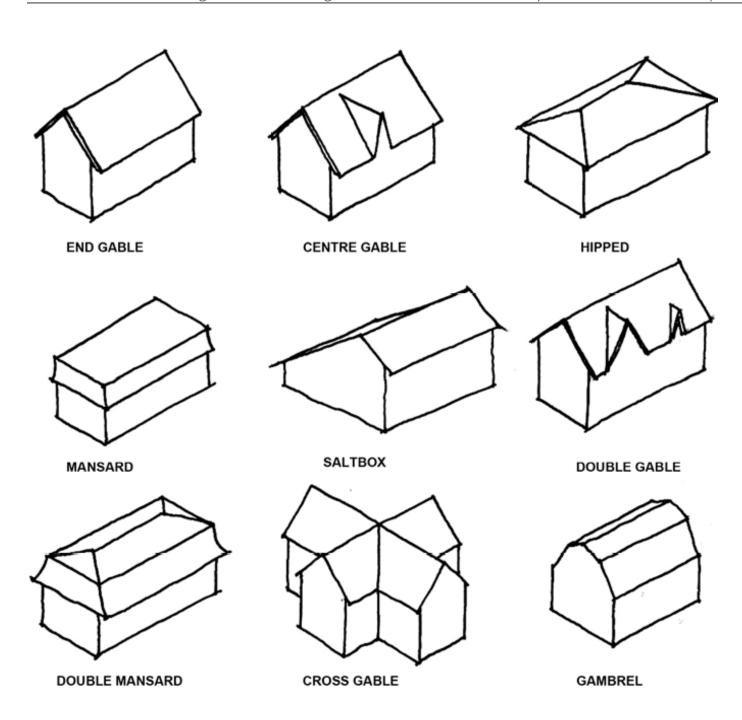


Image 18. Roof Type Image Credit: Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

Traditional roof and attic ventilation were provided in cupolas or in gable end vents that mimicked traditional decorative windows in similar locations.

Careful attention must be given to the detailing, pitch, exposure, material and shape during restoration, rehabilitation or replacement of a roof. Preserving the roofing will not only prolong the building's service life but significantly help in preserving the heritage character of the historic building.

Section 4.3.3 of Standards and Guidelines for The Conservation of Historic Places in Canada provides guidelines for preservation, rehabilitation, restoration and replacement of roofs. Any alteration to a roof which acts as a character-defining element must adhere to these guidelines and meet the municipal by-laws, health, safety, and sustainability considerations.

II. Dormers and Vents

Dormers form a part of the roof structure and most often contain a window. Historic dormers project vertically from the roof plane and take a variety of forms, depending on the architectural style of the building. They are incorporated both aesthetically as well as functionally to increase the usable loft space and natural light.

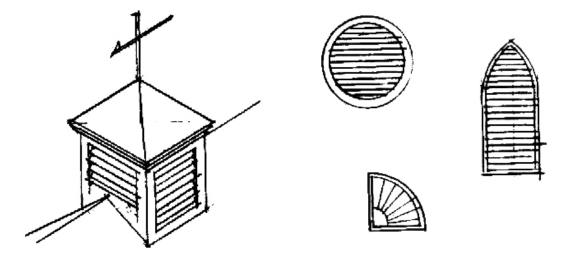


Image 19. Example of Dormer and Vents

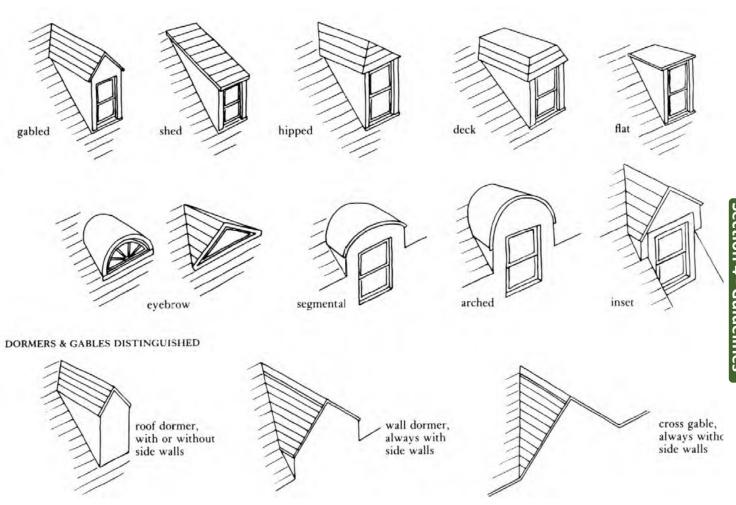
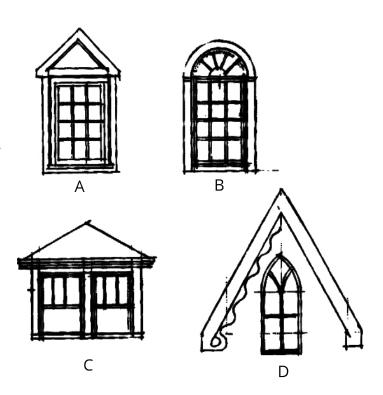


Image 20. Dormer Types. (Image Credit : Image Credit: Page 44, A Field Guide to American Houses, Virginia & Lee McALester, 1984)

Dormer and its features are essential heritage attributes of a historic building and shall thus be conserved as an important design element of the original style. Kleinburg-Nashville building styles that originally had dormers include Edwardian, Bungalow, Cape Cod and Victorian.

Dormers located on principal façades shall never be removed and their maintenance must be of high priority. In case a new dormer has to be incorporated within the existing design it shall only be done on side of rear façades not visible from the public realm and must be appropriate to the existing architectural style in all its details.



- A. Georgian
- B. Palladian
- C. Edwardian
- D. Victorian Gothic

Image 21. Traditional Dormer Types

III. Gable Trim

Gable and dormer features are an important heritage attribute of a historic building and represent an essential part of a building style. The attributes of the trim are historically carefully considered following proportional rule books or stylistic pattern theories of the time. Whether a simple ogee curve or a complex buildup of moldings and bracketry, the design of the gable ends or dormers in a roof must be respected, or the understanding of the building and its design can be lost¹¹.

Most classically-based styles, such as Georgian and Classical Revival used fairly plain bargeboards. Victorian and Gothic Revival styles, on the other hand, made use of elaborate wood scrollwork. The real thing is richly composed, and can't be replicated by off-the-shelf trims. This detailing included a finial at the peak (Victorian). This 'gingerbread', like the bay windows from the same periods, is very popular, and tends to be used on buildings of inappropriate styles.

The purpose of bargeboard is to strengthen and protect the gable while hiding the ends of horizontal timbers that otherwise would be exposed. Historic gingerbread patterns shall be repaired, restored or replaced by referring to archival photos and/or drawings using accurate dimensions to retain its original appearance.

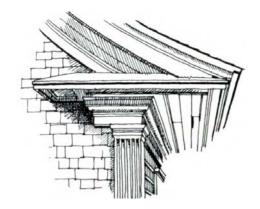


Image 22. Classic Style - Returned Eaves and Classic Moldings on Classic Houses



Image 23. Queen Anne Revival Trim

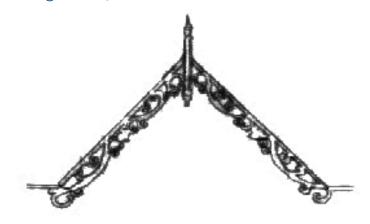


Image 24. Victorian Trim

¹¹ Gable Ends and Dormer Windows. Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

IV. Eaves Details

Eaves in historic buildings included a gutter in the shape of a wide ogee-moulding. This shape was later replicated by sheet metal eavestrough. Under this eavestrough was a fascia board often supplemented with additional mouldings. The fascia and the mouldings turned the corner at the gable end in what is called an eaves return.

Old houses, being uninsulated, didn't ventilate the roof spaces. The cross section, shows a wood soffit and fascia, with an unobtrusive, built-in soffit vent.

The use of prefabricated metal vent soffits is not appropriate on heritage buildings and new heritage-style construction.

Georgian, and other classically derived styles have an "eaves return" at the bottom of the gable, as shown in the sketches above. Typically, the entire eaves profile turns the corner, including soffit, fascia, apron, and trim elements. The pre-finished metal "box" termination, shown in the accompanying image is not authentic for the historic styles in the District.

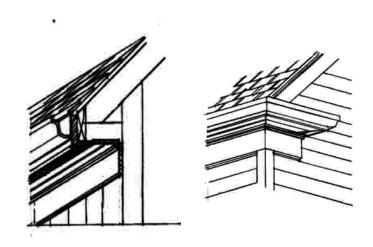


Image 25. Examples of Eaves

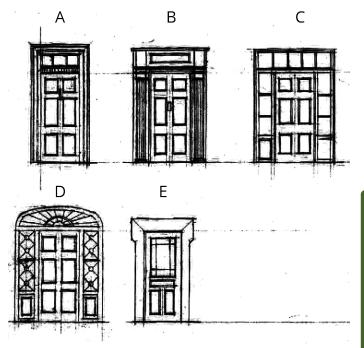


Image 26. Incorrect pre-finished metal 'box' termination

4.2.1.3 Entrances

Entrances, porches and balconies contribute to a building's aesthetic and retain heat, block sun, or provide natural ventilation¹². The proportions of the building façades guide and govern the entrance design. The position of the entrance in a historic building generally responded to orientation, topography or functional requirements.

When entrances are identified as heritage attributes in a historic place, they must be conserved through regular maintenance. Relocating primary entrances when undertaking interventions must accommodate accessibility-related features¹³. Section 4.3.6 of *Standards and Guidelines for The Conservation of Historic Places In Canada* provides guidelines for preservation, rehabilitation, and restoration of entrances, porches and balconies. Any alteration to an entrance which acts as a *character-defining element* must adhere to these guidelines and meet the municipal by-laws, health, safety, accessibility and sustainability considerations.



- A. Solid panel door with transom and wood casing.
- B. Solid panel door with classical cornice.
- C. Solid panel door with transom and sidelights.
- D. Solid panel door with decorative sidelights and fanlight transom.
- E. Wood panel door with decorative glazing and eared casing.

Image 27. Traditional Door Styles

¹² Entrances, Porches and Balconies. (2010). Standards and Guidelines for The Conservation of Historic Places In Canada. Second Addition. Canada's Historic Places, Ottawa

¹³ Accessibility Considerations (2010). Standards and Guidelines for The Conservation of Historic Places In Canada. Second Addition. Canada's Historic Places, Ottawa

4.2.1.4 Doors

Door design historically was a composition of stiles (vertical elements), rails (horizontal elements), and panels (infill elements). Most buildings have a system of doors with a significant doorway at the front or principal entrance, and simpler functional doors of similar technology at lesser secondary doorways. Principal doorways in early styles, and a few later styles include sidelights and transoms. The design of these doorways was occasionally quite decorative with great care taken in the design of mullion, muntins, frame, and panel details¹⁴.

Log-Cabin pioneers built simple plank doors, like the ones found in early agricultural barn style buildings. As the number of skilled workers became available, frame-and-panel construction of doors began.

Georgian doors tend to have 6 panels (See Door Type A below), called a 'Cross and Bible Door' as the rails between the top four panels forms a cross, and the two panels below are said to be an open book¹5. Later building styles saw the advent of 4-panel doors with seemingly larger top panels as seen in Victorian Vernacular, Italianate and Gothic Revival styles. Later around mid-18th century, doors began to be glazed as larger pieces of glass became available. Door types F & G display larger upper glazed panels. The flexibility in available glass sizes led to myriad door and panel designs.

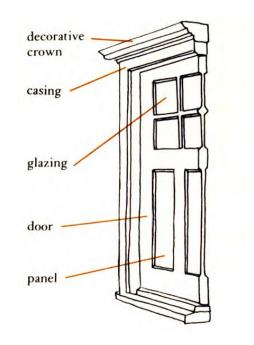
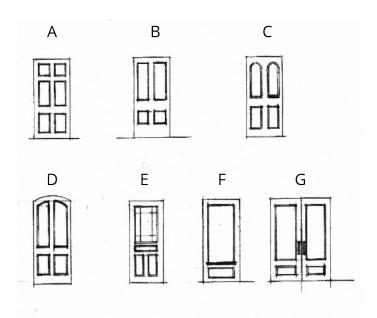


Image 28. Doorway Components
(Image Credit: Page 49, A Field
Guide to American Houses,
Virginia & Lee McALester, 1984)

¹⁴ Doors, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

¹⁵ Entrances and Doors, Thornhill Vaughan Heritage Conservation District Plan and Guidelines (2007). Philip H. Carter Architect and Planner in association with Paul Oberst Architect



- A. 'Cross and Bible' Door
- B. Four Panel Door
- C. Four Panel Round Head Door
- D. Arched-head Four Panel Door
- E. Glazed Wood Panel Door
- F. Glazed Wood Shopfront Door
- G. Paired Glazed Wood Shopfront Door

Image 29. Traditional door types

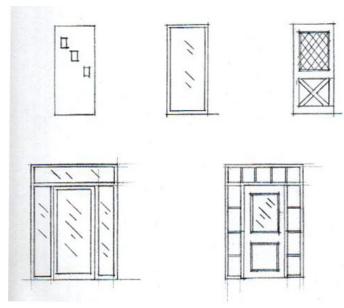


Image 30. Modern door types

Modern doors with heritage items are not appropriate, even when tricked up as 'heritage' items, the door at top right has been designed to be 'rustic' but in an inauthentic way. The door at bottom right mixes up a Victorian glazed door with a Georgian setting of transom and sidelights, and has glazing instead of raised panels in the bottom frames of the sidelights.

Doors are vulnerable to wear and tear, changing tastes and functional requirements. The ongoing need for maintenance and upgrades can, however, motivate interventions that can have a negative impact on their heritage value¹⁶. Section 4.3.5 of *Standards and Guidelines for The Conservation of Historic Places in Canada* provides guidelines for preservation, rehabilitation, restoration of doors. Any alteration to a door which acts as a *character-defining element* must adhere to these guidelines and meet the municipal by-laws, health, safety, accessibility and sustainability considerations.

¹⁶ Windows, Door and Storefronts. (2010). Standards and Guidelines for The Conservation of Historic Places In Canada. Second Addition. Canada's Historic Places, Ottawa

4.2.1.5 Windows

Windows represent the 'eyes' of a building and most often represent a character-defining element of a historic building. Historically, window designs were governed by mathematical ratios, patterns and existing building traditions. Each building style includes a specific window design. Windows were manufactured out of wood typically, however presence of steel, iron and bronze was also found in different styles, time and places.

The number of glass panes, and proportion of the panes used are basic elements of the period in which they were installed. Glass was typically installed in a grid of lites (6 over 6, etc.), with the long axis vertical. As glass technology improved, the size of sheets increased, and as glass surfaces became smoother, flatter and more transparent, the size of lites also increased. Once the ability to make large panes became technically possible, sentimentality and revival styles returned to the use of small panes singly or in combination with larger panes as part of the style. There was found to be a comfort that came from the detail of small panes and the screen effect of divided lites (mullions and muntins) that we still emulate today¹⁷.

Where windows are damaged beyond reuse or repair, replica windows shall be installed. These windows shall be a careful copy of the original window in kind. City of Vaughan specifically lists generic plastic vinyl frame as an inappropriate window frame material because of its short functional lifespan, thereby making it not suitable for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.

However, other suitable alternatives like Aluminum, metal composites and wood clad frames that are either technologically more advanced, or are functionally proven to be more durable, more efficient, and more attractive over time.

Section 4.3.5 of Standards and Guidelines for The Conservation of Historic Places in Canada provides guidelines for preservation, rehabilitation, restoration of windows. Any alteration to a window which acts as a character-defining element must adhere to these guidelines and meet the municipal by-laws, health, safety, accessibility and sustainability considerations.

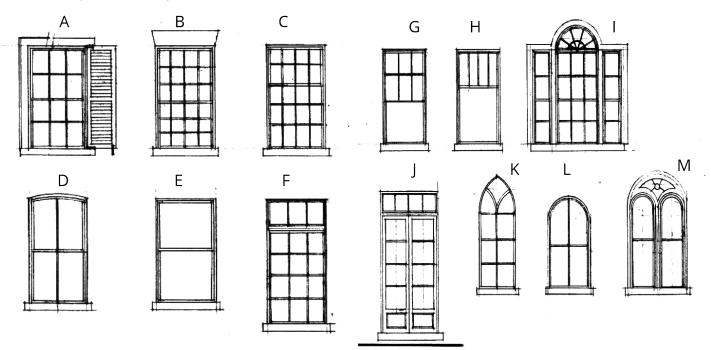
¹⁷ Windows and shutters, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

I. Window Composition

Heritage windows are almost always Double-Hung, in various patterns. Styles associated with the windows shown are given in Italic type.

All windows except the french door (K) are double hung. Numbers like 6 over 6 refer to number of panes in the upper sash over the lower sash. Note that heritage windows are taller than they are wide, and the same is true of their panes, except in E.

Selection of windows should correspond to the dat of the original heritage building. Types illustrated in the image below represents a larger set of stylistic options but do not apply to all buildings within the district in terms of construction date.



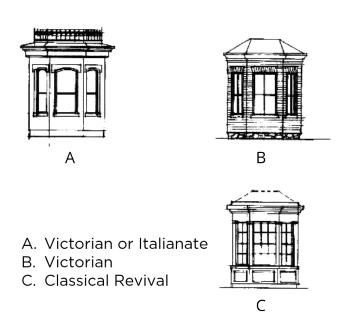
- A. 6 over 6 with shutter, Georgian,
- B. 12 over 12, Georgian
- C. 8 over 12, Classic Revival, Regency.
- D. 2 over 2, segmental archhead. post 1840 styles
- E. 1 over 1, post 1900
- F. 6 over 6, with transom

- G. 6over 1.
- H. 4 over 1, Cottage Style, Italianate, Edwardian.
- Palladian window:6 over 6 with sidelights.& optional lunette, Regency.
- J. French door with/transom Regency
- K. 'Gothic' head. Victorian.

- L. 2 over 2 round head, Victorian.
- M. Paired round head In round head arch, With stained glass

II. Bay Windows

Bay windows are appealing, and there is a tendency to overuse them. Bay windows shall match the architectural style of the building they are applied to.



III. Shutters

Windows and their associated shutters where originally installed, are a heritage attribute of almost every style. Heritage shutters were built to close up the windows. They are hinged at the inner face of the jamb, and are each sized and shaped to cover half of the opening. Ordinarily, shutters were louvred wood.

Inauthentic shutter installations include shutters that are attached to the wall away from the window and shutters that don't match the window in size and shape.

In the earliest days, solid shutters that offered security as well as storm protection were used, but in most cases they are inauthentic.

Image 32. Bay window types

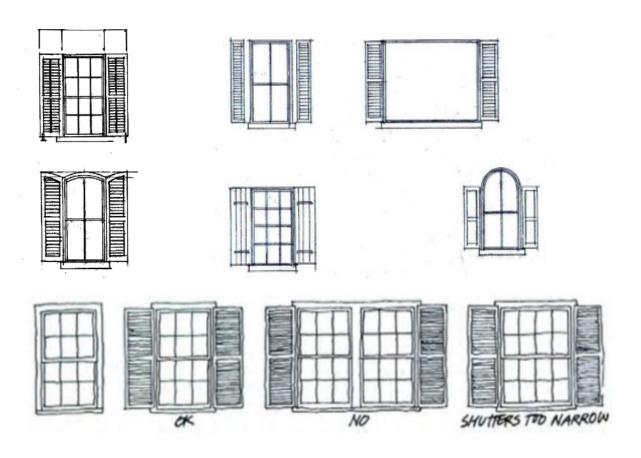


Image 33. Shutters Must Befit Windows (Image Credit: Page 150, Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Mark Fram)

4.2.1.6 Porches And Verandahs

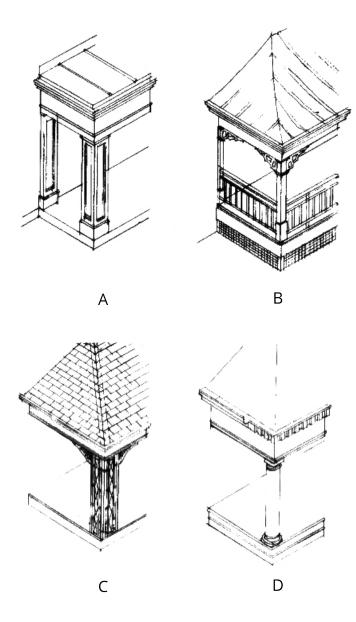
A porch can be identified as an open-air gallery space that contributes to a building's aesthetic and provides shelter from sun and ensures natural ventilation. The American front porch first appeared in 1700s. These were mostly built by immigrants from warmer areas who were inspired by colonial architecture 'verandahs' which was a popular feature that wrapped around the building's façade.

I. Porch Styles

Examples of architectural styles in Kleinburg-Nashville area that feature porches include Italianate, Bungalow, Cape Cod and Victorian. In cases where the porch is heavily decorated, the brick wall and windows in the backdrop are often simple and plain.

Porches varied in size, layout and design. At the small end of the spectrum they may only cover the front door, whereas at the large end of the spectrum they may be a neoclassical construction 2 or 3 storeys high with decorative columns, complex moldings, and a full architrave. More commonly, on domestic architecture they are 1 storey in height, occasionally with a second storey roof balcony, located across a significant portion of the front of the building, or tucked into a corner of an "L" shaped plan. Usually constructed of wood they often include single or multiple columns; cornices, brackets or treillage. They are usually above grade at the level of the ground floor and served by front steps. In early houses there is rarely a railing at the ground floor level whether 1 ft or 3 ft above finished grade. In later houses and some styles a railing is included in the decorative woodwork¹⁸. Glass was not commonly used and is therefore inappropriate for porches within the HCD. Refer to Section 4.2.2 -Appropriate Materials.

¹⁸ Porches, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)



- A. Classical Revival: Wood columns, flat metal roof.
- B. Victorian: Wood columns, with ornate brackets. 'Bell-cast' curved metal roof.
- C. Victorian and Regency: Trelliage columns, pitched roof.
- D. Classical Revival: Classical wood columns, decorated frieze (this example has dentils), pitched roof.

Image 34. Traditional porch types

II. Brackets, Railings and Trelliage

In the top of the graphic on the right are 'gingerbread' porch brackets which were cut with the then newly invented power scroll saw.

Historic porches may include a variety of railings. The Building Code calls for higher railings than were used historically. The railing designs to the right minimize the excessive verticality that compliance with the code can produce.

In some historic buildings, wood open-work was developed to replace porch posts.

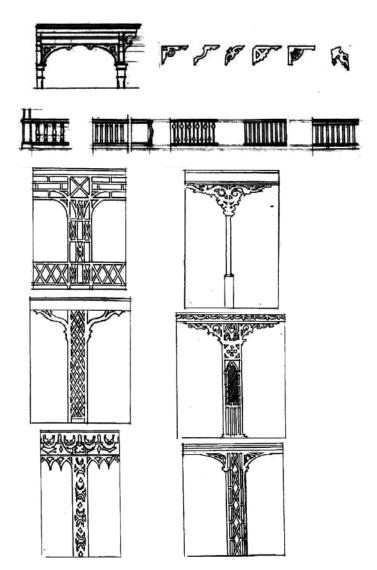


Image 35. Wood posts, decorative trelliage and railing designs

4.2.1.7 Fencing

Historic front-yard fencing is usually fairly low and forms an important part of the landscape and streetscape setting. Wood picket fences were the most common, with various shapes and patterns of pickets.

Historic fences were installed in wood, most commonly in the form of the classic "picket" fence. They were often quite substantial with decorative built up wood piers at corners and gates, with and heavy posts in between. Pickets were often 2"x2" but were also found in 1"x3" to 2"x4" sizes¹⁹.

By the Victorian era, plain and decorated metal fencing began to be used around wealthier properties.

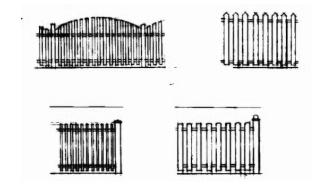


Image 36. Panel between posts

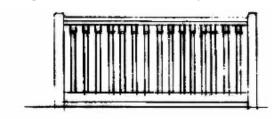


Image 37. A wood fence, built as a railing, with turned spindles. More expensive, and less common.



Image 38. Plain and decorated metal fencing.

¹⁹ Fencing, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

Early roadside and field fences were built of split cedar rails, with tripod posts or paired verticals. Later fences included horizontal board fences and, by the late 19th century, manufactured wire fencing on wood posts. Any of these fences are appropriate in a rural setting. Rural settings include where there is considerable open space adjacent to the street, and built form is also a distance from the street as well. Chain-link fencing is not appropriate.

Backyard fencing tends to be higher than front-yard and roadside fencing. Plain board fencing in patterns like these is appropriate. The modern design of alternating boards is not appropriate. Chain-link fencing is not appropriate.

Wherever possible existing historic fences shall be maintained to preserve their original detailing and appearance. In case, historic documentation and archival photos are not available, an acceptable historic approach to the fence design suitable for the style of the building can be used.

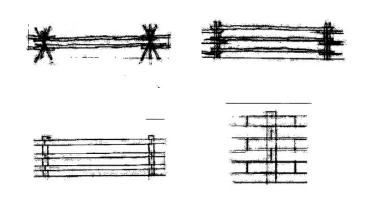


Image 39. Traditional split cedar rail fencing.

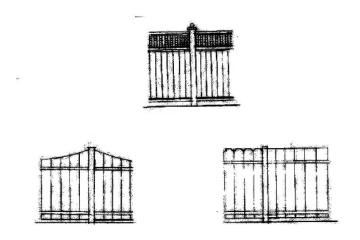


Image 40. Traditional backyard fencing.

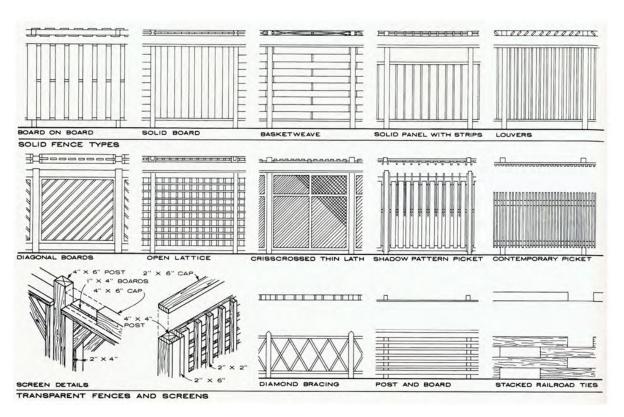


Image 41. Wood fences from which selection would be made that have precedents in the HCD if required (Credit: Page 78, Architectural Details, Classic Pages from Architectural Graphic Standards 1940-1980, Ramsey/Sleeper, The American Institute of Architects)





Image 42. Examples of fence types in Kleinburg

4.2.2 Standards for Materials

The Standards and Guidelines for the Conservation of Historic Places in Canada provide guidelines for rehabilitation and restoration of historic buildings when a material is identified as a character-defining element of a cultural heritage resource. The following guidelines provide direction on documentation, condition assessment, testing and maintenance activities, repair and replacement in kind to all materials. In case a material has been identified specifically, or forms an integral part of a character-defining element, the following rehabilitation and restoration guidelines shall be followed²⁰.

4.2.2.1 General Guidelines for Rehabilitation Projects

Recommended:

Replacing character-defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials shall be as durable as the overall assembly to maintain its expected service life.

Not Recommended:

Using new materials and new technologies that do not have a proven track record. Replacing deteriorated heritage attributes using new materials or technologies to improve durability, when the original material performs adequately.

4.2.2.2 General Guidelines for Restoration Projects

Recommended:

Documenting materials dating from periods other than the restoration period before their alteration or removal. If possible, selected samples of these materials shall be stored to facilitate future research.

Not Recommended:

Failing to document materials that are not from the restoration period before removing them.

All restoration and rehabilitation work visible from the exterior requires a Heritage Permit. Visible materials shall conform to the standards in the following table (**Table 3**).

COMPONENT	PONENT STANDARD		
EXTERIOR FINISH	 Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances to match existing conditions. Wood clapboard, 4" to the weather. Smooth, painted, wood board and batten siding. 		
EXTERIOR DETAIL	 Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design. 		
SHOPFRONTS	 Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable. 		
ROOFS	 Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style. 		
DOORS	 Wood doors and frames, panel construction, may be glazed. Alternatives recommended by City of Vaughan²¹ include aluminium/ metal frames, composite frames as well as wood clad frames. Transom windows and paired sidelights. Wood french doors for porch entrances. Single-bay wood panelled garage doors. 		
WINDOWS	 Wood frames; double hung; lights as appropriate to the architectural style. Alternatives recommended by City of Vaughan²² include aluminium/ metal frames, composite frames as well as wood clad frames. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7. 		
FLASHINGS	Visible step flashings shall be painted the colour of the wall.		

Table 3. Standards for Materials

²¹ Acceptable Window Frames within the Heritage Conservation Districts (2020). Development Planning Department, Urban Design and Cultural Heritage Division, City of Vaughan.
22 ibid

4.2.3 Building Maintenance and Repair

Proper maintenance of existing heritage buildings is the best way to preserve heritage character. It is both cost-effective and good heritage practice to maintain flashings instead of waiting until water damage requires reconstruction of a parapet, for example. The loss of heritage detail and even entire buildings, due to simple neglect, is an avoidable tragedy. Therefore, this section outlines building maintenance and repair guidelines in order to prevent deterioration caused by deferred maintenance.

I.Brickwork

Masonry cleaning shall be done in a non-destructive manner. Ontario bricks are soft and subject to deterioration by harsh cleaning methods. Good results can usually be obtained with detergents and water and a stiff natural-bristle brush. Some professional water-borne chemical agents are acceptable. Sand-blasting and high-pressure water blasting are prohibited.

Historical photographs show that most original masonry in Kleinburg was unpainted. Unless paint can be historically documented it shall not be applied, and existing paint shall be removed. Paint may be applied only where deterioration of the masonry leaves no other choice. Paint must be vapour-permeable (breathing-type) to prevent deterioration. See illustration.

Brickwork Maintenance Guidelines

- Clean masonry using detergents and a stiff natural bristle brush. If this doesn't produce satisfactory cleaning, use only professional water-borne chemical agents for further cleaning.
- Do not use sand-blasting or high pressurewater for masonry cleaning.
- Do not paint historic masonry unless deterioration of masonry leaves no other choice.
- If masonry must be painted, use an appropriate breathing-type paint.



Image 43. Non-breathing paint on brick.

The vapour pressure of moisture in the brick blisters the paint, when it is able. If the paint adheres strongly, the pressure causes the brick surface to spall off, along with the paint, as seen in the centre of the picture. This lets in even more moisture, and the problem grows.

The following sustainable conservation project guidelines for masonry shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns²³:

	RECOMMENDED	
1	Using locally sourced masonry where appropriate to a building's heritage character.	
2	Retaining interior masonry partitions.	
3	Integrating exterior masonry walls into interior spaces of an addition, limiting material loss and maintaining thermal mass.	
4	Reinstating exterior masonry projecting elements that shield building envelope components.	
5	Maintaining masonry permeability by carefully evaluating the impact of coating where necessary.	
6	Maintaining masonry to mortar relationship and appropriate mortar mix. Mortar should act sacrificially to the masonry.	
7	Balancing durability and locally sourced considerations when selecting new and/or replacement stone and masonry.	

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA SUSTAINABILITY CONSIDERATIONS (PAGE 227)

	RECOMMENDED
21	Selecting replacement materials from sustainable sources, where possible. For example, replacing deteriorated stone units using in-kind stone recovered from a building demolition.

²³ Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

II.Mortar

Water penetration is the chief source of deterioration in brickwork. Cracking and deteriorating mortar allows excessive water into a wall. Incorrect coatings, mortars, or cleaning and repair methods let in more moisture or prevent the moisture from escaping. The result is damage to the brick material, particularly during freeze-thaw cycles.

Brick repair shall be undertaken using proper heritage materials and methods. If available, salvaged bricks matching the original shall be used for replacement material. If new bricks are necessary, they shall match the original in size, colour, and finish. The traditional Ontario brick size is still manufactured, but in small quantities, so material may have to be ordered well in advance of the work.

Historic lime mortar is softer and more water-permeable than modern portland cement mortars, and it preserves the brick by absorbing movements and providing a path for water to leave the wall. Portland cement mortars are highly destructive to historic bricks and shall not be used. The colour of historic mortars comes primarily from the colour of the sand in the mix, so care is required to establish a matching appearance.

Lime mortars erode back from the wall face over time, particularly when they are subject to moisture, and repointing is then necessary. Repointing shall only be undertaken in areas where the mortar has deteriorated. Don't remove sound mortar unnecessarily, but do poke and prod to make sure the mortar you are keeping is sound. If the pointing mortar is correctly formulated, and the joint is tooled to match the original, the repointing will not present a "patchy" appearance. Use hand tools to remove unsound mortar. Power tools damage the weather-resistant surface of bricks, and lead to future deterioration of the wall.

Mortar Maintenance Guidelines

- Repair structural damage before repointing.
- Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour.
- Use lime mortar for repairs and repointing of historic brick. Match the original in formulation, with a cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white portland cement and not grey.
- Do not treat historic brick with silicones or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts.

III.Stonework

 Spalled stone can be restored using professional epoxy-based fillers matching the underlying stone. More serious deterioration will require replacement by new material, matching the existing. Use of precast concrete to replace stone is discouraged.



Image 44. Progressive deterioration:
Rainwater splashing on the porch
and steps eroded the mortar. The
mortar erosion allows increasing
amounts of water into the bricks
and mortar below, and they
are spalling and washing away,
letting in even more moisture.

4.2.3.1 Roofing

Heritage buildings might have originally had wood shingles, slates, or sheet metal roofing. Very few of the original roofs remain, and the asphalt shingle is the dominant roofing material in Kleinburg-Nashville today. In reroofing heritage buildings, care shall be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours shall be black or a dark grey, like slate or weathered cedar. The use of textured premium grades improves the simulation, and synthetic slates and panelized synthetic cedar shingles can present a very realistic appearance. Note that roofing tiles are not part of the local vernacular, and tile or simulated tile (of concrete or pressed steel) are not appropriate.

Historically wood shingles were the dominant roofing material which were generally cut into patterns and were occasionally stained. This material was followed by slate, clay tile, board and batten, metal shingles or copper/ tinned sheets. While wood shingles deteriorate by erosion from weathering over time and animal or fungal attack, slate roof is relatively long lasting (up to 100 years and occasionally more, if cared for). Slates deteriorate through erosion from weathering, freezing and thawing as the absorption rate increases with age, and physical damage and failing fasteners (improper nails rust away). Clay tile roofing is very similar in performance and deterioration effects to slate roofing. Copper roofing is very stable and long lasting, if properly installed with correct fasteners and flashings it can last in excess of 100 years²⁴.

The following sustainable conservation project guidelines for roofing shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns²⁵:

²⁴ Roofing, Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

²⁵ Building Component Guidelines, Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016). 'Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates

	RECOMMENDED	
1	Maintaining roof elements such as cupolas, domes, chimneys, and dormers where they have a functional use and/or contribute to character-definition.	
2	Maintaining/reinstating roof elements, including eaves, fascias, soffits, and downspouts that shield exterior walls and openings to limit material degradation.	
3	Exploring opportunities for integrating water collection measures with downspouts in order to provide grey water for reuse.	
4	Replacing roofing materials to high/low albedo roofs (as appropriate) where heritage character is not impacted.	
5	Evaluating opportunities to increase roof insulation and/or ventilation in order to limit heritage character impact while improving performance.	

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	RECOMMENDED	NOT RECOMMENDED
25	Complying with energy efficiency objectives in upgrades to the roof assembly in a manner that respects the building's character-defining elements, and considers the energy efficiency of the building envelope and systems as a whole.	Damaging or destroying <i>character-defining elements</i> while making modifications to comply with energy efficiency requirements.
26	Working with energy efficiency and sustainability specialists to determine the most appropriate solution to energy efficiency and sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.	Making changes to the roof assembly, without first exploring alternative sustainability solutions that may be less damaging to the character-defining elements and overall heritage value of the historic building.
27	Exercising caution and foreseeing the potential effects of insulating the roof on the building envelope to avoid damaging changes, such as displacing the dew point and creating thermal bridges, or increasing the snow load.	Installing insulation without anticipating its potential impact on the building envelope. Inserting thermal insulation in roof assemblies, without providing appropriate vapour barriers or ventilation.
28	Installing thermal insulation in non-character-defining roof spaces, such as attics, without adversely affecting the building envelope.	Installing insulation in habitable attic spaces without considering its effect on character-defining interior features such as mouldings.
29	Ensuring that structural, drainage, and access requirements to improve the roof's energy efficiency can be met without damaging <i>character-defining elements</i> .	
30	Assessing the addition of vegetated roof systems (green roofs) or storm water cisterns to at-roof assemblies, and their impact on the building's <i>heritage value</i> and structural integrity, before work begins.	Adding a vegetated or reflective membrane roof system that might compromise the building's <i>heritage value</i> or its structural integrity.

4.2.3.2 Wood Frame Construction

The earliest buildings were of log construction but were quickly supplanted by wood frame construction. Over history, original siding materials would have included wood clapboard, board and batten, and more rarely, stucco. Agricultural buildings used vertical boards. The heritage quality of many old buildings has suffered by the application of aluminum or other modern sidings. Renovations to wood frame heritage construction shall include restoration of original siding materials when they have been covered by these inappropriate materials.

I. Decorative Woodwork

Deteriorated woodwork shall be repaired, if possible, rather than replaced. Repairs shall use the same wood species and design as the original. If replacement is necessary, it shall conform to the original design, and wood shall be used, rather than modern materials. Well-maintained and properly detailed woodwork is quite durable: the existing heritage decoration in Kleinburg-Nashville has lasted more than a century. In certain situations, with extreme exposure to weathering, modern materials are acceptable.



Image 45. With occasional maintenance, the wood "gingerbread" trim and windows have lasted about 130 years.

II.Painted Woodwork

Properly maintained and protected woodwork is a very durable building material. Deterioration of wood is almost always due to moisture problems: either a failure of the paint film or a problem, such as a flashing or roofing failure, that allows moisture to infiltrate from above and behind the finish surface. Blistering or peeling paint is usually a sign of moisture penetration. The source of the moisture shall be identified and corrected before repainting. Refer to the image of the table on the next page, if repairs are necessary before repainting.

Normally, it isn't necessary to remove sound, well-bonded paint before repainting. Paint removal, when required, is best done using gentle traditional methods. Chemical strippers can impregnate wood and harm the bonding ablility of new paint, and excessive heat can cause scorching damage.

Painted Woodwork Guidelines

- Inspect existing paint. Blisters or peeling paint usually mean water is getting into the wood, and the source of water shall be corrected.
- Don't "strip" woodwork, unless paint build-up is excessive and obscures architectural detail. Just remove loose paint and feather edges.
- Don't use chemical strippers or torches to remove paint. These damage the wood and cause future problems.
- Use suitable heritage paint colours. Original paint colours can usually be found by sanding or scraping through overpainted layers.
 Otherwise, approved heritage palettes are available at Heritage Services.
- Both Preservation Briefs and Architectural Conservation Notes have information on painting.

The following sustainable conservation project guidelines for woodwork shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns²⁶:

²⁶ Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

	RECOMMENDED	
1	Disassembling wood clad surfaces, where possible, to access cavities that can accommodate <i>sustainability</i> upgrades in a fully reversible manner and with minimum impact to the wood clad surfaces and adjacent surfaces.	
2	Applying protective coatings that are compatible with a material and contain no toxins.	
3	Treating localized degradation rather than replacing entire assembly.	
4	Using wood products that contain no toxins in their composition.	

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA SUSTAINABILITY CONSIDERATIONS (PAGE 221)

	RECOMMENDED
22	Selecting replacement materials for character-defining old-growth, exotic, or otherwise unavailable wood, based on their physical and visual characteristics.

4.2.3.3 Windows and Doors

Original window frames and sashes shall be repaired if possible, rather than replaced. This is not only good heritage practice: it is usually less costly. Repair material shall be of the same species and profile as the originals. If replacement is necessary, wood shall be used, and window design shall match the original in type, glazing pattern, and detail. In many buildings, the existing windows are not original, so it will require some research to determine the original design.



Image 46. Life-cycle costing makes wood look good. Kleinburg has many wood windows that are still in service after more than a century. This neat traditional storm window installation needs fair weather storage and occasional painting. "No maintenance" materials can't be maintained, and need replacement when they fade, chip and dent.

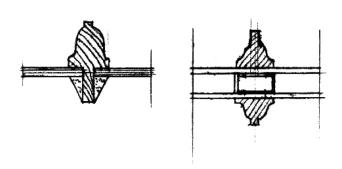


Image 47. The proportions of original glazing bars can be matched for double-glazed windows with bonded muntins with internal spacer bars.

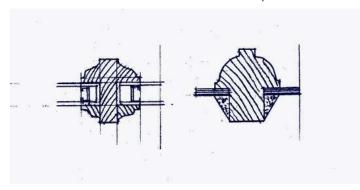


Image 48. Most double glazed "true" lights require glazing bars that are much wider than the originals.

Detailing of double-glazed windows requires some care: true muntins are usually too heavy to preserve the proportions of original windows. Bonded muntins inside and out, with spacer bars in the air space, provide better proportions. "Snap-in" interior muntins or tape simulations are not acceptable.

Most energy losses in older windows occur at the cracks around the sash rather than through the glass, even when single-glazed. Stripping years of built-up paint from doublehung windows, so that a tight fit is restored between the sashes and the stops, is a simple way to enhance their energy efficiency. Further energy savings are provided by installation of metal astragals and storm windows, either interior or traditional exterior storms. Storms also control condensation, which is damaging to woodwork, Both Preservation Briefs and Architectural Conservation Notes have information on heritage windows. Links to this information and can be found in Section 8 of this Plan.

The following sustainable conservation project guidelines for windows and shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns ²⁷:

²⁷ Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA SUSTAINABILITY CONSIDERATIONS (PAGE 158)

	RECOMMENDED	NOT RECOMMENDED
28	Complying with energy efficiency objectives in upgrades to character-defining doors, windows, and storefronts by installing weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings. The energy efficiency of the building envelope and systems as a whole should be considered.	Replacing character-defining, multi-paned sashes with new thermal sashes with false muntins.
29	Working with specialists to determine the most appropriate solution to energy efficiency requirements with the least impact on the <i>character-defining elements</i> and overall <i>heritage value</i> of the historic building.	Making changes to windows, doors, or storefronts without first exploring alternative energy efficiency solutions that may be less damaging to the <i>character-defining elements</i> and overall <i>heritage value</i> of the historic building.
30	Maintaining the building's inherent energy-conserving features in good operating condition, such as operable windows or louvered blinds for natural ventilation.	Replacing repairable windows with new ones, without evaluating the performance and remaining service life of the existing windows.
31	Installing interior storm windows where original windows are character-defining and exterior storms are inappropriate.	

4	RECOMMENDED
1	Considering multiple smaller performance improvement interventions for windows rather than full replacement. This includes refinishing, localized repairs and replacements, fine-tuning operation, installing new weather-stripping, upgrading hardware, etc.
2	Assessing windows, doors, and storefronts as assemblies with multiple component parts that can be modified depending on climatic exposure.
3	Installing an interior wall with windows that align directly to existing exterior windows. Carefully review the changes to building systems, envelope performance, and presence of interior features when pursuing this type of upgrade.
4	Integrating opportunities to use enclosed storefront display space as a thermal insulating barrier.
5	Sealing gaps in building envelope at the intersection of frames and walls based on building system performance where possible.
6	Reinstating fenestration that may have been reduced in size to improve access to natural light.

4.2.4 Renovations, New additions and Outbuildings

Kleinburg-Nashville District includes a variety of contributing historic buildings. Over the years, the building may require maintenance or repair work or replacement of existing elements to keepits architectural details intact. This section provides guidelines for the proper maintenance of heritage structures to prevent deterioration and preserve heritage character.

4.2.4.1 Renovation of a Heritage Building

When a renovation on a heritage building is undertaken, it shall be part of the renovation to remove later work that conceals the original design, or is unsympathetic to it. Research shall be undertaken, and the design of new work shall restore the principal architectural features of the original building.

General Guidelines for Renovation of a Heritage Building

- Incorporate restoration of original work in exterior renovation projects.
- Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.
- Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.
- Remove items, such as metal fascia and soffits that conceal original architectural detail. In a Rehabilitation project, some alterations to an historic place may be needed to assure its continued use. There is a need to find creative solutions that balance health, safety, security, accessibility, sustainability and other regulations, and the preservation of the heritage attributes of an historic place²⁸.

The following sections provide more detailed and specific guidelines for the maintenance and appropriate alteration of contributing properties in Kleinburg-Nashville HCD:

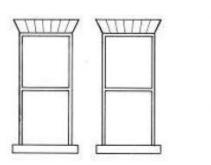
Windows And Doors Guidelines

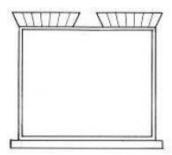
- The original wood doors and windows in a renovation of an existing building shall be conserved and maintained.
- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as aluminum, composites, wood clad are also acceptable. Use of Vinyl is not acceptable. Because of the short functional lifespan of plastic products exposed to elements, they are not a suitable material for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the building.
- If a window or door (or component thereof) has deteriorated beyond repair as determined by heritage staff, the unit shall be replicated in the same material, style, and proportion. In many cases, only a small component (i.e., a window sash) requires replacement rather than the entire unit.
- If the newer windows and doors are unsympathetic to the heritage building, they shall be replaced with ones that are compatible.

- Alteration of existing original window or door openings is highly discouraged, unless however accessibility standards must be met. Any new openings for new doors and windows shall be introduced on the rear or other inconspicuous elevations. These must respect the proportions and placement of the existing openings.
- SHUTTERS: Original shutters shall be conserved and retained. Repair of the shutter is always preferred over replacement. If replacement is necessary, the shutters shall match the original in form, style, material, dimensions, profile, texture, and method of installation. Archival photos could be referred to in order to know if the shutters should or should not be introduced in the heritage building.
- STORM WINDOWS: Introducing storm windows helps in improving the energy efficiency of the heritage building and protect the original window. These can be introduced either internally or externally. The design of an exterior storm window (pane division) must match with the existing original window.

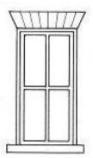


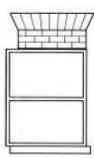
Not Appropriate: Original historical window boarded up rather than restored or replaced.



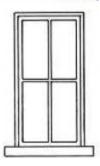


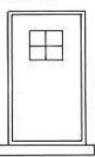
Not Appropriate: Two original historical windows replaced by a window of unrelated design, compromising original character





Not Appropriate: Original historical window replaced by new window of uncomplimentary proportion, disregarding historical lintel.





Not Appropriate: Original historical window replaced by a window of unrelated design, compromising original character

Image 49. Window replacement in an existing Heritage House (Source: Buttonville HCD Plan)

Roof Materials and Features

- The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs (cedar) may be acceptable depending on the architectural style of the dwelling.
- Standing seam metal roofing, if appropriate to the style.
- Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: metal roofs, clay tile or metal tile roofs, and plastics and other synthetics.
- New roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.

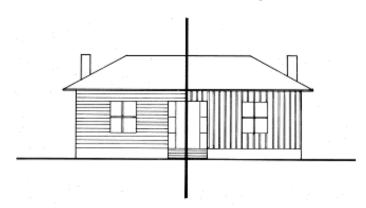
- Original chimney shall be retained. Nonfunctioning chimneys shall be capped and repointed rather than removed. The introduction of new chimneys shall be complementary in design to original chimneys and to the architectural style of the building.
- Eavestroughs shall co-ordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged.
- Downspouts shall not obscure architectural features.
- Pot lights in the eaves are not supported.
- Roof-top patios or decks are not supported.

Wall Materials

- The retention or use of traditional materials and products such as brick, stucco and wood siding are encouraged. Preference shall be given to retaining the material than replacing it. However, if replacement is necessary, the new material shall match the original material.
- The use of non-traditional or modern materials such as cement fibre-board, and aluminum, in configurations and profiles that complement the original design, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone (currently being used), vinyl, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile. These materials, if applied can significantly change the appearance of the heritage building. In addition, the application of this inappropriate material can be detrimental to the original cladding material underneath, potentially jeopardizing the restoration of the building in the future.



Not Recommended: Original brick building covered with new stucco as siding, greatly alters the character of the building



Not Recommended: Original horizontal siding replaced with vertical board-and-batten, alters building character

Image 50. Cladding replacement in an existing Heritage House (Source: Buttonville HCD Plan)

Decorative Features

- The original architectural details of a heritage building shall be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement is necessary, the material shall match the original in form, style, dimensions, profile, texture, materials, and method of installation.
- If replacement of material is necessary, only the specific deteriorated material shall be replaced rather than the entire feature.

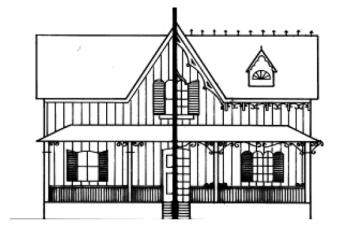
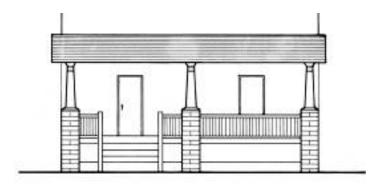


Image 51. A heritage building with original, simple architectural details compared to the introduction of new elaborate architectural details that are not compatible with the original construction. (Image: Buttonville HCD)

Porches And Verandahs

- The original porches and verandahs of a heritage building shall be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement of a component is necessary, the feature shall match the original in form, style, dimensions, profile, texture, materials, and method of installation.
- If replacement of the entire porch is necessary, the design of the restoration of the porch shall be based on archival evidence and shall be appropriate to the style of the building and/or district.
- Porch encroachment or removal of porches is not supported.
- Incorporating porches on heritage buildings where their style or historic evidence does not support them is not supported.
- Lighting fixtures shall complement the historic character of the building. Pot lights in the eaves are not supported.
- The introduction of front yard decks is not supported.
- The introduction of modern glass porches shall not be supported.



Original open porch on Edwardian Classicism style house



Porch filled in, inconsistent with character of the building.

Image 52. Porch Renovation (Source: Buttonville HCD Plan)

Colours

- If the original exterior paint scheme of a heritage building is still intact, it shall be retained.
- Repainting shall be carried out with colours based on the original.
- The use of colours complementary to the character of the contemporary style of architecture, appropriate to the period and style of the building, and compatible with surrounding heritage buildings or from a heritage palette available from most paint companies is considered appropriate.
- All surfaces that were historically painted shall remain painted. Stripping of wood to a natural finish is not historically authentic.
- Painting existing natural brick surfaces on historic buildings is not supported.

Foundations

- Maintain original foundation material, if feasible.
- Repair of the original material is encouraged and preferred over replacement.
- Avoid introducing the application of new surfaces or coatings that alter the appearance and character of the building (e.g. Artificial stone, glazed tiles).
- Repointing of historic mortar and fieldstone shall only be undertaken when it is badly deteriorated. Mortar in a good condition shall not be disturbed.
- Mortar to be replaced shall be cut out with handtools to minimize the risk of damage.
- New mortar shall match the original in terms of colour, composition, and pointing method.

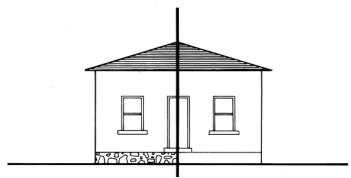


Image 53. An original stone foundation before alteration compared to parging of the foundation, which alters the original character of the building (Source: Buttonville HCD Plan)

Energy Efficiency

- Any alteration related to energy conservation shall be sensitive to the original heritage features of the building.
- Insulation of buildings in the basement and attic areas is encouraged; however, to prevent condensation and possible water damage to the building, a vapour barrier shall be applied.
- Proper maintenance practices such as caulking and sealing shall be implemented rather than introducing double-glazed windows or blown-in wall insulation.
- Either an interior or exterior storm window shall be considered to improve thermal efficiency rather than replacement of a historical wood window. Wood windows can be repaired and weather-stripped to improve energy efficiency.

Accessibility

 Barrier-free access requirements shall be introduced in such a manner that characterdefining spaces, details, features, and finishes are preserved. (See Section 4.2.5 for further details).

Landscape

Because the district is an evolved cultural landscape, it is important that any *character-defining element* related to the successive occupations of the districts be protected.

- Original landscape features around a heritage building and the overall streetscape like trees, fencing, walkways, driveways, sheds can contribute to the special character of the District and shall be conserved and maintained.
- New parking areas shall be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation and the views of the building.
- Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.

4.2.4.2 New Additions To Heritage Buildings

New attached additions to heritage buildings shall be designed to complement the design and not to overwhelm the heritage character of the original building. Consideration shall be given to its relationship with the heritage building as well as the historic district.

The construction of an exterior addition in an historic building may seem essential for a proposed new use. A new addition shall be proposed only after it is determined that the needs cannot be met on another site or by altering secondary, non character-defining interior spaces. For any new proposed addition to an existing heritage building the following general guidelines must be considered:

General Guidelines for New Additions To Heritage Buildings

- If possible, avoid new additions if the needs can be met by altering a secondary non character-defining space;
- An addition shall be designed so that the heritage value of the historic place is not impaired and its attributes are not obscured, damaged or destroyed.
- The addition shall be physically and visually compatible with, subordinate to, and distinguishable from the historic place ²⁹;
- Apply principles of minimal intervention, compatibility and reversibility regardless of size.
- Follow the relevant guidelines for new construction for features such as roofs, dormers, foundations, windows, and doors, porches etc. see **Section 4.4** Design Guidelines for New Development.

The following sections provide more detailed and specific guidelines for the maintenance and appropriate addition to heritage buildings in Kleinburg-Nashville HCD:

Site Planning

- Location of the proposed addition is a key consideration for the complementary additions to heritage buildings. Usually, additions shall be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.
- Additions to heritage buildings on corner lots shall be designed to present a heritagefriendly face to the flanking street.

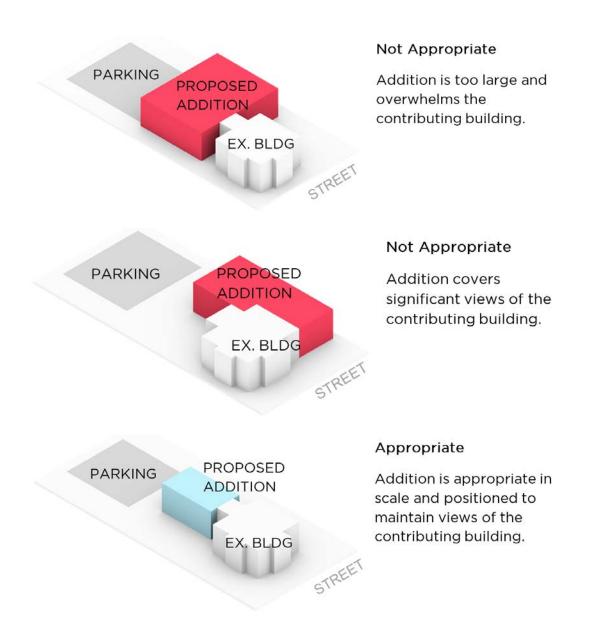


Image 54. New Additions to Heritage Buildings - Appropriate Additions

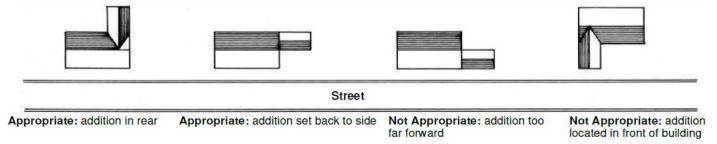
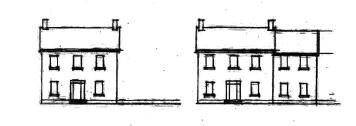


Image 55. Configurations for appropriate additions. Source: Buttonville Heritage Conservation District Plan (9.2.5. Additions to Heritage Buildings)

Scale and Massing

- Design additions shall not predominate over the original building.
- Additions shall not be designed to a greater height or scale than the original building.
- An addition shall not be greater in scale than the existing building. If a larger addition is necessary, the use of a lower link connection to the original building is recommended.

Following heritage precedent, the additions in the following image are of lesser scale than the original house and are set back from the main front wall.



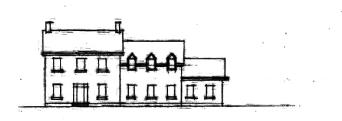
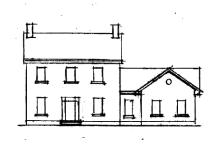


Image 56. Appropriate smaller scaled addition

The side addition and porch addition in the images below ,respect the Georgian architectural style of the original house.



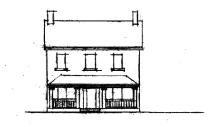


Image 57. Appropriate side and porch addition

These examples do not respect the Georgian style of the original house. In the case of the porch additions, they cover and conceal the original architectural detail.

- A. Gothic style addition
- **B.** Modern style addition.
- **C.** Modern porch with flat roof, board siding and masonry base.
- **D.** Glazed porch with flat roof and deck

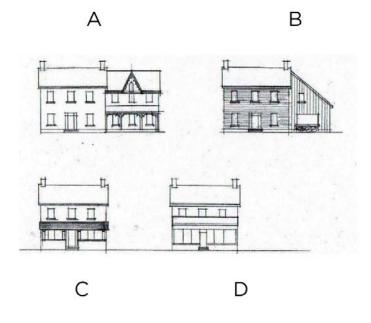


Image 58. Inappropriate addition with respect to style

The first of the following images is a modest addition to the rear of a heritage building - it is appropriate. The second image is a large-scaled addition on a corner lot that reads as a separate building, with a lower link to the original building - it is also appropriate

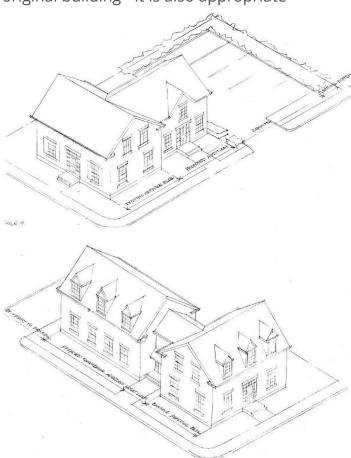


Image 59. Example sketches of appropriate additions. Source: Buttonville Heritage Conservation District Plan (9.2.5. Additions to Heritage Buildings)

Wall Materials

- The use of traditional materials and products such as brick, stucco and wood siding are encouraged. Preference shall be given to retaining the material than replacing it.
- The use of non-traditional or modern materials such as cement fibre-board, and aluminium, in configurations and profiles that complement the original design, is also acceptable.
- Consultation with staff will be required to review the appropriateness of proposed non-traditional materials. Staff will review the material based on criteria such as traditional profile, colour, sheen, colour fastness, durability, and texture.



- **A.** Existing heritage building before addition
- **B.** Addition is different than the original structure, however it is compatible as the original structure retains its presence-Appropriate.
- **C.** The new addition is too similar and compromises the composition by confusing the original design Inappropriate.
- **D.** The new addition is too contrasting, draws attention and compromises the integrity of original design Inappropriate.

Image 60. Depictions of additions to heritage buildings. Source:
Buttonville Heritage Conservation
District Plan (9.2.5. Additions to Heritage Buildings

4.2.4.3 Outbuildings

Traditionally garages, stables, barns and other ancillary buildings were built as separate structure or 'outbuildings' to the rear or in some cases side of the existing heritage property.

Outbuildings Guidelines

- Work on existing heritage outbuildings shall retain or restore original design features. (See Section 4.2.4)
- New garages shall respect traditional siting as separate rear outbuildings.
- Connected garages shall minimize their street presence. For example, a garage may be turned so that the doors face a side lot line, or it may be set well back from the Design main frontage, with the connection to the main building disguised or hidden.
- Design garages to traditional outbuilding forms, with gable roofs, and frame or brick construction.
- Use single-bay garage doors, compatible with traditional designs. Suitably designed overhead doors are now widely available. The doors shown above are manufactured in the City of Vaughan.
- For new garages and other outbuildings refer to New Development guidelines in Section 4.4.
- Garage doors shall follow the example of historic garage and carriage house doors.
 Good reproduction designs, constructed as overhead doors are available.
- Double-width and flat slab-type garage doors are not in keeping with heritage precedent.

 Other outbuildings, such as garden and storage sheds, shall be of traditional wood construction when visible from the street.
 Prefabricated metal sheds, if used, shall be located to be out of view from the street.

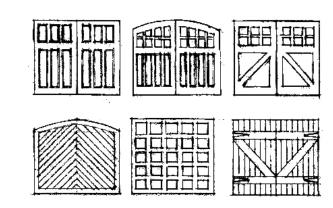


Image 61. Examples of appropriate reproduction designs for garage doors.

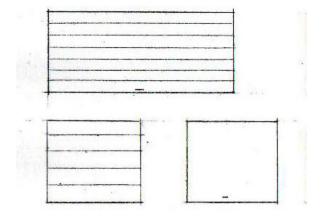


Image 62. Examples in inappropriate garage door designs for contributing properites.

4.2.5 Integration of Accessibility Requirements

The Accessibility for Ontarians with Disabilities Act intends to make Ontario accessible by 2025 through the development, implementation and enforcement of accessibility standards and rules for goods, services, facilities, accommodation and the built environment. The Kleinburg-Nashville Heritage Conservation District Plan encourages accessibility to heritage properties but attempts to ensure that there is minimal or no intrusion into the heritage building fabric.

The general goal is to provide the highest level of access for individuals of all ages, interests and abilities with the lowest level of impact on the heritage structure and its attributes.

Guidelines for Accessibility of Properties within the HCD

- Barrier-free access requirements shall be introduced in such a manner that character-defining spaces, details, features, and finishes are preserved.
- Proposed solutions shall balance accessibility needs with heritage value and enhance the use and appreciation of the historic place.
- Conservation specialists and users both shall be consulted early in the planning process to determine the most appropriate solutions³⁰.

4.2.6 Energy Efficiency

"Improving energy efficiency in existing buildings encompasses the most diverse, largest and most cost-effective mitigation opportunities in buildings to combat climate change." – Intergovernmental Panel on Climate Change (IPCC)

Sustainable conservation and retrofit of existing buildings involve conserving embodied energy and benefitting from existing construction. The book 'Building' Resilience: Practical Guidelines for the sustainable rehabilitation of buildings in Canada, Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' by Mark Thompson Brandt Architect and Associates acts as a guidebook for practitioners, professionals, building owners and primarily focuses on environmental sustainability in existing historic buildings. The guidelines aim to assist owners, designers and builders to enhance levels of sustainability while protecting their heritage attributes and thus, their heritage value.

Understanding the building as a holistic system shall include evaluating the contribution of the inherent sustainability of the building and its site. Inherently sustainable characteristics, listed below, shall be maintained and incorporated where possible into the retrofit or rehabilitation design:

- Building orientation;
- Building layout;
- Passive heating and cooling systems;
- Embodied energy;
- Embodied carbon;
- Materials: indigenous, durable, recyclable, natural; and,
- Long life and loose fit.
- Assemblies: breathable, repairable, compatible³¹.

The following sustainable conservation project guidelines shall be consulted throughout the project by all stakeholders to ensure that all parties are aware of the building's heritage value, project goals and their concerns³²:

³¹ Understanding Inherent Sustainability, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

³² Building Component Guidelines, *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

	RECOMMENDED
1	Executing all retrofits and rehabilitations using a minimum intervention approach.
2	Assembling an integrated multidisciplinary design team, as appropriate, to holistically and effectively design and execute the project.
3	Including heritage conservation and sustainability specialists from pre-design through construction as part of an integrated multidisciplinary design team.
4	Understanding the sustainability goals specific to each project and their place in the overall project objectives.
5	Understanding the overall building and site character, character-defining elements, and interrelationship between each.
6	Understanding how a building's operating systems were designed to function and the modifications made over time, including potential deficiencies.
7	Evaluating previous interventions, their successes, failures, impact on building performance, and opportunities for sustainable upgrades.
8	Evaluating inherently sustainable design features to best integrate new interventions.
9	Determining the level of integrity present for interior and exterior elements.
10	Conducting an energy audit at the start of a <i>sustainable</i> conservation project to establish a "baseline" and determine energy consumption levels and associated sources. This will help ensure that energy interventions are targeted to minimally impact building fabric and maximize payback.
11	Undertaking energy modelling to better understand energy demands and to target areas where the greatest benefit can be achieved with minimum intervention.
12	Considering initial construction costs, operations and maintenance costs, and replacement costs when evaluating potential <i>sustainability</i> upgrades.
13	Evaluating the interrelationship between proposed interventions to determine their interaction and co-relation between each.
14	Augmenting existing operating systems to enhance system performance wherever possible.
15	Aligning and integrating new interventions with other new interventions to minimize disruption to the building fabric.
16	Accommodating future interventions by incorporating redundancy into the overall building design and design of individual components.
17	Using sustainable materials (renewable, recycled, local, durable low-VOC, etc.) that are compatible with the building fabric and character-defining elements when undertaking interventions.
18	Re-using materials while avoiding the creation of a "false sense of history".

Sustainable retrofit and rehabilitation project guidelines for the following elements have been discussed and provided in detail in Section 3 Building Component Guidelines of Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada; these have been presented in conjunction with the sustainability guidelines from Standards and Guidelines for the Conservation of Historic Places in Canada.

Bolded items in the list below have been discussed further in various subsections of **Section 4.2** Design Guidelines for Contributing Properties.

- Building site & surrounding context;
- Exterior form;
- Structural systems;
- Roofs:
- Exterior walls;
- · Windows, doors & storefronts;
- Entrances, porches and balconies;
- Interior arrangement;
- Mechanical and electrical system;
- Interior features:
- Wood and wood products;
- Masonry:
- Concrete;
- Architectural and structural metals;
- Glass and glass products;
- Stucco:
- Misc. products; and,
- Operations & Maintenance.

4.2.7 Integration with Green, Sustainable Design

"Because it necessarily involves the conservation of energy and natural resources, historic preservation has always been the greenest of the building arts."

-Richard Moe, United States National Trust, 2008

Building conservation is a crucial contributor to sustainability because it fulfills the interrelated economic, cultural, social and environmental principals of sustainable development³³. The book 'Building Resilience: Practical Guidelines for the sustainable rehabilitation of buildings in Canada, Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' by Mark Thompson Brandt Architect and Associates acts as a guidebook for practitioners, professionals, building owners and primarily focuses on environmental sustainability in existing historic buildings.

As an effective way of combatting climate change, authorities and communities shall sustainably retrofit and rehabilitate their existing buildings, which includes not only buildings of heritage value but other older buildings up to and including those of the Modern era. Potential gains achieved through a conservation approach are listed below³⁴:

³³ The 2005 UN Convention on the Protection and Promotion of the Diversity of Cultural Expressions states that "The economic, cultural, social and environmental aspects of sustainable development are complementary". Further, it offers this principle of sustainable development: "Cultural diversity is a rich asset for individuals and societies. The protection, promotion and maintenance of cultural diversity are an essential requirement for sustainable development for the benefit of present and future generations." Further, it states that "The economic, cultural, social and environmental aspects of sustainable development are complementary." See: http://www.unesco.org/new/en/culture/themes/cultural-diversity/culturalexpressions/the-convention/convention-text/

³⁴The relationship between building conservation, sustainability, and climate change. Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

I. Environmental

- Conserving embodied energy and benefitting from existing construction;
- Reusing and recycling existing sites,
- Buildings and materials with high service lives and repairability;
- Using appropriate technologies or timetested regionally/climate adapted materials and models;
- Reducing urban sprawl while protecting forests, wildlife, farms, and other natural environments; and,
- Reducing the waste and landfill use associated with demolition.

II. Socio-cultural

- Conserving diverse cultural memories;
- Conserving and building community and identity;
- Conserving community spaces and amenities;
- Providing more affordable housing;
 Providing smaller-scale commercial space for local starting initiatives; and,
- Providing educational opportunities.

III. Economic

- Reducing development costs by using already developed sites;
- Increasing property value through redevelopment;
- Promoting the use of a lifecycle costing model that embodies a long-term view;
- Developing skilled jobs that lead to durable and equitable employment;
- Supporting regional economies, including local materials suppliers; and,
- New infill / addition designed for passive solar gain and reduced heating needs.

4.2.7.1 Adaptive Reuse

The rehabilitation of historic buildings presents a rare opportunity to integrate the concepts of adaptive reuse and heritage rehabilitation with sustainability initiatives. When substantial intervention is required to accommodate a new use, it must carefully balance material input and loss to ensure the sustainability benefits do not outweigh or diminish heritage character³⁵. In almost all adaptive reuse projects, there needs to be some modification of a typical new building program to accommodate the realities of an existing building. These accommodations will vary depending on the proposed use/programming and the building under consideration, ideally to the benefit of both³⁶.

The following key strategies must be adopted and implemented for sustainable rehabilitation:

- Retaining heritage attributes;
- Repairing/replacing with traditional materials and details;
- Sourcing appropriate materials vs. those readily available.
- Involving experienced artisans/ tradespersons who understood affected materials;
- Retaining existing wood windows, which were upgraded by installing thermo-panes and interior energy panels; and,
- Reusing salvaged period bricks.

4.2.7.2 Alternative Energy Sources

Alternative renewable sources of energy can be integrated during the building restoration process.

I. Integration of Energy Efficient Technologies at the Building Level

- Equipping a building with energy efficient technologies like insulation of façades, roofs, double glazing;
- Meeting 100% of the building heat and cooling demand by renewable sources e.g. Geothermal heating, solar thermal heating etc.; and,
- Including a rainwater recovery plant.

II.Integration of Solar Energy

Integration of solar panels in historic buildings is usually difficult due to lack of space and to protect the heritage attributes of the building. In case solar panels are installed in close proximity of the historic site, it must be done in a manner that it is not visible from the public realm.

³⁵ The Greenest Building: Quantifying the Environmental Value of Building Reuse, Preservation Green Lab, 2011.

³⁶ Evaluating project objectives in context. Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016). Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

III.Integration of Geothermal Energy

Efforts have been made in order to establish installation standards and to develop design methods for high-efficient geothermal systems such as ground source heat pumps, which have the potential to reduce cooling energy by 30–50% and heating energy by 20–40%, and are able to reduce the amount of greenhouse gases emissions to the atmosphere³⁷.

It should be taken into consideration that the addition of green technologies like solar panels and wind turbines to a cultural landscape, may affect its heritage value. Thus, it is important to consider the visual impact these alternative sources of energy may have on the heritage building and its cultural landscape.

Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.

³⁷ Cabeza, L. F., Gracia, A. D., & Pisello, A. L. (2018). Integration of renewable technologies in historical and heritage buildings: A review. Energy and Buildings, 177, 96-111. doi:10.1016/j.enbuild.2018.07.058



Image 63. Comparison between acceptable and not-acceptable integration of PV systems over traditional clay-based roof systems³⁸

^{38 3}encult, Efficient Energy for EU Cultural Heritage www.3encult.eu/en/project/workpackages/builtheritageanalysis/Documents/3ENCULT_2.1.pdf [accessed February 2018].

4.3 Design Guidelines For Non-Contributing Properties

This section outlines the design guidelines for the non-contributing properties. Details about buildings, styles and relevant guidelines pertaining to the maintenance, repair etc. for non-contributing properties are outlined in the following sections.

4.3.1 Design Approaches

Additions and alterations to non-heritage buildings have an impact on their heritage neighbours and the overall streetscape. There are two design approaches that are appropriate to additions and alterations to such work in the District.

4.3.1.1 Historical Conversion

In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion shall have the integrity of an historical architectural style. This approach means considerably more than sticking on a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.

General Guidelines for Historical Conversion Approach

- Additions and alterations using the
 Historical Conversion approach shall rely
 on a local historic style described and
 depicted in **Section 4.2.1**. Use of a style
 shall be consistent in materials, scale, detail,
 and ornament. Refer to new construction
 guidelines in **Section 4.4** for further
 guidance.
- Although most additions shall be modest in comparison to the original building, the Historical Conversion approach may call for substantial additions in front of and on top of the existing building.
- Additions shall avoid destruction of existing mature trees.
- Although most additions shall be modest in comparison to the original building, the Historical Conversion approach may call for substantial re-working of the existing structure.

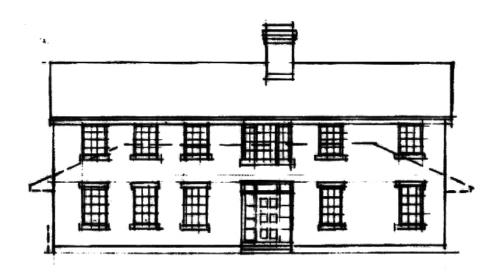


Image 64. The Historical Conversion approach used in putting a second storey addition on the house shown above.



Image 65. 40 Nashville Road - 2003



Image 66. 40 Nashville Road - 2020 Restoration

This house at 40 Nashville Road is a very skilled rendition of a Georgian house with a porch addition. It is very convincing in design and detailing. The porch railing uses a raised top rail to meet the height requirements of

the current Building Code, leaving the pickets at the shorter height found in historical railings. The image on the right shows a recent alteration to the property.

4.3.1.2 Contemporary Addition

In some cases, a modern building may be altered in a way that respects and complements its original design. As in every era, modern buildings vary in architectural quality, and some modern homes in the district are quite outstanding. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century.

General Guidelines for the Contemporary Addition Approach

- Additions and alterations using the Contemporary Alteration approach shall respect, and be consistent with, the original design of the building.
- The Guidelines in Section 4.2.4 for additions to heritage buildings apply, in terms of siting, scale and location of additions.
- Many modern buildings are old enough to have already undergone renovations, which may not be in character with either the original design, or historic precedent. In such cases, the design of further new work shall restore the architectural consistency of the whole.
- In some cases, modern buildings predominantly feature materials that are out of keeping with the local vernacular heritage, such as tile or artificial stone veneer, and tile or simulated tile roofing. Replacement of these materials with more sympathetic ones, when renovations are being undertaken, is encouraged.

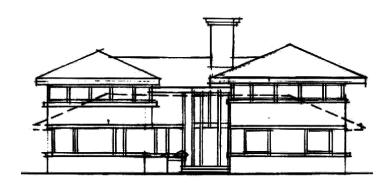


Image 67. The Contemporary Alteration approach used in putting a second storey addition on the same house.

The following sections outline guidelines for specific additions and alterations to building components of non-heritage buildings employing the historical coversion and contemporary addition design approach.

Windows

- The use of wood windows in a renovation of an existing building or new wood windows for an addition is encouraged.
- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as aluminium, composites, wood clad are also acceptable. Use of Vinyl is not acceptable. Because of the short functional lifespan of plastic products exposed to elements, they are not a suitable material for Heritage Conservation Districts where the main intent is to preserve and conserve the integrity of the heritage architecture and its very unique features.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the building.

Roof Materials and Features

- The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs (cedar)
 may be acceptable depending on the
 architectural style of the dwelling. Standing
 seam metal roofing is acceptable, if
 appropriate to the style.
- Not all new roofing material is necessarily appropriate for use in a Heritage District.
 The use of the following roofing materials is not supported: metal roofs, clay tile or metal tile roofs, and plastics and other synthetics.
- New roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.
- The introduction of new chimneys shall be complementary in design to the architectural style of the nearby compatible building which form the heritage context. Roof-top patios or decks areacceptable but shall be compatible in design to the architectural style of the nearby contributing building which form the heritage context.

Wall Materials

- The retention or use of traditional materials and products such as brick and wood siding are encouraged.
- The use of non-traditional or modern materials such as cement fibre-board, vinyl and aluminium, in configurations and profiles that complement the original design, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile.

Exterior Details

Decorative Features:

- The introduction of new architectural or decorative features shall be in keeping with the architectural style and period of the building.
- Verandas and porches are supported; front yards decks are not.
- Modern glass porches are not supported.
- Cut stone or reconstituted stone for trim in brick buildings.
- Wood shingles, stucco, or terra-cotta wall tiles in gable ends.

Soffits and Fascia:

 Painted wood porches, railings, decorative trim, shutters, fascias and soffits.

- Painted wood gingerbread bargeboards and trim, where appropriate to the design.
- Appropriate materials include wood, cement fibre-board, aluminium.

Colours:

 The use of colours complementary to the character of the contemporary style of architecture or from a heritage palette available from most paint companies is considered appropriate.

Foundations

- Maintain original foundation material, if feasible.
- Avoid introducing the application of new surfaces or coatings that alter the appearance and character of the building (e.g. Artificial stone, glazed tiles)

Energy Efficiency and Accessibility

 Any alterations must adhere to guidelines and standards related to energy conservation (see Sections 4.2.6 and 4.2.7) or improving accessibility (4.2.5) in the nonheritage building.

4.4 Design Guidelines for New Development

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.

New development within the District shall conform to qualities established by neighbouring contributing buildings which form the heritage context, and the overall character of the setting. Designs shall reflect a suitable local heritage precedent style. Research shall be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail. The following guidelines, describing the dominant elements that contribute to the heritage character of the District, are divided according the principal settings found in the District.

4.4.1 Contemporary Design

Change is inevitable. Built environment – buildings, streetscapes and urban areas must evolve, adapt and change according to the new needs of their users or inhabitants.

Adding a new layer to an existing historic urban environment that recognizes, interprets and sustain heritage values is a critical issue facing architects, policy makers and conservation professionals. As studied and documented in **Section 2.3**, 22% of buildings in the HCD are contributing buildings with recognizable styles, contemporary architectural insertion, however shall be appropriate and "of its time". This is consistent with the principles stated in the Venice Charter, Appleton Charter and other charters recognized internationally as a guide for heritage work. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this "village" context while at the same time representing current design philosophy.

The quality of new insertions is important as it will not only impact the existing historic buildings but will also represent 'tomorrow's heritage'. The first act in this process is the Database step-this critical part is simply the recording and translation of the existing buildings into architectural and urban maps and drawings so that they can be analyzed. The recording of acts, processes and their resultant architectures and the urban fabric that they constitute are considered to be invisible as they are not 'legitimated' by formal civic processes but rather are embodied in the lives, activities and culture of a community and embodied in the urban fabric that surrounds them³⁹. The second step is to extract architectural and urban codes that can eventually be

implemented as development guidelines for both alteration of existing buildings and also any new contemporary addition within the HCD boundary. The Ministry of Heritage, Sport, Tourism and Culture Industries lists the Eight guiding principles in the conservation of historical properties. The following guideline focuses on distinguishability "New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new⁴⁰."

These buildings will be subject to prevailing laws, regulations and policies to secure conservation and to manage change in a way that its significance is conserved. The following guidelines provide sets of rules and values that anticipate design solutions that can act as a paradigmatic model for the HCD thereby facilitating the preservation of its cultural and architectural urbanity.

4.4.2 Residential Area

The historical residential villages were laid out with large lots, ranging between a quarter- to a half-acre. Houses were mostly of a modest scale, leaving generous yards on all sides. Front- yard setbacks vary somewhat, but are small compared to the rear yards, where space was needed for stabling, herb and vegetable gardens, and orchards. An early village household needed these means for self-sufficiency, and lawns and decorative planting were minimal. The use of the yards has changed, and they provide more pleasure and less production now, but to a great extent the original village scale has persisted. Building height, lot coverage, and density are all low. The streetscapes are unified by a canopy of trees, planted in front of, behind, and beside most houses.

Guidelines to help define the heritage character of the residential village are included in the following sections.

⁴⁰ Eight guiding principles in the conservation of historical properties, Ministry of Heritage, Sport, Tourism and Culture Industries

Site Planning Guidelines

- New development shall respect the overall setback pattern of the streetscape on which it is proposed. In case the minimum requirement for front yards does not permit this, appropriate variances to the zoning by -laws shall be sought.
- Where there are areas of significant variation in the location of adjacent buildings, the front yard setbacks of new residential infill shall be defined either as the average of the setbacks of the adjoining properties, or where appropriate for historical reasons, aligned with the adjacent heritage buildings.
- New buildings shall generally be located with the front façade parallel to the roadway.
- Ancillary buildings shall be located towards the rear of the lot. Garages, in particular, shall not form part of the front façade.
- New construction on corner lots shall be designed to present a heritage-friendly face to the flanking street.
- In the village setting, setbacks are generally consistent, but not identical.
- Extreme difference in setback from neighbouring houses is not appropriate.
- Underground parking shall not be permitted.
- Lot consolidation shall be strongly discouraged.

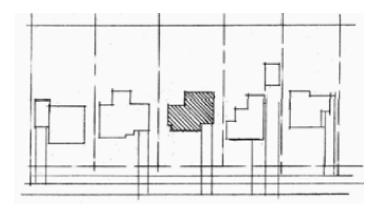


Image 68. Sketch to show consistent yet non-identical setbacks in the village setting.

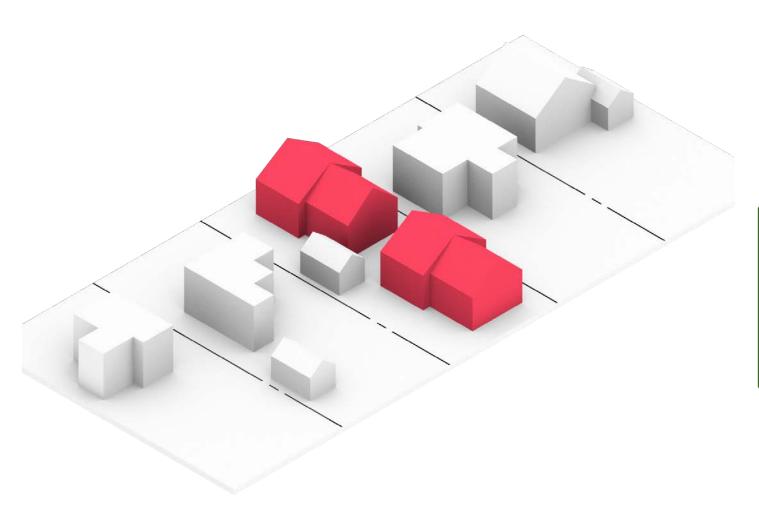


Image 69. New Development Site Planning - Inappropriate option which does not maintiain the consistent setback

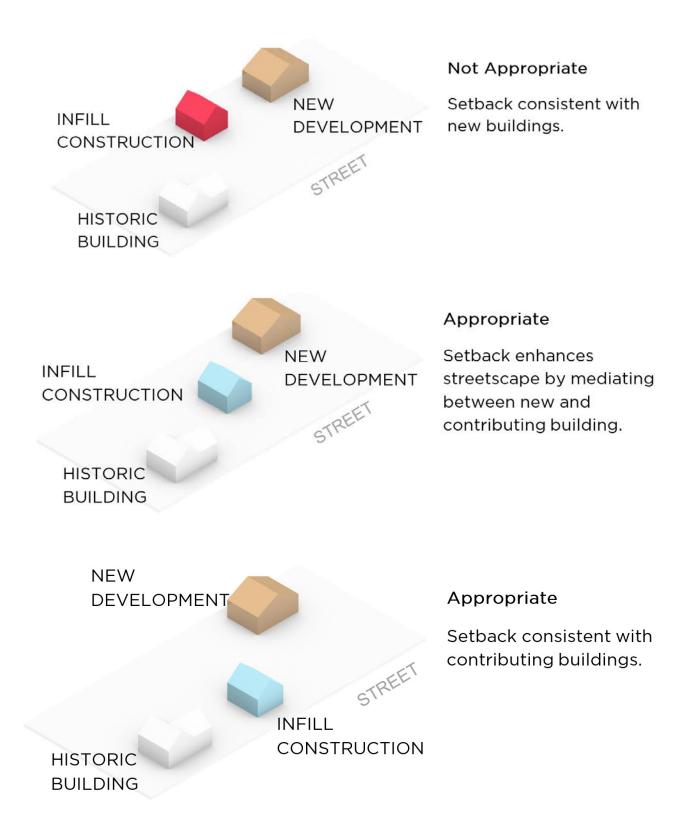


Image 70. New Development Site Planning - Appropriate and Inappropriate Options for Infill

Scale And Massing

- New residential construction in the residential villages shall respect local heritage precedents in scale and massing and shall not predominate over the existing adjacent buildings.
- New development shall not exceed a building height of 9.5 metres.
- New development shall not be designed to a greater height or scale than the surrounding buildings, it should fit in with the existing streetscape in terms of rhythm, alignment and spacing. For example, an existing 1½-storey house could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.
- New buildings shall be designed to preserve the generous side yards typical in the villages. As far as possible, modern requirements for larger houses shall be accommodated without great increases in building frontage.
- In almost every case, new construction will be replacement houses on existing built lots. Note: It is recommended in **Section** 7.0 that the zoning by-law be amended to recognize the smaller scale of historic

- village development as contrasted with modern suburban development.
- Where a building is proposed that is substantially larger than the typical buildings found on the street, the scale of the structure can be reduced by breaking up the façade and overall building mass into elements that proportionally reflect the adjacent building forms.
- New residential construction shall reflect the typical directional emphasis and building form of the surrounding streetscape. It shall not overwhelm the heritage character of the district.
- In order to ensure that height and massing of new development are compatible, all proposals for new buildings in the District shall include a detailed streetscape elevation of the adjoining structures and features. Corner lots require two streetscapes. If necessary, photographs may also be used.

A new house that is out of scale with its neighbours is not appropriate to the village character.

A new house shall fit in with the scale of its neighbourhood.





Image 71. New Development Built Form Massing - Appropriate and Inappropriate Options

Architectural Styles

- The new construction and composition
 in their construction and composition
 but shall be compatible by employing the
 materials, scale, massing or proportions
 typically found in the heritage buildings
 within the Heritage Conservation District.
- Design houses to reflect one of the local heritage Architectural Styles in spirit (i.e. massing, scale, and proportions) example Victorian, Georgian but not a direct replica. See Section 2.5.
- A consistent approach to design detail for the chosen style shall be used for all building elements. Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not historically found in the area, such as Tudor or French Manor, are not appropriate.
- In order to reflect a village pattern, adjacent detached buildings shall not be identical.
- Inappropriate "vintage" materials and assemblies that do not belong to the period or chosen style shall not be used.
- Architectural details that reinterpret traditional ones responding to the chosen style are encouraged. Contemporary interpretations of traditional details e.g. new designs for windows and door surrounds can provide visual interest and also convey the fact that the building is new. These contemporary reinterpretations shall be similar in scale and proportions to those used historically.
- Research the chosen Architectural Style. See
 Section 8 for useful resources.
- Use appropriate materials. See Section 4.4.4.

Roof Form, Materials And Features

- Roof design (both form and overhang) in the District shall be compatible with the historic roof types in the village and the selected building style.
- The use of asphalt shingles, simulated slate in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs (cedar) is acceptable depending on the architectural style of the dwelling; standing seam metal roofing, if appropriate to the style.
- Not all new roofing material is necessarily appropriate for use in a Heritage District.
 The use of the following roofing materials is not supported: clay tile or metal tile roofs, and plastics and other synthetics.
- Roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes shall be located away from the public view and shall be as inconspicuous as possible.
- Eavestroughs shall co-ordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged.
- Flashing and caulking shall co-ordinate with the wall color.
- Downspouts shall not obscure architectural features.

- The design of historic chimneys shall be used as a reference in new chimney design. Chimneys on large roofs can be used as a means of breaking up the massing to a more appropriate scale.
- Pot lights in the eaves are not supported.
- Flat roofs, shallow roofs, overly massive roof and roof-top patios or decks are not supported.

Dormer

- Dormers in new construction shall be consistent with the style of the house and shall be consistent with traditional dormer scale and proportions.
- Dormers shall reflect the traditional hierarchy of windows on a structure, in that the windows in the dormer shall be of a lesser scale than the windows on the lower part of the building.
- The predominant type of dormer in the district is the roof dormer.

Windows

- Windows on new construction shall appear similar in scale, proportion and character to those used traditionally and be consistent with the style of the house.
- New windows for a new development shall use materials such as wood, aluminum, composites, wood clad. Use of Vinyl is not acceptable.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window shall complement or reflect the architectural design of the new building.
- A consistent approach to window proportion and type shall be followed in the design of a new building. As a general principle, windows shall be taller than their width (usually 2:1 ratio of length to width).
- Divided windows shall include real, externally perceivable muntin bars (external, permanently adhered muntin bars are also acceptable). The type, size and profile of muntin bar division shall be compatible with the architectural style of the house.
- Skylights or roof windows are not appropriate on elevations of the building visible from the street.
- Bay windows on new construction shall be applied in an orderly manner, extend to the ground and reflect historic bay window forms. Modern bay windows such as those with minimal mullions, multi-paned casement windows, or which do not extend to the ground are not appropriate.

- The new shutters if proposed shall be compatible with the architectural style of the house. Shutters shall be half the width of a window and attached at the frame, not the wall, in order to appear functional. The use of wood shutters is preferred. Shutters made from more modern materials may be used. Consultations with staff on the appropriateness will be required.
- All windows shall have sills. Window sills shall be made of wood, stone, or concrete; brick sills shall not be used. Sills are not only part of traditional architecture, they represent good construction practice for contemporary buildings.
- New construction shall respect the traditional ratio of 15–20% of window-towall coverage. Greater window-to-wall ratios shall be avoided.
- On façades that are visible from the street, new windows shall maintain historic proportions and placement patterns typically found in the District.
- See illustrations below to view appropriate and inappropriate door designs and styles.

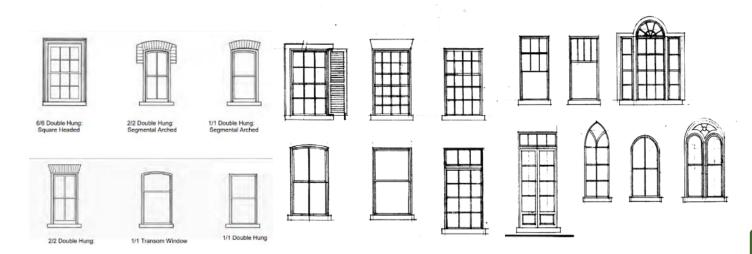


Image 72. Appropriate window proportions and styles.

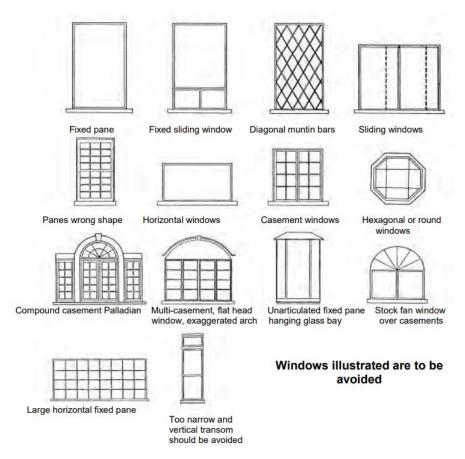


Image 73. Inappropriate window proportions and styles.

Doors

- Doors on new construction shall visually reflect the historic doors in the District and be consistent with the style of the house.
- New doors for a new development shall use materials such as wood, aluminium, composites, wood clad materials. Use of Vinyl is not acceptable.
- Door surrounds shall be consistent with the traditional design of these elements seen in the District.
- Modern doors of compositions and materials that are not consistent with the character of the District shall be avoided.
- On façades that are visible from the street, new doors shall maintain historic proportions and placement patterns typically found in the District.

Wall Materials

 The use of traditional materials and products for any new structure shall be visually compatible with the adjacent historical buildings. Traditional cladding materials in KNHCD include red clay brick, stucco and wood siding.

Brick:

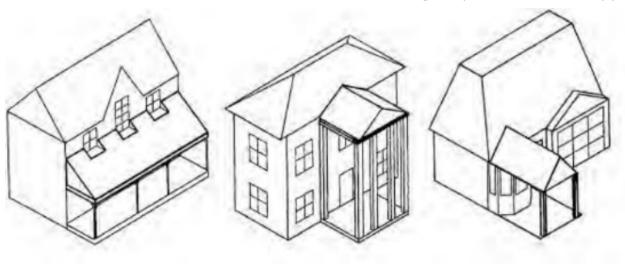
- Brick shall be of the standard size, Ontario Size variety (no greater than 2½" by 8½"), and of a traditional local colour and texture. CSR size brick is also acceptable. The use of traditional mortar colour, profile, and texture is encouraged.
- Brick coursing shall reflect traditional local examples with respect to pattern, alignment, and colour.

Wood Siding:

- Wood siding: 4" horizontal wood clapboard.
 5-6" wide may also be used.
- The use of non-traditional or modern materials such as cement fibre-board, and aluminium, in configurations and profiles that complement the original design, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone (currently being used), vinyl, concrete block and concrete brick, precast or poured concrete, modern stucco, terra cotta, and glazed tile.

Porches and Verandahs

- The traditional porches and verandahs are encouraged as features of new construction in the District.
- The new porch design shall be appropriate to the style of the building and/or district.
- Flooring used on porches and verandas is to be laid perpendicular to the adjacent wall.
- Incorporating porches on buildings where their style or historic evidence does not support them is not supported.
- Lighting fixtures shall complement the historic character of the building. Pot lights in the eaves are not supported.
- The introduction of front yard decks is not supported.
- Modern glass porches are not supported.



Overly heavy porch, cut into windows over narrow metal columns

Greek Revival columned porch

Car-port type porch

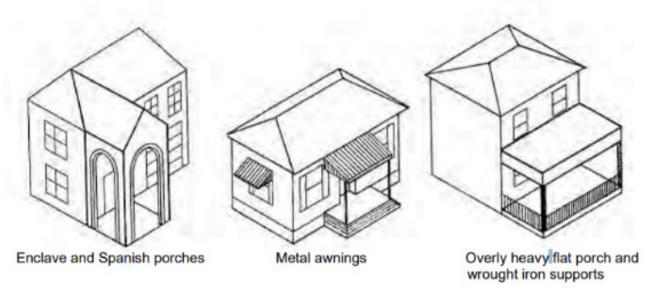


Image 74. Inappropriate Porch Design

Colours

 The use of colours complementary to the character of the contemporary style of architecture, appropriate to the period and style of the building, and compatible with surrounding heritage buildings is considered appropriate.

Foundations

- Foundations on new construction shall be of a height that is appropriate to the historic architectural forms of the District.
- Exposed foundation walls above grade shall appear structural, as in a traditional

fieldstone foundation, or cultured stone with a similar appearance. The stone shall be of mixed colours and types representative of locally found fieldstone. The stone shall not be laid in a flagstone pattern resembling modern stone veneering.

Energy Efficiency

 Insulation of buildings in the basement and attic areas is encouraged; however, to prevent condensation and possible water damage to the building, a vapour barrier shall be applied.

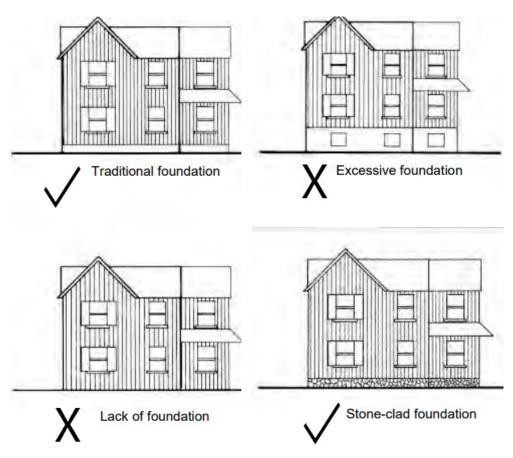


Image 75. Examples of foundations for new construction.

Landscape

- Landscape features around a building and the overall streetscape like trees, fencing, walkways, driveways, sheds can contribute to the special character of the District and shall be incorporated within the new design.
- Maintain greenspace by having generous setbacks between buildings and presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards. The ratio of greenspace to building mass and the side yard setbacks shall be generally consistent with the character of adjacent properties.
- New parking areas shall be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation and the views of the building.
- Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.
- Front yard fences are to be low (3 feet or so) of a variety of wooden picket fencing in a simple design. Appropriate materials include wood. Inappropriate materials include: metal, wrought iron, brick, chain link, stock trellis.
- Back yard fences must meet existing bylaws regarding height and other safety measures. Simple design and can be higher than front yard fencing. Appropriate materials include wood. Inappropriate mateirals include: metal, brick, stone. Black or dark green chain linkshall only be used to enclose a pool.

Utility Equipment

- Utility and service equipment shall not be readily visible, especially on the front or side façades.
- The following equipments shall be screened if placed In front of the building - telephone connection boxes, utility meters, cable.
- Wall mounted air-conditioning units, ground-mounted heat pumps, transformers shall not be installed on the front elevations or shall be screened in a proper manner.

Garages and Outbuildings

- Garages shall be lower in profile than the principle building and complementary in design and colour.
- A garage shall be located in such a way that the house not the garage is the focal point of the new construction. Below grade garages for single family dwellings is not supported.
- Windows and doors shall be compatible with the District character.
- The use of traditional materials and products such as wood windows and sidings, is always preferred.
- Non-traditional materials and products (aluminium, cement board) in historical configurations and profiles that provide the appearance of traditional materials may be used.
- New garage doors shall reflect simple historic doors in a form that is consistent with the historic vernacular architecture of Kleinburg-Nashville HCD.

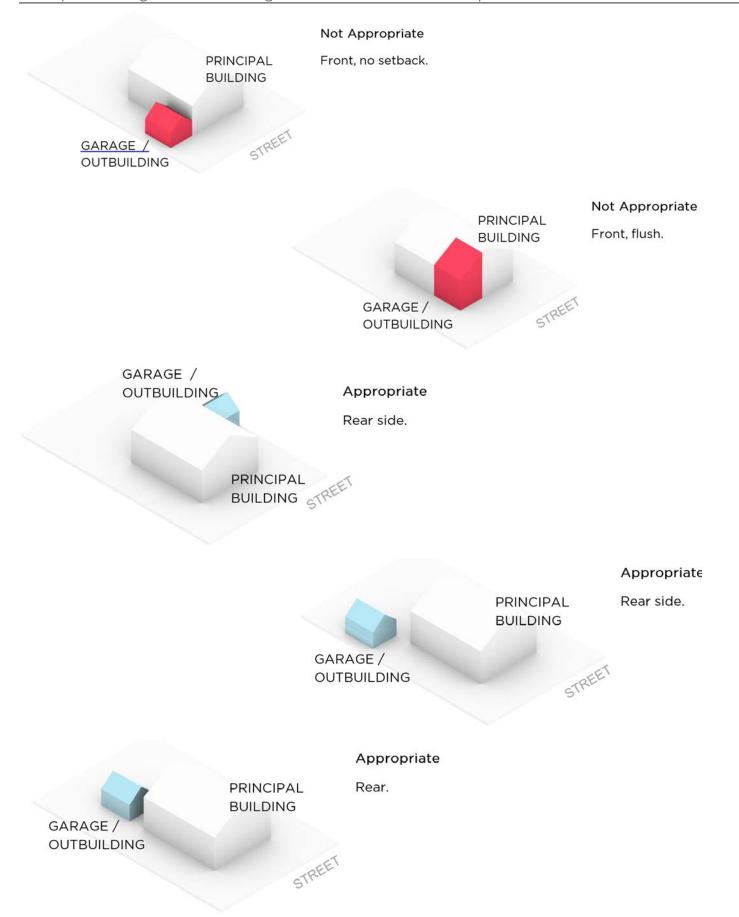


Image 76. Appropriate and inappropriate location of garages or outbuildings for a new development.

4.4.2.1 Multiple Family Residential

The zoning provisions in KNHCD allow for multi-family dwellings in the form of townhouses, semi-detached and row housing. These developments are not typical of the historic character of the KNHCD, however with the increasing population demand, these are now part of the medium density developments in the district. While most of the design guidelines discussed in the previous section are applicable for these developments, the following special design guidelines that are specific to multi-family dwellings must be taken into consideration to ensure compatibility with the character of the district.

Multiple Family Residential Design Guidelines

- Historic and contributing buildings are to be conserved and integrated into medium density residential development.
- New buildings shall be oriented so their front doors face the street.
- Garage doors shall be hidden from street view wherever possible, with access from a rear lane or driveway rather than the front.
- New buildings can be integrated into the existing community in a respectful manner that will preserve the traditional, village-like character through appropriate scale, design and materials.
- New building may be designed to look like an individual building but contain multiple dwelling units.
- Underground parking shall not be permitted.
- Lot consolidation shall be strongly discouraged.

4.4.3 Commercial Area

The Commercial area means the commercially zoned properties within the Kleinburg-Village Core, which front on Islington Avenue and Nashville Road. This area contains almost all of the commercial uses in the District, and they comprise a mixture of locally-oriented and tourism-oriented businesses. Tourism generates cyclical parking loads, varying by season and day of the week, and the road allowance has been called on to provide overflow parking spaces above those provided on-site by the commercial uses. In addition, modern requirements call for amenities and equipment that were not present in the historical village. The design of road allowance presents special challenges if it is to preserve and enhance the heritage character of the Commercial Area. The intent of this Plan is to enhance the quality of the Commercial Area as a pedestrian-friendly village shopping environment.

4.4.3.1 Village of Kleinburg

The old part of the Commercial Core of Kleinburg has the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection, interspersed with residential buildings. The existing commercial buildings include the historic General Store, shops, restaurants, clinics, offices. The commercial properties on Islington Avenue reflect a historic downtown character with a busy and active streetscape. The traditional commercial buildings depict a residential form and massing while the more recent renovations e.g. Avenue Restaurant at 10519 Islington Avenue displays a modern façade with bigger picture windows and low height planters. New commercial development within the District shall conform to qualities

established by neighboring heritage buildings and the overall character of the setting. Designs for the proposed new developments shall reflect the local heritage styles and must be executed with suitable proportions and detailing. A listing of commercial properties can be found in **Appendix B**.

4.4.3.2 Village of Nashville

The Nashville village core is properties fronting on Nashville Road, from the railway crossing, west to the limit of the Study Area. The properties on Nashville Road reflect a rural village-like character. On Nashville Road there are commercial uses in the southern and northwestern quadrants of the railroad intersection. In the northwestern quadrant, an old corrugated metal mill building sits about 150 metres up the railroad, the last remnant of the economic tie between the community and the railway.

The top north-east of the road on the north side includes the 1858 Kline House which is a designated property and is associated with both John Nicholas Kline and Henry Stark Howland. The following property is the modern Royal Bank. The building gives a nod to heritage in some details and materials, but the landscaping is out of keeping with the village character, the open lawn interrupting the enclosure of mature trees. Beginning on the north-west side of the road at the intersection of Huntington Road and Nashville Road, the first commercial property is at 975 Nashville Road. The property is a renovated 20th century mixed-use building with modern additions and renovations. The rear addition is setback from the front original brick building and represents a later contemporary alteration. A listing of commercial buildings in the Village of Nashville can be found in Appendix B.

I. New Commercial Properties

Almost all the existing commercial buildings in both the village of Nashville and Kleinburg are one or two storey structures that use brick or wood siding as their wall cladding material. Their appearance and massing respects the existing surrounding context and the heritage character of the streetscape. New proposed commercial buildings can take design cues from either the historic small-scale buildings existing within the HCD or adopt the form of a residential building which was over the course of time adapted for a commercial building. Traditional storefronts are recommended for retail businesses, while residential typology is recommended for professional and office use.

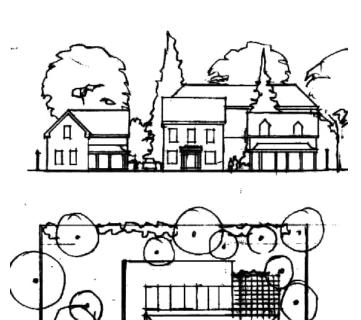
The following general design guidelines apply to commercial properties in the KNHCD. Specific guidelines that are more distinctive about each of the two villages have been discussed in **Section 4.4.3**.

Site Planning

- New development shall respect the overall setback pattern of the streetscape on which it is proposed. In case the minimum requirement for front yards does not permit this, appropriate variances to the zoning by-laws shall be sought.
- Where there are areas of significant variation in the location of adjacent buildings, the front yard setbacks of new residential infill shall be defined either as the average of the setbacks of the adjoining properties, or where appropriate for historical reasons, aligned with the adjacent heritage buildings.
- Front-yard areas created by building setbacks shall be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front-yard areas is not in keeping with the village character. The presence of low fencing or hedging on the street line helps to define the public realm of the street, and is in keeping with the village character.
- New buildings shall generally be located with the front façade parallel to the roadway.
- Lot consolidation shall be strongly discouraged.

- New construction on corner lots shall be designed to present a heritage-friendly face to the flanking street.
- Where front-yard patios are installed, they shall take the character of a fenced front yard, not a suburban deck with a railing; inground planting shall be used to soften the landscape in such patios.
- Existing mature trees shall be preserved, and new tree planting shall be designed to reflect the traditional village pattern described above. Trees shall be planted in front of and beside new buildings and, where possible, behind them. Even when planted in an island in a parking area, these trees will contribute to the village character. Trees shall be native species.
- Infill developments shall preserve existing heritage structures and existing mature trees. Set-backs shall be varied, in keeping with the historic village character.

The example shown on the right, suitable for the east side of Islington Avenue, maintains a planted buffer strip at the rear, where it abuts residential properties and uses some of the rear yard for a patio. The total development is fairly sizeable, but preserves the overall scale and character of the village street, and provides a variety of exterior spaces around the buildings.



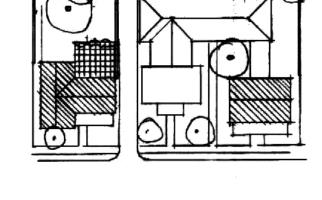
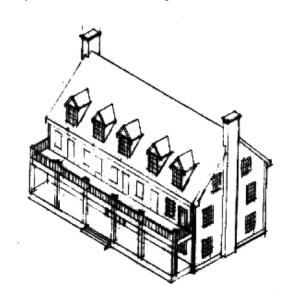


Image 77. Examples of appropriate site planning for infill development

Scale and Massing

- New commercial construction in the villages shall respect local heritage precedents in scale and massing and shall not predominate over the existing adjacent buildings.
- All new commercial buildings shall be designed to reflect the existing built form precedents of a house or a shop.
- In case an existing residential building is converted to a commercial use, the building must retain its original residential character.
- New development shall not exceed a building height of 9.5 metres.
- New development shall not be designed to a greater height or scale than the surrounding buildings, it shall fit in with the existing streetscape in terms of rhythm, alignment and spacing. For example, an existing 1½-storey building could be replaced by a 2-storey house with a plan that included an extension to the rear. This might double the floor area without affecting the scale of the streetscape.
- Designs based on larger heritage precedents, such as hotels and mills, shall be limited to 18 metres of frontage in the Commercial Core.
- Where a building is proposed that is substantially larger than the typical buildings found on the street, the scale of the structure can be reduced by breaking up the façade and overall building mass into elements that proportionally reflect the adjacent building forms.
- In order to ensure that height and massing of new development are compatible, all proposals for new buildings in the District shall include a detailed streetscape elevation of the adjoining structures and features. Corner lots require two streetscapes. If necessary, photographs may also be used.

Historic hotels provide a good model for larger in-town commercial development. Historic Mills provide a good model for larger developments in the valleys.



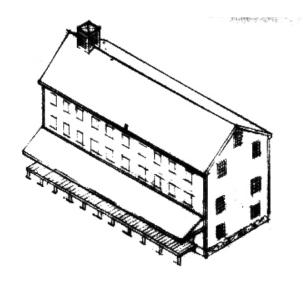


Image 78. Appropriate traditional building types as model for larger developments

Architectural Styles

- The new construction can be contemporary in their construction and composition but shall be compatible by employing the materials, scale, massing or proportions typically found in the heritage buildings within the Heritage Conservation District.
- Design houses to reflect one of the local heritage Architectural Styles in spirit (i.e. massing, scale, and proportions) example Victorian, Georgian but not a direct replica. See Section 2.5
- A consistent approach to design detail for the chosen style shall be used for all building elements. Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate.
- In order to reflect a village pattern, adjacent detached buildings shall not be identical.
- Inappropriate "vintage" materials and assemblies that do not belong to the period or chosen style shall not be used.
- Architectural details that reinterpret traditional ones responding to the chosen style are encouraged. Contemporary interpretations of traditional details e.g. new designs for windows and door surrounds can provide visual interest and also convey the fact that the building is new. These contemporary reinterpretations shall be similar in scale and proportions to those used historically.
- Research the chosen Architectural Style.
 See Section 4.1.3 and Section 8 for useful research sources.
- Use appropriate materials. See Section 4.2.2.

The most typical village shop is a simple gabled two- storey building. In Kleinburg, porches were ubiquitous. The traditional shop in the HCD would incorporate the following features.

- High pitched roof
- · Wood shingles or sheet metal
- Wood finial
- Brick construction
- 1½ Storey
- Wood Porch
- Side door, with single window or shopfront

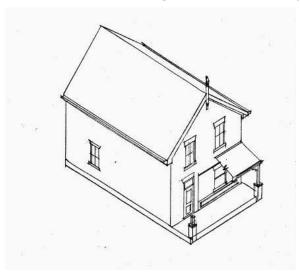


Image 79. Typical village shop in Kleinburg

Landscape

- Landscape features shall retain a villagelike character along Nashville Road and a historic downtown character along Islington Avenue.
- The random presence of trees in front, side, and rear yards, providing a frame of clumps of greenery to the built form. This is in contrast to the commercial form of towns and cities, where trees are either absent, or arranged as linear boulevard planting.
- The ratio of greenspace to building mass and the side yard setbacks shall be generally consistent with the character of adjacent properties.
- Maintain greenspace by having generous setbacks between buildings and presence of mature trees, in addition to decorative shrubbery, in the front, side, and rear yards.
- Visual impact assessments and other guidelines such as Built Features and Vegetation shall be integrated at an early stage in project planning so that any potential impacts on the heritage value of the cultural landscape can be mitigated or even avoided.

Utility Equipments

- Utility and service equipment shall not be readily visible, especially on the front or side façades.
- The following equipment shall be screened if placed Infront of the building - telephone connection boxes, utility meters, cable.
- Wall mounted air-conditioning units, ground-mounted heat pumps, transformers shall not be installed on the front elevations or shall be screened in a proper manner.

Parking

Parking for commercial properties is required for the convenience of owners, employees and the customers. As most of the buildings are placed closed to the street particularly on Islington Avenue, parking is typically located in the rear yard while driveway parking is present on the properties fronting Nashville Road as these buildings have a deeper setback relatively. This reflects the heritage character of the HCD in both the villages.

- Visual screening from residential properties and the street shall be provided, using fencing, vegetation or a combination of these.
- The shared parking operation must be endorsed and agreed to by all core area businesses. The operation can be overseen by a committee of business people with direct control and co-ordination by the City.
- All businesses must recognize the mutual benefits that are achieved by shared parking. The City must be able to monitor and evaluate any land use changes such that any further parking demands that are accumulated by new development do not exceed the current available parking supply.

Storefronts

- Storefront design shall reflect local historic precedents. Design elements within any chosen precedent shall be consistently applied.
- Full-width porches are appropriate elements in storefront design.
- Retractable awnings are appropriate. Rigid awnings are inappropriate.
- Use of traditional wood and glass construction for storefronts is encouraged.
- If modern materials are used, they shall be detailed to replicate traditional designs in scale, proportion and architectural effect.
 For example, the use of wood trim at jambs, posts, and panels can enhance the heritage effect of standard storefront and glazing systems.



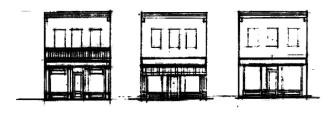


Image 80. There is a wide variety of appropriate historical precedents for storefront design. Historical photographs show that porches were a Kleinburg signature.

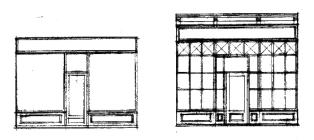


Image 81. The classic late-19th Century shopfront featured tall glazing, a panelled wood base, and a narrow moulded sign fascia above.

4.4.3.3 Signage

As noted in previous sections, the commercial core is regulated by the City of Vaughan Sign By-law "Special Sign District." There are numerous existing precedents to show the acceptable signage within the commercial area. Guidelines for commercial signage are discussed below.



Image 82. Signage types used in Kleinburg Village today. (Source: Google Street Views 2020)

Commercial Signage Guidelines

- The provisions of By-law 203-92 for the Kleinburg Special Sign District form part of these Guidelines, and will apply to the entire District. These provisions will be stringently applied.
- Integrate signage with the design of the storefront, based on historical precedent.
- Signs shall not block architectural features such as windows and ornamentation and shall be attached such as to do the least amount of damage to the façade. This shall also include translucent and opaque window covering applications (vinyl window signs).
- Buildings and business external identification signs shall be limited to the traditional location above the storefront.
- The use of traditional materials such as wood, brass, or bronze is preferred.
- Back-lit or internally illuminated signs, including awning signs, are not appropriate.
- Neon and readograph signs are not appropriate.
- Third-party signs are not appropriate.
- Awning signs, other than lettering, no more than 6" high, on awning skirts, are not appropriate.
- Ground signs are without heritage precedent and are generally not appropriate. If other sign types would obscure architectural detail on a heritage building, a low ground sign, no higher than 1.0 metres, is acceptable.
- Directory ground signs, listing tenants of a commercial development, are not appropriate.
- Temporary signage such as banners or A-frame boards are also subject to the provisions of the Kleinburg Special Sign District By-law.

- Traditional retractable canvas awnings with signage at end of awnings are acceptable.
- Replacement of existing non-conforming signage shall be included as part of any work undertaken on properties in the District.
- The Kleinburg core area and the roads leading into and out of Kleinburg require a comprehensive signage and information system. Such an information system could direct people to the off-street parking spaces thereby reducing the demand for parking on Islington Avenue and Nashville Road. Further, such a system could reduce vehicles traversing the downtown and using the local streets to circle around and find a vacant on-street parking space.

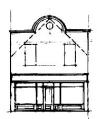




Image 83. Moulded signbands integrated with historic storefronts, small soffit signs above or below porch fascias, and flat externally illuminated wall signs are appropriate in the District.



Image 84. Signs that are modern in form, too large, or that obscure architectural detail are not appropriate in the District.

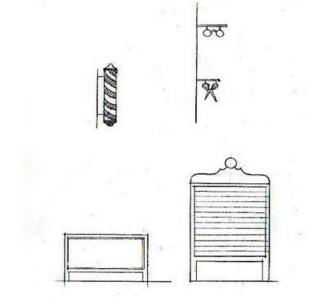


Image 85. Imitation 'traditional;' signage styles - Inappropriate for the HCD.

4.4.3.4 Specific Design Guidelines for Village of Kleinburg and Village of Nashville

The following table (**Table 4**) contains design guidelines which apply specifically to commercial properties in the Village of Kleinburg and Village of Nashville distinctively

and are intended to build upon the general guidelines regarding the treatment of buildings and properties stated in the earlier section of the District Plan.

Table 4. Specific Design Guidelines for Village of Kleinburg and Village of Nashville

COMPONENT	VILLAGE OF KLEINBURG	VILLAGE OF NASHVILLE
CHARACTER	Historic downtown	Rural village-like
SITE PLANNING	Buildings located closer to the street with a variety of front-yard setbacks.	Buildings located away from the street with a deeper setback to provide parking and noise buffer.
BUILDING TYPE	Mixed-use typology, purpose-built commercial structures and house-form residential generally one to two storeys.	Residential typology, generally two to three storeys.
SCALE AND MASSING	Commercial Scale Masonry Buildings. Most of the existing buildings are of historic scale with majority of the frontages varying from 8-10 metres. New development shall not exceed a building height of 9.5 metres.	Residential-scale frame buildings. The buildings have a wider frontage. New development shall not exceed a building height of 9.5 metres.
ARCHITECTURAL STYLE	The most typical village shop is a simple gabled two- storey building. Ontario Gothic Cottage Georgian/ Neo-Classical and Victorian Vernacular.	Georgian/Neo-Classical Victorian Vernacular, Edwardian
STOREFRONTS	Traditional storefronts are recommended for retail businesses.	Residential typology is recommended for professional and office use.
WINDOWS AND DOORS	Openings within the front and side façades shall be designed in such a manner that enhance pedestrian interaction. Façade composition, proportions and heights of individual elements must align with similar parts of the neighboring building or shall reflect the chosen architectural style and detailing.	Pedestrian interaction is very limited as the buildings have deeper setbacks. Façade composition, proportions and heights of individual elements shall reflect the chosen architectural style and detailing.

COMPONENT	VILLAGE OF KLEINBURG	VILLAGE OF NASHVILLE
SIGNAGE	Signage type that is easily visible to a pedestrian shall be used - traditionally located above the storefront for retail businesses and clinics. Ground signs are without heritage precedent and are generally not appropriate. If other sign types	Signage type that is easily visible to a driver shall be used - traditionally located on the ground at the lot entrance near the street and also on the building front. Back-lit or internally illuminated
	would obscure architectural detail on a heritage building, a low ground sign, no higher than 1.0 metres, is acceptable.	signs, including awning signs, are not appropriate as they may distract the drivers on the street.
STREETSCAPE	More walkable and pedestrian friendly.	Less walkable and automobile oriented.
STREETWALL	Maintaining the height and rhythm of the existing streetscape will unify the District. Blank façades that face the street or are easily visible from the street are not permitted.	As the distance between buildings is relatively more, height variations (one to three storey) are acceptable, blank façades that face the streets are not permitted.
STREET LIGHTING	Street lighting shall be placed near to the curb, where they form a transition band between the heritage experience of the buildings and the modern experience of the roadway.	Lighting on Nashville road is modern in design and scale and exclusively focused on the street.
	The fixtures shall reflect the historic light pole design and scale, simple and functional with ornate qualities of a small-town promenade.	Light fixtures are also seen on the site entrances on peripheral walls and columns as wall washers to highlight entrances.
PARKING	Parking lots shall be located in the rear of commercial properties along Islington Avenue. Parking shall be located away from roads and screening shall be done incase parking is visible from the street by generous planting. Underground parking is not permitted.	Parking lots shall be located in the rear or side of commercial properties along Nashville Road. Underground parking is not permitted.

4.4.4 Appropriate Materials

The Standards and Guidelines for the Conservation of Historic Places in Canada provide guidelines when creating any new additions to an historic place or any related new construction. The following guidelines in Standard 11 SGCHPC provide direction on the application of materials in a new construction⁴¹:

"(a) Conserve the heritage value and heritage attributes when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Part (b) requires physical compatibility with the historic place. This includes using materials, assemblies and construction methods that are well suited to the existing materials. New materials and assemblies should also have compatible service lives or durability, so that maintenance and repair work can be undertaken concurrently. Not doing so can lead to prematurely replacing adjacent historic materials for the sake of efficiency.

Part (b) also requires that additions or new construction be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value."

All new construction work visible from the exterior requires a Heritage Permit. Visible materials shall conform to the following standards.

Recommended:

Selecting new materials that are compatible with those used in the setting, and with the site's heritage value.

Construction of new elements shall match the forms, materials and detailing of sound versions of the same elements.

Not Recommended:

Using new materials and new technologies that do not have a proven track record.

Using inappropriate or untested materials or consolidants, or using untrained personnel for construction work.

⁴¹ The Standards. Standard 11 (2010). Standards and Guidelines for The Conservation of Historic Places in Canada. Second Addition. Canada's Historic Places, Ottawa

4.4.4.1 List of Appropriate Materials

Exterior Finish: Use materials compatible with the nearby contributing buildings which form the heritage context.

Roofs: Slopes and layouts compatible with the nearby contributing buildings which form the heritage context.

Doors: Use materials and designs compatible with the nearby contributing buildings which form the heritage context.

Windows: Use windows compatible with the nearby contributing buildings which form the heritage context.

Refer to **Section 4.2.2** for a list of appropriate materials used in the HCD.

4.4.4.2 Inappropriate Materials

Exterior Finish:

- Concrete block; calcite or concrete brick;
- Textured, clinker, or wire cut brick;
- Precast concrete panels or cast-in-place concrete;.
- Prefabricated metal or plastic siding;
- Stone or ceramic tile facing; and,
- "Rustic" clapboard or "rustic" board and batten siding; wood shake siding.

Exterior Detail:

- Prefinished metal fascias and soffits;
- "Stock" suburban pre-manufactured shutters, railings, and trims;
- Unfinished pressure-treated wood decks, porches, railings, and trim;

Shopfronts:

- Standard metal shopfronts and prefinished metal spandrel material; and,
- Frameless tempered glass shopfronts.

Roofs:

- Slopes or layouts not suitable to the architectural style;
- Non-traditional metal roofing such as prefinished or corrugated metal; and,
- Modern skylights, when facing the street.

Doors:

- "Stock" suburban door assemblies;
- Flush doors. Sidelights on one side only;
- Aluminum storm and screen doors;
- Sliding patio doors; and,
- Double-bay, slab, or metal garage doors.

Windows:

- Large "picture" windows;
- Curtain wall systems;
- Metal and plastic frames;
- Metal or plastic cladding;
- · Awning, hopper, or sliding openers; and,
- "Snap-in" or tape simulated glazing bars.

Flashings:

Pre-finished metal in inappropriate colours.

4.4.5 Lighting

4.4.5.1 Exterior Lighting

The movement to preserve the night sky has gathered considerable momentum in recent years, and it is likely that "dark sky" regulations will become prevalent in North America. Particularly in the valleys, the night sky is an important part of the experience of the natural world.

The lighting fixtures currently installed in the Commercial Core are suitable for the village, in terms of the principles outlined above. When replacement becomes necessary, due to aging or upgraded standards for light levels and "dark skies", fixtures of a similar simplicity shall be chosen.

Exterior Lighting Guidelines

- Minimize new exterior lighting in the valleys and on the ridgelines: Use small, low fixtures; use minimum required lighting levels. Use "dark sky" certified fixtures.
- Do not light trails.
- Minimize existing exterior lighting in the valleys and on the ridgelines, on the basis of the normal replacement schedule. The use of timed, seasonal lighting on the playing fields in Bindertwine Park only, is considered to be minimized lighting.
- Prevent the spread of light beyond where it is required, by screening with suitable planting. See **Section 4.6** for planting guidelines.



Image 86. Lights of eastern North America.
Part of a NASA mosaic image
of rhe entire earth at night.

4.5 Urban Design Guidelines

4.5.1 Overview

A recommendation from the 2003 KNHCD Plan was to develop Urban Design Guidelines (UDG) specific to the HCD. The Performance Standards and Standard Details of the City-Wide UDGs will still apply to development sites within or adjacent to the HCD, however the HCD specific UDGs will provide an additional level of detail with a cultural heritage lens. Many of the recommendations in the following sections were derived from the Kleinburg Streetscape Master Plan which echoes the values including the desire to protect and enhance the heritage character of the HCD through urban design measures. The City of Vaughan should continue to utilize the Kleinburg Streetscape Master Plan to help with the evolution of the streetscape overtime.

4.5.2 Streetscapes

The rural qualities of the roads is an important feature of the heritage character of the District. Streetscape elements in the Kleinburg core serve as physical markers reinforcing the special quality of the street. It is important to preserve both the Village Core and rural profiles where they occur and enhance where possible.

4.5.2.1 Traffic Calming

Efforts shall be made to enhance the experience for pedestrian users as well as to increase safety. The most common complaint of small urban areas, Kleinburg included, is that vehicles drive too quickly through the core. There are a variety of ways to help cue motorists to slow their speed through traffic calming measures such as lane narrowing and other visual cues.

Traffic Calming Design Guidelines

- Within the Core area, lanes to be designated at 4.0m wide to facilitate emergency and service vehicle movement and shared movement between cars and cyclists.
- Outside the Core area, lanes to be narrowed to 3.25m with bicycle lanes immediately adjacent to facilitate emergency and service vehicle movement.
- Utilizing medians and bump-outs for extra lane narrowing and adding high quality pedestrian elements.
- Develop an amenity street between the roadway and the pedestrian walkway for locating street furnishings, lighting and other obstacles to further visually and physically separate pedestrians from the road.
- Develop plantings alongside the roadway to make the pedestrian environment more visually pleasing and to visually narrow the street.
- Implementing pedestrian scaled features such as signage, furniture and gateways will bring attention to the fact that pedestrians and cyclists are present, mentally cueing slower speeds.

4.5.2.2 Paving – Roads, Curbs, Sidewalks

On-street parking has been an integral part of business districts since vehicles were drawn by horses. Although parked cars present some visual clutter, they also form a barrier between passing traffic and the pedestrian zone, and contribute to the sense of pedestrian security. The current arrangement of roll-curbs with a parking zone of precast pavers adjacent to the sidewalks creates an ambiguity between automotive and pedestrian zones. Reconfiguration of pavements and boulevards, along the following lines, shall be considered, over time.

In keeping with the traffic-calming ideas outlined above, and to reduce the visual width of the roadway, the demarcation line between traffic lanes and parking areas shall be moved as far toward the centreline of the roadway as possible. The current roll-curb, with the change of pavement to precast pavers, narrows the visual width of the roadway, but there is no curb between the sidewalk and the parking area. Replacement of the roll-curb with a flat concrete strip, and introduction of a curb at the outer edge of the parking zone, would delineate the boundary between pedestrian and vehicular zones. If the traffic lanes are narrowed, there might be room for a narrow planting strip between this curb and the sidewalk.

Paving Design Guidelines

- Reinstate concrete curb and gutters to eliminate confusion between roadway, parking and pedestrian areas.
- Develop 0.6m coloured concrete amenity strip.
- Develop minimum 1.5m sidewalk of integral coloured stamped concrete.
- Develop 4.0m wide 'sharrow' (shared auto/cycling) lanes composed of stamped integral coloured concrete to create a unique village character.
- Intersections shall be treated with special paving patterns to denote the activity area.
- Gaps in the sidewalks network shall be connected.
- The sidewalk network shall be barrier free and accessible.

4.5.2.3 Gateways

Gateways are important urban design features which visually and physically signal entrance into an area of significance. Locations for potential gateways were also identified in the Village of Kleinburg Islington Avenue Streetscape Master Plan Study. The locations were identified as important entrance features with cultural significance. There are two hierarchies of gateways as well, minor gateways and main entrance gateways. Major entrance gateway locations include: (1) south entry at Major Mackenzie Drive; (2) the west entry at Highway 27; and (3) the north entry at Highway 27 and Islington Avenue. There are also a number of minor nodes which also denote entry further into the Village Core.

Developing gateways at principal entrances to the HCD would serve to reinforce its identity and to promote the District as place of unique historical character in the community and region.

Gateway Design Guidelines

- Gateways shall be located to reinforce an existing sense of entrance, rather than at the exact point that a roadway crosses the HCD boundary.
- Develop gateways at locations outlined in the Streetscape Master Plan Study.
- Evaluate the thematic design proposed for each gateway to determine it's current relevance. (Agriculture, Water Powered Energy, Natural Landscape, Art and Nature) Update as required.
- Gateway elements including plantings shall not be located within sightline triangles for intersections and will not impede the vision of turning vehicles for safety purposes.

4.5.2.4 Street Furniture and Pedestrian Amenities

The outdoor furnishings are important elements in the road allowance that create a lively pedestrian streetscape. Wrought iron benches in the plazas overlooking the streets offer pause points for visitors and enhance interaction. The collection of existing street furniture–comprising light standards, bollards, benches, bicycle racks, garbage cans, tree guards, planter boxes, etc. – are haphazard and inconsistent in style. Clearly, these outdoor furnishings have been added to the streetscape incrementally such that they are lacking an integrated yet understated style.

The clock in the Kleinburg Village Core, for example, is pedestrian-scaled but faux-historicist whose conspicuousness detracts from the authentic heritage elements of the street context. There needs to be a coordinated approach to the selection of street furnishings and other pedestrian amenities in order to create a consistent style throughout the Village Core.

Selection of street furniture in general shall include items that might have appeared in a village environment shall be selected for authenticity. Items that are modern interjections shall be selected for unobtrusiveness.

Street Furniture and Pedestrian Amenities Guidelines

- Generally, upgrades and replacements to street furniture and pedestrian amenities shall be evaluated in terms of their impact on the heritage character of the HCD.
- Streetscape elements shall be durable, low maintenance and ideally produced in a sustainable manner.
- Benches and waste receptacles shall be located throughout the Village Core to support gathering places. They shall be placed adjacent to planting beds and in close proximity to transit nodes. Seating shall be rotated to take advantage of views to the natural landscape.
- It is recommended that street furniture items be black, as it helps keep these items in the visual background, and is an historic colour for painted metal items like light posts and bench ends.
- Benches shall be influenced by the traditional flat-slat type bench and have a simple design.
- Waste and Recycling Bins shall have a simple design, and shall be constructed so that plastic garbage-bag liners are not visible. Box-type recycling bins bearing advertising are not appropriate.
- Tree grates shall have a simple design, compatible with the design of waste and recycling bins.
- Bollards shall have a simple design, and their use shall be minimized by the use of other elements to perform their functions. The "serried ranks" appearance of a long row of bollards is not in keeping with a village character. Bollards may be replaced, in some places, by alterations to paving and curbing; in other places, a mix of bollards, planting tubs, and bike rings may be appropriate.

- Planters were not part of the historic streetscape but they have become established as "softeners" in business areas everywhere. In that sense, they resemble the non-functional "heritage" dormers, cupolas, and gazebos that flourish on modern shopping plazas. To the extent that planters are part of the modern commercial landscape, they shall take a form that reflects traditional garden planting. The use of square containers in place of the existing round tubs would allow planters to be put together to form longer rectangular displays. This reflects the shape of traditional planting beds, and would distinguish village planting from the standard urban business-district model.
- Hanging flower baskets shall be minimized, since they were not part of the historic streetscape.

4.5.2.5 Signage

The existing signage is of different typesdirectional, informational and for identification. These are however not completely consistent in terms of design vocabulary and symbols used. While a few signages are a combination of local natural materials that ties them to the surroundings the more recent ones are modern and foreign. Traffic-related signs may be stipulated by government regulations. However, some signage can be customized to be thematic and homogeneous in style, e.g. street names. It is important to develop a consistent palette of signage within the Village Core in order to facilitate the successful movement of people through the community to their desired locations, contribute to the character of the HCD and sense of place; enhance safety and security; and, provide clear directional information to both automotive and non-motorized users.

The 2003 KNHCD Plan recommended that the City's Sign By-law be amended to strengthen the protection of heritage character in the HCD (prohibiting internally illuminated and awning signs etc.), also to enforce the Sign By-law in the Village. The Streetscape Master Plan Study also makes suggestions and recommendations related to signage and includes the following hierarchy: (1) Directional Signage; (2) Informational/Interpretive and (3) Gateway. The signage within the Master Plan Study is intended to provide direction to the City of Vaughan in developing their own signage program for KNHCD.

Signage Guidelines

- The overall character of the entire signage palette shall be consistent with the same design vocabulary and symbols.
- Signage elements shall showcase the history of the HCD including its ties to agriculture, natural landscapes and the Group of Seven.
- Use of local and natural materials such as granite and wood will help to harmonize the signage with the surrounding context.
- High quality and durable panel material will ensure flexibility and long lasting design execution.
- Gateway signs shall be incorporated into overall gateway features and be appropriately scaled depending on the location. Gateway signs introduce visitors to the signage aesthetic for the Village and will also help with additional wayfinding.
- Signage shall have a highly visible and cohesive hierarchy for both vehicular and pedestrian users.
- Directions to nearby available amenities and destinations shall be easily obtained and understood by viewers. This is especially important due to limited ROW area for green spaces, therefore the need to direct people to nearby parks and open space is key.
- Informational and Interpretive Signage shall be included in the overall signage strategy. Examples for thematic opportunities include: (1) Klein House, (2) Greenway Description and Trail System, and (3) McMichael Gallery.
- Styles for the signage include directional street blade and information kiosks.
- Banners on light standards may also be used.

4.5.2.6 Street Lighting

The lighting fixtures currently installed in the Commercial Core are acceptable for the village in the time being. When replacement becomes necessary, due to aging or upgraded standards for light levels and "dark skies", fixtures of a similar simplicity shall be chosen.

The movement to preserve the night sky has gathered considerable momentum in recent years, and it is likely that "dark sky" regulations will become prevalent in North America. Particularly in the valleys, the night sky is an important part of the experience of the natural world.

Street Lighting Guidelines

- A hierarchy of street lighting standards shall be established for the various street types and activity areas to accommodate varying conditions such as pedestrian scaled lighting along more pedestrian oriented streets and a combination of pedestrian and vehicular lighting for the main streets.
- Coordinate lighting placement in keeping with the rhythm and placement of other streetscape features such as street trees, benches and other furnishings.
- Location and style of lighting shall achieve the necessary level of illumination required for the given streetscape and area.
- The style of lighting shall be respectful of the heritage character of Kleinburg-Nashville and shall vary in scale according to the type and character of the street.
- Along Islington Avenue and Nashville Road outside the Core Area shall incorporate both street lighting and pedestrian scaled lighting as part of the streetscape furnishing and shall also accommodate opportunities for additional features such as banners, signage or plant material.
- Minimize new exterior lighting in the valleys and on the ridgelines: Use small, low fixtures; use minimum required lighting levels. Use "dark sky" certified fixtures.

- Do not light trails, especially through natural landscapes to minimize negative effects on vegetation and wildlife.
- Minimize existing exterior lighting in the valleys and on the ridgelines, on the basis of the normal replacement schedule. The use of timed, seasonal lighting on the playing fields in Bindertwine Park only, is considered to be minimized lighting.
- Prevent the spread of light beyond where it is required, by screening with suitable planting.

4.5.2.7 Parking

On-street parking has been an integral part of business districts since vehicles were drawn by horses. Although parked cars present some visual clutter, they also form a barrier between passing traffic and the pedestrian zone, and contribute to the sense of pedestrian security. Sufficient on-street and off-street parking is necessary for the economic health of the Kleinburg Commercial Core. However, the current arrangement of roll-curbs with a parking zone of precast pavers adjacent to the sidewalks creates an ambiguity between automotive and pedestrian zones. Complaints have been made about the availability of parking especially for visitors.

The City of Vaughan completed a Parking Strategy in August of 2020 for the Village of Kleinburg. The Study conducted public consultation as well as on-site observations to determine issues, opportunities and a strategy for implementation. The recommendations from the Parking Strategy were used to derive the parking guidelines and shall be consulted alongside these guidelines.

Parking Design Guidelines

- Implement parking restriction signage and pavement markings. Changes in parking restrictions, pavement marking and signage will be required as improvements to the streetscape take effect.
- Establish partnerships for parking between the City and other parties to provide additional parking opportunities.
- Construct layby parking as part of the Islington Avenue streetscape improvement efforts.
- Develop a new parking lot in boulevard area north of John Street.
- Create a clear delineation between parking and pedestrian areas.
- Assess the possibility of consolidated private parking areas.
- Develop a full roll-out of dynamic real-time wayfinding systems following completed pilot program. Supplemental technology to complement the system (webpage, mobile apps, payment options, etc.) would need to be established.
- The City should review the Zoning By-law's parking requirements for the Kleinburg commercial core.

4.5.3 Street Wall

The term 'street wall' refers to the condition where the frontage of buildings are in line with the edge of the street in a consistent pattern which essentially creates the feeling of a 'wall' along the streetscape. The feeling is best achieved with consistent setbacks and architectural characteristics. The street wall helps to form the character of the street and provides a sense of enclosure for pedestrians. In Kleinburg-Nashville, the scale and composition of the street wall varies throughout the HCD and shall be considered accordingly to maintain the varying character of the street.

4.5.3.1 Commercial Core – Islington Avenue / Nashville Road

The street wall within the Commercial Core focuses on the frontages primarily along Islington Avenue, with a few additional stretches along Nashville Road. It is primarily a visitor destination versus a neighbourhood-serving retail destination because of its proximity to the McMichael Art Gallery, which is located on Highway 27.

The old part of the Commercial Core has the character of a substantial village, originating as a clutch of business enterprises and hotels growing up around an important intersection, interspersed with residential buildings.

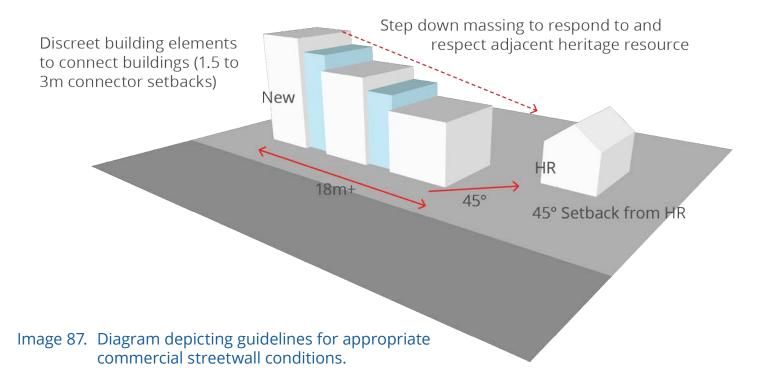
Typically, the building entrances face the street which enhance street activity and community engagement. Each building is a detached property with side yards which creates a visual pattern of solid (building) and void (side yards). The street face of each building is generally aligned with its neighbouring building. This creates a strong perspective and visual interest for the viewer. The commercial streetscape incorporates a variety of frontyard setbacks, with purpose-built commercial buildings tending to be located at the streetline. The following table lists the guidelines for the streetwall along Islington Avenue.

General Guidelines for Commercial Streetwall along Islington Avenue

- Maintain historic setbacks of contributing buildings, contributing buildings shall not be relocated to a new setback line.
- New developments shall be sited to be sympathetic to the setbacks of adjacent contributing buildings.
- New buildings located next to existing contributing buildings with greater setbacks shall transition back to the existing setback line to protect views.
- New buildings must follow City of Vaughan Zoning Bylaw in terms of side, back and exterior yards except where noted.
- Where contributing buildings are on opposite sides of a new development, and are set back from the property line, the average of the two front yard setbacks will be used for the new development.
- Where contributing buildings are set back from the property line, new adjacent

- development must be set back at a minimum to a line measured at 45 degrees from the front corner of the existing contributing building, per the image below.
- Commercial buildings must have active uses fronting on the public streetscape.
- No blank walls are permitted facing the public realm (street or public space).
- Developments with substantial frontages shall be designed to provide a variety of setbacks at the village scale on site.

The illustration shows the division of the building mass into discrete elements. The elements are linked to eachother by connector buildings that are recessed, these provide areas of refuge. The frontage of each element reduces as the distance to the heritage resource reduces. This stepped down massing responds to and respects the adjacent heritage building.



4.5.3.2 Residential Streets

In the residential village setting, setbacks are generally consistent but not identical. Residential front yards range considerably in depth, but generally are smaller in the front yard and are very generous in the rear yard creating a more modest street wall even in the residential portion of the village.

Design Guidelines for Streetwall/ Setbacks on Residential Streets

- New development shall be sited to be either in line with adjacent contributing buildings or mid-way between new development and contributing buildings.
- Setbacks shall be consistent but not identical (Diagram A).
- Extreme variation from the existing neighbouring setbacks is not appropriate (Diagram B).
- An average of the front setbacks shall be maintained for the new building (Diagram C).
- For frontages larger than 18 metres, the building mass shall be subdivided into discrete elements. These elements shall reflect the historical scale and shall have varied setbacks in keeping with the village character. Refer to image on previous page.

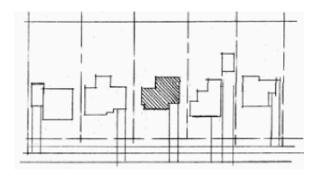


Image 88. Diagram A - Appropriate

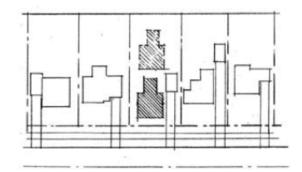


Image 89. Diagram B - Inappropriate

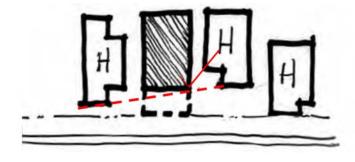


Image 90. Diagram C - Appropriate

4.5.3.3 Street Wall Height and Scale

The height and scale of buildings within an HCD have a significant impact on the heritage character of the street as well as the overall district. Building heights are felt both from close up (street wall and sense of enclosure) and from afar where it contributes to the overall roof and skyline.

I. Commercial Core – Islington Avenue / Nashville Road

The commercial building stock represents a mix of architectural style buildings which were historically 1 to 2 storeys high, along Islington Avenue although there is some variation between one to three storeys dependent on the architecture style and land use. The Village of Kleinburg has pedestrian-oriented built form massing that is tightly knit between parcels and provides a continuous built edge along the streetscape; the buildings themselves have porches, verandas and other architectural features that make it a comfortable environment to walk.

A small section of the north parcels along Nashville Road in the Village of Nashville have small frontages bringing the buildings closer to the street and framing a continuous pedestrian-oriented streetscape; the built form massing and architectural details support an active street frontage.

Commercial Streetwall Height & Scale Guidelines in Commercial Core

- Building heights shall not exceed maximums outlined in the Zoning By-law.
- The height of existing contributing buildings shall be maintained. New buildings must be sympathetic to and provide appropriate transitions from adjacent contributing buildings.
- New buildings shall maintain a relatively uniform height and scale with existing building stock and surround contributing buildings.
- Designs based on larger heritage precedents, such as hotels and mills, shall be limited to 18 metres of frontage in the Commercial Core. Refer to Image 88.
- For frontages larger than 18 metres, the building mass shall be subdivided into discrete elements. These elements shall reflect the historical scale and shall have varied setbacks in keeping with the village character. Refer to Image 88.

II.Residential Village

Other parts of the village have primarily residential buildings with large setbacks from the street and side yards; they present the rural residential landscape with mature trees sometimes hiding or accentuating the built form. These areas also have suburban massing and patterns to the built form; the spacing between buildings and their relationship to each other depends on the architectural style and date of construction.

Residential Streetwall Height & Scale Guidelines

- Building heights shall not exceed maximums outlined in the Zoning By-law.
- Heights shall be sympathetic to neighbouring properties.

4.5.4 Transitions of New Buildings in Relation to Heritage Resources

All properties along Islington Avenue, Nashville Road and other streetscapes within the HCD that have an immediate adjacency to the HCD boundary and contributing properties, including the river valleys, shall transition in height and scaleto contributing HCD properties.

The key to the HCD is to first conserve the contributing structures, streetscapes and landscapes that are key contributors to the heritage character. The second is to manage new development and changes to the landscape so that they are constructed in harmony with the existing village and contribute to the overall character of Kleinburg-Nashville.

The following table outlines the guidelines shall be used to assist in the process of achieving proper transitions between new development and existing heritage resources.

4.5.4.1 Transitions of New Buildings in Relation to Heritage Resources

Conservation Of Heritage Resources, Heritage Character Guidelines

- Contributing buildings and structures shall not be demolished or moved where feasible.
- The City of Vaughan requires the completion of a Heritage Impact Assessment if new construction may adversely affect the cultural heritage value of the area.
- New construction must be designed sympathetically to the adjacent character and must not detract from, or block the view of existing contributing buildings.
- Existing historic setbacks shall be maintained with new development designed sympathetically to respect the existing setbacks per previously noted guidelines.
- New and renovated, or additions to existing structures and landscapes must be sensitive to adjacent contributing properties in terms of massing, scale and setbacks.
 For further details, refer to **Section 4.2.4** for Design Guidelines for Renovations, New Additions and Outbuildings for Contributing Properties.

Building Heights

Heights of contributing buildings are to be maintained and to be consistent with the character of the HCD Plan, for instance If a contributing building is 1 storey but zoning allows 3/4 storey the height shall transition down to the height of contributing building.

Side And Rear Yard Setbacks

 New buildings must have both side and rear yard setbacks from contributing buildings a distance equivalent to half the existing buildings height.

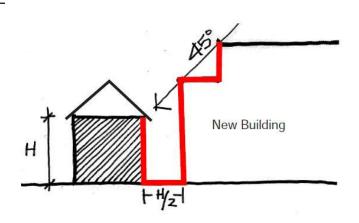


Image 91. Appropriate stepback distance between a heritage building and a new building

- New buildings and additions to contributing buildings may be given consideration if and when:
 - the new construction/addition is not visible from the public realm;
 - the new construction/addition is set back from the street frontage to maintain views to the contributing building;
 - the portions of the contributing building that will have obstructed views do not contain significant heritage attributes; and,
- The new construction/addition is of a good architectural quality and design and contributes to the character of the HCD.

Front Setback

- Historic setbacks shall be maintained and contributing buildings are not to be relocated where feasible.
- New buildings must have sympathetic setbacks to existing contributing buildings.
- New buildings adjacent to existing contributing buildings shall provide an appropriate transition to the setback line of existing contributing buildings to maintain views.

Properties Adjacent to an HCD

- Properties adjacent to an HCD boundary are required to have a heritage review, and shall be considered as an 'immediately adjacent' to the heritage property and will require an HIA.
- Adjacent properties shall be respectful and sympathetic in terms of character of the HCD.
- Properties located adjacent to an HCD boundary and especially properties within the valleylands, need to create a proper transition to adjacent HCD properties and integrate with the open space system according to the PPS.

4.5.5 Public Realm Design Guidelines

4.5.5.1 Open Space Framework

I. Open Space and Parks

The landscape of the HCD is greatly influenced by the landscape diversity of the Humber River valley and is associated open spaces. Parks are largely in the table land, and open spaces occupy space in both the table and valleyland. Over 60% of the Study Area is valleyland, i.e., below the "top of bank" and, of that, 38% belongs to the Toronto and Region Conservation Authority (TRCA). Other valleylands are occupied by Binder Twine Park, the McMichael Gallery, the former golf driving range on Highway 27, and land zoned as open space. The predominant land use in the Study Area is recreational and cultural.

Open spaces and parks often play roles as conspicuous as those of buildings in the environment. Open spaces provide setting for buildings as well as places to view them and the landscapes in which they sit. These spaces are often features of the original plan or survey of a settled community and have intrinsic value in ordering and organizing the location of buildings and structures.

Open Space and Parks Guidelines

- The HCD Plan shall conserve the inherent signature of past environments, especially in the pattern and relationship of the open space to built form.
- The open spaces associated with the Humber River and East Humber River valleys must remain publicly accessible and the natural setting of these landscapes must be respected and enhanced.
- The Humber River Corridor must be conserved and maintained as a significant natural system, remain publicly accessible, and accommodate passive open space recreational uses.
- Any intervention in areas identified by TRCA as located within the flood line or as conservation lands require the approval of the TRCA and the City of Vaughan. Natural conservation lands owned by the TRCA shall be conserved.
- Bindertwine Park is and will remain a hub for public / municipal recreation.
- Existing small-scaled open spaces must be conserved. New small-scaled open spaces shall be designed where possible. All open spaces must be publicly accessible, shall be accessible from all directions and shall be linked to the larger system of open spaces.

II. Pedestrian Circulation

The scale and development of Kleinburg-Nashville have lent itself to the creation of a generally walkable community with the ability to walk to the core area, through neighbourhoods and to natural open spaces via sidewalks and trails. The sidewalks and boulevards together are important elements to support the qualities of heritage pedestrian spaces. The existing street section allows for busy traffic and less public plazas at intersections. Early 20th-century photographs of the District show streetscapes very different from today's. An accurate "historical reproduction" of Kleinburg Village would exclude automobiles, paving, curbs, etc. The design of road allowance presents special challenges if it is to preserve and enhance the heritage character of the Commercial Core

On-street parking has been an integral part of business districts since vehicles were drawn by horses. Although parked cars present some visual clutter, they also form a barrier between passing traffic and the pedestrian zone, and contribute to the sense of pedestrian security. The current arrangement of roll-curbs with a parking zone of precast pavers adjacent to the sidewalks creates an ambiguity between automotive and pedestrian zones. The current roll-curb, with the change of pavement to precast pavers, narrows the visual width of the roadway, but there is no curb between the sidewalk and the parking area to define the pedestrian realm.

There are opportunities to enhance pedestrian circulation. As discussed in the Kleinburg Streetscape Master Plan, the goal is to create a pleasant and safe space for pedestrians and cyclists while at the same time creating traffic calming. Continuous pedestrian and cycling

amenities are suggested throughout the core: pedestrian circulation, bicycle circulation, and shared between auto and bicycle circulation.

Pedestrian Circulation Guidelines

- Retain and enhance existing pedestrian links to surrounding areas and create new links where appropriate.
- All proposed trails within the HCD shall aim to connect to the network outlined in the City of Vaughan's Pedestrian and Bicycle Master Plan.
- Streetscapes shall contain high quality public space with appropriate design to maximize pedestrian comfort.
- Walkways shall be a minimum of 1.5 metres wide and barrier free.
- Crosswalks shall be 2.5m wide and located 1m behind the stop bar.
- Sidewalks and trails shall link major destinations throughout the HCD.
- Accessibility shall be prioritized.
- The open spaces associated with the Humber River and East Humber River valleys must remain publicly accessible and connected through trails and pedestrian walkways and the natural setting of these landscapes must be respected and enhanced. New trail linkages and connections shall be created where it is considered ecologically appropriate and would have to be reviewed by the TRCA.
- Bindertwine Park is and will remain the hub of trail connections to the Humber Trail.
- Accessibility to Bindertwine Park shall be enhanced with pedestrian walkways leading into the park from the public sidewalk.

III. Significant Viewscapes

The topography associated with the river valleys, its proximity to the Oakridges moraine along with the established historic resources found within the HCD make for a variety of aesthetically pleasing and interesting viewscapes. In Part 1 of the Study, a Townscape Survey was completed and a total of 25 views were assessed across the HCD. Four views were identified as being the most iconic within the KNHCD which demonstrate the historic relationship between the buildings and open spaces within the district and the relationship between built form and the natural environment. Refer to Figure 10 for a map of the significant viewsheds. For the more detailed viewscape analysis refer to **Appendix C** which includes the Townscape Survey Viewsheds from Part 1 – The Study.

1. Islington Avenue

Classic village views exist along Islington Avenue within the business district of Kleinburg generally extending between Redcroft House (west side) and the McMichael Canadian Art Collection (east side) to the intersection with Nashville Road. In particular the views looking north in the vicinity of Stegman's Road and south from Nashville Road show the original bend in the road and the iconic architecture of the former hotel amongst a mix of historic and new buildings.

2. Nashville Road - West of Howland Road

Between Howland Road and Klein's Ridge Road, Nashville Road curves northward and crosses the Humber River affording views up and down the valley, particularly to the north. Driving eastward through this area gives long range views to the hilly terrain that surrounds Kleinburg.

3. Nashville Road / Railway

Although the surrounding context is experiencing new development, the view directly north from the Nashville Road along the railway to the relic of the grain elevator still portrays the early industrial history of Nashville.

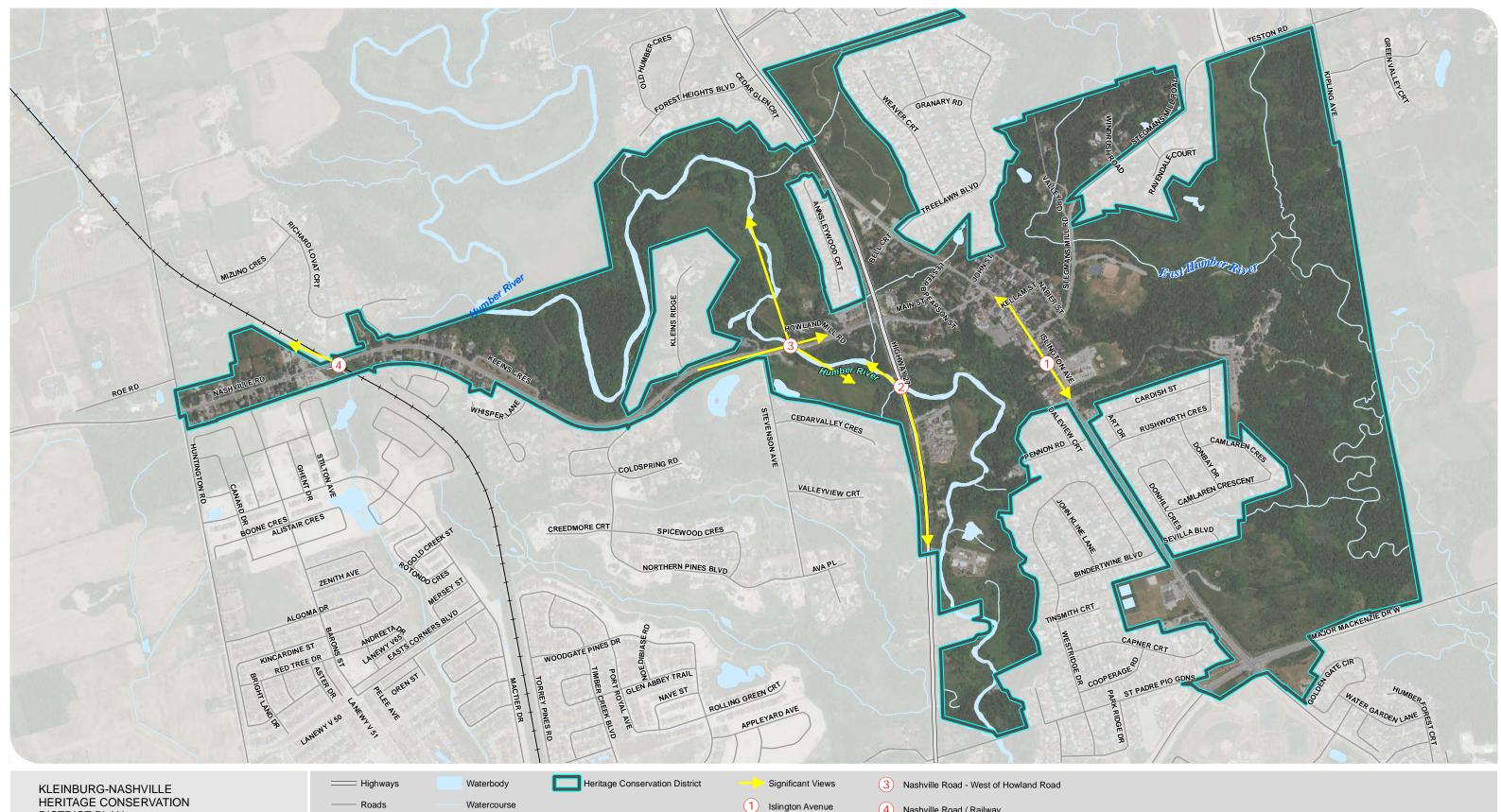
4. Highway 27

Although Highway 27 is a wide modern road, just south of Nashville Road its rural characteristics have been protected by development restrictions in the Humber River floodplain. The crossing affords views of the river and valley, particularly to the west. South of the Humber River to the edge of the KNHCD boundary the road retains a more rural cross-section and feel.

Significant Viewscapes Guidelines

- All views to the river valleys and to landmark sites and buildings shall be maintained and protected. Key viewscapes, some of which are identified above, shall remain open and free from obstruction.
- Opportunities to identify key views in trail signage and in other mediums such as heritage mapping or as part of streetscaping measures shall be considered.
- The pedestrian and bike network shall be integrated in order to experience the key views and view corridors within the HCD.
- Additional view points and view corridors to natural features, to special landmarks, and to open spaces shall be sought where possible and protected.

 In addition to work already completed regarding views within the HCD, further study and inventory of important views throughout the KNHCD should be undertaken at a later date as an addition to this Plan, to ensure that they are protected and conserved.



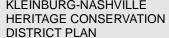
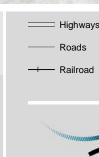


FIGURE 10

SIGNIFICANT VIEWS IN THE KNHCD



DILLON

IMPORTANT NOTE - THE ORIGINAL MAP HAS BEEN MODIFIED ON 1/5/2023 BY THE CITY OF VAUGHAN TO REFLECT ADDITIONAL CHANGES TO THE HCD BOUNDARY.

MAP DRAWING INFORMATION: DATA PROVIDED BY MNR

MAP CREATED BY: PFM MAP CHECKED BY: MB MAP PROJECTION: NAD 1983 UTM Zone 17N

2 Highway 27

4 Nashville Road / Railway

PROJECT: 191094 DATE: 1/5/2023 3:38:40 PM

4.5.6 Private Realm Design Guidelines

Guidelines pertaining to the private buildings and their architectural features are discussed previously in the sections above. The remaining portions of the private realm, including the site design.

4.5.6.1 Private Trees

The preservation of mature vegetation and heritage trees is a major objective of the HCD especially since mature trees and vegetation help contribute to the overall character of the HCD. The City has governance over trees and vegetation within the public right-of-way, however it is still important for private trees to be protected. This is done through tree protection guidelines. Analysis of trees on private property shall be done early in the planning process to ensure that trees worth retaining are identified and protected.

Private Trees Guidelines

- Complete a General Vegetation Inventory (GVI) during planning stages. This is required for all portions of the site.
- Develop a Tree Protection Plan (TPP) to identify mature vegetation which requires further study and approved by the City during the GVI.
- Implementation of tree protection measures during construction and monitoring.
- Create and implement a Landscape plan including re-planting and transplanting of candidate material onsite.
- The owner/developer of the site must employ a recognized professional regarding tree management such as a certified arborist, registered professional forester, or landscape architect to assess and evaluate the vegetation on the site in question.
- Any project requiring removal of or injury to a tree of 200mm diameter or larger requires a permit issued in accordance with the Private Property Tree Protection By-law No. 185-2007.

4.5.6.2 Front Gardens / Yards

Front-yard areas created by building setbacks shall be planted and/or fenced to the greatest extent allowed by reasonable access to the businesses. A predominance of paving in front-yard areas is not in keeping with the village character.

Front Gardens / Yards Guidelines

- Where front-yard patios are installed, they shall take the character of a fenced front yard, not a suburban deck with a railing; inground planting shall be used to soften the landscape in such patios.
- Existing mature trees shall be preserved, and new tree planting shall be designed to reflect the traditional village pattern described above.
- Trees shall be planted in front of and beside new buildings and, where possible, behind them. Even when planted in an island in a parking area, these trees will contribute to the village character.
- Trees shall be native species. See Section 4.6.4.

4.5.6.3 Fencing and Hedges

The presence of low fencing or hedging on the street line helps to define the public realm of the street, and is in keeping with the village character. Wood picket fences were the most common, with various shapes and patterns of pickets.

Fencing and Hedges Guidelines

- Where historic fencing remains, their repair and maintenance shall be encouraged.
- Fencing shall be fairly low in keeping with historic front-yard fencing styles.
- Where historic fencing has been shown to have existed through documentary research, owners are encouraged to replicate it.

4.6 Landscape Design Guidelines - General Approach to Plantings and Vegetation

4.6.1 Invasive Species

Planting of invasive species is prohibited in the HCD. These species include:

- Purple Loosestrife;
- Norway Maple;
- European Birch;
- Highbush Cranberry;
- European Mountain Ash;
- Privet;
- White Mulberry;
- Horse Chestnut;
- Scots Pine;
- Silver Poplar;
- · Siberian Elm;
- Himalayan Balsam;
- · Russian Olive;
- Sweet Woodruff:
- Crown Vetch;
- Periwinkle;
- Dame's Rocket; and,
- Winter Cress.

4.6.2 Residential lawns

Manicured lawns consisting primarily of monocultures dominated by Kentucky Bluegrass require maintenance that is environmentally damaging: motor-cutting, herbicides, pesticides, fertilizers and overconsumption of water. Lawns are also limited in providing nutrition and habitat for wildlife.

Meadows, on the other hand, require little or no cutting, need only an initial application of a herbicide and are drought-tolerant. They contribute to a greater diversity of wildlife within the District, particularly song birds and butterflies.

Helpful material on naturalized gardens is found in The Ontario Naturalized Garden by Lorraine Johnson (Whitecap Books, 1995).

Residential Lawns Guidelines

- Minimize the size of manicured lawns.
- Plant, instead, meadows of drought-tolerant indigenous wildflowers and grasses.
- Do not plant invasive species.
- Minimize use of herbicides, pesticides, and chemical fertilizers. Use selective herbicides, and spot spray selectively.
- Leave manicured lawns cut to a height of 50mm or more. Leave cuttings on the lawn as a source of nitrogen.
- Consider a wildflower meadow with low growing flowers in a lawn. Clovers provide nitrogen. Chamomile gives off an herbal scent.

4.6.3 Planting for Wildlife

Wildlife is integral to the natural character of the valleys and it depends on a variety of connected terrestrial habitats for survival. Wildlife habitats extend from the valleys into the villages. Suitable planting can enhance these habitats and increase them.

Wildlife Guidelines

- Provide a combination of open and enclosed spaces.
- Provide a diversity of layers: grasses, flowers, shrubs, small and large trees.
- Connect planted areas to existing habitat areas.
- Use indigenous plant species.
- Use plant species that provide wildlife with cover, nesting sites, and fruits, seeds, nuts, and pollen.
- Allow plant debris to decompose naturally.
- Avoid the use of herbicides and pesticides.

Species recommended for planting to support wildlife:

Recommended Species

Large trees	Small trees	Shrubs
Oaks	Hawthorn	Serviceberrry
White Birch	Pin Cherry	Elderberry
Hackberry	Chokecherry	Gray Dogwood
White Cedar	Staghorn Sumac	High-bush Cranberry
	Nannyberry	Red Osier Dogwood
		Pagoda Dogwood

4.6.4 Street and Residential Trees

Planting is a significant aspect of the ecology of a rural road configuration. Planting in the street allowances and in residential properties shall be consistent with the surrounding contexts. Where roads abut or pass through valleylands, the roadside planting shall be consistent with the valley woodlands. Within the villages, the planting shall be consistent with the village forests. Species lists for these different kinds of areas are found in the following sections.

Tree Guidelines

- Regional Road #27, Nashville Road, and Stegman's Mill Road shall be planted to maintain or create the feeling that the natural valley plantings are encroaching on the road right-of- way or the road was carefully cut through the existing vegetation. In some cases vegetation shall be cut back to provide views into the valleys. A mix of typical "roadside" shrubs and wildflowers could be added to forest plants.
- Islington Avenue south of the McMichael Gallery is a candidate for restoration of a rural character, as described below. Planting here shall mimic the character of a rural concession road. These typically are lined with closely spaced deciduous trees, originally planted to provide both shade and snow control, with intervening "roadside" shrubs and wildflowers that subsequently thrived in the ecological niche of the right-of-way.
- Islington Avenue in the Commercial Core shall be planted to respect the village character.
- Conserve existing natural forest stands or groupings of trees.

- Streetscapes shall conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.
- Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 must be adhered to.
- Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.
- An on-going tree maintenance and replacement strategy shall be developed in order to maintain the extensive forest canopy, especially as maturing trees start to show signs of deterioration or stress.

4.6.5 River and Creek Valleys

No heritage permits are required for planting activities, but voluntary compliance with the guidelines in this section can help maintain and enhance the natural heritage of the valleylands.

A large part of the HCD's valleylands consist of "significant woodlands", and substantial areas are recommended for forest regeneration and habitat enhancement. Suitable new planting and management of existing flora are a primary means of ensuring the health of the entire ecosystem: plants contribute to stormwater and groundwater management, erosion control, and provide habitat and nutrition for wild fauna.

Flora on valley wall slopes, bottom lands, and in riparian zones, are of vital importance to the health of the rivers themselves.

River and Creek Valley Guidelines

- Maintain existing indigenous species or trees and shrubs.
- Use suitable indigenous species or trees and shrubs for new planting.
- Remove, and do not plant unsuitable exotic or invasive species.
- Do not alter natural landforms.

Recommended species

Large trees	Small trees	Shrubs
Sugar Maple	White Cedar	Slippery Elm
Red Oak	Silver Maple	Nannyberry
Balsam Poplar	Red Maple	Red Osier
White Pine	Ironwood	Dogwood
Basswood	Red and White	Common Alder
Beech	Ash	Button Bush
Trembling Aspen		Black Willow
White Ash		Hackberry
		Blue Beech
		Witch Hazel

4.6.6 Existing Woodlots

The valleys and human settlement areas are largely dominated by trees found in forest blocks. These forests, the dramatic deep valleys, and the generally modest nature of the built form define the landscape character of the HCD. The forests range in age from mature, semi mature, and immature. Many of the mature district forests contain trees over 100 years of age. These forests provide beauty, abundant wildlife habitat and nourish and protect soils from wind and water erosion.

Woodlot Guidelines

 Forest Management: Make use of the Simms Report and TRCA documents to develop a management plan for existing forests and woodlots.

Recommended species:

Sugar Maple	Trembling	Butternut
Ash	Aspen	Black Maple
Balsam Poplar	Large-toothed Aspen	Blue Beech
Red Oak	Black Locust	Cottonwood
White Cedar	Silver Maple	Bur Oak
Hemlock	•	Bitternut
White Pine	Red Maple Ironwood	Red Cedar
Basswood	White Birch	White Spruce
Beech		Alder
Willow	Black Cherry Yellow Birch	Elm
	I CHOW DILCH	

4.6.7 Forest Regeneration

Recommendations in the Simms Report and the Boyd North and Glassco Park Management Plan call for forest regeneration. This will create meadows and forests on agricultural land and old fields. Private land owners may wish to contribute to regeneration as well. The trees, shrubs, grasses and wildflowers of new woodlots and meadows shall be selected to suit specific soil, slope, moisture and exposure conditions, including those that are best suited to woodlot edge conditions. Regeneration strategies are listed below. The strategy chosen chosen may depend upon the purpose of the woodlot or meadow, its desired appearance, time and budget considerations. A combination of approaches may be desirable.

Forest Regeneration Guidelines

- Natural regeneration is achieved primarily through wind- and bird-seeding and is the least costly. The first species to establish themselves can withstand severe competition. These often include hawthorn, cedar, and dogwood species. It is recommended that undesirable species that may invade these areas such as Manitoba and Norway Maples, be removed to encourage the establishment of more indigenous species;
- Managed succession includes the planting of pioneer species such as poplar, paper birch, hawthorn and sumac. These species provide more desirable growing conditions for the planting of climax species such as maple, beech, and oak. These species shall be planted about 5 years after the planting of the pioneer species. The site shall be seeded with an indigenous seed mix in the fall and planted in the spring. Large weeds shall be removed and the grasses not mown. Trees shall be heavily mulched to reduce weed competition and conserve soil moisture;
- Climax species are those that naturally establish themselves when soil and microclimatic conditions exist to support their sustained growth both as individual species and as woodlots or forests. These species are normally long-lived, thriving for fifty to one hundred years. The woodlot or forest itself usually thrives for an extremely long period of time, lasting hundreds of years before it may enter a period of decline; and,
- Planting climax species accelerates the establishment of the woodlot and creates an immediate woodlot "look". A climax woodlot site shall be prepared and managed in a similar manner to the managed succession woodlot.

Recommended species:

Natural Regeneration

Eastern White Cedar

Trembling Aspen

Common Alder

Red Osier Dogwood

Sumac

Apple

Lilac

Upland (Well Drained)

Shagbark Hickory

Butternut

Red and White Oak

Basswood

Black Walnut

Sugar Maple

Blue Beech

Eastern White Pine

Beech

Hemlock

Yellow Birch

Ironwood

Butternut

Black Cherry

Lowland (Poorly Drained)

Basswood

Bur Oak

Eastern White Pine

Red Pine

Black Ash

Green Ash

Silver Maple

Hackberry

Section 5 IMPLEMENTATION

5.1 Overview

5.1.1 Authorization

The process for updating an HCD is to follow the procedures set out in Section 41.1(5) of the Ontario Heritage Act. The Objectives and Policies of this Plan will be implemented by the authority given to Council under Part V of the Ontario Heritage Act. Pursuant to Subsection 41(1) of the Act, Council may, after receiving advice from the Municipal Heritage Committee, pass a by-law to designate all or part of the municipality as a Heritage Conservation District. Although there are no statutory requirements for performing a heritage district study or public consultation beyond one mandatory meeting, the Ontario Heritage Toolkit guide on Heritage Conservation Districts published by the Ministry of Heritage, Tourism, Sport and Culture Industries strongly advise that these steps be taken prior to passing a by-law. The City of Vaughan has taken both of these steps.

Upon passing a designating by-law, Council must serve notice of the passage of the by-law to each owner of property within the District and to the Ontario Heritage Trust, and it must publish a like notice in a newspaper having general circulation in the municipality. Any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT), by giving a

notice of appeal to the municipal clerk within 30 days after the publication of the by-law notice.

If a notice of appeal is given within the appeal period, the OLT will consider the appeal. The OLT may dismiss all or part of an appeal, on various grounds spelled out in Section 40.1(4) of the Act, but ordinarily it will hold a hearing, open to the public, after giving such notice of the hearing as it may determine. After the hearing, the board will rule on the appeal. It may dismiss it, allow it in whole or in part, repeal the by-law, amend the by-law, or direct the municipality to repeal or amend the by-law.

If no notice of appeal is given to the clerk during the appeal period, the by-law comes into force on the day following the last day of the appeal period. If one or more notices of appeal were given to the clerk during the appeal period, the by-law comes into force when all such appeals have been withdrawn or dismissed or, if the by-law has been amended by either the OLT, or by Council on an order by the OLT, the by-law comes into force on the day it is amended.

5.1.2 Administration

Once the by-law comes into force, various administrative measures will be required for the successful implementation of the Kleinburg-Nashville Heritage Conservation District Plan:

- A permit application review process that is simple, efficient, and fair;
- A review body that can provide advice to applicants and the City on proposed alterations, new construction, and demolitions within the District;
- Readily available information and assistance to help applicants in preparing proposals and applications;
- Financial measures to assist the City and individuals with heritage conservation initiatives; and,
- Continuing public awareness activities to promote the District Concept, the Boundary, and the Policies and Guidelines of the District Plan.

5.1.3 Policies for Implementation

Administration of the Heritage Conservation District Plan should be designed to be simple, efficient, and fair.

- No special fee should be charged for Heritage Permit;
- Assistance should be provided to applicants to help them comply with District policies and Guidelines;
- All aspects of the Plan should be periodically reviewed; and,
- Review of applications should be conducted with the serious intent of preserving the heritage character of the District.

5.2 Permit Application and Review

5.2.1 Required Permits

The required permits for work in the HCD have been divided into classes, corresponding to the scale of the work being proposed, and have been integrated into the permit process for building and development. The permit classes are:

- Heritage Permit, for minor work that does not require a building permit;
- Building Permit (Heritage), for work that requires a building permit; and,
- Site Plan Approval (Heritage), for work that requires planning approval.

There are other applications which apply to building within the HCD and these are outlined in the Other Applications subsection below.

5.2.1.1 Heritage Permit

The designation of a Heritage District invokes Section 42 of the Heritage Act, which states:

"no person shall in the area defined in the by-law erect, demolish or remove any building or structure, or alter the external portions thereof, without a permit therefor issued by the council of the municipality. . . ." In plain language, any exterior work by any person, including the municipality, in a Heritage District requires a Heritage Permit. Section 43 of the Act requires that permit applications include "information, drawings and other materials as may reasonably be required by the Council to fully consider the application." Council must issue or refuse a permit. An applicant refused a permit may appeal to the OLT.

Heritage permits are required for any of the activities listed in **Section 1.3**. Activities listed in **Section 1.4** are exempt.

Examples of work that require a Heritage Permit are listed below:

- Maintenance work that affects the exterior of a building, such as painting, cleaning, masonry repair and repointing, renewal of flashings;
- Repair or restoration work that affects the exterior of a building and the streetscape, such as repairs or restoration to windows, doors, masonry, siding and cladding, wood porches, trim and decoration, shopfronts and signage, and fencing;
- Installation of modern equipment visible from the exterior of a building, such as exterior lighting fixtures, mechanical equipment, satellite dishes, electrical and other service masts, equipment, and meters;
- Installation of minor shopfront elements, signage, or awnings; and,
- Installations in the street allowance or other public lands, including street and sidewalk lighting, street furniture, public information signage, planting, and above-ground public works.

Council and Heritage Vaughan have delegated the approval of minor non-controversial Heritage Permits to City Staff. The ordinary process for Heritage Permits is outlined below:

Applicant:

- Confirms with Building Department Staff that a building permit is not required for the work;
- Arranges for a Pre-review discussion with Cultural Services Staff; and,
- Completes application form, describing the work to be performed. (See Application Checklist in **Section 5.2.3**, below.).

Cultural Services:

- Reviews application and grants it if noncontroversial, or forwards to Heritage Vaughan for further review; and,
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves permit or refuses permit with comments; and,
- Informs Council, in its regular minutes, of Cultural Services and Heritage Vaughan actions on all applications, and forwards application and report to Council if outstanding issues cannot be resolved.

5.2.1.2 Building Permits (Heritage)

This class of permit is required for work in the District that requires a building permit. It takes the form of a standard building permit, but is subject to review for compliance with Heritage Policies and Guidelines. The permit, when granted, is considered to be a Heritage Permit pursuant to the Ontario Heritage Act.

Some examples of work that require a Building Permit (Heritage) are listed below:

- Restoration or renovation work to the exterior of a building that is of such a scale or type that it requires a building permit under the Ontario Building Code. This includes any work that involves structural alteration, change of use, or change in structural or occupancy loads;
- New construction, including buildings, additions, porches, dormers. New construction may also require Site Plan Approval; and,
- Demolition or removal of a building or part of a building.

Council has delegated approval of noncontroversial Building Permits (Heritage) to Heritage Vaughan and City Staff. The ordinary process for Building Permits (Heritage) is outlined below:

Applicant:

- Confirms with Building Department Staff that a building permit is required; Building Department will verify whether or not Site Plan Approval is required.
- Arranges for a Pre-review discussion with Cultural Services Staff; and,
- Completes application form, describing the work to be performed. All Building Permit applications in the District will be forwarded to Cultural Services. (See Application Checklist in **Section 5.2.3**, below.).

Cultural Services/Heritage Staff:

- Reviews heritage aspects of application, in parallel with normal Building Department review;
- Grants heritage permit if non-controversial, or forwards to Heritage Vaughan for further review; and,
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves permit or refuses permit with comments; and,
- Informs Council, in its regular minutes, of Staff and Heritage Vaughan actions on all applications, and forwards application and reports to Council if outstanding issues cannot be resolved.

5.2.1.3 Site Plan Approval

This approval is required, in addition to a Building Permit (Heritage), for work in the District that requires Site Plan Approval. Generally, this will apply to new development and significant additions or alterations. Planning Staff can advise applicants when this approval is required. Requirements are similar to ordinary Site Plan Approval, and include detailed building plans and elevations, site plan, and landscape plan. Larger developments may require other supporting documents such as traffic impact studies, storm water management plans, and so on. The application is handled like an ordinary Site Plan Approval, with the addition of a heritage review. City Staff has discretion to apply a simplified form of review for smaller projects. Site Plan Approvals are always sent to Council for final decision.

The ordinary process for Site Plan Approvals (Heritage) is outlined below:

Applicant:

- Confirms with Planning Department Staff that Site Plan Approval is required;
- Arranges for a Pre-review discussion with Cultural Services and Urban Design Staff; and,
- Applies for Site Plan Approval, describing the work to be performed. All Site Plan Approval applications in the District will be forwarded to Cultural Services. (See Application Checklist in Section 5.2.3, below.).

Cultural Services/Heritage Staff and Urban Design:

- Reviews application and grants it if noncontroversial, or forwards to Heritage Vaughan for further review; and,
- Provides Heritage Vaughan with regular summaries of its actions on all applications.

Heritage Vaughan:

- Reviews forwarded application and either approves heritage permit, with or without conditions, or refuses permit with comments; and,
- Forwards decisions, actions, and comments of Cultural Services Staff and/or Heritage Vaughn to Planning Department for inclusion in its report to Council on the application.

Council:

 Acts on Development Review on the basis of the Planning Department Report.

5.2.2 Other Applications

5.2.2.1 Review of Zoning By-law Amendment & Committee Of Adjustment Applications

Zoning Amendment and Committee of Adjustment applications do not deal with buildings or structures, per se, but with Zoning By-law issues, under the Planning Act. As such, they don't require the attachment of a Heritage Permit. However, they are steps on the way to future construction. It's obviously inefficient, for both applicants and the Committee, to deal with a proposal that will run afoul of District Policies and Guidelines when it subsequently moves to the Building Permit stage. For example, later revision of plans to comply with the District Plan might call for other Variances than those originally applied for.

For these reasons, applications for Zoning Amendments and Minor Variances and Consents to Sever or Convey at the Committee of Adjustment will be reviewed for compliance with the HCD Plan. Minor variances related to building height will not be supported. Formally, these are comments to Council of

the Committee of Adjustment. Pre-review discussions with Cultural Services Staff, described above for the various classes of Heritage Permits, are also a part of the application process for these applications. This allows applicants to be aware of heritage concerns, at the earliest possible stage of a project.

The ordinary process for this review is outlined below:

Applicant:

- Arranges for a Pre-review discussion with Cultural Services Staff; and,
- Completes standard application forms for permissions sought. All applications in the District will be circulated to Cultural Services.

Cultural Services/Heritage Staff:

 Reviews heritage aspects of application, and comments to Council or Committee of Adjustment.

5.2.3 Application Checklists

The following checklists are provided to assist applicants in obtaining permits, and to assist staff in conducting pre-review and evaluating the applications.

5.2.3.1 Heritage Permit Checklist

For minor work, not ordinarily requiring a Building Permit:

ITEM	COMPLETED?
Inspect the property description in Appendix A - Architectural Styles Inventory - List of Contributing and Non-Contributing Properties. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair is the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity.	Yes or No
If the building is part of a "block" of similar or identical properties originally built as a unit, show a colour photograph of the existing condition. Applicants are encouraged to undertake work on such buildings in a way that enhances the unity of the block.	Yes or No
Show results of any historical research. For example: provide a chip of original paint, if possible, when repainting; or provide copies of historic drawings or photographs when replacing or restoring elements such as windows, signs, and awnings.	Yes or No
Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Brief document.	Yes or No
Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.	Yes or No
In the case of more substantial work under a Heritage Permit, provide drawings that demonstrate compliance with the Policies and Guidelines of this plan and with other by-laws, such as the Sign By-law. For sign and storefront work, provide elevations at a minimum scale of 1:25, and details and profiles at a suitable large scale.	Yes or No

5.2.3.2 Building Permit (Heritage) Checklist

For additions, renovation, and restoration:

ITEM	COMPLETED?
Inspect the property description in Appendix A - Architectural Styles Inventory - List of Contributing and Non-Contributing Properties. Make note of any comments that indicate needed maintenance and repair. Proper maintenance and repair are the primary means of protecting the heritage character of the District. Applicants are strongly encouraged to include necessary maintenance tasks at the first opportunity. Also make note of comments that indicate steps that could be taken to restore heritage features or to remove unsympathetic later work.	Yes or No
Show results of any historical research. For example: provide copies of historic drawings or photographs, or show results of investigation of conditions underlying unsympathetic later work.	Yes or No
Read and understand any required technical material. For example: obtain a copy of the relevant Preservation Briefs document.	Yes or No

For new construction, additions, renovation and restoration:

ITEM	COMPLETED?
Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.	Yes or No
Provide all documents ordinarily required for a building permit. These should include, as applicable for the scale of the work: outline specifications and drawing notes, indicating all materials visible from the exterior; elevations of all sides at a minimum scale of 1:50; elevations of storefronts at a minimum scale of 1:25; details and profiles, at a suitable scale, of cornices, signage and storefront elements, railings, trim, soffits and fascias, fences; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; a site plan showing building location, fencing, and planting. Elevations and perspectives should be "rendered" so that coursing, projecting elements, textures and fancy work are truly represented. Vertical dimensions should refer to those of adjacent buildings for alignment of horizontal elements. For new construction, copies of approved drawings from Site Plan Approval (Heritage) should be included.	Yes or No

5.2.3.3 Site Plan Approval (Heritage) Checklist

For new construction:

ITEM	COMPLETED?
Read and understand the relevant Policies (Section 2.0) and Guidelines (Section 4.0) in this Plan.	Yes or No
Provide all documents ordinarily required for a Site Plan Approval. These should include: site plan, at a scale suitable to the size of the property, showing location of the building(s) and buildings on adjacent properties, fencing, planting, sidewalk and driveway paving, and porches, decks, and other exterior elements; elevations of all sides, at a scale suitable to the size of the project, and including adjacent properties; an eye-level perspective, including adjacent buildings, for corner properties or free-standing buildings; outline specifications and drawing notes should indicate all materials visible from the exterior. Elevations and perspectives should be "rendered" so that coursing, projecting elements, textures, and fancy work are truly represented.	Yes or No
Provide photographs of adjacent buildings for comparison with elevations and perspectives. Provide photographs of nearby heritage buildings of a similar type, to demonstrate the architectural sympathy of the proposed building.	Yes or No

5.3 Resolving Issues and Appeals

The phrase "if outstanding issues cannot be resolved" appears in each of the heritage review processes listed above. The City is committed to making all reasonable efforts to resolve issues arising in the permit process, consistent with heritage policies and guidelines. And it is further committed to providing historical and technical assistance to applicants in preparing applications that will meet the requirements of the HCD Plan. Good faith on the part of applicants and reviewers should result in a resolution process that is conversational rather than confrontational.

Note: It is recommended that Heritage Vaughan be prepared to hold on-site discussions with applicants regarding design and details. The inspection of physical conditions is extremely valuable in assessing what level of restoration should be reasonably expected, and to what extent the work will affect the heritage character of the streetscape. The City may engage a heritage consultant to provide assistance in resolving issues.

If issues remain unresolved and are forwarded for action by Council, deputations from the applicant and his representatives will be invited before a Council decision is taken. Council may also request testimony from City Staff or Heritage Vaughan, in addition to the reports which it will have received on the matter, as outlined above.

If Council decides to deny an application for a permit under the Ontario Heritage Act, the applicant may make a final appeal to the Local Planning Appeals Tribunal (OLT) rather than the Conservation Review Board as described in Bill 108.

5.4 Plan Renewal

The KNHCD Plan deals with the protection of historic elements and preservation of elements where possible from the past, however it is meant to guide the evolution of the District and provide a plan for the future. It is recognized that any plans are not static and are meant to require ongoing review to meet changing conditions. The long-term success of the Heritage District depends on periodic updates to align with current thinking and changes in legislation.

5.4.1 Reviewing Bodies

Section 5.2, above, provides for a role in the review of Heritage Permit applications by the Cultural Services Department and Heritage Vaughan. In addition, depending on the scale and scope of proposed work, both bodies may be delegated powers of approval of applications. It is important that these bodies thoroughly understand Part V of the Ontario Heritage Act, and the Policies and Guidelines in this Plan, and that everyone involved works from the basis of the same understanding.

It is recommended that the City organize an orientation session for members of the reviewing bodies, to review the Act and this Study and Plan in proper detail. It is also recommended that similar sessions be held again, when the personnel turn-over of a reviewing body reaches 50%, and after any substantial amendments to the Plan, as described below.

5.4.2 Annual Review

The HCD Plan should be reviewed on a ten year cycle by City Staff in consultation with Heritage Vaughan, to ensure that the Boundary, Policies, Guidelines, and administrative methods remain effective and suitable for changing conditions.

5.4.3 Amendments

Policies and Guidelines in the HCD Plan may be amended by by-law, after consultation, circulation to potentially affected parties, and public notice. Minor administrative and technical amendments may be implemented by resolution of Council.

5.5 Enforcement

The City will enforce the requirements of the District Plan using the regulatory provisions of the Ontario Heritage Act, the Planning Act, the Building Code Act, and the Municipal Act.

5.6 Potential Additional Regulating Measures

In addition to the above enforcement measures, there are additional efforts that can be put into effect that will create another level of protection for the HCD. They are highlighted below.

- Implementation of Building Protection Plans/ Vacant Building By-laws, and Minimum Maintenance By-laws. The City of Brampton has successfully implemented these By-laws, refer to **Appendix D** of this document.
- 2. Formation of a local advisory committee which would include volunteers who would not be resourced from the City. This group can meet monthly or as required and discuss issues like a heritage house under neglect, violation of guidelines etc.
- Potentially looking at more avenues of connecting with Heritage Staff in general (website resources etc) and educating the residents, property owners.

- 4. Introducing the requirement for the preparation of General Review Reports at 90% design work completion. Reports to be completed by Heritage Vaughan/ Architect/ Heritage Consultant to ensure that work has conformed to the guidelines within this Plan. The review should be done by Staff accompanied by homeowners, consultants, contractors.
- 5. Once the City approves the permit drawings, there should also be a time limit for the owners to complete the proposed alteration/addition or redevelopment. For example within 90 days.

Section 6 PUBLIC AWARENESS AND ONGOING MONITORING

6.1 Approach

Vaughan's Official Plan recognizes the importance of the preservation of heritage character in the Kleinburg-Nashville Community. A successful Heritage District requires public awareness and participation, and a variety of steps should or might be taken to ensure the ongoing effectiveness of the District Plan. Among these are the following:

- All City Staff whose work could potentially impact on the District should be informed of the Boundary, Policies, and Guidelines for the District. This should include not only departments that administer the District or do physical work in it, but also departments that are involved in promotion of the City, planning for special events, and so on;
- All property owners and tenants in the District should receive notice of the updated District boundary and be given the opportunity to review or purchase copies of the 2020 District Study and Plan. The requirements for Heritage Permits should be explained in the notice;
- All local real estate offices should be sent a similar notice with a request to indicate the heritage status of properties in the District that are offered for sale or lease;
- Heritage Vaughan should consider putting notices on vacant premises so that prospective tenants will be aware of the existence of the District and the need to

- inquire about requirements for any work on the premises;
- Copies of the Updated Plan and Study should be sent to Heritage Vaughan, the B.I.A., the Historical Society, Klein House, and other groups interested in heritage and town planning;
- Copies of the Updated Plan and Study should be placed in the Kleinburg Library for public reference and should be offered for sale to the public;
- Consideration should be given to physical demarcation of the District with Public Works. Street signs in the District might include a "Heritage District" tag. "Gateway" devices might reinforce the identity of the District;
- A system for marking contributing buildings should be instituted. The existing heritage plaque program for Part IV designations should be continued. Incised or engraved pavers in the sidewalk would be a simple and inexpensive way to mark other heritage buildings in the District, without involving private property; and,
- Ongoing public awareness of the District
 will be reinforced if local promotion and
 special events publicity makes mention
 of the heritage character of KleinburgNashville, and the existence of a Heritage
 District. An annual or semi-annual Heritage
 District newsletter, inserted in the local
 newspaper, might also be a cost-effective
 way to boost heritage awareness in the City.

6.2 Community and Stakeholder Engagement

The engagement process was designed to support the KNHCD Plan Update by informing and engaging the community throughout the process to obtain meaningful feedback, and encourage maximum participation from a diverse range of stakeholders. Information received, both during Part 1 – The Study and Part 2 – The Plan, were used to identify issues and gaps in the previous plan and to inform the course of the updated HCD Plan report.

6.2.1 Public Engagement Overview

6.2.1.1 Part 1 - The Study

During Part 1 – The Study, key stakeholders and members of the public were invited to attend meetings to share their input on the key opportunities and challenges in updating the KNHCD Plan. A Stakeholder Meeting was held on Thursday, February 6th, 2020 and a Public Open House on Wednesday, February 26th, 2020, both from 7 p.m. to 9 p.m. at the Pierre Berton Heritage Centre, located at 10418 Islington Avenue in the City of Vaughan. Public Open House # 2 was carried out digitally with the Draft KNHCD Study Report posting on the City's project website and by engaging the stakeholders and community through an online survey from August 31st to September 17th.

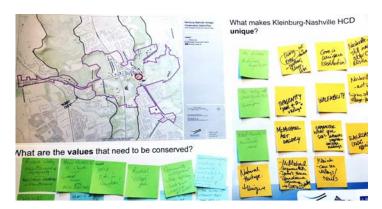


Image 92. Stakeholder Workshop Activity



Image 93. Public Open House on February 26th, 2020 at the Pierre Berton Heritage Centre (Dillon, 2020)

6.2.1.2 Part 2 - The Plan

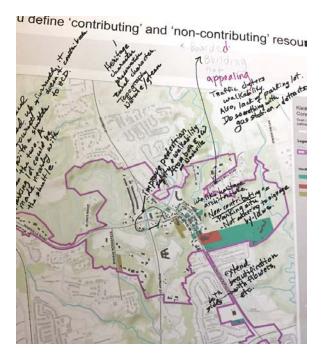
During Part 2 – The Plan, the Draft Plan was posted to the City's project website for public comment in November/December 2020. A presentation on the highlights of the updated Draft KNHCD Plan was given via an online platform to the Heritage Vaughan Committee meeting on April 21, 2021.

A presentation on the highlights of the Updated KNHCD Plan was given via an online platform to the Committee of the Whole on September 15, 2021.

6.2.2 Summary of Feedback

This section provides a summary of the feedback heard through the engagement events held in relation to the update of The Plan:

- Natural heritage and architectural heritage are critical items to be recognized, preserved and conserved;
- Beautification of the KNHCD through an enhanced gateway feature;
- Sense of community, local amenities and services, and rural "feel" should all be considered in any modifications;
- Need grants, incentives or other funding programs to assist property owners with up-keep, restoration and revitalization;
- Boundary modifications may be made to provide connectivity and community fullness for Kleinburg, Nashville and the surrounding forests;
- Need improved clarity, tools and policies to preserve valued elements of cultural heritage and ensure new developments conform and contribute to the community character; and,
- Manage growth, parking and streetscaping while maintaining the character.
- Stronger language to help strengthen heritage protection.
- General topic updates pertaining to more recent challenges including: building heights, fencing, windows, underground parking etc.



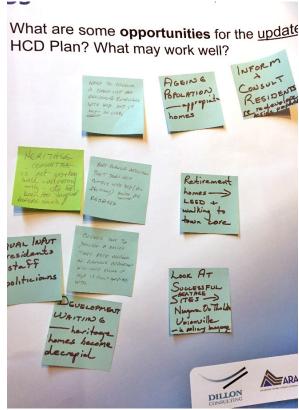


Image 94. Engagement Activity Sheets

Section 7 POLICY UPDATES AND NEW STUDIES

7.1 Summary

Throughout the narrative in this document, there have been discussions for updates to policies and suggestions of new studies to commence in order to better harmonize with the KNCHD. These recommendations are summarized in the sections below.

7.1.1 Policy Changes

- Complete an update to the KNHCD By-law to include the Statement of Significance and List of Heritage Attributes; and,
- Recommend that the City of Vaughan consider that during the current comprehensive review and update of the Official Plan and Zoning By-law 1-88 to ensure compatibility with the KNHCD objectives (e.g. reconsidering building heights, lot coverages etc).

7.1.2 New Studies / Policies

- Enact a Heritage Tree By-law to protect HCD trees larger than 250mm caliper. This will preserve the environmental contribution of the 'village forest', as well as the character of the Villages;
- Develop an updated parking study in order to understand current conditions and develop updated strategies for accommodating parking in KNHCD; and,
- Consider the development of Kleinburg-Nashville Heritage Conservation District Specific Urban Design Guidelines which build on the guidelines within this document and provide more detail.
- Consider developing a site specific policy related to construction fencing within the HCD.
- Consider developing a site specific policy related to temporary signage within the HCD.

Section 8 RESOURCES AND SOURCES

8.1 Documents available for Design Guidance

Heritage Resources in the Land Use Planning Process

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf

Heritage Conservation Districts (Ontario Heritage Toolkit)

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HCD_English.pdf

Standards and Guidelines for the Conservation of Historic Places in Canada

https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf

Eight guiding principles in conservation of historical properties

https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles

Acceptable Window Frames within the Heritage Conservation Districts (2020). Development Planning Department, Urban Design and Cultural Heritage Division, City of Vaughan.

Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016) Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

Buttonville Heritage Conservation District Plan and Guidelines. (2011)

Cultural Heritage Impact Assessments – Terms of Reference. (2017) City of Vaughan.

Kleinburg-Nashville Heritage Conservation District Plan and Guidelines. (2003)

Preservation Briefs. Technical Preservation Services, Heritage Preservation Services Division, U.S. National Park Service.

https://www.nps.gov/tps/how-to-preserve/briefs.htm

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition. Parks Canada. 2010.

http://historicplaces.ca/media/18072/81468-parks-s+g-engweb2.pdf

The SGCHPC is a source of information for sustainable rehabilitation, which is intended to be read in concert with Building Resilience.

Thornhill Vaughan Heritage Conservation District Plan and Guidelines (2007). Philip H. Carter Architect and Planner in association with Paul Oberst Architect

Woodbridge Heritage Conservation District Plan and Guidelines (2009). Goldsmith Borgal and Company Architects (GBCA)

8.2 Bibliography

2003 Kleinburg-Nashville Heritage Conservation District Plan and Guidelines

2007 Thornhill Vaughan Heritage Conservation District Plan and Guidelines. Philip H. Carter Architect and Planner in association with Paul Oberst Architect

2009 Woodbridge Heritage Conservation District Plan and Guidelines. Goldsmith Borgal and Company Architects (GBCA)

2011 Buttonville Heritage Conservation District Plan and Guidelines

2011 The Greenest Building: Quantifying the Environmental Value of Building Reuse, Preservation Green Lab.

2010 Standards and Guidelines for the Conservation of Historic Places in Canada. Second Addition. Canada's Historic Places, Ottawa

2016 Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada Federal Provincial Territorial Historic Places Collaboration (FPTHPC)' and Mark Thompson Brandt Architect and Associates.

2016 De-Coding Urbanity: Learning from and for Old Delhi || Preserving Cultural Urban Codes. UWSpace. http://hdl.handle.net/10012/10130. Kaushal, Kanika.

2018 3encult, Efficient Energy for EU Cultural Heritage www.3encult.eu/en/project/workpackages/builtheritageanalysis/Documents/3ENCULT_2.1.pdf

2018 Integration of renewable technologies in historical and heritage buildings: A review. Energy and Buildings, 177, 96-111. Cabeza, L. F., Gracia, A. D., & Pisello, A. L.



KLEINBURG-NASHVILLE

Heritage Conservation District Plan Update

Part 3 - The Inventory

September 2021







KNHCD INVENTORY PROPERTIES (2020)

BELL COURT

10 Bell Court 20 Bell Court 21 Bell Court 25 Bell Court

CEDARVALLEY CRESCENT

61 Cedarvalley Crescent 100 Cedarvalley Crescent 120 Cedarvalley Crescent 121 Cedarvalley Crescent 129 Cedarvalley Crescent

HOWLAND MILL ROAD

10 Howland Mill Road 20 Howland Mill Road

HIGHWAY 27

10343 Highway 27 10443 Highway 27 10515 Highway 27 10740 Highway 27

ISLINGTON AVENUE

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10449 Islington Avenue 10459 Islington Avenue 10462 Islington Avenue 10470 Islington Avenue 10473 Islington Avenue 10477 Islington Avenue 10483 Islington Avenue 10489 Islinaton Avenue (north) 10489 Islington Avenue (south) 10490 Islington Avenue (north) 10490 Islington Avenue (middle) 10490 Islington Avenue (south) 10496 Islington Avenue 10499 Islington Avenue (north) 10499 Islington Avenue (middle) 10499 Islington Avenue (south) 10503 Islington Avenue 10504 Islington Avenue 10512 Islington Avenue 10513 Islington Avenue 10516 Islington Avenue 10519 Islington Avenue 10522 Islington Avenue 10525 Islington Avenue 10535 Islington Avenue 10545 Islington Avenue 10555 Islington Avenue 10565 Islington Avenue 10568 Islington Avenue 10576 Islington Avenue 10626 Islington Avenue 10640 Islington Avenue 10665 Islington Avenue 10690 Islington Avenue

JOHN STREET

15 John Street 22 John Street 32 John Street

KELLAM STREET

21 Kellam Street 30 Kellam Street

LESTER B. PEARSON STREET

8 Lester B. Pearson Street 9 Lester B. Pearson Street 12 Lester B. Pearson Street 16 Lester B. Pearson Street 27 Lester B. Pearson Street 27 Lester B. Pearson Street 33 Lester B. Pearson Street

MAIN STREET

8 Main Street 25 Main Street 27 Main Street

NAPIER STREET

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77 Napier Street 78 Napier Street 84 Napier Street 85 Napier Street 90 Napier Street 91 Napier Street 96 Napier Street 99 Napier Street

NASHVILLE CRESCENT

6 Nashville Crescent 20 Nashville Crescent 40 Nashville Crescent 60 Nashville Crescent 80 Nashville Crescent 90 Nashville Crescent

NASHVILLE ROAD

8 Nashville Road 12 Nashville Road 21 Nashville Road 30 Nashville Road 33 Nashville Road 40 Nashville Road 41 Nashville Road 49 Nashville Road 59 Nashville Road 69 Nashville Road 73 Nashville Road 89 Nashville Road 99 Nashville Road 171 Nashville Road 190 Nashville Road 220 Nashville Road 245 Nashville Road 290 Nashville Road 591 Nashville Road 615 Nashville Road 625 Nashville Road 637 Nashville Road 645 Nashville Road 657 Nashville Road

667 Nashville Road

668 Nashville Road 678 Nashville Road

685 Nashville Road 694 Nashville Road 695 Nashville Road 700 Nashville Road 705 Nashville Road 717 Nashville Road 727 Nashville Road 735 Nashville Road 739 Nashville Road 750 Nashville Road 757 Nashville Road 763 Nashville Road 769 Nashville Road 816 Nashville Road 830 Nashville Road 835 Nashville Road 852 Nashville Road 855 Nashville Road 863 Nashville Road 864 Nashville Road 869 Nashville Road 871 Nashville Road 872 Nashville Road 881 Nashville Road 887 Nashville Road 889 Nashville Road 904 Nashville Road 910 Nashville Road 916 Nashville Road 917 Nashville Road 925 Nashville Road 926 Nashville Road 930 Nashville Road 937 Nashville Road 942 Nashville Road 945 Nashville Road 950 Nashville Road 953 Nashville Road 959 Nashville Road 960 Nashville Road 965 Nashville Road 970 Nashville Road 975 Nashville Road

STEGMAN'S MILL ROAD

30 Stegman's Mill Road 357 Stegman's Mill Road 365 Stegman's Mill Road 375 Stegman's Mill Road 376 Stegman's Mill Road

STEVENSON AVENUE

30 Stevenson Avenue 429 Stevenson Avenue 445 Stevenson Avenue

VALLEY ROAD

48 Valley Road 75 Valley Road 115 Valley Road

VALLEYVIEW COURT

10 Valleyview Court 22 Valleyview Court 38 Valleyview Court 54 Vallevview Court 70 Valleyview Court 85 Valleyview Court 90 Valleyview Court

WINDRUSH ROAD

1 Windrush Road 7 Windrush Road 10 Windrush Road 40 Windrush Road



10 BELL COURT - KLEINBURG

Ranch-style, red-brick house with fine Angelstone trim at arched verandah (c.1960).

COMMENTS

Long brick- and Angelstone-clad bungalow is typical of suburban Kleinburg, though with unusual and attractive arched verandah. Replacement windows at LH side are not in keeping with original Ranchstyle of building. Any addition to this house should not rise above height of existing roof peaks. See also the Plan and Guidelines.

DESCRIPTION

Long, red-brick, hip-roofed bungalow has unusual, atgrade verandah fully clad in fine Angelstone, with two-bay opening formed by low segmental arches spanning to single central pier. Front door is panelled wooden door with adjacent sidelight. Window to right within verandah is wide, horizontal slider. At LH side, red-brick masonry contains pair of replacement windows with bottom-sliders under fixed upper panes. Garage at RH side is clad in similar stone, and has recent, panelled, double garage door. Soffits and fascias are aluminum-clad, rainwater goods are conventional aluminum and roof is clad in light-grey asphalt shingles.



20 BELL COURT - KLEINBURG

Hipped-roof, glazed-white-brick bungalow with Angelstone trim and front verandah (c.1960).

COMMENTS

Hipped-roof bungalow is typical of suburban Kleinburg, though unusual in use of period, white glazed brick, which should be retained visible. Any addition to this house should not rise above height of existing roof peaks. See also the Plan and Guidelines.

DESCRIPTION

Symmetrical, glazed-brick bungalow has recessed central verandah set between volumes of double-car garage at left and remainder of house at right. Front door is replacement, glazed vinyl unit with false muntins, with similar sidelight to right. Adjacent windows are pair of 1/1 units with high, sawn-stone sill. To right of verandah, front wall is clad in Angelstone below continuous sawn stone sill, with glazed brick above. Windows consist of two, paired, 1/1 units at either side. Garage, at LH side, has single, panelled, double-garage door with aluminum-clad spandrel panel above. Soffits and fascias are aluminum-clad, rainwater goods are conventional aluminum profiles and roof is clad in light-brown asphalt shingles.



21 BELL COURT - KLEINBURG

Modern bungalow with front verandah tucked under full-width, low-pitch roof (c.1960).

COMMENTS

A most distinctive bungalow, generally typical of suburban Kleinburg though unique of its specific type. Casement windows are not in keeping with original style of building, which otherwise appears little changed. Restoration of original window type might one day be considered, and brickwork and Angelstone should remain exposed. Any addition to this house should not rise above height of existing roof peaks. See the Plan and Guidelines

DESCRIPTION

Asymmetrical and distinctive bungalow combines a number of materials and elements, and is built primarily of red brick, with Angelstone cladding at RH side and horizontal aluminum siding throughout enormously wide front gable. Verandah is set in wide recess throughout centre of house, with front door at right-hand side. Windows are tall (replacement) casement units, except quadrilateral windows at high level, which presumably light hallway within. Soffits are plywood-clad and are supported on widely spaced projecting beams. Front fascia is aluminum-clad, and there are no gutters nor downspouts at front, nor is roofing material (assumed to be tar and gravel) visible. Garage, at LH side, has double garage door in horizontally ribbed aluminum. Single-vent, red-brick chimneys rise at both sides of house.



25 BELL COURT - KLEINBURG

Side-split, hipped-roof, brick- and aluminum-clad house with double-car garage (c. 1960).

COMMENTS

Modest side-split suburban house is in good condition and is typical of peripheral Kleinburg Village. Casement windows – and particularly those with false muntins – are foreign to spirit of original but general aspect of house is as originally. Any addition to this building should not rise above existing rooflines. See also the Plan and Guidelines.

DESCRIPTION

Modest house comprises two-storeys at right and onestory at left, with lower level throughout built of white brick. Front verandah, at LH side, comprises three bays with projection of roof supported on slender. square-section posts with very low, wooden, segmental spandrel panels above. Verandah is reached by flight of concrete steps up from garage and drive level, with slab-type front door at right (behind glazed storm door). Large front window, to left, appears later alteration, with four, rectangular sashes set into each of five vertical frames. At twostorey wing, lower level comprises double garage with recent, panelled door and two casement windows (having 6/6 false muntins) at left. Upper level is clad in horizontal aluminum siding, with pair of replacement casement windows at either side. Broad soffits are aluminum-clad throughout, and rainwater goods are conventional aluminum profiles. Hipped roofs are clad in rustic, light-grey asphalt shingles, and modest brick chimnev exists at LH side.



61 CEDARVALLEY CRESCENT - KLEINBURG

Large, Post Modern, two-storey, red-brick house with extensive verandahs (c. 1990).

COMMENTS

Large house is an attractive if somewhat lavish reinterpretation of traditional forms, though with unfortunately prominent garages at one side and should remain as is.

DESCRIPTION

Large house, set high on hill, is eclectic, Post Modern combination of Queen Anne and Shingle styles. <u>Ground floor</u>, front elevation (facing north-east) consists of projecting gabled bay at left and recessed elevation within lower and upper verandahs at right. Ground-floor verandah supports are thick, square-section posts with applied mouldings at bases and turned central portions, all rising to very shallow

beams with minor gingerbread brackets. Verandah ceilings and adjacent soffits at both levels have vjointed boards. Front door is set adjacent projecting wing, and consists of old paneled door, with three horizontal lower panels, window with cornice below and row of three small, square panels above. Doorway also has ¾ glazed sidelights and triple-sash transom window. Windows to right are two casements (with false, ten-pane muntins). At side elevation, (to northwest) long flight of somewhat rustic stone steps leads from prominent, two-car garage with false mansard roof up to pair of French doors (with false muntins) under fanlight within tall aperture crowned with threecentred-arch. At extreme RH side is small, high. casement window with false, eight-pane muntins. At second floor, both elevations, pairs of French doors (with typical muntins) are well-hidden by cedarshingle-clad wall, with modest upper railing, forming parapet. Smaller turned posts, shallow beams and minor gingerbread are similar to those described. Gabled bay at front elevation contains cantilevered, two-storey, rectangular-plan bay window, with pair of single casements at both ground and second floors. having false 12- and 8-pane divisions respectively. Bay window is trimmed with modest, planted wood mouldings, and both levels are crowned by small. cedar-shingled, mansard roofs. Soffits are clad in vjointed boards and gutters and downspouts are in conventional aluminum profiles. Roof has rustic asphalt shingles, and two tall, three-vent chimneys with corbelled heads at south-east wall.



100 CEDARVALLEY CRESCENT - KLEINBURG

Long, one-storey, pitched-roof, brown-brick house with triple-car garage (c. 1990).

COMMENTS

Long low structure is another combination of Post-Modern elements within bungalow form, with the accompanying stamped doors and false muntins at windows. House should be maintained as is, and any addition to the building should not be visible above existing rooflines.

DESCRIPTION

Long, asymmetrical, one-storey, brick house has modest three-bay verandah set within front projection of raised, pitched roof near centre of building. Roof is supported on four simple wooden posts with applied mouldings at base, chamfered corners and segmental wooden arched above. Front doors consist of pair of stamped, six-panel doors. Fenestration apertures are similar throughout, all with low stone sills and concealed headers. Three windows at LH side are shorter 6/6 units with false muntins and with plywood panels having planted mouldings below. windows to RH side are larger, 6/9 units. All windows have shutters. At east end of building, triple-car garage is set beyond recessed, half-glazed doors with 9 upper panes over stamped, cross-braced panels. Garage doors are stamped, panelled, roll-up doors, with outer two set slightly forward from plane of first. Soffits, gutters and rainwater leaders are all in contemporary aluminum, and stepped roof pitches are clad in rustic, brown asphalt shingles.



120 CEDARVALLEY CRESCENT - KLEINBURG

Two-storey, pitched-roof, white-brick house with central portico and 3-car garage (c. 1990).

COMMENTS

House is somewhat atypical of suburban Kleinburg but is well-concealed by thick growth of pine trees, with pediment and garage being most visible elements. House should remain as is, and any addition to the building should not be visible above existing rooflines.

DESCRIPTION

Two-storey house is dominated by high, aluminumclad pediment supported by pair of very attenuated columns at either side. Columns are built off tall, round piers with square capitals at grade and at base of column, while capitals above consist of turned mouldings only. Front doors, centred within portico. consist of pair of slab-type doors with four panels formed by planted mouldings, with integral, six-pane "fanlight", and small, flush pediment above. Walls are built of off-white brick throughout, and windows are single-pane, aluminum casement units over brick sills, and with hidden metal-angle lintels. Garage to right has three, large, paneled roll-up doors, each with four, apparently four-pane windows within the upper section. Soffits, gutters and rainwater leaders are all in contemporary aluminum, and roof is clad in lightgrey asphalt shingles.



121 CEDARVALLEY CRESCENT - KLEINBURG

Two-storey, gabled, neo-Tudor style, red-brick house built in ell-shaped plan (c. 1990).

COMMENTS

Tall house has unusually large expanse of roof but appears essentially as one-storey building. Post Modern Tudor style is atypical to Kleinburg, but building is again well- hidden by thick growth of pine trees. Use of more traditional materials of wood and stucco help to integrate house materially into the suburban village context, and leaded-glass sidelights are attractive modern feature. House should remain as is, and any addition to the building should not be visible above existing rooflines.

DESCRIPTION

Front door is set centrally within body of house, below projecting, Tudor-style, wood and stucco gable. Front door is two-panel wood with bolection mouldings forming large upper and smaller lower panels. Adjacent tall sidelights have lozenge-shaped, leaded glass with bevelled-edge panes. Front window to right is simple, oriel (projecting) window set within stuccoed structure, and consisting of three singlepane casement units with false, internal, white, lozenge-shaped muntins. Additional entry at extreme LH side, adjacent wall of garage wing, has stamped, two-panel door with upper 1/1 window with false, 6/6 muntins. Projecting wing at left has pair of single, rollup, stamped panelled doors set within brick apertures having chamfered upper corners. At second floor, large gables project out with no visible means of support, and are finished in large, vertical panels with, centrally located double casement windows having false munting as described. Fascias are wooden. gutters and rainwater leaders are conventional aluminum profiles, and roof pitches are clad in mottled black asphalt shingles.



129 CEDARVALLEY CRESCENT - KLEINBURG

Two-storey, pitched-roof, textured-pink-brick house with attached garage pavilion (c. 1990).

COMMENTS

Large house is atypical of Kleinburg, but acceptably so in most peripheral suburban location at end of cul-de-sac. Combination of main and subordinate block is attractive, and incongruous rainwater hoppers are really quite delightful. House should remain as is, and any addition to building should not be visible above existing rooflines.

DESCRIPTION

Large house consists of symmetrical, two-storey block to right linked to hip-roofed, one-storey pavilion to left, with connecting link between. Front door is centrally located under small canopy with bell-cast roof and consists of slab door with three panels formed by planted mouldings, set between sidelights with patterned, translucent glass. Front windows at either appear to be replacement units. with wide, fixed pane over small lower sash, with typical shutters. Sills are brick, and lintels are concealed metal supporting visible soldier-course bricks. At second floor, windows are double hung, in apparent 6/6 type, set within small segmentalheaded dormers which rise above roof eaves. Sills are again brick, while at window-head is vertical, vjointed boards rising to thin metal flashing above. At LH side, recessed link to garage has half-glazed, sixpane, cross-braced door (behind glass storm). Pair of windows at garage are apparent 6/6 units, but with double meeting-rails as sashes are set in same plane: again, with metal shutters. Soffits are aluminum-clad throughout, and gutters and downspouts are conventional aluminum profiles, but with five traditional, profiled, metal hoppers located at upper wall. Roof is clad in mottled beige asphalt shingles.



10 HOWLAND MILL ROAD - KLEINBURG

Two-storey, low pitched-roof, brick and wood-clad California-style bungalow (c. 1960).

COMMENTS

Modern house combines classic period elements of brick, fieldstone and wood cladding, broad eaves, projecting beams and windows extending into gable. Building is a period piece in good original condition and should be maintained precisely as is. Type might also serve as inspiration for new buildings within peripheral areas of Kleinburg-Nashville. Any addition to this building should not be seen above rooflines of south elevation.

DESCRIPTION

Modern-style house with low-pitched roof and wide eaves is set at edge of slope, affording two storey elevation at south and west and front entry to east, adjacent prominent, field-stone wall. elevation grade level, house is built of red brick, with expanse of windows at RH side comprising large picture windows over paired lower panes, all in broad wooden frames. At upper level (ground floor), south wall is clad in v-jointed, vertical wooden boards. Fenestration is typically large picture windows over low-level boarded spandrel panels, with large, trapezoidal windows at central gable and at RH corner window. Cantilevered balcony across right half of elevation is has simple wooden railing with two intermediate rails. Wide eaves are supported on simple beams projecting out from gable wall. Narrow gable fascia is wood, while gutters to either side in are conventional aluminum profiles.



20 HOWLAND MILL ROAD - KLEINBURG

Towering, stuccoed, Post Modern, Chateau-style house with lesser wing to east (c. 2002).

COMMENTS

Very large house rises suddenly from flat lands of valley bottom. This building, while having the various merits of its genre, should not be allowed to set a precedent for development within the suburban periphery of the Heritage District. See also the Plan and Guidelines for possible redevelopment of this site.

DESCRIPTION

Post Modern house rises suddenly from flat farmland. Building is dominated by central, gabled, giant-order, barrel-vaulted portico with full-height round-headed window within. Portico is supported on pair of wooden, built-up piers on low, stone-clad piers. Front entry comprises pair of fully glazed doors with extravagant leaded glass, set between narrow, fullheight sidelights with similar glazing. portico, mouldings above piers and at arch, are minor, including tiny "keystone", with large expanse of stuccoed wall above. Walls of house are in plain stucco, with articulated stucco quoins at corners of central block only. At central block ground floor, windows to either side are version of Palladian windows (or Serliana) set over continuous, rubble-clad base. Windows comprise double casement units with decorative, rectangular, muntins, and with similar fanlight above. Entablature of Serliana has mouldings and keystones as at portico. At central block second floor, windows to either side of portico are single casements, with glazing units as described, and with projecting moulded sills and entablatures. Main gable fascia is clad in aluminum, as are soffits throughout. Gutters and downspouts are in contemporary aluminum profiles, and roofs are clad throughout in rustic brown shingles. At east side, one storey extension has elements similar to main house. including modest gable over central, round-headed window. At west side is modest, square bay with round-headed windows having very wide casings, set within each elevation.



10343 HIGHWAY 27 - KLEINBURG

Two-storey, hip-roofed, aluminum-clad, hip-roofed house (c. 1930).

COMMENTS

Apparently old house is compromised by absence of front porch and original windows. Existing front canopy is unsuitable, whereas aluminum cladding is not so noticeably inappropriate. Reinstatement of a period porch is encouraged, as is removal of window canopy, and of upper-level window shutters. In addition, replacement of front door with period-type half-glazed door – even in metal – and re-working of ground floor window, would be reintegrate this house with the Heritage District to the north.

DESCRIPTION

Solid, four-square house sits on exposed foundation of textured, concrete block, which is one of few indicators of age of structure within. Aluminum cladding supersedes original exterior material, presumably of clapboard. Front door, to RH side of west elevation, is modern, pressed-metal door with integral, three-pane "fanlight" above (behind metal storm door). Naked aspect of front suggests a missing porch, particularly given that elevated threshold of door is presently inaccessible, since there are no front steps. Front window is wide metal-framed replacement, comprising single-pane casements either side of large picture window. At upper floor, two replacement, 1/1 windows (with full-height screens) are set asymmetrically, within false, modern shutters. Eaves are aluminum-clad, gutters are ogeetype aluminum and hip roof is clad in light-grey asphalt shingles. Small, hipped-roof addition at south side is similar, including raised, concrete-block foundation, and with half-glazed, nine-pane, stamped metal door with two lower panels (behind metal storm).



10443 HIGHWAY 27 - KLEINBURG

1½ storey, pitch-roofed, board-and-batten commercial building, with various extensions, including large, steel, Nissan-hut-type structure to south (c. 1970?).

COMMENTS

This hotch-potch structure appears to be quite without heritage merit – aside from, perhaps, the utilitarian shed to the south. For redevelopment of this site consult the Plan and Guidelines.

DESCRIPTION

Pitched roof and north and south gables suggest an old structure within, as does apparent board-andbatten cladding, but there is no actual evidence to prove this. Front elevation contains two tall, central, casement windows, with false, 10-pane divisions with similar window in lean-to addition at north side. Walls are clad in sheets of plywood, butt-iointed at 8' level. with battens in modern, sawn dimensions affixed with modern nails. At upper floor, octagonally framed aperture contains pair of casement sashes, with central meeting stiles. Eaves are clad in plywood, fascias are plain, rainwater goods are contemporary, and roofs are clad in asphalt shingles. Various prominent, sheet-metal ducts rise from both roof pitches. Large shed to south, semi-circular in section, is built of ribbed, corrugated metal and is without windows. Access is via service doors at south end.



10515 HIGHWAY 27 - KLEINBURG

Tall, pitched-roof, clapboard house with stone-clad octagonal addition (c. 1870 and 2000).

COMMENTS

Large Post-Modern institutional building is set well back from Highway 27, against side of hill and deep amidst trees. From a distance, structure seems quaintly traditional, in keeping with type of Doctor's House complex on hill above. Original house yet remains apparent, though with unsuitable windows, and missing trim at eaves fascia returns. Seen from closer, most elements are evidently modern, with old wood cladding remaining, and new stone seeming a natural material. Although somewhat atypical of the Heritage District, this building is congruent with contemporary Kleinburg, though additions to this old house should not serve as general example new development. See the Plan and Guidelines.

DESCRIPTION

Large building consists primarily of old, two-storey, gabled house and attached, stone-clad, shed-roofed addition and octagon to north. Original frame house, with finely spaced clapboard between narrow, beaded corner-boards, has gable end towards road. Entrance is within recent, one-storey, gabled, sunroom-like structure at west wall. Sunroom is enclosed by bays of heavily framed, 15-pane glazing, with half-glazed, metal front door. Windows above, at second and attic floors, are varied, modern, vinyl units with multiple panes formed by false muntins. Second-floor windows have lower, apparent twelve-pane sash with apparent six-pane sash above, while window at attic is composed of two apparent four-pane sashes. Minimal soffits at eaves have aluminum cladding, while narrow fascia at gable (which has no soffits) is trimmed with modest shingle moulding. Eaves returns are unfortunately missing at both sides of west gable. Attached, once-storey octagonal structure to north has ground floor clad in coursed, rock-faced limestone. Shed-roofed addition in front contains vinvl windows similar to those described, and fenestration elsewhere in octagon is apparent twelve-pane vinvl units. Sills and lintels in masonry portion of building are of sawn stone. Octagon roof is clad in cedar shingles, including at hips, and rises to simple, open, gazebo-like structure at peak, with slender, squaresection corner posts and simple wooden railing spanning between. Roofs are clad in cedar shingles, and there are no chimneys.



10740 HIGHWAY 27 - KLEINBURG

1½ storey, pitched-roof Georgian house (c. 1850) with 12/12 windows, on farm property also containing old gambrel-roof barn, two-storey chicken house and adjacent long outbuilding.

COMMENTS

House is in good repair, especially at original windows. Recent cladding is slightly inappropriate in profile, texture and spacing; and fascias and mouldings at wall-head and eaves are generally missing. Outbuildings form a wonderful assembly, and large barn is a dominant agricultural presence when seen from north end of Islington Avenue, and even from Nashville Road, down in the valley. For possible development, see the Plan and Guidelines.

HOUSE

Georgian-style house faces east onto road, with front elevation comprising original, 12/12 windows (behind metal storms) either side of central, six-panel door set between half-glazed, four-pane sidelights, with transom windows above throughout (all with period wooden storms). Door and window trim consist of simple boards with plain back-band mouldings. Siding is recent, textured, cove-type, wood siding extending between corner boards and up to wide board below shallow eaves. Gables have similar cladding, and two, 8/12 windows at both ground and upper floors (also with modern storms), and front fascias returns at gable ends. Gutters and downspouts are conventional aluminum, roof is clad in dark-grey asphalt shingles. and a large, rebuilt chimney, with minor corbelling at upper courses, exists at peak. Small, fully glazed sunroom is built against south gable, with three, ninepane wooden casements at front elevation.

BARN

Large barn to south is clad in conventional barn boards, with gambrel roof clad in rusty, galvanized-metal roofing. Three large, circular vents, with conical bases and crown-like tops, are at set imposingly along roofpeak. A smaller, similarly shaped and clad addition, also with two large roof vents, exists at north end.

OTHER OUTBUILDINGS

(see next page)







10740 HIGHWAY 27 - KLEINBURG (cont'd)

CHICKEN HOUSE

Long frame structure has polite, board-and-batten-clad, 1½ storey gable elevation facing road, and horizontally boarded south elevation with a battery of six-pane wooden casement windows at both ground and upper levels. Roof is clad in metal decking.

SOUTH OUTBUILDING

Long, vertically boarded structure to south of chicken house has new, metal-clad, pitched roof raised above apparent top of wall height. Gable end, facing street, is clad in cove-type siding as at house, with single, sixpane awning-type window at central ground floor. North elevation comprises an ad hoc series of doors, whereas south has variety of windows and apertures blocked with chicken wire.



10072 ISLINGTON AVENUE - KLEINBURG

Imposing, hip-roofed, Georgian-style, red- and buff-brick house with various unusual original features, and missing bell-cast verandah (now "Abermoray", built by Joseph Capner, 1862).

COMMENTS

Large and dignified house is in good repair, although missing bell-cast verandah and period chimneys, and with unsuitable storm windows and. Reworking of these elements, together with cedar roof, would restore house; and repair is needed at various voussoirs. See also City of Vaughan files for additional information on the Capners, and on this property.

DESCRIPTION

Elegant, dichromatic brick house has walls of handmade red brick, in Flemish bond, with buff-brick at projecting quoins and throughout much of second floor. Witnesses on masonry indicate location and extent of former front verandah. Central entry, under small canopy with bell-cast roof, has four-panel door with dummy quirk and bolection mouldings. Two-pane sidelights have lower panels with similar mouldings. Clear-glass transom windows are tripartite, with square sashes either side of wider central light, and separated by profiled mullions. All ground-floor apertures have broad, segmental arches, with rubbed-brick voussoirs extending to sharply pitched springers at either side. Apertures at either side of entry have two-pane French doors between narrow two-pane casements, with single panels, mouldings and transom windows at described, and with fixed, wooden shutters. Buff-brick band course separates ground from upper floor at second floor windowsill height, below which wooden moulding below hides witnesses of former verandah roof. Windows are square-headed, 2/2 throughout, paired at either side with broad buff-brick pier between and with modest wooden spandrel panels above. Apertures have wooden sills, and bricks at jambs and segmental arches have bevelled edge, except at brick keystones. Wooden shutters at windows are of unknown age. Additional courses of buff-brick crown wall-head, with deep, wooden cornice adjacent boarded soffits above. Gutters are conventional, ogee aluminum, with typical aluminum downspouts. Hipped roof is clad in dark-grey asphalt shingles, with lightening conductors, with white-glass balls, at either end of central pitch. Modest chimneys at north and south walls are rebuilt using more recent brick, with minor corbelling at heads.



10110 ISLINGTON AVENUE - KLEINBURG

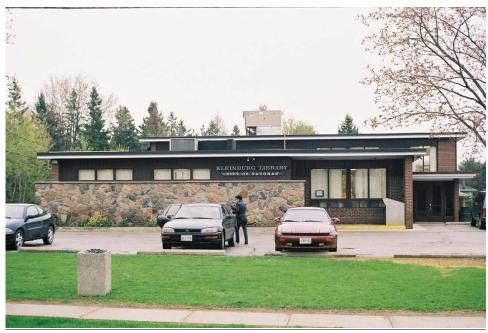
One-storey, flat-roofed, red-brick and concrete school with upper volume at gym (c. 1970).

COMMENTS

Modern school is rather dull but typical of type and is in good condition. Any new addition to building should be flat-roofed, but not necessarily in a style similar to the existing structure. For possible future redevelopment of this site see the Plan and Guidelines.

DESCRIPTION

Flat-roofed, one-storey school (École La Fontaine) is divided into five, largely glazed bays separated by pierwalls consisting of red-brick walls with modest nib walls at either side. Corner piers are narrower and have nib walls adjacent windows only. Within each bay, are five large, aluminum-framed windows with alternating fixed, single-pane and operating, double-hung units. Walls above and below (i.e. spandrel panes) consist of plain, pre-cast concrete panels. Wide, red-brick pierwalls at structural grid rise slightly above general roofline to give vaguely crenellated effect. Roof edge and brick parapets are flashed in prominent, prepainted aluminum, with no visible rainwater goods. Set well back from east elevation is volume of gymnasium, which rises above one-storey volume in window-less box clad in vertical metal siding. Entrance is from parking lot at north elevation.



10341 ISLINGTON AVENUE - KLEINBURG

Two-storey, flat-roofed, red-brick library with tall, fieldstone-clad screen wall (c. 1960).

COMMENTS

Modern school is an attractive element in keeping with suburban peripheral Kleinburg, and with both McMichael gates to south and school to north. Metal cladding should be removed to expose original wooden finishes. Large windows adjacent main entry, with tiny bottom-sliders, do not seem in keeping with original architecture. Air conditioner on upper roof is inappropriate just as one approaches central Heritage District, and should either be screened, or even be relocated. Any additions to this structure should be in keeping with the horizontality of the original design. See also the Plan and Guidelines. Salt damage to mortar at south wall, adjacent upper floor entry, has caused need for repointing.

DESCRIPTION

Modern library has horizontality accentuated by various flat roofs and projecting eaves. Front elevation comprises three main volumes: one-storey block at front, two-storey block behind, and onestorey vestibule set against projecting offset of higher volume at south side. Front elevation is dominated by tall, fieldstone-clad screen wall extending from LH side to end of recessed entry, with fully glazed wood door. at RH side. Wall above is clad in vertical metal siding (over narrow, vertical, v-jointed boards), with two groups of horizontal, high-level windows above. Recess at entry contains pair of large, single-pane windows either side of central mullion, each with small bottom-sliders below. Brick wall is later, or rebuilt, with rowlock-header sills and lintels hidden by metal cladding. Canted ceiling above is aluminum clad, presumably over wooden boards. To south of main volume, modest, flat-roofed vestibule has pair of fully glazed, metal-framed doors between similar sidelights. Second floor has brick piers at corners only, with wall between having vertical siding. Windows at this level are large pairs of single-pane sashes. Soffits and fascias are flashed as described, and a typical ogeetype, white aluminum gutter exists at vestibule only. with typical-profile, brown aluminum downspouts throughout. Large air conditioner on upper roof is assumed to be later addition and is prominent and out of keeping with building. Similar but less noticeable element exists also on one-storey block.



10365 ISLINGTON AVENUE - KLEINBURG

Variety of recent, log-and-fieldstone buildings and relocated/restored Tom Thomson Shack; beyond imposing, pylon-like fieldstone entrance gates (McMichael Gallery, 1954 and later).

COMMENTS

Collection of structures built using traditional materials in new style is a period piece, and architectural intent should be maintained, including doors and windows, in spirit of original. Various gutters leak, and Thomson Shack needs a new roof, probably in pine shakes. Four-panel door at Shack also needs repair, and perhaps even painting.

GATES

Split-face, fieldstone entrance gates to gallery comprise battered, lower, outer screen walls and battered, taller, inner screen walls behind, distantly evoking an Egyptian entrance pylon. Signage is supported on pair of similar fieldstone piers to LH side.

SERVICE BUILDING

First structure within is large, pitched-roof building with low walls built in alternative panels of split-faced fieldstone and large hewn logs with cement chinking. Roof is clad in cedar shingles, with copper box-gutters and rectangular section downspouts.

MAIN GALLERY

Main gallery (incorporating former McMichael house, "Tapawingo") has alternating split-faced fieldstone and hewn-log walls. Structure is dominated by huge "portico" under open, projecting gable, with roof supported by five robust stone piers. Soffits of portico and elsewhere are finished in varnished, v-jointed softwood boards spanning between heavy-timber beams projecting out through tops of piers from log wall behind. Volume of Great Hall within is apparent in huge pitched roof, and additional, smaller, pitchedroof log structures exist to north. Deep wooden fascias have copper flashings and no gutters nor downspouts. Roofs have cedar shingles throughout.

MEETING HOUSE

Pitched-roof, log building west of gallery has recessed walls at LH side, with entries under projecting eaves and two heavy-section wooden brackets at corner. Entry doors, with multiple-panes and cross-framed lower panels, seem recent. Large roof has high, Tudor-style dormer with vertical boards. Rainwater goods and roofing are as described, while soffits are finished in sheets of painted plywood.



10365 Islington Avenue (continued)

TOM THOMSON SHACK

Unpainted, board-and-batten, timber-frame structure consists of twostorey, pitched-roof volume to west and abutting, tall, shed-roofed volume to east. Windows are variety of sizes and styles, including reclaimed sixpane sashes. Entrance to east structure has pair of doors with varying horizontal boards between stiles, and adjacent door to west (into twostorey cabin) is old, four-panel, residential door with bolection mouldings.



10384 ISLINGTON AVENUE - KLEINBURG

Traditional, red-brick, Ontario farmhouse with full-width verandah and central gable (Redcroft, built by Martin Smith, 1852). Designated under the OHA, Part 4.

COMMENTS

Elegant house is in good repair and requires only removal of metal storms (internal sull-sashes are double-glazing alternative), modern shutters and rebuilding of south chimney to restore to original appearance. See City of Vaughan files for further information.

DESCRIPTION

Elegant, red-brick farmhouse has all the features typical of its type, including projecting, buff-brick quoins at all corners. Front deck is reached by small flight of wooden steps without handrails, and bell-cast verandah roof is supported by elegant wooden piers (treillage) formed of multiple wooden sections and with gothic elements of lancet aperture with tracery. and quattrofoil above, set within piers. Fine fretwork gingerbread comprises abstracted anthemions, and arabesques to either side, and a band of wooden swags and tassels spans full width of varandah adjacent eaves. Ceiling of verandah is open to framing and decking above. Central entry contains unusual door with single, vertical panel within very wide, profiled moulding. Adjacent, 3/4 glazed sidelights contain three, ogee-headed panes within stained-glass spandrel panes, over single wooden panels in bolection mouldings. Elliptical arch above has rubbed brick voussoirs and contains stained-glass transom window. Wide threshold is dressed stone, and door recess itself is trimmed with frames and panels as at sidelights. To either side of door, front windows are 6/6 units (behind metal storms) over thick wooden sills, set within segmental arches having rubbed brick voussoirs. Window shutters appear recent. At upper level, single central 1/1 window has sill and arch as described, and is set within later, steeply pitched brick gable. Series of deep mouldings crowns wall-head. extending also into central gable and below gable returns at north and south elevations. Soffits are clad in plain boards, as are fascias, except at front, which has fine shingle moulding. Modern, ogee aluminum gutters exist at front eaves, with conventional aluminum downspouts, and roofs are clad in black asphalt shingles. Broad chimney at south gable is diminished portion of original chimney, while north gable has later, single-vent red-brick chimney. A single lightning rod exists on front gable.



10391 ISLINGTON AVENUE - KLEINBURG

One-storey, flat-roofed, beige-brick school with projecting volume of gym (1955 and later).

COMMENTS

Modern school is generally an attractive period-piece in good condition. Reinstatement of missing glass-block units at entry is encouraged, and plywood boxes should be removed at cantilevered beam ends. Old bell, relocated in new structure, is nice touch, and would be enhanced if bell could actually be rung (from within). In the event of changes or additions, horizontality of windows (assumed to reflect original design) should be retained, and any new structure should be flat-roofed and be of a style similar to the existing structure. For possible future redevelopment of this site see the Plan and Guidelines.

DESCRIPTION

Long, low, Modern school building has horizontality accentuated by flat roof, overhanging eaves and (replacement) horizontal, aluminum-framed windows. each three units high, set above brick knee-wall. RH side of elevation consists of three bays, each defined by brick fin-walls projecting out to line of eaves. Main entrance, at LH bay, is marked by projection of brick wall beyond roofline, with bell from old school (on Napier Street), unfortunately inoperable, in aperture above. Entry consists of pair of aluminum-framed doors at LH side of deep, wide recess. Wall retains upper three of original eight decorative glass blocks, and ceiling above is of exposed, pre-cast concrete teebeams. Adjacent bay to south contains typical aluminum-framed windows and brick knee-wall below. while southernmost (alter) bay is blank masonry containing only school name, Kleinburg Public School. Glazing at LH side of front elevation throughout consists of horizontal, aluminum-framed windows over brick knee-wall, with structural mullions between bays supporting cantilevered beams at eaves. beams are now clad crudely boxed-in with plywood. while side, v-jointed soffit boards remain exposed throughout. At extreme north end is later, one-storey addition of different design, with blank walls addressing street. Upper volume of gymnasium is visible beyond RH bays, with blank brick walls projecting above low-level roof. Roof fascias are flashed throughout in deep, pre-painted aluminum flashings, and downpipes are in similar, rectangularsection aluminum.



10391A ISLINGTON AVENUE - KLEINBURG

Two-storey, hipped-roof, clapboard C.P.R. station with central dormer over Station Master's bay window and with one-storey wings to east and west; by Sir William Van Horne (1908). Building is Designated under Part 4 of the Ontario Heritage Act.

COMMENTS

Restored station remains in good repair, though unfortunately no longer located in original location, and lacking original chimneys. Relocation back to Nashville, if feasible, would render the connection between the two villages comprehensible, and is recommended; though relocation, and restoration, organized by local Boy Scouts, adds significance to current location. See also City of Vaughan files for further information on this building, and on original Grey and Bruce line.

DESCRIPTION

Relocated, timber-frame station is set comes from former location just north of Nashville Road, and west of tracks, in present-day Nashville. Present siting is reoriented, and set rather oddly at edge of hillock, such that grade drops away steeply from former platform. Building is clad in finely spaced clapboard with heavy timber plinth at base of wall and at broad chair-rail (or bumper) and mid-height. Fenestration consists typically of 2/2 windows (behind 4-pane storms), and 4/1 and 6/2 windows at Station Master's bay window. Broadly projecting eaves at and adjacent platform are supported on Hammer-beam struts having ogee-shaped upper end and with turned, balltype finials terminating diagonal braces. Corners of square-section timbers are decoratively chamfered throughout, except at junctions with other members, and at ends. Struts support peripheral beams with similar stop-chamfers which, in turn, support exposed rafters and beaded-board roof-deck above. Eaves elsewhere are higher and project less and are without elaborate supporting structure. Freight door, to LH side, is framed externally, with bevelled-edge stiles and rails containing recessed panels of diagonally laid. v-jointed boards, and each with two-light windows above. Passenger door, into two-storey part of building, is half-glazed, with nine upper panes and two horizontal panels below, and is set between 4/1 windows. At upper floor, wall and corner treatments are as described, with pair of 6/1 windows (behind 6pane storms) located in pop-up dormer with elongated hip roof above. Roof is clad in mottled, dark-grey asphalt shingles, and with ogee-type gutters on broad fascias throughout. Tall, stainless-steel chimney vents woodstove within.



10398 ISLINGTON AVENUE - KLEINBURG

Gabled, red-brick bungalow with board-and-batten cladding at front verandah (c.1960).

COMMENTS

A typical suburban Kleinburg bungalow. Sliding doors at RH side of verandah are not in keeping with original building but are unobtrusive in house set so far from road. Any addition to this house should not rise above height of existing roof peaks, and for any future redevelopment on this site, see the Plan and Guidelines.

DESCRIPTION

Red-brick bungalow has gabled bay at RH side and single car garage at LH side, with recessed verandah between. Verandah roof is supported on plain, square-section wooden posts, and rear wall is clad in board-and-batten siding. Front door is slab-type, with small upper window (behind metal storm), with large, single-pane to right. RH side of verandah is enclosed and has sliding glass doors opening to room behind. Gable bay at LH side has two, 1/1 windows with wide aluminum shutters. At RH side, single-car garage has conventional aluminum door. Soffits and fascias are aluminum-clad, including large returns at gable, and gutters are conventional aluminum ogee-type with typical downspouts. Pitched roof is clad in black asphalt shingles.



10402 ISLINGTON AVENUE - KLEINBURG

Hipped-roof, buff-brick bungalow with Angelstone trim and recessed front verandah (c.1960).

COMMENTS

A typical suburban Kleinburg bungalow. Replacement windows are not in keeping with original style of building, which otherwise appears original, and thus restoration of original window type might be considered. Any addition to this house should not rise above height of existing roof peaks, and for any future redevelopment on this site, see the Plan and Guidelines.

DESCRIPTION

Long bungalow is built primarily of buff brick, with Angelstone cladding at extreme LH side and adjacent slab-type front door with small window and patterned-glass sidelight. Verandah roof is supported on paired, thin metal posts with minor decoration between. Larger windows are replacement units, with fixed upper panes over bottom sliders, while windows either side of entry are large, single sashes; all with typical sawn-stone sills. Garage at RH side has two, varnished, panelled wooden roll-up doors between buff-brick piers and with brown, vinyl spandrels above. Soffits are aluminum-clad, and gutters are conventional aluminum ogee-type with typical downspouts. Hipped roof is clad in brown asphalt shingles.



10406 ISLINGTON AVENUE - KLEINBURG

One storey, pitched-roof, red-brick utility building with aluminum-clad front gable (c. 1960).

COMMENTS

Modest structure appears as modern bungalow set lengthways relative to road, or as small community hall, and is unobtrusive within the context of suburban Kleinburg village. For future development of this site, see the Plan and Guidelines.

DESCRIPTION

Long utility building extends deep into site, with office spaces at rear. Exterior is built of load-bearing red brick on exposed concrete foundation. Small flight of tiled concrete steps leads to slab-type door under blanked-out skylight. To right of door are two, single-pane windows (with aluminum storms) over thin concrete sills. Lintels throughout are concealed metal angles with soldier-course bricks above. Gable is clad in broad, horizontal aluminum siding, with vent at peak covered in fine mesh. Soffits, fascias and rainwater goods are contemporary aluminum profiles, and pitched roof is clad in brown asphalt shingles.



10418 ISLINGTON AVENUE - KLEINBURG

Austere, red-brick United Church with imposing front gable and adjacent tower (1926).

COMMENTS

Simple yet dignified church is generally in good original condition, although repointing is rather obtrusive in various areas, as is metal flashing at gable parapet. Front doors seem out of keeping with original and staining these a darker colour might be considered. Downspout to left of entry is awkward and might be reworked more discreetly.

DESCRIPTION

Hall-type church combines Romanesque elements of round-headed arches with Ontario Gothic visible in steeply pitched front gable. Entry is offset to RH side. at base of simple red-brick tower, and is reached by small flight of stairs to concrete landing enclosed by brick crenellated brick parapet with thick, rock-faced cast-stone copings. Entry consists of pair of (replacement) unstained, lined oak doors below modern, stained-glass transom window, set within round arch formed by triple rowlock-header voussoirs. Brickwork above is plain, aside from two corbelled courses at nave parapet height. Upper level contains single, round-headed apertures with double rowlockheader voussoirs, now blocked-up with painted wood panels. Sills are of also of brick. Tower parapet has narrow slots at crenellations, and thick, rock-faced limestone copings at upper level only. Gable end of church is also built of simple brick masonry, framed by wide, slightly projecting buttresses at either side with thick, bevelled stringcourses at mid-height. Flush, limestone date-stone is centred at base of wall, and triple, round-headed lancet windows above are framed by soldier-course bricks below and flush, round arch above built of triple rowlock headers. Glazing consists of clear rectangular panes within each aperture. Gable peak is emphasized by triple corbelled courses crowned by sloping parapet of several courses of bricks laid parallel to pitched roof beyond. A heavy aluminum flashing covers the entire parapet. At RH side of gable is short length of conventional, ogee-type aluminum gutter, with modern downspout clumsily negotiating corner of parapet adjacent front doors. Roof is clad in light-grev asphalt shingles.



10423 ISLINGTON AVENUE - KLEINBURG

One storey, hipped-roof, house built of cast-concrete-block, with full-width front verandah and small attic dormer (c. 1920).

COMMENTS

As mentioned, house marks a transition between traditional and modern materials, though still respecting traditional forms, which were soon to disappear. Building is generally in good condition, though column bases need repair, or replacement, and several pickets are missing. Removal of modern storm windows and door would enhance appearance, as would reinstatement of original window at attic dormer. Roofing material may, in this instance, have been asphalt shingles, in which case only colour might be investigated to determine most appropriate type.

DESCRIPTION

Modest house marks the east side, entry to Kleinburg Village, and is an interesting combination of old and new technologies. Masonry of house, including at side elevations, uses new technology of cast concrete to evokes older technology of stone construction, in this case, rock-faced, coursed ashlar. Thus, building marks hybrid of old and new technologies. Front verandah is supported on three, short, irregularly spaced, turned wooden columns, with typical entasis, bases and capitals. Columns are built off half-height piers of cast stone as elsewhere, with ashlar concrete copings above. Floor above is supported on beam with typical lower moulding and upper cornice, against soffits clad in wide, plain board. Ceiling within is finished in traditional beaded boards. Verandah railing has low. profiled handrail extending between piers, with simple, rectangular section pictets between this and bottom rail. Front fenestration consists of pair of 1/1 windows with taller bottom sashes (both behind metal-framed storms). Sills and lintels are cast concrete throughout. Front door, to right of centre, is half-glazed wood door with six large panes over three tall, raised-and-fielded panels (behind modern storm door). At roof level, single small, hipped-roof dormer is set centrally within front pitch, housing (replacement) horizontally sliding windows. Roof is clad in asphalt shingles, with ogeetype, aluminum gutters.



10429 ISLINGTON AVENUE - KLEINBURG

One storey, frame house with central, wall-head gable and full-width front verandah (c. 1870).

COMMENTS

Although apparently an old house, this little building has lost some of its period charm, becoming a stripped-down and obscured version of the original. Original, double-hung windows remain but are well hidden behind metal storms, which would be better replaced with internal sull-sashes. Front verandah seems to have been largely rebuilt, without close attention to original details. Original cladding material is assumed to be clapboard, and this may remain beneath metal siding. Absence of gingerbread, or of decorative trim in general, is surprising, and evidence of this may exist in period photos of building. Use of aluminum also at soffits, verandah ceiling and rainwater goods should be diminished in favour of suitable period details. Some original materials presumably remain beneath.

DESCRIPTION

Typical, small Victorian frame house is now clad in aluminum throughout, perhaps with accompanying loss of gingerbread trim. Simple, hip-roofed front verandah has four, evenly spaced, turned, replacement posts with inserted pads top and bottom, built off traditional tongue-and-groove deck, and with no railings. Beam above is aluminum-clad, without visible mouldings, and supports aluminum-clad soffits and ceiling within. Front door is half-glazed wooden door with dentilled cornice below, and three tall, lower panels with bolection mouldings (behind metal storm door), and 1/1 windows at either side and at central gable are hidden behind typical metal storms. Casings are plain throughout, with no back-band mouldings, and with sloping edges of metal siding projecting slightly beyond same. Soffits at high-level are also aluminum-clad, and gutters and downspouts are in pre-painted aluminum. Roofing is light-grey asphalt shingles throughout, and a single, added, brick chimney rises from ground level at north elevation. A one-storey, flat-roofed addition exists at north gable.



10432 ISLINGTON AVENUE (NORTH) - KLEINBURG

Pitched-roof, triple-bay, painted brick garage (c. 1950).

COMMENTS

Large plain garage provides a contrast with buildings on Islington, but is part of evolution of village, particularly post-war period of suburban carculture, and so deserving of retention. Archival photographs may indicate previous configuration of building, and nature of pumps etc. at front, and a period restoration might be considered - to a date deemed suitable to the central Heritage District context. For any proposed redevelopment of this site, see the Plan and Guidelines.

DESCRIPTION

Large garage is set well back from Main Street and is built of painted bricks. Pitched roof perhaps indicates some different, previous use. Roll-up, panelled doors have two glazed sections within total of four, and lintel at right-hand door has recently been raised to accommodate five-panel door. Soffits, gutters and downspouts are in conventional modern aluminum, and roof is clad in dark brown shingles.

DEMOLISHED 2021



10432 ISLINGTON AVENUE (SOUTH) - KLEINBURG

Ranch-style house built of textured red-brick with pitched roof and altered windows (c. 1970).

COMMENTS

Long bungalow is unobtrusive in location wall back from road and is typical of suburban Kleinburg. Any future addition to this structure should not be visible from above existing roof peaks, and for redevelopment of this site see the Plan and Guidelines.

DESCRIPTION

Suburban bungalow is set well back from road, behind unusual, low brick wall with crenellated top and square concrete copes at raised portions. House contains varied windows, including bottom-sliders under fixed upper panes which replace larger, original, sliding sashes. Wide brick chimney projects from low-pitched gable at south end, and gable ends are clad in vertical aluminum siding. Soffits are clad in stained wooden board, and gutters and downspouts are in conventional modern aluminum profiles. Roof is clad in dark-brown asphalt shingles.

DEMOLISHED 2021



10435 ISLINGTON AVENUE - KLEINBURG

Low, L-shaped, hipped-roof, red-brick house with Italianate influences at portico (1975).

COMMENTS

This modern brick house is one of few examples within village Main Street which indicates a new cultural presence. The car-culture is somewhat masked by orientation of garage doors, but the arched form of the portico/verandah is something distinctly new, and Italian. Large set-back from street, and relatively modest scale, contribute to make this house a good neighbour within the heritage district. For future development of this site see the Plan and Guidelines.

DESCRIPTION

House is of bungalow form, with high ground floor. Entrance to double-car garage at front is in ell extending from house beyond, with result that doors are scarcely visible from street. Doors themselves are sectional, overhead doors with wooden panels. Pair of front entrance doors is reached by broad flight of concrete steps, with standard metal railing, set partly behind projecting block of garage. Front elevation comprises portico of four large, round red-brick arches built off plain red-brick piers; all set on concrete slab. Portico is tucked within front pitch of main hip roof. Front window is not picture window, and is not centred within arches, thus apparently not addressing view to front. At basement level, concrete deck above is supported on red-brick wall, with single, high-level, slider window more or less centrally located. Soffits and rainwater goods are standard, pre-painted aluminum, and hipped roofs are clad throughout in asphalt shingles.



10443 ISLINGTON AVENUE - KLEINBURG

1½ storey, dichromatic, red-brick house with central, wall-head gable, full-width front verandah with bell-cast hipped roof and curious brick pavilion to north (c. 1875).

COMMENTS

Pretty and unusual house is in good repair, with most period features remaining. Note that RH corner of verandah is collapsing. Lost windows should be reinstated, with double glazed units if desired, and front metal storm door should be replaced with traditional half-glazed wooden door. Cementitious render at base of north pavilion should be removed and brick repaired as required, and repointing should be removed and be more neatly executed. Installation of wooden shingle roof and period gutters (probably half-round galvanized and round downpipes) would complete restoration of front of property.

DESCRIPTION

Order of construction of pitched roof pavilion to north and Gothic Victorian house to south is not apparent. and masonry and trim are similar throughout. The former is assumed to be pre-date slightly the latter, and perhaps internal details would yield more information. Main house is rather crudely repointed, with hand-made bricks in a wide variety of sizes, some appearing to be headers - similarly in pavilion to north. Decorative buffbrick elements consist of raised quoins and decorative band courses at eaves level throughout, and voussoirs at front elevation. Buff-brick plinth is assumed to remain below cementitious render at north pavilion. Front verandah has four posts across front and one engaged post at southeast corner. All with slight entasis and typical trim in upper portions. Underside verandah roof has exposed structure showing small curved rafters and narrow plank decking spanning between. Front fenestration, originally assumed to have been 2/2 windows throughout, is now a mixture.with some original fenestration remaining. Central half-glazed door has two lower panels and broad moulding at window (all behind metal storm). At wall-head in both parts of house, deep wooden fascia is set below wide board of soffits, with small bevelled moulding at junction. Fascias are narrow and with deep, ogee moulding at rake edge. Gutters and sown pipes are in aluminum throughout, in various profiles, and roofs are clad in grey asphalt shingles. A single, more recent chimney is built against south gable wall.



10459 ISLINGTON AVENUE - KLEINBURG

Rambling, clapboard, corner house comprising Georgian-style, T-plan original structure with later gabled block added to east (c. 1860).

COMMENTS

Extensive old house is a curious combination of old structure and new elements and finishes. Aside from overall form, only offset of front door and old rear door suggest age of building within. Minor interventions such as addition of period mouldings at gable fascias, period rainwater goods, a period front door and a cedar roof would improve this situation.

DESCRIPTION

Large gabled house has been recently renovated to the extent that no original material remains visible. though massing and fenestration apparently have not been changed. Front elevation consists of almost symmetrical facade, with rebuilt bell-cast verandah in front having four slender, turned posts, with plain railings and pickets spanning between. Gingerbreadtype brackets beam are assumed to be later, though not recent, installations. Front door is offset to left and is recent nine-pane door with panels below (behind modern, gingerbread storm). Front windows are modern 1/1 with false muntins in 8/8 configuration, replacing unknown type. Walls are clad in fine wooden clapboard throughout, with surprisingly plain cornerboards having neither backband moulding nor beaded edge. Soffits are clad in plywood and fascias are totally plain, including at gables, supporting standard aluminum gutters and downspouts. Roof is clad in dark-grey asphalt shingles. Throughout south elevation, cladding, corner-boards, soffits, fascias, roof etc. are all finished similarly. At LH side, gable wall has single, replacement, 8/8 window at ground floor, and two smaller, replacement 6/6 windows above. Gladding extended beyond rear wall of gable to enclose small vestibule at end of side verandah - which has plain posts butt is otherwise enclosed as at front elevation. Rear door is ornate, old, half-glazed door with single upper pane framed by attenuated pilasters supporting modest entablature, and with applied cornice and other decoration over three vertical panels below. Link to rear block has central wall-head dormer with window, and gable of east block has fenestration as at main gable.



10462 ISLINGTON AVENUE - KLEINBURG

Very large, symmetrical, gabled and dormered, neo-Edwardian commercial building, with front and north-side verandah, and built using varied finishes and fenestration (c. 1990).

COMMENTS

Post-Modern building is clever interpretation of turn-of-the-century, semi-vernacular building type, and is very large building somewhat disguised through use of varied massing and materials. Sufficient quantities of brick (unusual in colour but similar to Ontario size) and wood manage to make this an acceptable neighbour in the Heritage District, and building should remain as is. Note that wooden trim and spun-metal fixtures need painting.

DESCRIPTION

Symmetrical commercial building is typical of modern Kleinburg Main Street, a new, Post Modern building set within an historic village. Architecture derives loosely from Shingle or Lodge style Edwardian, with touches of Victorian thrown in for good measure, with overall effect foreign to historic precedents. Building exterior is of pink, metric brick at ground level and lateral wings, with vinyl siding elsewhere. At ground floor level, extensive verandah has pressure-treated deck, and roof supported by fluted wooden posts having thick ornamental brackets supporting deep beam forming signage band. Large, rectangular apertures incorporate glazed, metalframed doors and plain transom windows, with shopfront windows having large panes formed by false muntins. At second-floor level, central gabled block and south wing have balcony enclosed by atypical, turned wooden balusters between square-section newel posts. Central balcony is accessed by French doors with extensive adjacent glazing and transom windows. Elsewhere, pitched roof of verandah extends to horizontal vinyl cladding, with vinyl casement windows appearing to be double hung, typically in unusual 4/4 configuration. Windows at central pavilion have broad vinyl frames with moulded cornice above. A band of large dentils crowns wall-head adjacent aluminum-clad soffits. At lateral wings, second floor ends with tall wallhead dormers rising through adjacent hip roofs. At central pavilion, third floor is set within front mansard roof, with dormers having vinyl siding and windows as described, and with small, ornamental frills along underside of fascias. Roof is clad in dark-brown, patterned asphalt shingles throughout.



10470 ISLINGTON AVENUE - KLEINBURG

Three-storey, gabled, neo-Victorian, commercial building with front and side verandah, apparent 6/6 windows, horizontal, fibreboard siding and minor gingerbread trim (c. 1995).

COMMENTS

This structure is quintessentially Post Modern, built of modern, composite materials with unsuitable profiles and finishes, and misquoting the vernacular in most instances. It is also entirely authentic to its period of construction, marking the struggle of Kleinburg to accommodate an increasing population while trying to maintain a village feeling. This building will be recognized for what is by those few who are concerned with such matters and will be considered integral to quaint Kleinburg by the rest. It should remain as it is but should not serve as the model for future development in the village core.

DESCRIPTION

Building is typical of modern Kleinburg Main Street, a new, Post Modern, town building set within an historic village. Architecture derives loosely from residential Victorian Gothic, particularly at upper levels within front block, but overall effect is foreign to historic precedents. At ground floor south side, verandah has thin, oval-section wooden balusters atypical of traditional forms. Square-section, structural posts have bevelled edges without stop-chamfer at top and bottom, and gingerbread brackets lack typical row of spindles or fascia above. Siding is bright yellow fibreboard, stamped with prominent woodgrain carefully avoided in traditional clapboard, and with unusual, beaded bottom edge. Vinyl windows have upper and lower sashes in same plane, with false muntins creating 6/6 appearance as opposed to typical, 2/2 Victorian type. Broad window frames are moulded fibreboard, and thin sills also have mouldings below, as opposed to the typical, plain, chunky Victorian sill. At second floor level, building extends over much of verandah, except at front balcony, which has turned newels and balusters with unusually short turned portions. Group of triple windows at south side is also atypical of Victorian domestic norm. At attic level, windows have pointed-arch heads (with fanlight of false muntins) over thick transom, and 4-pane casement below. Minor gingerbread and small finials grace upper gable eaves. Soffits are clad in perforated aluminum, fascias are plain, and roof has rustic, brown asphalt shingles.



10473 ISLINGTON AVENUE - KLEINBURG

1½ storey, pitch-roofed, aluminum-clad frame house with curious front porch (c. 1890).

COMMENTS

This is yet another Main Street heritage building much concealed in modern materials, though in this case period windows and trim remain to identify age and qualities of structure. Initial recommendations are removal of aluminum siding and shutters and repair, or perhaps reinstatement, of period finish – whether roughcast plaster or, more probably, wood siding. Metal storm windows should also be removed and be replaced, either with traditional wooden storms, or with internal sull-sashes. Porch requires more investigation, but panelled wooden door, probably with upper-level glazing, would be an improvement; and archival photos may show earlier conditions here. Dormers are out of character but altered windows would render these acceptable; and rainwater goods should be replaced with suitable profiles in galvanized metal.

DESCRIPTION

Modest, traditional, frame house is rather encumbered by later materials and elements. Simple front elevation consists of single, double hung window either side of central doorway, now hidden behind small, pitchedroof porch. Large expanse of front wall is now clad in aluminum siding, with original, profiled window casings and wooden back-bands still visible at window apertures, and with original 1/1 windows remaining (behind metal storms and screens). Aluminum shutters fixed to wall at either side of windows complete the incongruity of the assembly. Front door to porch is modern, pressed metal, paneled door, set between modern sidelights, while porch itself, though not contemporary with house, does not appear new. Two, slender, turned columns at either side support narrow, projecting beams which extend, in a rather mannered way, beyond actual enclosure of porch. Porch soffits are clad in plywood, and fascias are thin and plain. At main eaves, soffits are again clad in plywood, and eaves returns at north and south gables are suspiciously plain, particularly since gutters do not extend around these, as is traditional practice. Gutters and down-pipes are standard, pre-painted aluminum throughout. Roof has two later, pitched roof dormers above ground floor windows, each now aluminum clad and with small, sliding windows. Roof is clad in grey asphalt shingles and there are no chimneys.



10477 ISLINGTON AVENUE - KLEINBURG

1½ storey, gabled, wood-frame building with ground-floor shopfronts, false parapet and various vernacular cladding materials, including grained, vinyl siding at front (c. 1900).

COMMENTS

This is a remarkable Main Street building, one which, not in spite of but rather because of, the hotch-potch of materials used is particularly valuable. Restoration should in this case generally be discouraged. Upper level windows are conspicuously blank, and there is room for improvement here, and front verandah, when due for replacement, might be superseded by a more carefully built verandah, but it would be unfortunate to see this building purged of the diversity of materials which remain, all in the name of restoration.

DESCRIPTION

wood-frame Typical. traditional. "boomtown" commercial building manifests the various layers of history which make it rich in its diverse authenticity. At ground floor level, lean-to front verandah has four simple, square-section posts built off carpeted, concrete slab. Actual lean-to roof deck is recent. cobbled-together affair consisting, structurally, of thick plywood only. Shopfronts comprise large, plate-glass windows at either side and at recessed central entry, with stall-risers also clad in vinyl siding. Entrance door is modern, fully glazed door, under painted-over transom window having diamond-shaped panes supported by fine wooden astragals. Cladding material at front is fairly closely spaced vinyl siding throughout. At second floor, false front rises to form tall, blank parapet. Two large symmetrically placed, single-pane windows at this level have simple wooden frames, with profiled mouldings above only. Building facade cantilevers out slightly to sides, just below eaves of pitched roof beyond, hiding same from street view. Side elevations have variety vernacular materials. At south wall, this consists of corrugated metal sheets bolted, presumably, over wood siding. Windows on this side are an assortment, including three small, two-pane windows tucked below the eaves. At north wall, cladding consists of board-and-batten siding, this latter having been recently repaired at base, over rotted mudsill within. Soffits are finished with v-jointed boards above robust wall-head moulding, and roof is clad in corrugated sheet-metal.



10483 ISLINGTON AVENUE - KLEINBURG

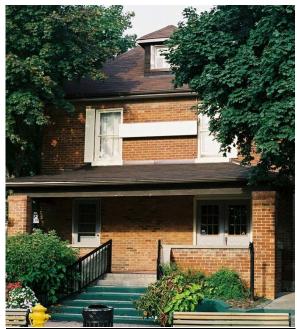
Symmetrical, two-storey, red-brick, former Post Office, with impressive, period shopfront and with upper-level stone lintels, buff-brick trim and semi-circular brick pediment (built by James East c. 1901); and with wood-clad addition to south. Designated under OHA Part 4.

COMMENTS

An impressive heritage building apparently carefully restored quite recently. Wooden storm windows at second floor would be preferable. Simple replacement upper railing seems out of place. Rustic, vertical-board addition to south is rather unusual, with lovely old door. See also City of Vaughan files for further information on this property.

DESCRIPTION

Two-storey, "boomtown" brick building is reached via broad wooden stair flanked by small terraces either side, each with low railing between modest cornerposts with small, ball-type finials, and with widely spaced pickets between. Symmetrical, ground-floor shopfronts are set within verandah supported by four. tall posts with concave corner chamfers. Shopfronts each comprise three, tall, single-light windows with high-level, eight-pane lights above. Trim below consists of short, v-jointed, vertical boards built off multiple profile wooden moulding directly on brick masonry at floor level. Central door, recessed beyond pair of cast-iron columns, is period, half-glazed wood door having Edwardian-type glazing, with translucent corner panes, and with three horizontal panels below. Transom window contains coloured, leaded panes lights in arched motif within rectangular sash. At second floor balcony is contained by simple railing with square-section posts over supports below, and with square pickets spanning between plain top and bottom rails. At brick wall beyond, 1/1 windows (behind metal storms) flank central, half-glazed door (behind metal storm door). Lintels are rock-faced sandstone, and windowsills are heavy timber. Parapet contains central band of dog-toothed soldiers over buff-brick stringcourse, with band buff-brick coffers above. Parapet is capped with course of buff-brick rowlock headers, which extend also around periphery of semi-circular central pediment. A small but irregular flashing caps the parapet. South Addition -One storey, clad in vertical barn boards, has stepped parapet masking shed roof behind. At LH side is beautiful, old, half-glazed door with two lower panels having ornate, bolection mouldings, while at RH side is large picture window.



10489 ISLINGTON AVENUE (NORTH) - KLEINBURG

Two-storey, red-brick house with full-width front verandah and attic dormer (c. 1920).

COMMENTS

Imposing corner house is in good condition, though much altered in various details. Loss of original verandah supports, and railings is most noticeable chance, and perhaps one which might be most easily reversed. At upper level, remaining shutters should be removed, and tip-lit signage would be preferable to existing box sign. For more significant restoration efforts, if desired, see the Plan and Guidelines.

DESCRIPTION

Four-square house has full-width front verandah reached by recent, central, tapering concrete stairs with heavy metal handrails. Verandah railing has been replaced by brick parapet wall with concrete cope, and corner posts have been similarly replaced with broad brick piers. Peripheral beams and fine, v-iointed boards at ceiling and soffit are original. At front wall masonry is evidence of are further alterations. Entry is now at LH side of verandah, consisting of half-glazed wooden door with two lower panels having bolection mouldings (beind modern storm door. (Original entry is assumed to have been at centre, probably with half-glazed door.) At RH side, alterations to masonry suggest indicating loss of former front window, replaced with pair of halfglazed, pressed-metal doors. At second floor, 1/1 windows are located at either side, with flat-arch brick lintels and thick wooden sills. A false shutter exists at outer side of each window only, while a back-lit box sign extends incongruously between. Soffits above again have fine, v-jointed boards, and fasica again has ogee-type aluminum gutter. Steep, hipped roof has central, hip-roofed dormer with replacement window over aluminum-flashed sill. Roofs are clad throughout in dark asphalt shingles. At north elevation, original 1/1 windows remain at ground and second floor levels, although behind bars at lower level.



10489 ISLINGTON AVENUE (SOUTH) - KLEINBURG

Quaintly tilted, one-storey, "boomtown" clapboard shop (c. 1870).

COMMENTS

One of the most quaint premises in Kleinburg and, one hopes, not one in which the movement remains active. Charming little clapboard building should be maintained as is. Recent building behind creates intimate courtyard, and pleasant quality of space makes up for rather dull nature of brick building itself. A better period door, and replacement windows at the upper level (matching those at the ground floor) would enhance this elevation.

DESCRIPTION

Mediaeval Europe comes to Kleinburg, with the most leaning structure in the village. One-storey, one-room building has six-panel, raised-and-fielded-panel door to left, and large, 4 pane, single-sash window to right. Door and window casings are plain, with simple back band, with similar treatment at corners of building. where corner boards vary in width. Narrow window and door sills are in both cases replacements. Covetype wood siding is typical of early twentieth century. probably replacing finely spaced clapboard as at parapet. Wall cantilevers out at either side to mask eaves of pitched roof behind, at which point modest, shingled, shed-roofed canopy extends across width of building. Plain soffit and fascia of building are recent. but deep moulding at face of building, adjacent soffit appears original. Remainder of facade above consists of plain wooden parapet clad in thin clapboard at similar reveal, with fine, profiled moulding under simple metal flashing at top. Interior has beaded wainscoting assumed to be original. Rear Building - A two-storey, red-brick building has been recently constructed at rear of lot, with half-glazed, pressed metal door reached by flight of concrete stairs, and centred between pair of apparently 6/6 (but actually single-sash) windows. Sills and lintels are brick, the latter built over steel angles. Pair of upper floor windows has large single panes over small bottomsliders. Soffits and gutters are standard aluminum, and pitched roof above is asphalt shingled.



10490 ISLINGTON AVENUE (NORTH) - KLEINBURG

Symmetrical, Post-Modern, building faced with red-brick and vertical wood siding (c.1995).

COMMENTS

Post-Modern building loosely reinterprets turn-of-the (previous) century Queen Anne revival style, but with extensive use of rough, pre-painted, vertical, cove-type wooden cladding, and with atypical massing and window type. Nonetheless, scale of building, use of small metric brick, and minor decorative elements make this an acceptable new neighbour within the proposed Heritage District. Building should remain precisely as it is but should not serve an example for future development within the historic village core.

DESCRIPTION

Contemporary wood and brick building, fieldstone base, is typical of modern Kleinburg Main Street, and is last in group of three within this area. Entire gabled and central volumes of building project forward from red-brick walls set back at either side. At ground floor, lower wall is clad in sawn granite fieldstone, rising to band of low, pre-cast concrete sills. Windows above are triple groups of tall vinyl casements with false muntins. At centre of building, two, stamped, six-panel doors are recessed into front elevation, giving access to upper floors. Doors to commercial units are fully glazed, "French" doors, set under modest cantilever at second floor. Second floor has cladding as described, and contains vinyl casement units throughout, in slightly varying sizes and types, but again with false muntins. Gables are also clad in vertical cove-type siding, and contain triangular windows, with typical muntins, and a small dormer, with similar window, is centrally in front roofpitch. Soffits are finished, unusually, in v-jointed, grained aluminum, while fascias are plain, including at prominent base of gables. Gutters and downspouts are conventional aluminum profiles, and roof pitches are clad in cedar shingles.



10490 ISLINGTON AVENUE (MIDDLE) - KLEINBURG

Large, gabled, Post Modern red-brick and vinyl-clad building, of eclectic influences (c. 1995).

COMMENTS

Post-Modern building contains a variety of elements associated with heritage structures, although building is obviously of recent construction. Central balcony, with its exposed Sona-tube foundations, is out of place and should at the very least be painted and preferably, be reworked or removed. Similarly, visible PVC drains at base of piers should be cut down to grave level. Scale of building volumes, use of suitably sized Metric brick (similar to Ontario-size bricks) combine to make this an acceptable new neighbour within the central Heritage District, although stylistically these units should not serve as a model for suitable new construction. Aside from front deck, building should remain as is.

DESCRIPTION

Asymmetrical brick building seems intended appear as several buildings, but is obviously one unit, and linked to neo-Georgian building to south. Architecture derives from various sources, most obvious being parapet with central lunette which mirrors, somewhat loosely, traditional historic commercial building across road. Elements elsewhere consist of the usual set of diverse. neo-heritage elements: turneds column and small verandah at left; stamped, six-panel doors; tall vinyl casement windows with false dividers; bands of flush soldier courses; various gables; and upper-level elements clad in rough wood siding. Within this array of somewhat traditional elements, unpainted wooden posts and railings at suburban-type deck on right-hand block are surprisingly out of place. At roofs, soffits are finished in v-jointed, grained aluminum, while fascias are plain. Gutters and downspouts are conventional aluminum profiles, and roof pitches are clad in cedar shinales throughout.



10490 ISLINGTON AVENUE (SOUTH) - KLEINBURG

Symmetrical, modern, cross-gabled, red-brick building with Georgian influences (c. 1995).

COMMENTS

Post Modern building loosely interprets Georgian architecture, but with atypical proportions and window grouping and type. Nonetheless, scale of building, use of suitable metric bricks and minor decorative elements just make this an acceptable new neighbour within the Heritage District. Building should remain as is.

DESCRIPTION

Contemporary structure built primarily of small, metric-size red bricks, is typical of modern Kleinburg Main Street, a new, Post Modern building set within an historic village. Architecture derives loosely from Georgian style, with central gable, having blind oculus, supported by plain brick pilasters, but without corresponding pilasters at corners. At ground floor. lower wall is rather oddly clad in sawn granite fieldstone, rising to band of low, pre-cast concrete sills. Windows above are triple groups of tall vinyl casements with false muntins, set below plain concrete Centrally placed doors consist of two, lintels. stamped, six-panel units between outer, fully glazed, French" doors. At second floor, double bandcourse of headers slightly alleviates general dullness of building, and windows consists of double or triple units as at ground floor, with lintels having improbable central keystones. Soffits are finished, unusually, in v-jointed, grained aluminum, while fascias are plain. Gutters and downspouts are conventional aluminum profiles, and roof pitches are clad in cedar shingles.



10496 ISLINGTON AVENUE - KLEINBURG

1½ storey, pitched-roof, frame house with early precast piers at front verandah (the James East House, c. 1900).

COMMENTS

This is a very attractive and interesting house, a welcome relief after the large Post-Modern buildings to the south. Aside from the tile cladding and minor aspects noted below, virtually all elements of this structure are authentic heritage materials used in the appropriate manner. Verandah railing seems suspiciously spindly and probably should be replaced with more robust sections. Modern ogee-profile gutters are unfortunate, and might be replaced with different profile and material, and installation of a cedar shingle roof would be an improvement over existing asphalt shingles. Note that base of LH column is rotted. For additional information on this property and this house, see City of Vaughan files.

DESCRIPTION

Interesting turn-of-the-century house is clad in painted, asbestos-cement tiles, which succeed older cladding materials of roughcast or clapboard. Full-width verandah has stubby turned columns set on piers of early precast concrete units which imitate rock-faced stone construction. Details and mouldings at beam and soffits are elegant, and ceiling within is clad in fine, vjointed boards, and thus building marks hybrid of old and new technologies. Narrow profiled handrail, with thin, widely spaced pickets, appears to be recent replacement. Wooden front door, offset to left of centre, has three tall panels under three elongated panes. Windows to either side are paired, 1/1 units with plain casings and thin sills, while panes have appealing irregularity typical of old glass. Above pitched roof, wallhead is trimmed with fascia having upper and lower mouldings, while adjacent soffits and fascias are clad in plain boards, all of which return into gable ends. South gable has single ground floor and double upper floor windows of 1/1 type, indicative of age of original window. Small, lean-to porch built onto rear of south wall appears contemporary with original house and has wooden door with three small upper panes (behind traditional, glazed wooden storm door). Roof is clad in dark-brown asphalt shingles, with typical, ogee-type, pre-painted aluminum gutters below. A later, single-vent brick chimney is built against north elevation.



10499 ISLINGTON AVENUE (EAST) - KLEINBURG

 $2\frac{1}{2}$ storey, gabled log cabin with board-and-batten upper walls and front gallery (c. 1980).

COMMENTS

Quaint and jumbled structure appears as a reworked log cabin with later front porch under enclosed gallery. Overall effect is curious and very rustic, and somewhere between rural Ontario and, perhaps, rural Switzerland. Structure is an interesting one-off and should be allowed to remain just as it is: the village eccentric.

DESCRIPTION

Jumbled, very rustic wooden structure seems to be an extended and altered log structure, whether relocated from elsewhere or simply built of old materials. Building is set at grade, with fieldstone base visible in some areas. Front porch extends full width of building, supported by thick, hewn posts shimmed in ad hoc manner with large stones to raise them off concrete slab below. Projecting. enclosed gallery above is built off single, full-width beam, with unpainted rough boards below. Front door is unpainted, lined door with horizontal braces placed at exterior. Windows at either side consist of two, eightpane sashes with small lights and without casings. Walls of cabin are built of hewn, square-section logs with varied, rustic projection of ends beyond notched connections at corners. All chinking is done with white, cementitious mortar. At enclosed gallery above, boardand-batten siding is of uniform, wide boards, with battens cut to standard modern sections fixed with wire nails. Central access has external bracing as at front door, and with complex, sliding wooden lock activated by wooden lever below. An ad hoc, sheet-metal canopy supported by simple struts shelters door and shed water to side of central entry below. At third floor, two wide, pitched-roof dormers are clad in horizontal boards and contain inoperable, four-pane windows with false exterior dividers giving impression of four, four-pane units. Soffits and fascias at lean-to and pitched roofs are unpainted, rough boards. There are no rainwater goods, and roofing material is cedar shakes and solid ridgeboards. Single concrete chimney exists at RH side of ridge. East wall has (presumably for fire-code reasons) unpainted cementitious render with randomly placed split-faced fieldstone ornamentation.



10499 ISLINGTON AVENUE (MIDDLE) - KLEINBURG

 $2\frac{1}{2}$ storey, gabled, pitched-roof, red-brick house with enclosed front porch (1921).

COMMENTS

Attractive house is in good original condition aside from recent alterations at verandah. Period windows, including at dormer, are particularly attractive. Restoration of original appearance of open verandah is to be encouraged. Orientation of house may seem puzzling in that this faces the rear of an evidently older house, which is an indication that the latter structure has been relocated.

DESCRIPTION

Imposing and somewhat austere, red-brick house is typical of early twentieth-century Ontario vernacular. Shed-roofed front verandah has two tall, brick piers with wooden beams above dropping at spandrels to rest on corbelled brick caps. Structure is now enclosed with clapboard and has four casement windows across front. Front door, at RH side, is pseudo-heritage vinyl door with typical gilded kames at window and two stamped panels below. Door is reached by wide flight of wooden stairs built of standard, modern lumber sections, with simple, recent wooden railings at sides. Original front, ground-floor elevation is now concealed within. Later, one-story, hipped-roof, red-brick sunroom projects from south elevation, built off rock-faced, cast-stone blocks, and having pair of 3/1, unequal sash windows in each elevation, set overcast-stone sills, and with segmental brick arches above. At west elevation, second floor, fenestration consists of pair of unequal-sash, 3/1 windows at either side, with thick central wooden mullion, and with cast-stone sills and segmental brick arches as described. At third floor, full-width gable has clapboard over pitched, shingled area. Replacement window is double casement unit, set within original wooden trim, including decorative cornice above. Soffits are clad throughout in v-jointed boards and wooden fascias are trimmed with broad shingle-mould at gable. Rainwater goods are conventional aluminum profiles throughout, and roofing material is black asphalt shingles. South elevation has a variety of 3/1 windows in apertures as described (with various twopane, and one four-pane, wooden storms). South pitch of roof has clapboard, shed-roof dormer with unusual leaded-glass casement windows (behind wooden storm).



10499 ISLINGTON AVENUE (WEST) - KLEINBURG

1½ storey, (relocated) Regency, frame house having horizontal wood siding and with full peripheral verandah (the Arthur McNeil House, 1832). Designated under the OHA, Part 4.

COMMENTS

A beautiful house in excellent condition. Location in front garden of newer house which, nonetheless, still faces Islington Avenue, may seem a little puzzling. Present gutter installations seem improbable on this house, and certainly the ad hoc trough at south end of west verandah roof should be removed. When the roof is replaced, new shingles should perhaps have a smaller butt size than the present installation. For further information on this relocated building, and on the McNeil family history, see also City of Vaughan files.

DESCRIPTION

Elegant, symmetrical wood-frame house (relocated from off Weston Road south of Rutherford Road, in 1987) has many fine, original elements. peripheral verandah has very fine wooden posts with broad corner-chamfers ending with upper and lower, lamb's tongue stop-chamfers. Verandah ceiling is finished with broad, beaded boards, while roofing is somewhat thick, cedar shakes, with no gutters. Front entrance is centrally located in west wall, with halfglazed wooden door having 12 square upper panes over two large, flush panels with beaded edges. Sidelights have tall, 6/4 windows with plain boarded panels below the sills. Fine wooden pilasters, with bases, recessed central panels, separate the three elements, with full entablature above breaking forward above each pilaster. Facade has two large windows either side of entry, all with 12/12 windows with thick original sills, and plain casings having wide, bevelled, backband mouldings. Cladding throughout is 1/2" clapboard at approximately 6" reveal. A modest expanse of similarly clad wall is visible above verandah roof and below eaves of main roof. Main house roof is clad in rather rustic cedar shingles, and there are ogeetype gutters at the east and west fascias. At both north and south gables, red-brick chimneys, with multiple corbelling at heads, rise above main peak. South elevation - Verandah and ground-floor windows are as described. At upper level, modest, 2/2 window is located more or less above each of two ground-floor windows. Wall is again clad in fine clapboard rising to low-pitched eaves, finished in broad boards.



10503 ISLINGTON AVENUE - KLEINBURG

1½ storey, board-and-batten house with full-width verandah and central dormer (c. 1880).

COMMENTS

This pretty, Victorian house with various alterations which obscure somewhat the simplicity of the original. Board-and-batten siding is not original but is assumed to replicate original. Front door and moulded casings, and window casings and shingle moulding at gables, are all valuable remnants of original elements. Minor changes which would enhance appearance are addition of more suitable gutters and downspouts, and addition of suitable trim at dormer window and fascia above. Actual restoration to period appearance would be a major undertaking, though evidence of original cladding materials probably remains below board-and-batten siding.

DESCRIPTION

Modest. Victorian house has full-width front verandah which appears to be rebuilt version of original. Low wooden railings with sturdy, widely spaced pickets span between plain square posts with thick gingerbread elements spanning to composite beam above, all elements being apparently replacements. Ceiling of verandah has period v-iointed boards. suggesting also the hipped roof above, with no bellcast, is original. Front door is half-glazed wooden door with three additional, small upper panes, and with pair of panels below framed by bolection mouldings, and with extensive applied ornament at mid-rail (behind "Victorian" screen door). Broad, composite moulding exists around door, over thick wooden sill. Bay windows to either side are recent alterations, both with large, single-pane units, the RH unit having false internal muntins. At upper level, board and batten siding (fixed with recent, wire nails) continues up to plain eaves, and central wall head has wide dormer with low-pitched roof, apparently a later addition. Dormer window is plain, recent 1/1 without casings. North elevation also has replacement windows. apparently inserted into cases of original windows. Wooden shutters appear to be recent. A deep shingle moulding exists at rake edge, and roofs are clad throughout in black asphalt shingles. Gutters are ogee-type aluminum throughout, with standard aluminum downspouts. Small addition at rear, north side, is recent, with new window set within old casings.



10504 ISLINGTON AVENUE - KLEINBURG

Flat-roofed, strip-mall built of textured red brick, and having Tudor-style upper floor under false mansard roof (c.1960).

COMMENTS

Old strip-mall demonstrates early suburban practices in central Kleinburg, with commercial building set well back from road, and is in fact perhaps in interesting survivor of this ear. A new building is now proposed for this site and has been designed in accordance with the proposed Heritage District Plan and Guidelines.

DESCRIPTION

Early strip-mall is set back from street and pavement, with parking in front. Lower floor comprises four similar units, each having aluminum-framed shop fronts built off low, red-brick knee walls. Textured, red-brick piers separate units and form also corner piers. Steel lintels are clad in soldier-course bricks, with brick masonry above rising to thin stone windowsills at second floor. Upper wall of building is finished in mock-Tudor, with consistent rhythm of three wood-and-plaster bays between pairs of 1/1 windows (behind metal storms). Low, steeply pitched, false mansard roof above is clad in brown asphalt shingles. There are no gutters nor downspouts at front elevation.



10512 ISLINGTON AVENUE - KLEINBURG

Tall, gambrel-roofed, board-and-batten commercial building with high ground floor (c.1920).

COMMENTS

Unusual building, former Women's Temperance Hall (sic. Janet Berton), is extensively reworked and original appearance is obscured. North elevation is largely built of rock-faced, cast-stone masonry, and contains old, 2/2 wood windows, all indicating nature of original appearance. Given the general lack of old buildings in this part of Islington Avenue, restoration of the original appearance and finishes of this older building should be considered.

DESCRIPTION

Large structure extends well back into site, with more recent, flat-roofed extension at rear. Boardand-batten cladding is recent, as are most windows, while front door and elements of trim are reclaimed. Basement is reached by ell-shaped flight of stairs down to reclaimed four-panel door with unusual mouldings, which is tucked under side of landing above. Ground floor is reached by wide flight of stone-clad steps and landing, with standard modern steel railings. Landing is sheltered by simple, lowpitched wooden canopy supported by slender turned wooden posts. Front door is stripped, tall, old, four-panel door with bolection mouldings and containing full-width window above, and between two tall sidelights. Main windows to either side group of three, tall wooden sashes with curved central rails. Entire door and window assembly is set within simple frame with band of vertical, v-jointed boards at top under modest wooden cornice. Second floor is set within roof and contains two aluminum 1/1 windows. Ornate wooden window casings comprise ornaments typical of c. 1890, with entablature on carved consuls. Soffits at sides and horizontal soffits above are in v-jointed boards, and wooden fascias are plain. Small gable above obscures original piened front roof, this later gable having plywood soffits and scalloped plywood fascia. Roof is clad in brown asphalt shingles, and rainwater goods are conventional aluminum. Large shed-roof dormers exist at both pitches.



10513 ISLINGTON AVENUE - KLEINBURG

Two-storey, quasi-Adamesque (Georgian) building clad in textured vinyl siding (c. 2000).

COMMENTS

This large, two-storey building is a fine example of Post-Modern practices, weaving together in an iconoclastic tapestry element which are utterly disparate and incongruous. Like other buildings on this street, and typically on the opposite side, such an "historicist" building is quintessentially of our time and should be retained precisely as it is.

DESCRIPTION

Large, modern building is apparently built of concrete block, clad with a cove-type vinyl siding. Centrally located, half-glazed, pressed metal door has typical false upper panes and false lower panels. Door casing - apparently made of medium-density fibreboard consists of plain pilasters rising to entablature having urns and anthemions at frieze, and dentil-like incisions at deep cornice, all below scroll-type broken pediment with central finial. To either side, pair of metal-framed casement windows (with false muntins forming eightpane sashes) have little in way of casings, but support entablatures similar to that at door, though without Refinement of all such details is in pediments. surprising contrast to rough, textured surface of vinyl siding, which also has has small metal strips to cover butt-joints between lengths. At second floor are three irregularly spaced, small casement windows, each consisting of a pair of apparent, four-pane sashes, and all without peripheral trim. Narrow eaves and fascias are clad in pre-painted aluminum, gutters and downspouts are standard aluminum profiles and roof is clad in rustic asphalt shingles.



10516 ISLINGTON AVENUE - KLEINBURG

Pitched-roof, one-storey, board-and-batten building with large bay windows (c.1920 onwards)

COMMENTS

Modest commercial building has been recently re-clad and, presumably present articulation of façade is also recent. Crumbling concrete foundation at base of south elevation suggests age of building, but aside from cornice it seems that little old material remains. Building is a quaint presence within Main Street, particularly at upper-level window. Signage should be reviewed in accordance with the proposed district Plan and Guidelines.

DESCRIPTION

Modest commercial building has recessed central entrance set at grade between two large bay windows. Modern front door is of stamped vinyl, with upper light having frosted glass and oval motif with gilded kames. Small, four-pane transom window above appears much older. Bay windows at either side have stallrisers clad in board-and-batten siding rising from thick wooden plinth at grade, with fenestration comprising central picture window between sharply angled singlepane sashes at sides. Continuous wooden cornice extends full width of building above, with modest gable above each window, again clad in board-andbatten siding. An ornate, ribbon-like sign with central, decorated shield, spans between the two gables. At upper level, cladding is as described, and wall contains blind, Palladian-type window with triangulated central light and muntins applied to blacked-out wooden panels. Wall-head is finished with beaded fascia board at all gables, above which soffits have plain boards, and narrow fascias are largely hidden by white aluminum flashings. There are neither gutters nor downspouts at front elevation.



10519 ISLINGTON AVENUE - KLEINBURG

Modern, hip-roofed, bungalow-type red-brick commercial building (c. 1990).

COMMENTS

Although located virtually at the main intersection within Kleinburg - where Nashville Road ends at Islington Avenue - this low structure is more in keeping with the 1960s bungalows elsewhere in the heritage district. As at the bank across the street, it is surprising that one of the newest buildings should have one of the few cedar shingles roofs within the village. Aside from plastic canopies at either end, this building is acceptable in its current form. Future development on this site may require a larger and more prominent building, in which case the Guidelines should be consulted for appropriate form and detail.

DESCRIPTION

Low, one-storey, red-brick, commercial building is set back somewhat from road, with arrangement of benches and umbrellas in front. Basic structure consists of row of brick piers, with piers serving as pilasters at LH bay of building. Three central bays contain large picture windows, while RH bay is open to recessed corner entry. Signage comprises curved, back-lit, plastic canopies at end bays, and modest internal neon signs at high level within the windows. Soffits are clad in aluminum, gutters and downspouts are typical, modern aluminum profiles, while hip roof above is clad in cedar shingles.



10522 ISLINGTON AVENUE - KLEINBURG

1½ storey, traditional clapboard house with front verandah and central gable (c.1870).

COMMENTS

Apparently old house has lost many original elements, which have been replaced by new elements unsuitable to original structure. This applies particularly to front door and windows and is unfortunate in area where relatively few old buildings remain. Front door should be replaced with suitable old, or replicated, wooden door and new 1/1 windows have false dividers removed if possible. Similarly, at north elevation, dividers should be removed from modern bay window, and gingerbread should be removed at peak of outbuilding roof.

DESCRIPTION

Wood-frame house, clad in replacement clapboard, has replacement, full-width verandah with modern 2x6 decking set almost at grade. Hipped roof above is supported by four bevelled-edge posts with modest gingerbread brackets at shallow beam above. Beam is decorated with small, punctured wooden frills throughout its length, and verandah ceiling is open to framing above. Front door is recent, halfglazed unit with six panes formed by false white dividers, over two pressed lower panels. Windows at either side are replacement 1/1 wooden units, with false aluminum muntins forming apparent 9/9 At second floor, replacement central window is as elsewhere, set within traditional, steep, narrow gable having deep, thick gingerbread ornament at pitched eaves. At north elevation, ground floor has recent bay window with large wooden sashes having false white muntins forming multiple panes. At second floor, pair of replacement 6/6 windows are as described. Soffits throughout are clad in v-iointed boards, narrow wooden fascias are plain, and rainwater goods are typical modern aluminum sections. Outbuilding - Rambling clapboard outbuilding, set behind house, faces onto Nashville Road, with low-pitched front gable. Façade has large, modern, bay window without false dividers, and rather incongruous gingerbread scrolls at gable peak. Some old, four-pane, wooden sash windows, with thick wooden sills, exist within east elevation.



10525 ISLINGTON AVENUE - KLEINBURG

Modest, pitch-roofed, clapboard bungalow (c. 1950).

COMMENTS

Small, one-storey, clapboard building, set well back from street, indicates how recently this part of Islington Avenue was a quiet, rural road extending north from a sleepy village. House is now somewhat out of context within the more commercial main street, and is also now in a quite important location, but is important in that it serves to illustrate the nature of post-war Kleinburg. Future development on this site may require a larger and more prominent building, in which case the Plan and Guidelines should be consulted for appropriate form and detail.

DESCRIPTION

Small, one-storey dwelling has front entry in slightly projecting bay at RH side of house, reached by means of small concrete, front terrace. Front door is slabtype, flush-ply door with upper "fan-light" window (behind fully glazed storm door). At central wall, very large picture window has pair of small bottom sliders below, while at LH side a 1/1 window remains behind metal-framed storm window, all with aluminum shutters. Cladding throughout is clapboard, rising to narrow aluminum-clad soffits. Gutters and downspouts are typical, pre-finished aluminum and roof has brown asphalt shingles.



10535 ISLINGTON AVENUE - KLEINBURG

L-shaped, 1½ storey, dichromatic, Victorian house with front bay window, original windows and new verandah (the Thomas White House, 1880). Designated under OHA Part 4.

COMMENTS

Attractive Victorian house is in good repair, save one dropping arch. Details of verandah railing and replacement gingerbread, rainwater goods and roof, might be improved. See also additional information – particularly about interior – in City of Vaughan files.

DESCRIPTION

Attractive, gabled, red-brick house has fieldstone foundation, and extensive buff-brick trim, including flush quoins throughout. At RH side, within L, two bay verandahs are modern, with painted 2x4 deck, turned balusters rising directly off deck, to thin handrail (set at modern Building Code height), and with slender turned posts throughout, having minor gingerbread brackets supporting small, simple beam above. Verandah soffit is open to framing and decking of bell-cast roof above. (Note that paint witnesses' adjacent brickwork at RH side of new verandah indicate nature of previous, though possibly not original, verandah.) Entrance to house is within verandah, at RH side, with half-glazed door having two lower panels, set between two narrow, half-glazed sidelights, and with segmental-headed transom window above. Adjacent window is 2/2 original, with heavy wooden sill and curved top rail at upper sash. Window and door apertures have buff-brick trim at voussoirs and flush hood-mouldings. Above verandah, second-floor window is set within steeply pitched wall-head gable. and had unusual, round-headed, triple-pane lunette over 2/2 window. At projecting wing to RH side, red-brick bay window has 2/2 windows and trim as elsewhere, with recessed panels of decorative buff-brick below. A narrow wooden fascia is below small wooden soffits of bay window, above which modest Mansard roof is clad in sheet metal, with cast-iron cresting above. At secondfloor level, double, buff-brick stringcourse extends around house at lower sash level, with 2/2 window and aperture as described. At peak of large and small gables, deep wooden fascia has multiple mouldings adjacent plain soffit boards, and narrow fascias have deep shingle mouldinas. Small finials and adjacent, minor gingerbread are recent additions. Roofs are clad in darkgrey asphalt shingles throughout, and gutters and downspouts are in pre-painted aluminum.



10545 ISLINGTON AVENUE - KLEINBURG

1½ storey frame house, clad in cove-type siding and with hip-roofed front verandah (c. 1900).

COMMENTS

Simple old house appears generally in sound condition and typifies old village charm of Kleinburg. South corners of stone foundation are collapsing and require attention. Aluminum eavestroughs are generally failing and should be replaced, preferably with suitable galvanized gutters and downpipes. Removal of metal storm windows (to be substituted by sull-sashes) would enhance appearance, as would removal, or reworking, of railings at sides of front verandah. Grey asphalt shingle roof would be more appropriate to appearance of original shingles, and reinstatement of narrower cove-type siding, when required, would restore finer scale of elements to whole. See Guidelines for suitable repair of failed elements.

DESCRIPTION

East elevation has full-width verandah with hip roof supported by four, built-up, tapering, square-section posts with applied bases, upper moulding and capitals. Posts support composite beam with modest architrave and cornice. Verandah has no railing as from tall, a-historical railing at sides. Decking planks are assumed to be replacements. Soffit is finished with broad, plain board, while verandah ceiling has narrow beaded boards. Front wall of house is clad in covetype clapboard, with broader boards in lower wall assumed to be later replacements, and original boards above. Corners are capped by plain corner-boards over cove siding. Front door is 34 glazed, with three, tall, lower panels (behind metal storm door) and front windows are 1/1 with taller lower sashes (behind fixedpane metal storms). Door and window trim is of plain casings, and all are relatively narrow. At wall-head, clapboard terminates at broad fascia, and soffits above are again finished with wide board. Gutters and downpipes are contemporary aluminum throughout, below brown asphalt shingled roofs.

South elevation comprises 1½ storey gable with single, lower central window and pair of closely spaced upper windows. Windows are all 1/1, with equal upper and lower sashes (and metal storms). Siding is of taller cove type throughout, rising to pitched fascia and soffit board as at front. Addition to rear is one storey, with asymmetrical pitched roof extending out over verandah supported on four plan posts. Wall is again clad in broad cove-type siding and contains half-glazed and panelled door (behind panelled wooden storm door) at LH side and 1/1 window (behind metal storm) to RH side.



10555 ISLINGTON AVENUE - KLEINBURG

Two-storey, hipped-roof, red-brick house with central third-floor dormer and with (altered) full-width front verandah and later verandah and addition to south side (c. 1920).

COMMENTS

House is something of a mixture, especially method of enclosing former front verandah with large, modern glazing. In contrast, recent second floor windows have small multiple panes, reflecting Georgian tradition. Bow window and addition to south are evidently later newer, but more or less in keeping with Kleinburg norms. A more traditional method of enclosing front sunroom, and replacement of rustic waney-edged siding, would be welcome improvements to an attractive house. Similarly, glaring white aluminum flashings over low, pitched roofs might be both smaller, and in a less conspicuous colour, and chimney needs repointing. See the Guidelines for suggestions on how to proceed with these aspects.

DESCRIPTION

Ground floor has full-width, hip-roofed sunroom which appears to be enclosed period verandah, now with waney-edged siding at either side of picture windows framing sliding doors. Large dentils visible adjacent soffit suggests older origins of this structure. Soffits are finished in broad boards. Configuration of ground floor front elevation within is not discernable. At second floor, three evenly spaced 6/6 windows are recent, probably replacing similar 1/1, or perhaps more decorative double-hung units. Sills and lintels are in pre-cast concrete, while red, clay-brick masonry throughout is in stretchers only, suggesting brick veneer on wood frame construction. Soffits are finished in plain boards. At third floor, single, central hipped dormer has two 1/1 windows and is clad in waney-edged siding as at front sunroom. Roofs throughout are clad in light-grey asphalt shingles, with gutters and downspouts in aluminum, and a single, rebuilt chimney stack rises at north side of house. South addition comprises low, hipped roof structure with verandah along west (front) side and clapboard walls elsewhere. Verandah posts are very slender, with high-level gingerbread brackets supporting shallow fascia, all suggestive of later work. Windows to RH side are group of four casements, with door (behind modern, gingerbread-type screen door) to left. At south wall of brick house, multiple pane bow-window projects from enlarged opening.



10565 ISLINGTON AVENUE - KLEINBURG

Side-split, red-brick house with Angelstone veneer at front, and with cantilevered, wood-clad projection over single-car garage and basement level (c. 1960).

COMMENTS

Building is in good repair, and is typical of later twentieth century suburban housing, though still using traditional materials of brick, stone and wood, and with pitched roofs and double-hung windows. While not of the type traditionally known as heritage, such a house – with its single car garage – indicates a now-vanished architectural style not incompatible with the general scale and character of historic Kleinburg, and typical of the suburban periphery of Kleinburg-Nashville.

DESCRIPTION

House is typical suburban structure, complete with roll-up, metal, garage door, and with later modifications. Original red-brick exterior remains visible at north elevation and at south, two-vent chimney, while elsewhere horizontal limestone cladding has been added over this. Stone masonry includes a modest planter at stairs to front door, and an intriguing, sloped buttress to left of same. At upper level, within gable, cantilevered element is clad in vertical wooden siding, painted blue. Front door is recent, pressed-metal type, with semi-circular, fourpane window above multiple panels. Windows are either very wide 1/1 framed by fake shutters (at LH side), or tall horizontal sliders (at RH side). Gutters and downpipes are aluminum, and roof is clad in pale asphalt shingles. Outbuilding - At rear of site is an apparently older, pitched-roof building, which contains also a garage. Hodge-podge nature of structure, including a variety of multiple-pane, wooden-frame windows, is typical of suburban Kleinburg and contributes to semi-rural village aspect. Horizontal siding, whether of wood, aluminum or vinyl, has suitably historic appearance when seen from front of property.



10568 ISLINGTON AVENUE - KLEINBURG

1½ storey, pitched roof, framed house with enclosed front verandah, all recently stuccoed and with new windows; and with large, post-modern addition to west (c. 1900/2000).

COMMENTS

Building is in good repair, though historic component is, unfortunately, totally encased. Former front-door access from Islington Avenue has also been eliminated and is blocked by chain-link fence. Recommended is that, when work is to be done to the older house, some investigative work be carried out to determine the nature of the remaining fabric, both finishes and structure. It may be that a restored verandah, or perhaps even a more sympathetically altered verandah, possibly even with new access stairs, would contribute to the heritage streetscape at the north end of Kleinburg. Outbuilding should remain just as is.

DESCRIPTION

Original house seems to have been typical, traditional gabled type, and is now effectively obscured by unsuitable modern materials. While overall lines of original building remain, including hipped roof at verandah, all visible materials are recent, suggesting that only the old skeleton remains within, though possibly historic skin remains also. Stucco has darker. projecting quoins (i.e. classically derived, and thus atypical of Kleinburg Village) at northeast and southeast corners. Internal conditions are unknown, and old paneled doors, and tall baseboards etc. may remain. Large, stuccoed addition to west has twostorey end pavilion below low-pitched roof, with similar stucco treatment and, rather oddly, quoins at second floor only. South windows are asymmetrically grouped casements at ground floor, and paired casements above. Roofing material is asphalt shingles throughout, with gutters.

OUTBUILDING

Attractive, vernacular outbuilding stands at southwest corner of property. Rambling, wood-frame building, clad in various types of clapboard, consists of 1½ storey, pitched-roof main structure with long lean-to addition at east and tall, shed-roof addition to north. Interior volume seems to be on three storeys, with south elevation having multiple-pane, wood windows at ground and attic levels, with large, lined door between. East side has two, panelled, roll-up single-car garage doors, and also vertical-board sliding door and four-panel pedestrian door. Soffits seem to be plywood; fascias are plain with aluminum gutters.

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10576 ISLINGTON AVENUE - KLEINBURG

1½ storey, pitched-roof, wood-frame, Georgian-style house with front verandah (c. 1860).

COMMENTS

Attractive traditional house is almost hidden in a veritable thicket of greenery. Building is in good condition with various period elements remaining. Replacement siding is probably not to original profile but is not obtrusive. Replacement windows are more noticeable, with plain, narrow muntins obviously differing from originals, and replacement of might be encouraged if house ever emerges from thicket. Adjacent outbuilding is modern in style, and plain doors might be preferable to the present six-panel facsimiles.

DESCRIPTION

Traditional, ell-plan house is set on small ridge close to road but set deep within thick evergreen and deciduous trees. Hipped-roof verandah is supported by four built-up, square-section posts having slight entasis and robust square capitals. Verandah deck is ply, perhaps on old deck below, while ceiling retains original boards. Posts support deep beam with typical lower roll moulding and modest cornice adjacent plain boards at soffits. Central front door is half-glazed door with recent, leaded glazing above three tall panels. Windows to either side are 1/1 replacements (with false muntins giving 6/6 appearance), while moulded window casings seem to be original. Walls are clad throughout in wooden. cove-type siding extending between narrow cornerboards with typical back-band trim. Siding probably replaces original, closely spaced clapboard. Upper wall is finished with fascia board, including at gable eaves, with modest moulding adjacent soffits finished in plain boards. Narrow wooden fascias have shingle moulding at gables, roofs are clad in grey asphalt shingles and there are no chimneys. Gutters and downspouts are in modern aluminum profiles. A long, pitched-roof, board-and-batten outbuilding is located south of the house, with a pair of pressedmetal six-panel doors visible from driveway.



10626 ISLINGTON AVENUE - KLEINBURG

Elongated, pitched-roof, brick-bungalow, apparently extended at both ends (c. 1960/2000).

COMMENTS

Building is in good repair, but generally without visible heritage features. Original house is assumed to have been Ranch-style bungalow typical of suburban Kleinburg, and present house, though altered, falls within this type. Glass vestibule towards north end is incongruous at front of building, and uniformity of window types is encouraged. Any further expansion of this already large house should not be visible from Islington Avenue, and for future development of this site see the Plan and Guidelines.

DESCRIPTION

Very long bungalow is without heritage features. Mottled, textured, reddish brick forms entire cladding, from grade to eaves, including at sills and at hidden steel lintels. Present cladding appears to replace original, unknown materials. Projecting, gabled, central bay contains bank of four, adjacent, 3/1 windows (behind metal storm windows). Front door. set in RH wall projecting bay, is reached via terrace of interlocking brick set within pressure-treated sleepers. Large, shed roof of porch is supported by plain brick pier at corner. Windows elsewhere are a variety of bottom-sliders with large fixed panes above. A second entry, with multiple-panel doors, is set within aluminum-framed, lean-to glass shed towards north end. Soffits and rainwater goods are conventional aluminum profiles, and roof is clad in grey asphalt shingles. Single vent chimney at rear pitch of roof may indicate original type of brick at exterior. Large gabled garage, with two separate, unpainted panelled doors. is attached to south end of house.



10640 ISLINGTON AVENUE - KLEINBURG

Gabled, two-storey, red-brick, Victorian house with ornate front and (recent) side verandahs, applied decoration at gables, and brick and board-and-batten addition at rear (c. 1900).

COMMENTS

An attractive house in good original condition, though lacking a chimney. Style of additions at north elevation produces a somewhat unusual effect, one neither new nor old.

DESCRIPTION

Fieldstone foundation is just visible at base of running bond red-brick masonry throughout. <u>Front elevation</u> (to east) consists of two-bay, hiproofed verandah at left butting into projecting gabled wing at right. Single, makeshift step leads to tongue-and-groove deck (?). Roof is supported by slender, turned wooden posts with broad moulding at top,

and with no railing between posts. Upper level brackets have complex, serrated, lower profile and are ornamented by excised filigree. Multiple-oaee consoles support soffits at posts, each built of three boards in width, with recessed central profiles. Spandrel panels are set above lower rail and are incised with cross-type motifs interspersed by groups of triple vertical cut-outs. Half-glazed front door has large central pane set within small peripheral panes. some of which are coloured. Window frame has lower cornice and attenuated, fluted pilasters between profiled, corner blocks. Two lower panels are framed by bolection mouldings. Front window adjacent door is 1/1, with flat-arch red brick and thick wooden sill. At second floor, single, round-headed, 1/1 window, is set in aperture with double row of header voussoirs, within steep brick gable. At gabled wing, with projecting rectangular bay, ground-floor window is large, singlepane lower sash under plain transom and single-pane transom window, while windows within sides of bay are tall. 1/1: all with flat arches and sills as described. Second floor windows and apertures are similar, but with four-pane transom at front. Gable above is relatively low pitch, with decorated fascia over central bay only. Decoration at all gables consists of alternating planted, turned disks and groups of three, applied, half-round battens, with deep, ogee-type shingle moulding above. At north elevation, verandah and projecting brick and board-and-batten wing are recent, built using materials and decorative elements similar to original, though massing is visibly recent, as are two, single-car, panelled garage doors. Roofs have grey asphalt shingles; rainwater goods are conventional aluminum and there are no chimneys.



10665 ISLINGTON AVENUE - KLEINBURG

Two-storey, brick fire station with low-pitched roofs and small tower at north (c.1970).

COMMENTS

Modest brick structure is typical of later twentieth-century Kleinburg and integrates well into the suburban village location. For any future redevelopment on this site, see the Plan and Guidelines, though an adaptive re-use project should be encouraged, if ever necessary.

DESCRIPTION

Modest, modern fire station built of off-white brick, has faintly church-like aspect, aside from large doors at south elevation. South <u>elevation</u> is gabled, and dominated by two large, roll-up doors comprising multiple horizontal sections simulating cove-type siding, and each door having three horizontal windows set at eve-level. At west elevation, two-storev portion of building is divided into four bays, with recessed between brick piers panels containing vertical aluminum cladding and contemporary windows at ground and upper levels. Plain brick tower projects from north gable, rising from chancel-like one-storey volume below. Roofs are lowpitched and clad in brown asphalt shingles, with painted plywood soffits and fascias throughout. A later, flatroofed, one-storey addition extends to north, and is built in similar materials.



10690 ISLINGTON AVENUE - KLEINBURG

Ranch-style, red-brick house with large garage and replacement windows (c.1970ff).

COMMENTS

Attenuated brick bungalow is typical of suburban Kleinburg, though with replacement windows not in keeping with original Ranch-style. Any addition to this house should not rise above height of existing roof peaks, and for any proposed future development on this site, see the Plan and Guidelines.

DESCRIPTION

Long, red-brick, pitched-roof bungalow has at-grade verandah sheltered by projection of main roof, supported on four chunky posts. Front, slab-type door (behind typical metal storm) is at RH side. Front (replacement) windows are four casements set within verandah, and two paired casements at wall beyond entry, all over thin, sawn stone sills and set between metal shutters. Large garage at south side contains two, single, panelled doors with half-glazed vinyl door to RH side. Gables have vertical aluminum siding, and soffits and fascias are also aluminum clad. Rainwater goods are conventional aluminum, and roof is standard asphalt shingles.



15 JOHN STREET - KLEINBURG

One-storey, hipped-roof, red-brick bungalow with front verandah and 2-car garage (c. 1970).

COMMENTS

This bungalow is more recent than its neighbours to the east, and has a commensurately larger, attached garage. Use of panelled wooden door makes garage more acceptable, and building scale and materials allow this more modern house-type to be incorporated discreetly into the suburban Heritage District. Any future addition to this structure should not rise above the existing rooflines. See also the Plan and Guidelines.

DESCRIPTION

Bungalow is built of red bricks, over somewhat rustic Angelstone at central area of front elevation. Front verandah is concrete slab-on-grade, with simple, low, metal railing spanning between nib wall at left and garage at right, and having paired, central metal posts. Front door is stamped panelled door with integral "fanlight" (behind metal storm door), and with glazed sidelight, having mock leaded panes, at RH side. Central front window comprises three units, each with large, fixed, upper pane over smaller pane, and with operating bottom sliders at central unit only. Door to garage, at RH side of verandah, is manufactured wooden door with upper window and three tall panels below. Two-car garage door is sectional type, with darker, raised panels within stiles and rails, all in varnished wood. Ceiling of verandah, and soffits throughout, are clad in white aluminum, gutters are ogee-type aluminum on very narrow fascias, and roof is clad in grey asphalt shingles.



22 JOHN STREET - KLEINBURG

Two-storey, vinyl-clad, timber-frame house with various Post-Modern features (c. 1990).

COMMENTS

Building is in excellent repair, and entirely of its post-modern time. Although not entirely appropriate to the historic context both in size and detail, this house should be retained as is. Note that transom beam over garage is curiously sagging.

DESCRIPTION

Large, vinyl-clad house is unmistakably recent, based on size, massing and materials, and yet pays some misguoted tributes to traditional and historic styles. Tall gable above garage (at RH side) evokes Victorian style, while segmental arched fanlight at upper window is typical of ground-floor masonry aperture, whether Georgian or early twentieth century. Wide. flat aperture of double-car garage below can only be contemporary, while strip of small windows above, with horizontally oriented panes formed by false dividers, is a quasi-traditional touch. Steps at LH side lead to raised, masonry verandah with simple, pickettype vinyl railings, while front screen door is traditional, colonial type, set between sidelights with false muntins. Windows elsewhere are casement, again with false dividers, for a somewhat French aspect, set between small, fake, vinyl shutters. Fine spacing on vinyl siding suggests, again, midnineteenth century practices, while soffits are clad in aluminum. Small peaks over upper floor windows complete the eclectic effect. Roof has grey asphalt shingles and gutters and downpipes are in contemporary aluminum profiles.

RENOVATED 2021



32 JOHN STREET - KLEINBURG

Long, hipped-roof, brick bungalow with single-car garage and altered windows (c. 1960).

COMMENTS

Long, low, brick bungalow is typical of the suburban periphery of the Kleinburg and is an unobtrusive presence within the Historic District. Building is in good repair, and generally original. Alterations and repairs might be aimed at retaining appearance of original building rather an altering this in a Post-Modern fashion. This implies, above all, maintaining bricks exposed, and perhaps reworking, or even removing, bay window. Any addition to this house should not rise above the existing rooflines. See also the Plan and Guidelines.

DESCRIPTION

Long, low, hipped-roof bungalow, built of textured reddish bricks in various colours, is evocative of ranch-style house, and of the period of its construction. Materials are modern throughout, with some windows altered (such as sashes with false muntins suggesting mediaeval, lozenge-shaped panes). Front verandah is recessed under broad, aluminum-clad soffits, and has newer, timber-clad bay window to right of replacement, half-glazed door with nine upper panes over cross-framed panel. Roof is clad in asphalt shingles, with aluminum gutters and downpipes in standard profiles.



21 KELLAM STREET - KLEINBURG

Symmetrical, 1½ storey, clapboard house with verandah and small central gable (c. 1900?).

COMMENTS

This is a somewhat puzzling structure, formal, modest and traditional in aspect, but of indeterminate age. Attractive house is in good repair and fits well into the historic core of Kleinburg. Any additions to this house should not be visible above existing roof lines.

DESCRIPTION

Somewhat unusual old house has central, three-bay verandah with wooden posts with concave chamfered at corners, which rise to gingerbread brackets adjacent shallow beam. Walls at verandah are clad in beaded vertical boards, with enclosure formed by small, gabled, clapboard wings at either side. Wings project from body of house, each having central 1/1 window (behind metal storms) set within simple wooden casings. Front door is within verandah, at RH side, and consists of slab-type door containing three large glazed panels. Ground-floor, front fenestration is wide window with large, central fixed pane and 1/1 at either side. Wall above lean-to central roof has wooden clapboard as at wings, and at east and west gables. Central wall-head gable is small and very steep, framing 1/1 window (behind metal storm). Soffits and fascias are finished with plain boards and modest shingle-moulding exists throughout, except at front gable. Rainwater goods are conventional aluminum profiles, and roof is clad in black asphalt shingles. A single-vent, red-brick chimney stack is just visible beyond RH ridge.

RENOVATED 2016



30 KELLAM STREET

Modest, hipped-roof, red-brick suburban bungalow (c. 1960).

COMMENTS

Modest, red-brick bungalow is typical of suburban Kleinburg, with storm windows and minor alterations not diminishing integrity of original structure. Any additions to this house should not be visible above existing rooflines.

DESCRIPTION

Red-brick bungalow has entry recessed within small porch, reached by modest flight of concrete steps to concrete landing. Entry has modern, four-panel wood door with integral "fanlight" with ¾ sidelights over vertical wood siding. Volume to right appears to be later enclosure inserted into former front verandah and is build off thick stone sill and clad in stained. vertical boards containing also modest double casement window. Fenestration elsewhere consists of triple, 1/1 windows (behind two-pane wooden storms) at right, and similar 1/1 windows (and metal storms) flanking large picture window at left. Sills are narrow, sawn limestone and window heads are concealed. Soffits, fascias and rainwater goods are in conventional, contemporary aluminum profiles. Hipped roof is clad in brown asphalt shingles, and a tall, single-vent chimney exists at west wall.



8 LESTER B. PEARSON STREET - KLEINBURG

Modest, frame bungalow clad in aluminum siding, with flat-roof addition to north (c. 1950?).

COMMENTS

This little house, with its lean-to carport and simple addition to the north, is typical of a modified, wood-frame village house. While all visible materials are modern and manufactured, still the overall effect of a modest older house remains. At east side, projecting concrete sill with flashing above, suggests repair to an old foundation, or even mudsill. Some investigation would determine age or building, as well as original finishes, which might then be exposed or reinstated (possibly as an EIFS system). Removal of aluminum at soffits, would reveal wood soffits of some description beneath. Removal of metal storms would enhance appearance of windows, and window at rear addition would be more in keeping with verticality of traditional windows if replaced by double hung unit. Carport is accepted as a non-heritage necessity.

DESCRIPTION

This modest bungalow is not easily dated, but as with similar structures, the closeness to the ground, as well as the soft clay-brick of the chimney, with corbelled upper courses, suggest an old building. Wall cladding is white aluminum siding, possibly replacing early clapboard, or possibly over original plaster on lath (i.e. roughcast). Entry to house is well-hidden under later, lean-to carport at south side, with front door being half-glazed vinyl. House has a variety of window types, with front window (at south elevation) of metal 1/1 and east windows within hipped-roof volume being one larger and one small 1/1 replacement units (behind metal storms). Shallow eaves are also aluminum-clad, and hipped roof has light-grey asphalt shingles. More recent, flat-roofed addition to north has similar cladding under broad eaves, with window having single-pane over bottom sliders. Gutters are ogee-type throughout, with modern, rectangularsection downpipes.



9 LESTER B. PEARSON STREET - KLEINBURG

1½ storey, traditional frame house with former board-and-batten siding, now altered (c. 1870).

COMMENTS

This once-small-and-rustic house, set high on a prominent lot surrounded by large, sugar-maple trees, has been rather compromised by the passage of time; and although now being reworked, restoration is apparently not intended. Vertical boards of original cladding, surprisingly, remain, and are unfortunately about to be hidden again. Large development to north suggests that period house is to become, in effect, a façade. In this case, investigation might be made into restoration of building. Front door should be replaced, probably with solid, four-panel or half-glazed wooden door. Front windows, to either side, should be reinstated, probably with 2/2, square-headed units with thick sills and simple casings. Verandah should also be reinstated, probably with four posts with chamfered corners and without railing. And of course, rough-sawn battens should be reinstated,

using cut nails, and building should be painted to match an original colour, if indeed it was originally painted. Period windows at the side elevations should also be replicated, and a wood-shingle roof should be installed, with half-round gutters at eaves.

DESCRIPTION

South elevation now largely concealed by chipboard, displays mud sills at the south-west corner, with a tenon just visible. There are no front windows visible. but original broad boards of board-and-batten siding may be seen above. Central pressed-metal door has two lower panels and leaded-light above. Witness of lean-to front verandah remains at high level. West elevation shows history of cladding materials, from original, wide boards (now without battens), through of asphalt-shingle Insulbrick cladding panels (presumably installed circa 1950), to most recent, horizontal, metal siding. Ground-floor window, with 1/1 either side of fixed central sash, is probably contemporary with Insulbrick. 1/1 window (behind metal storm window) at gable peak probably occupies original aperture. Soffits are aluminum-clad, brick chimney is later alteration to serve furnace, and roof is clad in asphalt shingles. Lean-to addition to west is assumed to be later addition to original.



12 LESTER B. PEARSON STREET - KLEINBURG

Post Modern, two-storey, gabled, dichromatic beige- and buff-brick house with two single-car garages at front (c. 2000).

COMMENTS

This Post-Modern house, with combination of elements and massing from Queen Anne Revival, Victorian and even Georgian styles, is unmistakably contemporary. Such a mixture of heritage elements, many of which are found elsewhere in traditional Kleinburg and Nashville, will not disturb the modern visitor, and the house should be maintained as it is. This building, with its integral garages and leaded-light front doors should not, however, serve as a model for future development in the Heritage District.

DESCRIPTION

Two-storey brick house uses traditional forms in a contemporary manner. Most prominent feature is two, single-car garages at front in brick structure with projecting, separated, brick quoins. LH unit has segmental arch under gable with upper gingerbread, while RH unit has flat lintel under hipped roof. Panelled. wooden, garage doors have fanlight-type windows in upper panels, a motif traditionally found in transom windows over doors. Main house also has projecting. separated, brick quoins at corners, rising to aluminumclad eaves throughout. Front entry is recessed to RH side, within modest, hip-roofed porch with single, turned wooden column rising to small beams below aluminum-clad ceiling. Turned newel and pickets are typical of modern, interior railings, but built off bottom rail over concrete steps and landing. Entry comprises pair of fully glazed, leaded-light doors. At upper floor, fenestration varies, with vertical oval window (traditionally associated with entries and stairs) at LH side, broad, elliptical-arch central window in projecting gabled bay with discrete gingerbread elements, and smaller segmental-arch window under gable with gingerbread, at RH side above entry. Windows are PVC casements throughout, over buff-brick sills, and all with buff-brick voussoirs within projecting hood mouldings. Two, steep, front gables extend back to main hipped roofs beyond, and there are no chimneys.



16 LESTER B. PEARSON STREET - KLEINBURG

Pitched-roof, beige-brick bungalow with front and side verandah, and wide dormer (c. 1990).

COMMENTS

Modest house seems at first to be post-war bungalow, but on closer inspection appears of recent construction. House is an intriguing combination of various practices, including traditional verandah on post-war house type, and with very wide upper dormer. Casement windows with apparent multiple panes are, of course, foreign to both such antecedents, but entirely in keeping with Post Modern Kleinburg. House should remain as is, and any addition should not rise above present rooflines. For possible future redevelopment of the site, see the Plan and Guidelines.

DESCRIPTION

Symmetrical beige-brick bungalow has full width front verandah which extends also along south elevation. Verandah is set under broadly projecting eaves of front roof pitch, which is supported on turned wooden posts built off concrete slab. Centrally located entry has sixpanel, pressed-metal door between narrow, 34 glazed sidelights each having apparent four-pane light formed by false muntins. Front windows to either side are vinyl double casements with central mullion, each sash having apparent six-pane light formed by false vinyl muntins within the thermal units. Sills are brick and lintels are concealed within aluminum ceiling of verandah. At second floor, wide, pop-up dormer is clad in aluminum siding. Windows at either side are double casements as at ground floor, but with six-pane dividers and shutters either side. Soffits, fascias and rainwater goods are in conventional aluminum profiles, and roof is clad in dark-grey asphalt shingles. A prominent metal stack projects from roof of dormer.



24 LESTER B. PEARSON STREET - KLEINBURG

Georgian, vertically clad house with front verandah and extensive additions (c. 1870 f.f.). Former parsonage, home of Prime Minister Lester Pearson, is Designated under OHA Part 4.

COMMENTS

Original building is much extended by additions to west, though these are generally invisible from front of building. Original cladding material is assumed to have been wooden board-and-batten siding and, given historical importance of building, this should really be reinstated, as should suitable, multiple-pane windows. Restoration of older portions specifically to appearance during occupancy of Lester Pearson might be justified, if known. See also City of Vaughan files for further information on this property.

DESCRIPTION

Georgian-style house has east-facing verandah with modern lumber deck and bell-cast roof supported by unusual fretwork piers or trelliage (assumed to replicate originals) having open, wooden segmental arches between, each with cut-out trefoils at spandrels. Centrally located, wooden front door is behind modern half-glazed storm-door with crossbraced lower panels. Windows to either side are replacement, aluminum-framed, 1/1 units with aluminum shutters. Building is clad throughout in textured, vertical, aluminum board-and-batten siding. North and south gable walls have same cladding treatment, with horizontal batten also at window heads. North gable has single, central, ground-floor window with two windows above, while south gable has two windows at both levels, with missing shutters at ground floor at oversize shutters above. At gable ends, single-vent, red-brick chimney stacks, with corbelled heads, are sole elements built of old materials, being built of hand-made brick. At north elevation, two-storey, pitched-roof west wing is apparent extension of original rear of building, with vertical aluminum cladding as elsewhere. Ground floor has bay windows set either side of two small vinvl casements having false muntins. At second floor, pair of casement units is beneath small gables, with shutters as described. Large, red-brick chimney with lower and upper corbelling, rises at central peak again indicating age of house within. Soffits are aluminumclad throughout, with narrow fascias having rainwater goods in conventional aluminum profiles, and roofs are clad throughout in dark-grey asphalt shingles.



27 LESTER B. PEARSON ROAD - KLEINBURG

Pitched-roof, L-shaped red-brick bungalow (c. 1960).

COMMENTS

Modest bungalow is typical of early suburban Kleinburg, including unusual gravel drive. Replacement windows have thinner frame sections than original, which were presumably of wood. Gable cladding also was presumably of wood, and soffits may be plywood under current aluminum. Nonetheless, replacement materials are more of less typical of the period and may remain. Any addition to this house should not rise above the present roof lines. For possible redevelopment of the site, see the Plan and Guidelines.

DESCRIPTION

Pitched-roof bungalow is set on slight rise and is reached by small flight of concrete steps up from gravel drive to north. Front door, and adjacent sidelight, is hidden within small, aluminum-framed, glazed vestibule tucked under eaves adjacent projection of living room within. Living room has large picture window flanked by replacement, aluminum 1/1 units. Sill is thin, sawn limestone and lintel is concealed. Windows to right of door are small 1/1 and larger horizontal slider, both replacements and both apparently set within original frames, now flashed in aluminum, over similar stone sills. Gables are clad in closely spaced aluminum siding, and soffits, fascias and rainwater goods are in conventional aluminum profiles. Roof is clad in grey asphalt shingles.

DEMOLISHED 2020



33 LESTER B. PEARSON STREET - KLEINBURG

Stuccoed house with two garages below, and with bright, red tile pitched roof (c. 1960).

COMMENTS

Tall retaining wall at right side of drive, and slope down to under-house garage, is atypical condition in peripheral Kleinburg. Although house is generally in keeping with scale of area, details of form and material of house are also atypical. Wooden doors, screen and windows are attractive modern elements, as is iron railing at balcony. House should remain as is, and any addition should not rise above present rooflines. For possible future redevelopment of the site, see the Plan and Guidelines.

DESCRIPTION

Stuccoed Post Modern house with articulated, stucco quoins, has two-storey presence at LH side to accommodate two, single car garages with typical, pressed-panel doors. Front door is reached by flights of scissor-stairs to projecting balcony, which is supported by plain cylindrical columns. Decorative, iron balcony railing has bulbous profile somewhat similar to vernacular wooden pickets. Upper level of house is symmetrical, with central pair of front doors, each with eight real panes, set within simple sidelights and transom window with thick muntins. To either side are bow-fronted, wood-framed, oriel windows with tiled bases. Each window is divided into five bays, with small operating sashes in lower bottom corners. Soffits, fascias and rainwater goods are in conventional aluminum profiles, and roof is clad in bright-red, metal pan tiles.



8 MAIN STREET - KLEINBURG

Elongated bungalow with sunroom at west end, recently stuccoed over original brick, and with alterations at front door and adjacent bay window (c. 1960 and later).

COMMENTS

Recent alterations to house are unfortunately not in keeping with spirit of original, including stucco exterior and new front door and sidelights, and bay window to left of door now seems somewhat incongruous. Sunroom at southwest corner is attractive feature, as is somewhat similar treatment at northwest corner, though recent door is out of place. Any additions to this house should not rise above existing rooflines. See also the Plan and Guidelines for further possible alterations.

DESCRIPTION

Long, hip-roofed bungalow has apparently been recently stuccoed, with correspondingly dramatic change in appearance. At south elevation, access if via broad flight of wooden stair leading to uncovered stained deck with simple railing and peripheral bench as typically found are rear of suburban house. Front door is quasi-heritage installation unsuitable to house type, with gilded kames at door window and at sidelights, and with false, stamped panels below. Bay window, to left is, in contract, modern in appearance, with sloping, aluminum-clad sides below, and bottomslider front window with single pane above. Windows beyond are apparently original, 1/1 within vertical apertures. At extreme west end is attractive sunroom. having multiple, tall casement windows set within wall clad in vertical boards. East elevation has lean-to sunroom, apparently added at intermediate level between floors, with full peripheral fenestration of wide sashes. At RH side, corner is largely glazed, with recent, vinyl door incongruous within dark stained wood elements as at opposite corner. Soffits are finished in painted plywood, rainwater goods are conventional, modern aluminum, and roofs are clad throughout in brown asphalt shingles. Lone, whitebrick chimney at centre of front roof pitch indicates original exterior material. To north, an unpainted, vertically boarded garage is in keeping with the rustic nature of peripheral Kleinburg Village.



25 MAIN STREET - KLEINBURG

Long hipped-roof, aluminum-clad bungalow with front pergola (c. 1950 and later).

COMMENTS

House is much altered by recent recladding and casement windows, which according to owner are latest in a series of changes since original cottage of circa 1950. General exterior cladding material is assumed to be brick, now under vertical aluminum siding. Nonetheless, present long, low building is generally in keeping with the suburban periphery of the Heritage District. Pergola is a quaint, village-like addition into rich verdure of front garden. Any future addition to house should not be visible from front elevation. See also the plan and guidelines.

DESCRIPTION

Long, low bungalow has apparently been altered by installation of triple casement windows within wide openings, and by addition of vertical aluminum cladding at walls. Large, hip-roofed pergola, built off post-and-beam framing, extends from recent, half-glazed vinyl door well into garden. Double-car garage at LH side has panelled door under vertically clad gable. Large chimney to west of garage is clad in random, coursed, rock faced Angelstone. Soffits and rainwater goods are of conventional aluminum, with roofs clad throughout in dark-grey asphalt shingles.



27 MAIN STREET - KLEINBURG

Ranch-style house with board-and-batten siding, Angelstone cladding and varied fenestration (c. 1960 and later).

COMMENTS

House appears to be generally original and is again typical of the suburban Village periphery. Storm windows at main front window should be removed and double-glazed units should be installed within original mullions and transoms. Any future addition to house should not be visible from front elevation. See also the Plan and Guidelines.

DESCRIPTION

Long, low bungalow, clad in board-and-batten, is dominated by tall, modern gable to left of entry. Front door is slab-type door (behind glass storm), and is tucked under overhang of front gable roof, next to robust Angelstone wall of living room chimney. Principal front window comprises central square panes over small awning units, with quadrilateral panes at peak. Post to ridge above forms large, eccentric mullion. All windows have exterior metal storm windows. Fenestration elsewhere is a variety of replacement, single-pane casement units and, at RH side, band of six, 1/1 units set above low Angelstone wall in what may be a later addition. Single-car garage at extreme east end is a later addition, with front gable over panelled door. Soffits are clad in plywood throughout and rainwater goods are conventional aluminum profiles. Roof is clad in lightbrown asphalt shingles.



9 NAPIER STREET - KLEINBURG

1½ storey, pitched-roof, clapboard, Victorian-Gothic house, with front gablet, original 2/2 windows and frames, and extensive alterations/large addition to east (c. 1870? and later).

COMMENTS

This old house has been altered considerably over the years, and yet much original material remains. Radical alteration of original front elevation is unfortunate, and restoration of central doorway - and even verandah - though desirable, seems unlikely. At south gable, window alterations give partial story of changes to building, and so are part of authenticity of house. Restoration at both these elevations should not, however, be discouraged, since overall result would be an improvement. If cement render at masonry base covers stone or brick foundations, this should be removed. A less turgid paint colour would be more suitable to period practices. Large addition to east is similar to original in massing and cladding, while window placement and type indicate

modern origins of this wing. See also City of Vaughan files (A Walking Tour of Kleinburg, item 8) regarding this property.

DESCRIPTION

House sits on sloping site near south end of Napier Street. Exposed foundation to south side is cementrendered, presumably either rebuilt, or having stone beneath. Original front (i.e. west) elevation of house has round-headed, 2/2 windows (with period, 4-pane storms) either side of former central door, latter now replaced with wide, red-brick chimnevbreast. Windows retain thick wooden sills and casings with moulded backbands, including at (and perhaps because of) rounded heads. House probably had front verandah, some indication of which may remain under existing siding. At upper level, chimney narrows to pass to left of smaller, 1/1 window (with period storm) at small wall-head gable with apparently recent gingerbread. Soffits are clad in broad, v-iointed boards. Gable fascias have deep, ogee shingle moulding, roof is clad in dark-brown asphalt shingles. and there are no gutters. South elevation has later, large, multiple-pane, wooden window at ground floor, with original 2/2 window at left above and altered aperture (first a window, then a door to a flat roof, and now a casement with fixed sash below) to right. Addition to east has faintly Gothic aspect in tall, narrow gablet at upper floor, but fenestration is generally foreign to spirit of original.



14 NAPIER STREET - KLEINBURG

Granite-tile-clad and stuccoed, two-storey house with pitched roof (c. 1970; altered).

COMMENTS

This two-storey house has been recently re-clad in materials which are most unusual within the Heritage District. In addition, massing of two-storey house is not in keeping with the neighbourhood. While the latest renovation on this property shows some rare innovation, future changes are encouraged to be more within the spirit of the area. See the Guidelines for more specific suggestions.

DESCRIPTION

Two-storey, house is of unknown construction, but recently re-clad in 12" square, grey-granite tiles at ground floor and stucco above. Ground floor has projecting, shed-roofed element at LH side, extending to small gable with front doorway below (but facing north). Single-car garage at RH side is within volume of house, with door or panelled wooden sections. At upper level, wall is stuccoed throughout. All windows have single-pane sashes, in varying sizes and configurations. Small projecting roof above garage etc., as well as soffits at main roof, are supported on plain, wooden brackets widely spaced across façade, under wooden soffit-boards. Pitched roofs are clad in dark-grey asphalt shingles throughout.

DEMOLISHED 2019



20 NAPIER STREET - KLEINBURG

Modest, hipped-roof, clapboard bungalow with asymmetrical front elevation (c. 1950).

COMMENTS

Small house is typical of mid-twentieth century Kleinburg, being somewhat modern in style, but traditional in scale and materials. Removal of metal-framed storm windows, and replacement of single glazing with double glazed units, would expose wooden windows to view and help to restore period appearance of building.

DESCRIPTION

Small bungalow is built off slightly exposed concrete foundation, with typical white clapboard siding above. Entry is slightly to left of centre, with front door of typically open, and this invisible behind metal screen door. Main front window consists of large, single-pane, central sash and small, 1/1 units at either side (all behind metal storms). Window at LH side is wide 1/1, with high sill. Soffits throughout are clad in aluminum, narrow fascias have aluminum gutters, and hipped roof is clad in dark-grey asphalt shingles. A single-vent, white-brick chimney stack is built against north side of house.



23 NAPIER STREET - KLEINBURG

One storey, hip-roofed cottage-bungalow clad in aluminum siding (c. 1920?).

COMMENTS

Modest house has a certain, simple charm, one which would be enhanced by restoration of the original exterior finishes. Building is typical of early, suburban Kleinburg Village. Storm door, and recent door behind, both diminish original appearance, and tired asphalt shingles are in need of replacement. A less standard, contemporary downpipe installation would also add some historic charm to this property, as would a more discreet – preferably unpainted, galvanized sheet-metal – flashing at chimney.

DESCRIPTION

Age of house is not easy to determine, but proximity to ground suggests a fairly old structure. Wood-grained aluminum siding is assumed to cover older materials, possibly clapboard, possibly plaster on lath (or "roughcast"). Older, wooden casings and back-band mouldings remain visible at door and windows. Windows are 1/1, behind wooden storms, while front door (behind metal storm) seems more recent, partglazed, manufactured panelled door. Shutters are a more recent addition and are not functional. Soffits are also clad in aluminum, and gutters and downpipes are in same material, below asphalt shingles. Red-brick chimney is in good repair and seems to be either more recent, or to have been rebuilt.



28 NAPIER STREET - KLEINBURG

Small, pitched-roof, 1½ storey, aluminum-clad house with enclosed verandah (c.1870/1920)

COMMENTS

Small and unusual house is attractive presence on street, particularly with extensive 2/2 windows and old glass at front. Original cladding material is unknown but might be determined by removal of existing aluminum siding; which, though unsuitable, is not unacceptably so. Reinstatement of period window at south elevation is to be encouraged, though additions beyond may be altered as desired. Removal of aluminum at upper soffits and fascias may expose mouldings similar to those at verandah, and reinstatement of cedar roof, and perhaps a chimney, would constitute restoration. See also City of Vaughan files.

DESCRIPTION

Modest wood-frame house is among the older on west side of Napier, being apparently Georgian in style, and with hipped-roof front enclosure, perhaps once a verandah and apparently enclosed in the early Building is clad in textured twentieth century. aluminum siding, presumably replacing similar clapboard below, or perhaps even roughcast. Enclosed front verandah has central entry (now with metal storm door only) under small gable supported on straight wooden struts at either side. Fenestration is varied but symmetrical to either side, with single, narrow, 2/2 windows adjacent door, then built-up post, then pair of wider, 2/2 windows beyond with narrower mullion between, and finally built-up corner posts. Windows at north and south ends are again paired, 2/2 units, and all have old, imperfect glass in wooden sashes. Narrow soffits are wooden, with thick moulding at top of wallhead, and gutters and downspouts are conventional modern aluminum profiles. Inside verandah, centrally located front door is modern, wood door with four panels under integral "fanlight". Ground-floor windows at either side of front door are again 2/2 type. Upper storey has no front windows, and soffits and fascias are aluminum-clad, without gutters of downspouts. Roof is clad in black asphalt shingles and there are no chimneys. South Elevation - Side elevation has large, shed-roof addition at rear, of recent origin. Windows in original portion of house are recent group of three large, single-pane units over bottom sliders, and at gable is replacement 1/1 window, apparently with original casings.



31 NAPIER STREET - KLEINBURG

1½ storey, dichromatic, Victorian brick house bungalow with full-width front verandah and with unusual French windows (c. 1880). Former Kleinburg United Church Parsonage.

COMMENTS

This is a very pretty Victorian house in very good condition. Dichromatic brickwork, gingerbread and French windows are all valuable features, whereas dark plastic shingles detract from appearance. These should one day be replaced, preferably with pine or cedar shingles, or at least with pale-grey asphalt shingles. Addition to rear is unsympathetic, but generally invisible from road. Balcony railing has turned pickets typically for interior use. See City of Vaughan files for further information about this house, and McDonough family

DESCRIPTION

House is built of hand-made red brick with extensive buff-brick trim. Base of buff brick has chamfered top course, above which red-brick masonry is in stretchers throughout. Buff-brick quoins rise to eaves at all corners, with ornamental band of double stringcourse with inner red-brick bands and crosses, spanning full width across north and south gable walls. Hipped-roof front verandah extends from central porch having lively gingerbread under peripheral, dentilled entablature, with small balcony above. Roofs are supported on slender, turned posts, with multiple gingerbread scrolls forming fascias to roofs throughout. Front doorway consists unusual wooden door with single, large, raised central panel set between two sidelights with small upper panes. Transom window extends full width above, while two broad, fluted, wooden pilasters flank aperture. Ground-floor windows are inward-opening. French windows, each sash comprising eight panes, set within segmental arch openings formed with multiple buff-Windows at north and south brick voussoirs. elevations are similar (all windows are behind later, metal-framed storms and screens). Steep gable at front, second floor elevation contains half-glazed door to small balcony (behind nine-pane storm with false muntins), contained by railing with thin balusters and turned newels of recent origin. Soffits are finished with wide boards, and with robust moulding adjacent wallhead masonry and delicate, gothic, filigree arches below fascias throughout. Roofs are clad in prominent, plastic shingles, and only chimney is later addition, in reclaimed bricks, at north elevation. Large addition behind building is foreign in massing, roof pitch and finishes.

LOT SEVERED 2021



34 NAPIER STREET - KLEINBURG

One-storey, gabled, ell-shaped bungalow clad in aluminum siding (c. 1950).

COMMENTS

Small cottage is typical of mid-twentieth century Kleinburg, being somewhat contemporary in style, but modest in scale. Aluminum siding is not dissimilar to wood siding, and picket railing reflects traditional picket fence, if in rather unusual application at deck. Loss of original window type at front is unfortunate as these were probably double-hung units of some sort and would be more in keeping with window types in the Heritage District. Reinstatement of such windows is encouraged.

DESCRIPTION

Small corner bungalow is built off raised concrete foundation, with typical aluminum siding above. Main elevation faces north onto Kellam Street and has flight of broad wooden steps to full width, raised front deck. enclosed by low, pointed, picket railings. Entry is slightly to right of center, with modern, slab-type door having nine lights over panel formed by planted moulding below. Windows to either side are replacement units having fixed, single, upper panes over small bottom-sliders. At east elevation, siding and gable fascia are similar. Small 1/1 wooden window is offset below gable, and pitch-roofed extension to rear has grouped pair of 1/1 windows. Side entry is located at grade, under small, gabled canopy supported by simple, strut-type brackets, and with typical, undulating lower fascia edge. A single, small, white-brick chimney stack exists at peak of rear ridge.



45 NAPIER STREET - KLEINBURG

Red-brick bungalow with single-car front garage and modest verandah beyond (c. 1960).

COMMENTS

This suburban bungalow and is without conventional heritage features but is typical of low-scale development in the Kleinburg periphery. Modest scale of building allows it to integrate quietly into the generally older, and more vertically oriented character of the Heritage District. Various changes to this structure might be permitted, so long as these to not increase its presence on Napier Street. Any addition to this structure should not rise above existing rooflines. See also the Plan and Guidelines.

DESCRIPTION

Modest, hip-roofed structure is set well back from street, partly by virtue of prominent garage in front. Materials and elements are typical of recent construction – picture windows with narrow, false shutters, flush-ply front door with three false panels (behind metal storm door), broad aluminum soffits, ribbed aluminum garage door, aluminum ogee-type gutters and light-grey asphalt shingles. A single chimneystack rises near centre of roof.



51 NAPIER STREET - KLEINBURG

Two-storey, pitched-roof, clapboard house with steep central dormer over elegant front door entablature, and with similar, but later, large addition to rear (c. 1870).

COMMENTS

This is a very pretty house in good original condition – aside from the areas of rot recently revealed at ground-floor level. (House, moved to present site from Mount Vernon in 1922, is set on wooden piles.) Building should be maintained as is, with exception of front porch, which is out of character. It may be that the original house had no porch, in which case the existing entablature should be suitably repaired. It also appears, however, that this house did have a full-width verandah, which might be reinstated if desired. See also the City of Vaughan files for further information about this building.

DESCRIPTION

Front elevation displays a number of heritage features, including fairly closely spaced clapboard, corner-boards. 6-over-6 windows (behind wooden storms) and operational, ground-floor wooden shutters, with adjustable lower louvres. South and north elevations have similar elements, including broad windows casings without profiled outer bands, and thick wooden sills. Front door is framed by narrow, fluted pilasters supporting modest entablature, with row of fine, decorative wooden corbels below architrave. Original cornice of entablature may be missing, or perhaps partly concealed by flashing, and recent removal of porch reveals heavy plank sheathing of wooden structure behind. Front door is traditional, solid four panel door with sidelights each comprising four small upper panes (all somewhat obscured by metal storm windows and door). At time of site visit, lower fascias were being removed, revealing also the surprising fact that this house is supported entirely on wooden piles. At second floor level, small, steep dormer contains modest 1/1 window (behind metal storm), with ornamental shingles at wall surface on either side. Soffits are finished with wide, plain board, with bevelled moulding adjacent wallhead, and with very narrow fascias supporting small shingle-moulding at upper edge. At main roof peak, flatter pitch of peaked roof beyond is just visible, with central, lunette, louvred vent within surface clad in decorative, painted shingles. Roofs are clad in asphalt shingles, and there are no gutters at front elevation.



54 NAPIER STREET - KLEINBURG

Square, hipped-roof bungalow with fine aluminum siding and period 3/1 windows (c. 1950?).

COMMENTS

Modest bungalow is typical of a rapidly disappearing type, of which some examples yet remain in Kleinburg. Hipped roof, one storey, symmetrical structure bears a resemblance to the Regency or Georgian cottage, and thus integrates well into the village nature of the Heritage District. Corbelled chimney-head provides an unusual, more traditional touch. 4/1 wood windows, and also wooden storm windows are a nice touch on a building of this type and should certainly be retained.

DESCRIPTION

Square-plan bungalow is built off exposed, rock-faced, pre-cast concrete blocks foundation. Symmetrical front elevation has central entry reached by flight of concrete stairs to small masonry landing. Front door is slab type, with three tall, upper lights with pointed bases. Windows consist of pair of 3/1 each side of door (behind wooden storms), set within wall of finely spaced aluminum siding. Soffits are aluminum-clad, gutters are in pre-painted aluminum, and hipped roof is clad in light green asphalt shingles. A single-vent chimney, built in mottled, red, rug-brick and with multiple corbelling at head, projects from south wall.

DEMOLISHED 2017



57 NAPIER STREET - KLEINBURG

1½ storey, pitched-roof, board and batten house with raised rear roof sections, all tucked behind double-car garage (c. 1980).

COMMENTS

Aside from the prominent garage which, given that it almost totally hides the house is unusual in itself, this is an extraordinary structure. Steeply pitched roof and general massing suggest, as mentioned, a feed mill, whether intentionally or not. Board-and-batten siding also traditional, as are wooden window casings and trim. Windows themselves are evidently modern, but with their apparent multiple panes, seem from a distance to echo possible period windows. Only the wide garage door seems out of place within the Heritage context, though in fact the entire structure is rather incongruous; but the elements listed enable it to sit discreetly in village periphery and it should be retained as is.

DESCRIPTION

North Wing - Part of house visible from street is ordinary suburbia, with large articulated, roll-up garage door in hipped roof, one-storey, board and batten structure. Steeply gabled structure behind seems more interesting, with recent, modern, casement-type bay window at upper floor, having typical false muntins. Main building, clad entirely in band-sawn board and batten, stretches well back into depth of site, with modern windows throughout set within traditional wooden frames, with peaked heads and back-band mouldings. Some sixty feet back, raised, smaller, pitched roof section evoked feed mill, although most unlikely in the locations and this structure is, apparently, of quite recent origin. Beyond penthouse, pitched roof continues at another, higher level, to end of structure. Soffits are clad in aluminum. gutters and downpipes are conventional aluminum profiles, and roofs have asphalt shingles.



60 NAPIER STREET - KLEINBURG

Pitched-roof, 1½ storey, aluminum-clad house with front gable and gabled porch (c. 1930).

COMMENTS

Modest house has transitional masonry at base, traditional gables, and Arts-and-Crafts front door. Aluminum siding, despite actual material, is traditional in aspect, while recent windows are unsuitable, particularly at front of house. Front windows may well have been 6/1 or similar (in keeping with spirit of front door), and perhaps grouped in three at the ground floor level, and two at the upper level, all with smaller upper sashes. Reinstatement would be a big improvement to a house which, aside from this aspect, is generally in keeping with the Heritage District. See also the Plan and Guidelines.

DESCRIPTION

Modest house is built off raised basement clad in rockfaced, pre-cast concrete block. Rebuilt concrete steps and landing, with replacement, standard metal pickets and railings, lead to gabled porch at LH side of front. Central door (behind metal storm) is traditional. Artsand-Crafts, wooden door, with eight small upper panes over framed panels. Windows to either side of door, and at sides of porch, are replacement 1/1 metal-framed Walls are clad in light-brown, horizontal aluminum siding, with front window consisting of large, single-pane unit, with dark-brown aluminum trim as elsewhere. Gables over porch and at main house are set above small, projecting, asphalt-shingled pitches, and are clad in metal siding as described. Second-floor, front fenestration consists large, central window with fixed upper pane over bottom sliders. Soffits are clad in brown aluminum, as are narrow fascias. Roofs have brown asphalt shingles, with small pop-up dormers at north and south pitches. A single, red-brick chimney stack exists towards rear of north side.



66 NAPIER STREET - KLEINBURG

Symmetrical, hip-roofed, aluminum-clad bungalow with bay window to south side, and with peaked, central dormer at attic level (c. 1950).

COMMENTS

Modest bungalow has transitional masonry at base – early concrete block, moulded to emulate rock-faced stone. Aluminum siding presumably reflects character of original wood siding. Bottom-slider windows are unfortunate replacements, both from an aesthetic and a functional perspective, and this aspect of house would be improved by reinstatement of a more suitable type – probably 3/1 with taller bottom sashes, or even 1/1. Similarly, removal of the front canopy would make the house more in keeping with the character of the Heritage District.

DESCRIPTION

Modest bungalow is built off exposed foundation of rock-faced, pre-cast concrete block. Rebuilt concrete steps and landing are, in contrast, supported by conventional concrete block masonry, with standard metal pickets and railings above. Aluminum canopy is supported on paired metal posts at corners. Front door is slab-type with three, narrow upper windows (behind metal storm). Fenestration consists of single (replacement) window either side of front door, each with fixed upper pane over small bottom sliders. Walls are clad in white aluminum throughout, as are soffits. Bay window at south elevation has similar windows at sides, with single pane unit in central panel, and with small hip roof above. Tall, hipped roof has peaked central dormer (apparently an alteration) housing very wide, single-pane window within surface of textured tiles. Gutters are ogee-type aluminum, and the roof is clad in pale-grey, asphalt shingles. A single-vent, brick chimney rises at the rear pitch.



67 NAPIER STREET - KLEINBURG

Old, red-brick Schoolhouse, with various additions and alterations (1856 and later).

COMMENTS

Old Schoolhouse elements are by far the most valuable within this curious building, and certainly north (brick) wing seems worthy of restoration. Archival documents, particularly school or community photos, should reveal original appearance of front porch and windows and these should, one day, be restored. Remainder of assembly to south seems more altered but is nonetheless interesting for its reputed age. This older wing, now much altered, and recent garage are sufficiently recessed from Napier Street, and sufficiently screened by trees, that these do not compromise the merit and potential of the brick Schoolhouse building. See also City of Vaughan files for further information on this historic property.

DESCRIPTION

North Wing - Old, pitched roof schoolhouse is built of hand-made red brick laid in Flemish bond, suggesting solid masonry construction. Carefully cut closers at main (west) elevation are a noticeable feature. Pitched roof beyond front gable is assumed to be original, with very fine front fascia of unusual construction. Recessed, oval brick oculus suggests gable is in brick also, now concealed by Tudor-style vertical boards with stucco between. apertures are altered in similar manner, with modern casement windows, with false muntins, replacing presumed double-hung originals (probably with multiple small panes, each sash being three panes wide). As at front gable, brick arches and voussoirs are assumed to remain above later, projecting Tudorstyle cladding - and indeed, original window cases may also remain. Central brick masonry shows witness of original, taller front porch with low-pitched roof. Wooden front door, with unusual, large, facetted wooden panels, is old, but probably not original to this building. Door is effectively obscured by modern, glazed screen door and peripheral trim. Modest canopy above is of recent origin, and rainwater goods are modern. South Wing - Brick structure to north is apparently more recent than south wing (see A Walking Tour of Kleinburg, no. 7), which is reworking of original, 1856, wood-frame school, now having boarded lower level and Tudor-style upper floor. Extent of historic structure and materials within should be investigated. Casement windows, with false muntins, are probably unsuitable to this construction. Large, brick garage to south completes this varied assembly.



72 NAPIER STREET - KLEINBURG

Brick- and wood-clad bungalow, with incorporated, single-car garage, central verandah and twin gables at RH side, and decorated with neo-Victorian gingerbread elements (c. 1990).

COMMENTS

Modern house contains a variety of elements, forms and materials found in traditional construction, and uses them in a twentieth-century type, namely the bungalow. As with other houses on this street, scale of building is its saving grace, making this distinctly modern house a polite neighbour within the Heritage District. All elements and materials should be retained as they are.

DESCRIPTION

Modest brick bungalow has garage at LH side, with panelled door having upper sections of 4-pane lights, all below concealed, steel-angle lintel. Masonry above houses recessed, stuccoed, blind lunette. Verandah is reached by painted wooden steps. Stair and verandah newels are plain, square-section, while railings throughout have profiled handrails supported on typical. interior-style, fine, turned spindles. At verandah upper level, band of fine spindles is supported by small gingerbread brackets at abutting masonry and at central post. Central fenestration, within recessed wall clad in board-and-batten, consists of vinyl windows with false dividers, typically with operational casement sashes. To RH side, upper wall is of board-and-batten, built off low, red-brick masonry below. Fenestration is triple vinyl casements as described, with fixed central pane; under unusual quasi-transom window, in three-centred-arch aperture. Wooden cladding rises to aluminum-clad eaves, and to broad, flat fascias decorated with small, wooden cusps below. An additional gable is offset and recessed relative to front gable, having similar cladding and fascia, and housing central octagonal window. Lowpitched roofs are clad in light-grey shingles, and gutters are ogee-type aluminum throughout.

DEMOLISHED 2020



77 NAPIER STREET - KLEINBURG

Two-storey, rust-brick, pitched-roof modern house with L-shaped verandah, front bay window and minor gingerbread (c. 1980).

COMMENTS

This modern house is generally without the characteristics typical of the old or the more recent, suburban Heritage District, aside from the gestures of verandah and front door, bay window and minor gingerbread. Although form, materials and details are house are contemporary, fact that this is not a monster house allows it to integrate into area. Additional planting and screening at front of building would continue the generally overgrown, village-like character typical of Kleinburg.

DESCRIPTION

Modern brick house is of typical construction, with various features added to integrate it somewhat into the historic context. Front, lean-to verandah, with small pitches at front and side entries, has unusual combination of stained posts and turned balusters, with high handrail to meet contemporary Building Code requirements. Front door is pair of half-glazed. pressed-metal doors with tall, single-pane sidelights and no transom. Bay window to RH side houses large. single-pane windows and is clad in unpainted vertical boards. Windows elsewhere are groups of large, single-pane casements with brick sills and hidden, Minor wooden tassels constitute steel lintels. gingerbread at eaves throughout building. pitched roofs at verandah, bay window and main pitches are clad in brown asphalt shingles, and three roof lights at centre of main pitch are infinitely less prominent than those they replace.



78 NAPIER STREET - KLEINBURG

Pitched-roof, 1½ storey, vinyl-clad house with gable at ground-floor bay window (c.1990?).

COMMENTS

Modest house has traditional massing when seen from front, including gable and blind belvedere, and also has horizontal siding similar to traditional clapboard, but seems, in fact, to be entirely modern. Paired, single-pane casement windows, and triangular window at gable, are obvious modern elements and an effect more suitable to the Heritage District would be achieved by use of traditional, double-hung windows. Nonetheless scale of building, and cladding materials, are generally in keeping with suburban Kleinburg Village.

DESCRIPTION

House is built on exposed concrete foundation, and is clad entirely in vinyl, including vertical cladding across from elevation, and has vinyl soffits and ribbed vinyl at fascias throughout. Entrance door is, unusually, located off driveway at south side of building. Front ground-floor fenestration consists of large, single-pane, casement windows, including small units at sides of bay window. Upper floor window, at gable, has long, opening units under triangular fixed sash. Pitched roof has long front pitch, with curious, hipped, blind belvedere at upper RH side. Roof is clad in darkgrey asphalt shingles.



84 NAPIER STREET - KLEINBURG

Rug-brick, 1½ storey, pitched-roof, post-war, Levittown or Cape Cod bungalow (c. 1950).

COMMENTS

Post-war bungalow, now some fifty years old, is typical of a type known as the Levittown or Cape Cod house, a small and inexpensive housing type built quickly and en-masse in order to house returning veterans. This stylistic aspect gives house a particular heritage significance which is universal in North America rather than specific to Kleinburg. While house is stylistically foreign to heritage district, modest scale allow is to integrate well. Replacement front windows are an unfortunate substitution in an elevation which generally retains original character at front. Replacement of these, and also of front door, with elements reflecting the originals is recommended.

DESCRIPTION

1½ storey bungalow has full-width pitched roof over ground-floor masonry of mottled, brown and reddish-brown rug brick. Front door, at LH side of façade, is modern, pressed-steel replacement, set back in small recess under corner of eaves. Projecting brick bay to right has wide replacement window, comprising pair of units, each with fixed, upper pane over small bottom sliders. Recessed wall to RH side has single, similar unit. Windowsills are of narrow pre-cast, and lintels are hidden metal angles. Soffits are clad in aluminum, with aluminum, ogee-type gutter and terra cotta coloured asphalt shingles above. Upper gables are clad in horizontal aluminum siding under flush eaves, and a modest stoop has been added above the south-side door.



85 NAPIER STREET - KLEINBURG

Red-brick, hipped-roof bungalow with full-width verandah, and with later limestone cladding at front, and added two-car garage (c. 1960/1990).

COMMENTS

The form of the original bungalow remains, though the appearance at the front is much affected by the alterations, particularly the low, stone wall at the verandah. This is an example of a traditional material, albeit not local, used in an unconventional, modern manner. The modest scale of the house, however, and the attractive nature of the stone, make it an unobtrusive presence within the heritage streetscape. A more traditional, wooden front door, and windows with smaller panes, would enhance the appearance. Similarly, a panelled garage door (in whatever material) would be more in keeping with, for instance, the wooden picket fence at the front yard. The present, failing gutters should be replaced in a similar profile.

DESCRIPTION

Modest brick bungalow has various later alterations, most significant being coursed, rock-faced cladding of front elevation. Verandah is enclosed at front and sides by similarly clad walls, including either side of front steps, and at single column. Front door is recent, slabtype door with unusual windows, behind metal storm door. Fenestration to RH side consists of three replacement, large, single-pane windows. Soffits are narrow, and are clad in aluminum, as is verandah ceiling. Hipped roof is clad in maroon, metal shingles, and a single-vent stack, with thin stone coping, rises at LH side. Gutters are galvanized ogee-type, painted sheetmetal. Two-car garage to RH side is a prominent alteration, with sectional metal door and hipped roof.



90 NAPIER STREET - KLEINBURG

One-storey, hipped-roof, beige-brick bungalow with Angelstone base, and aluminum-clad addition at LH side (c. 1960 and later).

COMMENTS

This is an attractive modern bungalow, retaining various unusual, period features. Recent front addition, although somewhat incongruous relative to original house, has features (though not materials) more typical of the heritage district. As with other buildings on this street, bungalow is a good neighbour within the District. Removal of metal storm windows at front window would enhance appearance.

DESCRIPTION

Bungalow is built of elongated, pseudo-Roman, beige brick, over plinth of thin courses of Angelstone at front (east) elevation. Original materials remain at RH side only, with masonry as described, and with wide window consisting of fixed, central sash flanked by small 1/1 windows (all behind metal storms). Sill is narrow, pre-cast concrete, while lintel is hidden metal angle. At LH side, projecting addition consists of front entry, reached by small wooden landing with heavy, turned newels and turned balusters at railing, and small bay window to right. Front door appears to be relocated, original, slab-type, front door, with three upper lights, each with curved lower frame, and of increasing size (behind metal storm). Bay window has 1/1 units in each face. Addition is clad in cove-type, horizontal vinyl siding with narrow corner trim. Soffits of house are clad throughout in white aluminum, gutters are dark brown, ogee-type aluminum, and hipped roof - which steps forward over front addition, is clad in brown asphalt shingles.



91 NAPIER STREET - KLEINBURG

Bungalow built of light-grey brick, with recent addition at front clad in vertical wood siding, and with prominent pop-up glazing above (c. 1960s/1990).

COMMENTS

The original bungalow behind the addition is now effectively hidden. Front addition is not in keeping with heritage norms, particularly in size of windows and in most prominent glazed panels on roof, while small verandah to RH side has more traditional aspect. Modest size of house is, nonetheless, in keeping with the norms of suburban Kleinburg. Replacement of three front windows with six-over-one, Edwardian type would diminish prominent contemporary aspect of this elevation. The only way to diminish the prominent aspect of the five panels above would be to reduce the number of these and lay them flat on the front roof, or to relocate them to the roof pitches of the original bungalow behind.

DESCRIPTION

Original, modest brick bungalow is now well-concealed by projecting addition at front. Addition has recessed entry beyond small verandah at south side, with vinyl front door of multiple upper panes over pressed panel (behind metal storm door). Front elevation contains three large, single-pane windows within wall clad in vertical wood siding. Broadly projecting eaves have sloped soffits clad in prominent white aluminum, and roof above is dominated by range of five, large, singlepane glass panels (assumed to contain solar panels). Hipped roof of addition is clad in terra-cotta coloured asphalt shingles, with a single brick chimney stack rising at peak. Original bungalow behind is visible to LH side, with small horizontally sliding window within wall of light-grey brick. Soffits are again aluminum clad, and pitched roof again has terra-cotta asphalt shingles, with single, white-brick chimney stack. Gutters are ogee-type aluminum throughout.



96 NAPIER STREET - KLEINBURG

One-storey, hip-roofed, grey-brick bungalow with distinctive corner window (c. 1960).

COMMENTS

This is another typical 'sixties bungalow, built of good quality materials and with various details typical of the genre. Removal of metal-framed storm windows would enhance appearance, and interior sull-sashes could compensate for loss of double-glazing. As with other small or one-storey houses in this area, modest scale of house and traditional nature of materials used allow this more modern house-type to incorporate itself discreetly into the Heritage District. Detached, pitched-roof outbuilding (i.e. garage) with Insulbrick cladding - in itself a heritage material - contributes to village character and should be retained as is.

DESCRIPTION

Bungalow is built of elongated, grey bricks, over somewhat rustic Angelstone at front elevation which, in fact, faces north onto John Street. Asymmetrical elevation has broad window at LH side, comprising large, fixed central pane flanked by 1/1 operating units. Very deep, rock-faced windowsill rests directly on Angelstone plinth, while brickwork above is supported by hidden metal angel. Centrally located front door is slab-type with three, horizontal windows framed by planted mouldings (behind fully glazed storm door). At RH side are large, single-pane window, and at corner is unusual high-level pair of 1/1 windows, with post at actual corner, and additional 1/1 window at west elevation beyond. Thick stone sills and hidden, angel lintels are as described, and all windows have metal storms. Narrow aluminum shutters exist at various front windows. At east elevation, Angelstone plinth is returned along north end of this wall, ending at broad, two-vent chimneybreast, which rises into large stack above. An additional, single-vent chimney. built of small, coursed-rubble stones, projects from wall at LH side. Narrow soffits are clad in wood, narrow fascias support ogee-type aluminum gutters. and hipped roof is clad in terra cotta coloured asphalt shingles.

GARAGE

To west of house, detached gabled garage is clad in grey Insulbrick. Two single-car garage doors are ribbed aluminum and panelled wood at right, with wooden mullion between.



99 NAPIER STREET - KLEINBURG

Modern bungalow with low-pitch gabled roof, and projecting, single-car garage, and with ell-shaped verandah at front (c. 1960/2000).

COMMENTS

This modern bungalow is generally unremarkable, aside from its suitably discreet presence at the periphery of the Heritage District. Judging by nature of chimney at rear, house is an extensively reworked 1960s bungalow. Modest scale of elements, including single-car garage, as well as traditionally inspired, ell-shaped verandah, make building a good neighbour within the street. House should be maintained as is.

DESCRIPTION

Modest, modern, one-storey house is at end of road and well-concealed by foliage. Projecting garage has board-and-batten cladding framing single, vinyl, garage door with pressed, panels within sections. Garage gable has clapboard rising to flush eaves with multiple fascia mouldings. Verandah to south has pressure treated deck, with roof above supported by square-section posts with traditional bevelled edges. Actual house beyond is stuccoed, with similar verandah extending across front. Front door, to LH side, is four-panel wooden door between four-pane sidelights, and window to right is 1/1 wood. Gable above is clad as at garage, with similar fascias. Roof is clad in brown asphalt shingles, and a broad, textured-red-brick chimney rises at the rear of the building.



6 NASHVILLE CRESCENT - NASHVILLE

Two-storey, hip-roofed, brick- and aluminum-clad house with front verandah (c. 1970).

COMMENTS

House is well-concealed in veritable thicket of spruce and deciduous trees and is absolutely typical of its suburban genre and period. Windows do not reflect originals, but are, again, in keeping with typical upgrade for this type of house. Any addition to this building should not be visible above existing rooflines. See also the Plan and Guidelines.

DESCRIPTION

Two-storey, suburban house is entirely typical of suburban 1970s Ontario vernacular, with white brick at ground level and horizontal aluminum siding above. Recessed verandah, with front door at RH side, is enclosed by low wall having thin stone coping, and with three plain wooden posts supporting pitched roof above. At LH side is two-car garage with paneled, wooden door, and at RH side is hip roofed addition perhaps contemporary with body of house, built of similar materials. Windows are replacement casement units throughout. Soffits and gutters are typical aluminum profiles, and roofs are clad in black asphalt shingles.



20 NASHVILLE CRESCENT - NASHVILLE

Long, pitched-roof, beige-brick bungalow with recessed front verandah (c. 1960 ff.).

COMMENTS

Long, low house is generally typical of suburban Nashville, though form and details are unusual. Any addition to this building should not be visible above existing rooflines. See also the Plan and Guidelines for possible redevelopment of this site.

DESCRIPTION

Attenuated building appears to be much altered and refaced, older suburban house, with higher roof with roof-light at central portion suggesting second floor within. Central verandah is screened by attractive, low stone wall out of keeping with rest of building. Front doors are modern "heritage" doors with upper windows having incongruous gilded kames. Adjacent large bow window seems to be survivor of original house, whereas various 1/1 units with false shutters elsewhere are recent. Single-car, panelled, garage doors are under aluminum-clad gable at east end of house. Soffits and gutters are typical aluminum profiles, and roof is clad in brown asphalt shingles.



40 NASHVILLE CRESCENT - NASHVILLE

Long, hipped-roof, red-brick bungalow (c. 1990).

COMMENTS

Very long, low house is generally typical of suburban Nashville. Any addition to this building should not be visible above existing rooflines. See also the Plan and Guidelines for possible redevelopment of this site.

DESCRIPTION

Low, red-brick house is unusual for height of tall brick apertures across façade, all of which extend to close to grade level. Front door and sidelights, set under small off-centre gable, has triple full-height casement windows either side, beyond which windows are smaller double casements with wooden panels below. All sills are of red-brick, rowlock headers, and all window apertures have full-height shutters. To east, large, attached, two-car garage to has panelled, roll-up doors painted black. Soffits and gutters are typical aluminum profiles, and roof is clad in black asphalt shingles.



60 NASHVILLE CRESCENT - NASHVILLE

Long, stucco and wood-clad bungalow with central gable (c. 1950).

COMMENTS

Very long, low house is well-hidden in the forest, and is generally typical of suburban Nashville. Any addition to this building should not be visible above existing rooflines. See also the Plan and Guidelines for possible redevelopment of this site.

DESCRIPTION

Long, low bungalow is ad hoc in both form and materials, with a variety of fenestration. Soffits are clad in stained, v-jointed boards, gutters are typical aluminum profiles, and roof is clad in black asphalt shingles.



80 NASHVILLE CRESCENT - NASHVILLE

Two-storey, red brick and aluminum-clad house with projecting ground-floor wings (c. 1990).

COMMENTS

Any addition to this building should not be visible above existing rooflines. See also the Plan and Guidelines for possible redevelopment of this site.

DESCRIPTION

Large, six-bay, two-storey house has faintly traditional aspect, but variety of materials and window types is peculiar only to the Post Modern, eclectic style. Hiproofed extensions at either side appear somewhat as later additions, and thus increase apparent age of building. Use of two single-car panelled garage doors is preferable to double-width door, and windows at central panels is a somewhat traditional touch. Soffits, gutters and downspouts are typical aluminum profiles, and roof is clad in black asphalt shingles.



90 NASHVILLE CRESCENT - NASHVILLE

Rambling, stuccoed, Post Modern, Chateau-style house (c. 2000).

COMMENTS

This building should not set a precedent for development within the Heritage District; quite the contrary, in fact. Any further addition to this building should not be visible above the existing rooflines. See also the Plan and Guidelines for possible redevelopment of this site.

DESCRIPTION

Very large house is concealed somewhat by massing, and by being set below level of road, and by extending deep into site. House is a jumble of gables (at garage). round and segmental arches (at attenuated portico, and ground-floor windows), and dormers, with tall, main pavilion at entry and secondary, hip-roofed wings extending out from this. Stucco finish of walls is generally foreign to heritage district, as is scale and Windows are generally vinyl, style of house. casement-type, with false internal dividers. Large expanses of roof are clad in textured, grey asphalt shingles, and soffits and rainwater goods are of conventional, modern aluminum. Soffits, gutters and downspouts are typical aluminum profiles, and roof is clad in black asphalt shingles. High-level windows at two-car garage door are a nice, more traditional touch.



8 NASHVILLE ROAD - KLEINBURG

Two-storey, Georgian-style, frame house with ship-lap siding, bell-cast verandah and later rear addition with porches (the Kline-Howland House, 1858). Designated under OHA Part 4.

COMMENTS

An attractive and historic house generally in good repair. Minor splitting and decay in some clapboard requires attention, though patina of old boards is something to retain. Windows should perhaps have thicker sills, and appearance of underside of front verandah would be improved by use of traditional, non-standard framing, and suitable decking details. For further information on house, and property, see also City of Vaughan files.

DESCRIPTION

The Klein/Howland House - South elevation of house has modest (rebuilt) bell-cast, hip-roofed, central verandah supported by four front posts and engaged half-posts at building. Posts have stop-chamfers at top and bottom, latter above applied baseboard elements. Roof structure is exposed, from beams of paired, modern-section timbers to recent rafters with built-up, upper curved edge. Decking is of plain wide boards. Front door is modern, wood, six-panel (behind simple, wooden screen-door). Main house is clad in coved clapboard, boards having bevelled upper face to fit in notch of board above. At window frames and corners, simple vertical boards have back-band battens abutting clapboard. Fenestration is symmetrically placed pair of 6/6 windows at south, east and west elevations. Windows have 1/1 storms at ground floor south, lower screens at east and west ground floor, and two-pane wooden storms at upper level. Windowsills are thin and, judging by applied boards below, replace thicker originals. Eaves have moulding at wall-head, broad soffits have planted inner moulding, and wooden fascias are plain. Ogee gutters are unusually wide, with conventional, squaresection, aluminum down-pipes below. Hipped roof has large, unornamented, central flat and is clad in grey asphalt shingles. A single-vent, red-brick chimney is located at south elevation virtually over front door, with other in similar location at north pitch of main roof. North Addition - 1½ storey addition is of unknown age, with assumed, recent porches either side. Supporting posts are as at front and underside of porch roofs is open to broad boards. Windows are similar to those at main house but smaller, and doors are modern 6-panel wood.



12 NASHVILLE ROAD - KLEINBURG

Post Modern, pitched-roof, red-brick and aluminum-clad bank/bungalow (c. 1990).

COMMENTS

L-shaped bank building has numerous heritage-derived features, all within an altered, and distinctly modern, bungalow form. Cedar roof is welcomed, if somewhat anachronistic on one of newest buildings in the Heritage District. Generally speaking, this building, thought its use of materials and is massing, is not obtrusively contemporary within the village and blends well with the typical buildings of the suburban periphery. Back-lit signage, however, is not suitable and top-lit lettering would be more appropriate for this location. See the Guidelines for details.

DESCRIPTION

L-shaped, bungalow-type building is built primarily of red brick, with extensive use of aluminum siding at recessed front entry and adjacent bay window and end gable. Windows are double-hung wooded 1/1, with false dividers in thermopanes - typically 6/6, with 8/8 central unit at bay window. Masonry sills are of projecting rowlock headers, hidden shelf-angles above support typical coursed brickwork. Small metal shutters are adjacent all windows except at bay. Entry consists of pair of half-glazed doors with multiple upper panes and lower panels formed by planted mouldings, all set modest porch within ell, porch roof being supported by three slender, square-section posts, with curved fascias above. Broad soffits are clad in aluminum throughout, narrow fascias are of aluminum and support ogee-type aluminum gutters. and roof pitched are finished in cedar shingles throughout. Brick gable walls - to south, east and west, all have back-lit Royal Bank emblem and name.



21 NASHVILLE ROAD - KLEINBURG

1½ storey, Georgian-style, clapboard house with hipped-roof front verandah (the Doctor's House, c. 1867, named after Dr. James D. Stephenson). Designated under the OHA Part 4.

COMMENTS

Attractive house seems to have been somewhat vigorously restored, with many elements either not quite what they were. Overall appearance is attractive but seems to lack finesse of original heritage materials. Reinstatement of elements to original details, assuming documentary evidence exists, is to be encouraged. Among these might be different trim, and beams, at verandah roof, possible bell-cast to roof, re-laying of verandah deck to extend away from front wall, painting of verandah ceiling, removal of visible weather-stripping at front door, reinstatement of suitable windows and sills, possible reinstatement of clay-brick chimneys (if these existed), alternative gutter profiles and a fine, cedar

shingle roof. See also the City of Vaughan files from further information on this house, and property.

DESCRIPTION

Attractive clapboard house appears to have been entirely restored, including various features which may not be quite as originally. Front verandah has new painted boards of deck laid parallel to house. Hipped roof, without typical bell-cast, and is supported on simple posts having bevelled corners and rather modest gingerbread-type ornament, both of which disappear suddenly into knotty, varnished, v-jointed ceiling boards with no beams spanning between posts. Central front door is new, wooden, four-panel door with modest wooden sill and set within plain casings with beaded inner edge. Metal drip-moulding above and aluminum weather-stripping are obvious new elements. Front windows are replacement 6/6 units with thick muntins indicating individual thermopane units. Sills are remarkably thin, and wood shutters are new. Wooden clapboard is also new throughout, extending between single-beaded corner-boards. At upper wall over verandah roof, deep fascia extends across house below v-jointed soffit-boards. Typical, ogee-shaped aluminum gutter extends around corners at east and west sides to return back into gable walls. Cladding and windows (two per floor) at end walls are similar to those described. Roofs are clad in cedar shakes, and there are no chimneys visible at front elevation.



21 NASHVILLE ROAD (AT REAR) - KLEINBURG

Large, stucco and vinyl-clad, Lodge-style hotel with cupolas and chimneys (c 1990).

COMMENTS

New structure, "The Livery", occupies site of former Doctor's House barn. Scale of building is very large, and like other post-modern buildings in Kleinburg, an apparently traditional building is made using a number of traditional forms but employing entirely new materials. Once again, all these elements and finishes are entirely of their day, and this structure should remain as it is

DESCRIPTION

East Elevation - Large modern building is set behind Doctor's House and Wedding Chapel and thus, at present, well back from main streets. Entry is by means of large, gabled drive-thru' porch at east elevation, with beams at either side supported on robust brick piers, with projecting bases, staggered masonry and concrete copings, all built of lively. polychromed bricks. Building is constructed of a number of rather haphazard volumes and roof types. and finishes include textured concrete throughout much of base, fibre-board siding at upper walls and above cedar shingles at roofs, and two prominent, glazed cupolas located on roof-ridges. Windows are a variety of wooden units - typically casements with thick muntins and individual thermopanes - and chimneys are built of same lively, polychromed bricks as used at portico. Soffits and fascias are aluminumclad throughout, and rainwater goods are typical modern aluminum profiles. Roofing material is cedar shakes throughout. West elevation contains extensive glazing at lean-to, ground-floor sunroom along much of this side, facing adjacent chapel.



30 NASHVILLE ROAD - KLEINBURG

Symmetrical, 1½ storey, aluminum-clad, post-war house with large dormer (c. 1950).

COMMENTS

Despite some recent interventions at front stairs, exposed basement level and at chimney, house retains a fairly traditional aspect. Bell-cast roof, gabled dormer, and double hung windows help to achieve this, and thus building is a quiet neighbour within heritage district. Removal of the recent stone cladding, so contemporary in nature, is recommended, and a door more in keeping with period of house would be an improvement. Metal storm windows, however, are not obtrusive in this instance, nor is aluminum siding, which is assumed to replicate original wooden clapboard.

DESCRIPTION

Modest house is square in plan, and symmetrical in front elevation, with central door reached by small flight of stone-clad stairs having plain metal railings to either side. Replacement front door is panelled, with so-called fanlight in upper area (behind 3/4 glazed metal storm). House is clad entirely in aluminum siding, with base below clad in veneer similar to Angelstone. Windows at either side consist of 3 units each, with central 3/1 flanked by narrower 2/1 units (all behind 1/1 metals storms). Window trim is all aluminum and includes narrow shutters beyond - two of these being behind the electric lights at either side of front door. Narrow soffits are finished in aluminum. and narrow fascias support ogee-type aluminum gutters leading to conventional downpipes. At second floor, broad, gabled, central dormer is also fully clad in horizontal aluminum siding and contains window similar in size and type to windows at ground floor. Main roof has slight bell-cast, and all pitches are clad in dark grey asphalt shingles. A single chimney stack rises from the upper east pitch of the roof, and this too is clad in bands of stone veneer as at base of house.



33 NASHVILLE ROAD - KLEINBURG

Carpenter Gothic-style church, with modest belfry, and projecting north porch (c 1990).

COMMENTS

Attractive wedding chapel is not what it might at first seem to be, perhaps an unintentional yet appropriate metaphor for the institution celebrated wihin. And who knows what treasures lie inside? All elements and finishes are entirely of their day, and this Post-Modern structure should remain just as it is.

DESCRIPTION

Attractive church is recent construction modeled on traditional nineteenth-century type; though materials of construction are modern composites. Entry is reached by modest flight of steps leading to landing enclosed by ornate, wooden newel posts with profiled wooden rails and flared pickets forming arches between. Pair of framed and diagonally lined. wooden front doors are set in low-pitched, pointed arch aperture of projecting porch. Porch itself is clad in horizontal fibre-board siding, with vinyl lattice above, on vinyl-clad beams, adjacent vinyl-clad soffits and fascias. A simple, wooden finial extends above and below gable. Cladding materials for nave of church are similar, and single lancet windows have broad, plain vinyl casings, with sealed, insulating units separated by true wooden muntins, which form irregular pane sizes at ground-floor apertures. Soffits at high level are aluminum-clad, while belfry is again of fibreboard. Finial is wooden and bell is of real bronze. At east and west elevations, tall lancet windows extend into wall-head dormers, with finishes and details as described. There are neither gutters nor downspouts, and roof pitches are, perhaps surprisingly, clad in cedar shakes throughout.



40 NASHVILLE ROAD - KLEINBURG

Heritage-style, clapboard house comprises taller, pitched-roof block to west, with verandah on south and west sides, and smaller, 1½ storey block, with wall-head dormers, to east (1992).

COMMENTS

Large house is cleverly integrated into the heritage district, with only faint clues visible from a distance to suggest recent date of construction. This structure serves as an indication of how a modern house, built and clad entirely in modern materials, may be integrated into the heritage district. Primarily the two bay windows, as well as the modern door, seem inappropriate to character of period house; but then, these could be later interventions, and in this way, even serve to make the house seem more authentic. Also, minor gingerbread at verandah eaves is out of character with a generally Georgian style.

DESCRIPTION

House is a quite convincing fake, both in massing and proportion, and in details. Cladding throughout is wooden clapboard, with finer spacing typical of midto-late-nineteenth century clapboard. Taller block to west has verandah on south and west sides, with roof supported on square-section posts, and with minor gingerbread forming braces to shallow beams above. Railing, with typical square-section pickets, is set at modern Building Code height, but with ingenious, horizontal apertures below handrail, which afford view outwards, as with traditional, lower railings. Within verandah, which is open to underside of structure, are entry to house and, to left, bay window. Front door is modern, pressed-metal with upper, leaded-glass window and two panels below, set between halfglazed sidelights. Bay window has fixed central sash, and operating casement at either side, all with false dividers within sealed units. At upper floor are pair of 8/8 units with thick, plain casings and sills. Narrow soffits are also clad in aluminum, supporting ogee-type gutters on narrow fascias. Pitched roof is clad in shingles, and a large, red-brick chimney rises off an exposed chimneybreast, at west gable. Smaller block to east has treatment similar to west block, with 8/8 window and another bay window at ground-floor level. Second floor has wall-head dormers, with peaked roofs, housing also 8/8 windows. Eaves, gutters and shingles are as described above.



41 NASHVILLE ROAD - KLEINBURG

Low, one-storey, clapboard shop with gable and large, multiple-pane windows (c 1990).

COMMENTS

Scale of modest building is in keeping with Kleinburg Village, though type is bungalow form with unusually large windows having small multiple panes. Building is in keeping with theme of adjacent buildings to east and south, using somewhat traditional elements in a generally new, or Post Modern, manner. Once again, these elements and finishes are entirely of their day, and the building should remain as it is.

DESCRIPTION

Modest one-storey building has half-glazed wooden door between three-pane sidelights, set in small projecting, gabled vestibule. Wall surfaces are comprised primarily of large picture windows with real wooden muntins between individual thermopanes, all giving quaint effect. Walls have clapboard throughout, while soffits and fascias are finished in aluminum. Gutters and downspouts are conventional aluminum profiles, and low-pitched roof is clad in cedar shingles.



49 NASHVILLE ROAD - KLEINBURG

Aluminum-clad, hip-roofed, one storey house with front gable and attached garage (c 1950).

COMMENTS

Modest, cottage-like bungalow is typical of mid-twentieth century suburban Kleinburg Village but is perhaps the only example of its kind. Horizontal aspect of double-hung windows is unusual, as are wooden storm-windows, and these elements should be retained. Any addition to the existing structure should not be visible from the street, and for any proposed future development of this site, see the Plan and Guidelines.

DESCRIPTION

Single-storey house is L-plan structure somewhat hidden from view by elevated grade, split-fail fence and various trees. Single-car garage and side door - under modest canopy - are set back at LH side, while main entrance is recessed within corner porch at LH side of projecting front gable. Porch structure consists of paired, square-section wooden posts at either side. with front door being recent, half-glazed unit with nine upper panes and lower, cross-framed panels. Adjacent front windows are row of triple, 2/2 units with horizontal panes (behind two-pane wooden storms), with small metal shutters at either side. Walls are clad throughout in finely spaced, blue, wooden clapboard, lending distinctly cottage-like aspect to building. Windows at recessed wall to right are group of two. similar units and larger, single 2/2 window (all with similar two-pane wooden storms). Soffits and fascias are aluminum-clad, and roof has black asphalt shingles.



59 NASHVILLE ROAD - KLEINBURG

Pitched-roof, gabled, wood-clad structure with varied windows and cladding (c. 1920?).

COMMENTS

Long house with steeply pitched roof is somewhat mysterious, and more attractive for being so. Building seems to date from earlier twentieth century, though alterations obscure origins. Cladding and ground-floor windows are recent, the latter not unsympathetic to character of original. Remaining old windows at front and west elevation should be retained, and restoration of original finishes might be considered if these can be determined. For further alteration of, or any addition to, the existing structure, see the Plan and Guidelines.

DESCRIPTION

Long, pitched-roof house appears to be of some age, given upper-floor window type, sag in roof ridge behind, and nature of windows and cladding at west Projecting, low-pitch, front gable has elevation. unusual, round-headed entry containing vertically lined wooden door with small central window (behind glass storm door). Lower walls are clad in horizontal aluminum siding, with vertical aluminum siding above approximately three-foot level. Wall to west of gabled block contains three large, modern, horizontally sliding windows. At second floor, within gable, wide, wooden, casement windows, with horizontal panes, are unique within Kleinburg and appear to date from earlier twentieth century. At west gable wall, ground-floor windows are one typical 3/1 unit and one 2/2 with horizontal panes. Window above is eight-pane casement. Soffits and fascias are aluminum-clad and pitched roof has brown asphalt shingles throughout. A single-car garage is built into east end of house, under tall, steeply pitched roof as elsewhere.



69 NASHVILLE ROAD - KLEINBURG

Large, neo-Georgian, aluminum-clad house with gabled coach-house/garage (c. 2000).

COMMENTS

Large house, set high on hill, is typical of Post Modern Kleinburg. Once again, materials everywhere are not what they seem to be, and woodgrain stamped into shutters and into dentilled entablatures at windows is particularly unusual. This prominent house is not in keeping with traditional or suburban Kleinburg Village, and though entirely of its day it should not serve as a model for future development within the Heritage District. The absence of any brick chimneys is unfortunate on a building apparently intended to echo traditional forms.

DESCRIPTION

Long, five-bay house is inflated version of traditional Georgian type. Central front door is stamped, sixpanel, stamped-metal door between half-glazed, leaded-glass sidelights, framed by prominent, white vinyl mouldings. Door trim consists of plain fascia with dentilled cornice, spanning between simple fluted pilasters at either side. Windows throughout are 6/6 units, with false dividers and non-existent sills. Entablature above consists of dentilled cornice as described, spanning width of aperture only and not beyond. All windows also have fixed vinyl shutters and are without casings. Large, gabled garage to east, attached to house by mudroom and corridor, is more typical of Victorian or Arts and Crafts forms. Pair of panelled garage doors are set in apertures with chamfered corners, above which second floor windows are 12/12 units, otherwise as described. Soffits and fascias and clad in aluminum throughout. gutters are conventional ogee-type aluminum, and roofs are clad in dark-brown asphalt shingles. There are no chimneys.



73 NASHVILLE ROAD - KLEINBURG

Large, stuccoed, Post Modern house with large attached coach house/garage (c. 2000).

COMMENTS

Large house set high upon hill is typical of Post Modern Kleinburg, though in this case generally lacking in the usual contemporary ornaments. Massing is evocative eclectic, masonry, Victorian types, though actual appearance is not. This large house is not in keeping with traditional or suburban Kleinburg Village, and though typical of its day it should not serve as a model for future development within the Heritage District. The "stork house" is a most intriguing feature!

DESCRIPTION

Very large, two-storey house has somewhat traditional massing, with tower and left and turret at right, but is curiously lacking details. Pair of half-glazed, front doors is set below modest flat-roofed canopy supported by plain square-section posts. Door frame at entry is plain, flat, rendered casing. Windows throughout are tall triple casements without dividers. also set within plain rendered casings. Soffits and fascias are aluminum-clad throughout, gutters are conventional ogee-type aluminum, and roofs have terra cotta asphalt shingles. Tower has modest mansard roof, and an unusual chimney is just visible above the main peak. Engaged garage/coach house at LH side has steel gable facing street, and broad popup dormer at second floor. Panelled, single-car garage doors have central windows at eye-level. A curious wooden structure (perhaps a stork house?) with conical roof is set at peak above.



89 NASHVILLE ROAD - KLEINBURG

Symmetrical, 1½ storey, aluminum-clad house with (later?) front door surround (c. 1920?).

COMMENTS

Attractive house is of uncertain age, general form suggesting nineteenth century origins, but windows contradicting this. Front door surround is elegant in form but surprisingly simple in its details, being perhaps a replica of an earlier version? Loss of period door and sidelights – assumed to have been a four-panel wooden door between half-glazed sidelights – is unfortunate, and reinstatement is encouraged. Further investigation of extant fabric, and archival photographs, may indicate nature of original entrance. While wood siding is preferable, current aluminum siding is not inappropriate, though spacing may perhaps be too wide relative to original. This might well be assessed from nail patterns on sheathing below, or even from studs or posts within. (Original exterior material may also have been plaster on wood lath,

known as roughcast or render.) 4-over-1 windows are unusual Heritage Feature, and these should be retained. Installation of a cedar-shingle roof and chimney(s) would contribute also to restoration of this old home. See also the Guidelines for further assistance in these esoteric matters.

DESCRIPTION

Modest house has Classical Revival aspect, including wooden pilasters and entablature and framing conventional, replacement front door (behind metal storm). Pilasters consist of fluted shafts on built-up bases but are surprising without capitals. Entablature comprises various simple, suggesting recent original of door surround. Cladding throughout is grained, horizontal aluminum siding, presumably replacing original clapboard. To either side of central door is single, 4/1 window with vertical upper panes (behind metal storms). Upper level front is without windows. while east and west elevations have either 4-over-1 or 1-over-1 windows (behind metal-framed storms). Eaves are finished in aluminum; gables are without shingle moulding and roof is clad in black asphalt shingles. There are no chimneys.



99 NASHVILLE ROAD - KLEINBURG

Pitch-roofed, 1½ storey, aluminum-clad, Ontario-Gothic house, with full-width front verandah, and with various alterations, addition to east, and old barn and pump (c. 1870).

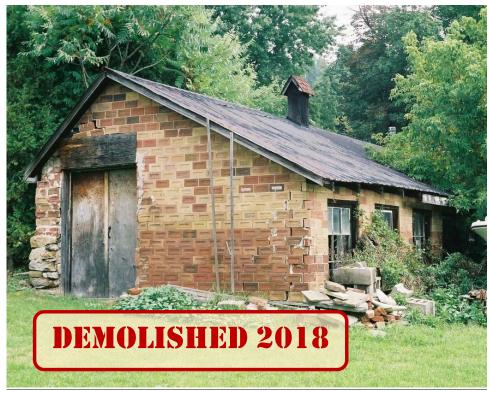
COMMENTS

This is a very interesting property, and a prominent one within the Village, being at the junction of Highway 27 and Nashville Road. Off-centre placement of front door of house indicates importance of spaces within over external symmetry, suggesting early date of construction and suggesting also prominence of old, north-south road at that time. Larger ground-floor window (to left) may replace pair of original windows, presumably 2/2 type, and one such window may even exist within the upper gablet. Original materials may also exist beneath modern cladding, including at verandah beam. Replacement windows are inappropriate. Outbuildings, particularly masonry structure, are rare within Kleinburg Village and are indicative of lost aspect of traditional rural life. These

should be stabilized in the short-term, and perhaps later be adapted to suitable new uses. See also the Guidelines for any intended restoration work to the property.

DESCRIPTION

West Elevation - Orientation of house, with verandah and gablet to west, suggest orientation towards old road (now Highway 27) prior to prominence of Nashville Road. Verandah, with no railings, has slight bell-cast to roof, and is supported on unpainted, replacement posts rising to deep, aluminum-clad beams. Front door is offset to right of centre, and is recent, half-glazed, ninepane door with cross-braced lower panels (behind modern, glass storm). Windows to either side are picture modern windows over bottom sliders. LH window being much wider than RH window, suggesting (original) parlour within. At upper level, small sliding windows are tucked below narrowly projecting eaves, while central gablet is blank. Soffits are also aluminumclad, roofs have brown asphalt shingles, and recent chimney stack (to furnace) exists at north gable. North Elevation - Side (gable) elevation is now front elevation onto Nashville Road, with pitched-roof extension to east. Windows throughout are a variety of modern, horizontal sliders, with ground floor windows appearing almost below grade at this elevation.



99 NASHVILLE ROAD (CONTINUED)

STONE AND BRICK OUTBUILDING

Situated at rear of property is unusual little outbuilding, built of rubble stone at north wall and of stamped, Milton bricks elsewhere. Roof is asymmetrical pitched roof, clad in profiled metal roofing, with short pitch to north and long, gentler pitch to south. Central, small, gabled sheet metal chimney suggests former cottage-industry use. Several, six-panesash windows exist across south wall, while access is via crude plywood doors under collapsing lintel, which is also enclosed with plywood.



BARN AND PUMP

An old, two-storey, pitched-roof barn exists to south-west of house, currently clad in Insulbrick siding, and with chipboard-clad, lead-to addition to east. Windows in barn include old, six-pane, fixed sashes at south elevation. Broad vertical boards, formerly with battens, are visible where Insulbrick is torn and missing, are fixed with cut nails and are in good repair. Gutters are modern, ogee-type aluminum, and roof is clad in profiled, galvanized metal roofing. Cast-iron pump on wooden platform exists at south of property.



171 NASHVILLE ROAD - KLEINBURG

1½ storey, gabled, aluminum-clad, T-plan house with triple chimneys (c. 1920).

COMMENTS

Attractive house is set well back from road, and at angle suggesting possible original orientation towards intersection of Highway 27 and Nashville Road. House is unusual within the proposed Heritage District and is not immediately dateable but appears to be Arts-and-Crafts derived home, having traditional elements such as sash-and-case windows (with wooden storms) and upper level, multiple-pane casements (also with wooden storms). Original cladding material is assumed to have been painted clapboard in similar exposure, and current aluminum siding is an acceptable alternative. Removal of large stone chimney at gable would allow reinstatement of shutters, but really house should simply remain as is.

DESCRIPTION

Aluminum-clad house has front façade facing northeast, with front door set in recess under roof at LH side. To right is small, multiple-pane wood window with shutters. Gabled, side elevation is just visible from road, with side door, apparently an alteration (behind simple wooden storm), set between two, 6/6, wood windows (with twelve-pane wooden storms). An additional, similar window is set at RH side of gable wall, beyond wide, fieldstone chimney. Windows have narrow sills, modest casings and drip mouldings, all in wood, and hinged, wooden shutters where space permits. Rear wing of house, to southwest, has large, fixed, multiple-pane sash within small, projecting bay at ground floor level. At gable wall, upper level, windows are double, eight-pane casements (behind eight-pane wooden storms). Window trim here is as described. Soffits and fascias are finished in aluminum. rainwater goods are conventional aluminum profiles. and roof is clad in somewhat rusticated, mottled, grey asphalt shingles. Large chimney at northwest gable seems a later addition to house, particularly given shutter hinges at adjacent window jambs, and abrupt interruption of gable fascia. A second, single-vent, whitewashed chimney exists at opposite gable, and a wide, whitewashed stack rises from towards end of gabled rear wing.

GARAGE

To northeast is detached, three-car, board-and-batten garage, with similarly clad single-car doors. Pitched roof of garage has failing wooden shingle roof and metal ridge-roll.



190 NASHVILLE ROAD - KLEINBURG

Board-and-batten, Ranch-style house with front verandah and glazed front gable (c. 1970).

COMMENTS

Long low house is generally typical of suburban Kleinburg, though unusual in its details, particularly glazed front gable with sheltered terrace. Combination of replacement doors is incongruous, and these might be effectively rationalized. See the Plan and Guidelines for suggestions.

DESCRIPTION

L-plan bungalow is clad in board-and-batten siding, with blank south wall, triangular in plan, facing Nashville Road. Front elevation faces east, with gabled wing at LH side having projecting eaves sheltering modest terrace below. Front door, at right, is modern, pressed-metal door with semi-circular upper window having false muntins. Adjacent wall has fieldstone facing under four single-pane casement windows, with operating outer units. Upper gable has additional glazing, with large, triangular outer units. Main body of house extends to north, with full-length verandah supported by plain, square-section posts with plain wooden picket railing extending between. Original main entry is assumed to be at LH side of verandah, now with replacement stamped-panel door with upper "fanlight" (and unsuitable, gingerbreadtype wooden storm), with full-height sidelight to LH side. At either side of door are small, high-level octagonal windows with abstracted keystones in frames. Wide bay window to right has large central pane flanked by 1/1 units. Veranda ceiling, soffits and fascias are finished in aluminum. Rainwater goods are conventional aluminum profiles, and roof is clad in brown asphalt shingles. Detached, triple-car garage to north has three, single-car doors with stamped panels and full-width, fixed, fan-light-type windows in top panels. Garage roof is clad in unusual, and rather prominent grey plastic pantiles.



220 NASHVILLE ROAD - KLEINBURG

Pitched-roof, ell-plan, brick bungalow with new stone trim, and with rear walk-out (c. 1960).

COMMENTS

House is set in valley adjacent West Humber River, and is one of few in this area. Orientation provides indication of former line of Nashville Road, prior to recent alterations. (Note also old, concrete, bridge abutments relating to old Nashville Road at rear of garden.) Any addition should be suitably designed with regard to both Nashville and Howland Mill Roads. See the Plan and Guidelines for further suggestions.

DESCRIPTION

Modest bungalow is reached via Howland Mill Road, and oriented towards northeast to face same. Front elevation has brick gable at LH side, containing two, small, replacement, 1/1 windows with sawn stone sills and hidden steel angle lintels. At RH side, front elevation has projecting eaves which shelter low, stone-faced planter. Front door is set within deep recess adjacent projecting gabled wing, with half-glazed, nine-pane door (behind metal storm). Walls at one-storey portion, and to left of front door, have been recently re-clad in somewhat rustic, coursed random rubble. Small, single-pane sashes exist in walls adjacent door, and large bay window to right has typical fixed central pane and unequal sash, 1/1 units to either side. At extreme RH side, house extends under lower pitched roof with stoneclad addition. Gable facing Nashville Road is clad in clapboard, and soffits and fascias are also of wood. Gutters and rainwater good are conventional aluminum, and pitched roofs are clad in black asphalt shingles.



245 NASHVILLE ROAD - KLEINBURG

Modest, rendered, hipped-roof, brick bungalow with broad eaves and bell-cast roof (c. 1950).

COMMENTS

House is an unusual post-war house maintaining various original features, including "streamlined" windows. Building is set near bottom of valley, with orientation suggesting former line of Nashville Road, prior to recent alterations. Building should be maintained as is, with removal of metal storm windows a recommended alteration. Any addition should be suitably designed with regard to views from Nashville Road, such that existing rooflines at both house and garage are not exceeded. See the Plan and Guidelines for further suggestions. Barns, when seen over pond from Stevenson's Road, with split-rail fence and pond in foreground, provide attractive, bucolic prospect quintessentially rural and agricultural in nature. Structures contribute much to heritage village character of Kleinburg-Nashville, and manifest former farm uses of valley lands. Retention of these

various elements, and adaptive re-use of buildings if necessary, is absolutely to be encouraged.

DESCRIPTION

Modest bungalow is set well back from Nashville Road, with front elevation towards northwest. Front entry is set in recess below main roof, with door having three. tall, narrow windows over applied mouldings forming panels below (behind metal storm door). Adjacent fenestration to left comprises large, 1/1 unit flanked by smaller 2/2 units with horizontal panes. Additional front window is at RH corner of building, with similar window beyond corner. Fenestration here consists of wide, 2/2 unit, again with horizontal panes (all behind metal storms), and with thick sill. Side elevation, to northeast, is also visible from Nashville Road, with two wide. 2/2 windows as elsewhere towards LH side. Towards RH side, broad chimneybreast extends above roof in red-brick, two-vent stack. Very wide soffits are finished in wood, narrow fascias are hidden by ogeetype aluminum gutters, and downpipes are in conventional aluminum. Unusual, bell-cast, hipped roof is clad in light-grey asphalt shingles. Two-car garage at rear has similar bell-cast roof and broad eaves and appears contemporary with house. Doors are simple, wooden, panelled sectional doors. A second, small house, set further east on the property, does not appear to be of heritage value but this should be confirmed by inspection of the structure under existing finished, and of the interior.



245 NASHVILLE ROAD (CONTINUED) - KLEINBURG

OUTBUILDINGS

Further to southeast on the property are two imposing barns, both of which are visible from all adjacent roads.

EAST BARN

(c. 1900?) has more formal, designed aspect. Three storey building has upper two floors set within gambrel roof clad in ribbed, galvanized metal sheets. Wall cladding is cove-type clapboard, with horizontal, six-pane windows placed symmetrically at north elevation, around central doors, and along both sides. Roof-peak has appealing array of four peaked, circular metal vents.

WEST BARN

(c. 1880?), clad in vertical boards and comprising 1½ tall storeys, has undulating roof-line indicative of settlement. Doors and windows are a variety of randomly placed, wooden units, windows having multiple-pane sashes. Pitched roof is clad in ribbed metal roofing at east side and asphalt roof at west. A similar, small, one-storey, pitched-roof addition exists at north end.



290 NASHVILLE ROAD - KLEINBURG

Unornamented, pitched-roof, beige-brick two-storey house (c. 2000?).

COMMENTS

Simple house is only faintly visible from road, being much concealed by Cyclopean piles of limestone in the foreground. These stones are not from a local source and their presence is foreign to the Heritage District both in concept and material. Stone gates, on the other hand, are more typical of suburban Kleinburg. Two-storey house is also atypical in the District, and any alterations or additions should be designed to try to address this situation. See the Plan and Guidelines for further suggestions, including comments on suitable landscaping practices.

DESCRIPTION

Entrance to property is defined by stone piers set within low walls built of random, coursed-rubble limestone. House is set somewhat behind hill, oriented to face northeast, and much hidden also by extensive landscaping work. Two-storey beige-brick faces north-east, with ground- and second-floor fenestration of large picture windows over wide bottom-sliders. Narrow soffits and fascias are aluminum-clad, and rainwater goods are conventional, modern aluminum profiles. Pitched roof is clad in light-brown asphalt shingles.



591 NASHVILLE ROAD - NASHVILLE

Pitched-roof, brown-brick bungalow with second-floor dormers (c. 1950).

COMMENTS

Post-war bungalow is in good original condition, including original, horizontally oriented, double-hung windows – except at LH side. Arched apertures at basement windows are unusual in house of this age and type. Plain, flush-ply front door is assumed not to be original. Attractive, period house should remain as is, and appearance would be enhanced by removal of exterior storm windows and screens. Any addition to this house should not be visible above existing roof peaks.

DESCRIPTION

Elongated, brick bungalow is unusual for pair of upperlevel dormers, and for lower-level garage addition to Masonry is common-bond, brown brick west. throughout, with wall-plane at door and to west stepping back from wall at east side. Basement windows apertures have double, rowlock-header voussoirs within outer band of headers. Off-centre entry is reached by small flight of steps, with slab-type front door (behind glass storm door) having tall sidelight in textured glass to right (behind aluminum storm window). Main front window is large, triplesash, replacement, with outer casements flanking fixed central sash. Fenestration to right of door consists of group of three, 2/2 units with horizontally oriented panes (behind metal storms). Garage wing, to west, has wider, 2/2 window, again with horizontal panes. Ground-floor windows have brick sills and headers concealed by full-length wooden fascia throughout wall-head. Soffits are narrow, except at and to west of entry, and are finished throughout it aluminum. Narrow fascias have conventional ogee-type aluminum gutters, and downspouts are also typical aluminum. Two wide dormers exist at front roof pitch, both clad in horizontal aluminum siding, and containing 2/2 windows with horizontally oriented panes (behind metal storms). Roof is clad in black asphalt shingles, and a single-vent chimney stack exists at east gable. Garage door, below west gable, has two-car standard aluminum garage door.



615 NASHVILLE ROAD - NASHVILLE

Vinyl-clad, Post Modern house with small dormers and attached "coach house" (c. 1990).

COMMENTS

Large, vinyl-clad house is typical Post-Modern building, with details of trim deriving from traditional models, but with generally atypical windows. House should remain as is, with any future addition not to be visible above existing roof peaks.

DESCRIPTION

Two-storey house is clad entirely in closely spaced, horizontal, vinyl siding, with upper level generally concealed within large pitched roof, except at gabled front to garage. At ground floor, front door is recessed under LH side of one-storey, gabled projection towards west side of house. Entrance has half-glazed door with leaded upper light (behind metal storm door). Fenestration in projection consists of small, double casement with false, eight-pane muntins, with wide vinyl shutters either side. Gable is vinyl-clad, with wide wall-head moulding below eaves. Main front window is large unit flanked by small shutters, and contains four tall casements separated by narrow mullions, each sash having false, 12-pane dividers. Secondary entry adjacent garage has half-glazed, leaded-light door with two stamped panels below, set between windows with 6/6 false muntins. Above door and windows is 14-pane transom, again with false muntins. Second floor is built entirely into large roof, with main pitch containing three small, gabled, vinylclad dormers. Windows are apparent six-pane casement units, with modest peripheral vinyl trim and flanked by narrow shutters. To east of house, twostorey garage has lower, pitched-roof link containing entry as described. Two, single-car garage doors are stamped with unusual, double row of vertically oriented panels, and have four groups of six-pane windows spanning across upper portion. Garage-door has modest vinyl casings, with drip moulding above, and vertical trim at corners is as elsewhere. Full-width gable projects beyond front wall, with trim as elsewhere. Upper floor window is tall double casement, with false 10-pane muntins, and with typical trim and shutters. Peak of gable has small, lunette vent. Soffits and fascias are aluminum clad, and rainwater goods are in conventional aluminum. Roofs have dark brown asphalt shingles.



625 NASHVILLE ROAD - NASHVILLE

Stuccoed brick bungalow recently remodeled in Post-Modern manner (c. 1960 and 2002).

COMMENTS

Bungalow form is typical of latter twentieth century suburban Kleinburg, though now refinished in manner evocative of a Georgian cottage, particularly quoins and moulded casings and sills. Modest scale of house remains typical of suburban Kleinburg, and building should remain as is. Any addition should not be visible above existing roof peaks.

DESCRIPTION

Circa 1960s bungalow is transformed by application of stucco, with ashlar wall surfaces except at projecting quoins at outer corners and adjacent recessed central doorway. Entrance comprises fully glazed door having leaded, translucent glass window, and with similar, narrow sidelight to left. Windows are double hung throughout, all of 6/6 configuration formed by white (false) muntins. Moulded casings at either side of windows terminate in projecting sills with additional profiles below. Garage has double-width door with typical stamped panels. Soffits are aluminum-clad and rainwater goods are in typical aluminum profiles. Roof has light-brown asphalt shingles, and a two-vent, brown-brick chimney at east gable wall indicates nature of original cladding material.



637 NASHVILLE ROAD - NASHVILLE

Pitched-roof bungalow built of white glazed-brick, with double-car garage (c. 1960).

COMMENTS

Modest brick bungalow is typical of peripheral Nashville and building should remain as is. Any addition should not be visible above existing roof peaks.

DESCRIPTION

Modest bungalow has front wall set back behind plane of garage door, with broad soffits allowing modest verandah at RH side. Central entrance has replacement, 34 glazed door with two lower stamped panels, set between narrow, full-length sidelights. Window to left is slightly projecting bay, having very wide central pane and modest casements either side, with over vertical, v-jointed boards below. Window to right also has wide central pane and modest casements either side, with painted bricks below narrow stone sill. Garage, to RH side, has double-width door with typical stamped panels under vertical Soffits are aluminum-clad. aluminum cladding. rainwater goods are in typical aluminum profiles, and roof is clad in grey asphalt shingles. A single-vent, white-brick chimney rises from rear roof pitch, and a large, stainless steel chimney exists at east gable.



645 NASHVILLE ROAD - NASHVILLE

Hipped-roof, stone-clad bungalow with modest gable and two, single-car garages (c. 1970).

COMMENTS

Modern bungalow is in good condition, with replacement windows assumed true to original. Replacement front door and sidelight however, although intended to have "heritage" aspect, are incongruous on modern bungalow and an original, period door would be preferable. Missing shutters at RH window might be reinstated.

DESCRIPTION

Modest bungalow is clad in elongated, grey bricks with occasional decorative, brown bricks. Central entry is reached by flight of replacement, stone steps, and "leaded-light", half-glazed, comprises modern. paneled, pressed metal door with similar replacement sidelight to left. Front window at RH side consists of replacement. 1/1 units either side of large picture window, over double, stretcher-course brick windowsill. Windows to Left of door are two pair of replacement, 1/1 units with sills as described. False metal shutters remain at LH side windows only. Soffits are aluminum-clad throughout, and rainwater goods are conventional aluminum profiles. Pitched roof is clad in light-brown asphalt shingles, and a single-vent, brick chimney exists at east pitch. At west side, beyond integral, single-car garage is added, hippedroof, single-car garage, clad in vinyl siding. Both garage doors have impressed panels in typical roll-up doors.

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657 NASHVILLE ROAD - NASHVILLE

Stone- and wood-clad bungalow with full-width verandah and two-car garage (c. 1970).

COMMENTS

Modern bungalow is in good condition, albeit with altered verandah and windows. Vertical wood cladding was presumably originally painted, and bay window is incongruous (especially in wooden portion at base), though somewhat traditional in type. Repainting of vertical wooden cladding would make this structure more in keeping with its original appearance.

DESCRIPTION

Long bungalow is faced with split-face, coursed stone, with unpainted, vertical wood siding at verandah and at west side. Verandah is reached by flight of replacement, stone-clad steps with replacement, tall, vinyl railings, which extend also across front. Front entrance is set at LH side wall, with half-glazed door. Inner hall is lit, unusually, by three, large, glass blocks set in otherwise blank wall adjacent garage. Windows at verandah are six replacement, casement units, door with small central window (behind glazed storm door). At west side, elevation has stone base, with unpainted vertical wood panelling above. Central bay window, with single casement at each face and with similar paneling below, is later alteration. Garage door has impressed panels imitating traditional, floating wooden panels. Soffits are aluminum-clad throughout. and rainwater goods are conventional aluminum profiles. Pitched roof is clad in brown asphalt shingles and there are no chimneys.



667 NASHVILLE ROAD - NASHVILLE

Long, pitched-roof bungalow refaced in rubble veneer, with two-car garage (c. 1960).

COMMENTS

Re-clad bungalow is in good condition, though prominent stone cladding is out of keeping with both traditional and original cladding material of this house type; though house is generally typical of type and scale of peripheral Nashville village. Replacement windows are unfortunate, and replacement of existing garage door with door having traditional panels, whether real or stamped, is recommended.

DESCRIPTION

Long bungalow is faced in random, coursed rubble, with multiple stones at sills, cladding material assumed to be over original brick. Low, stone -faced wall forms planter in front of entire front of house, with entry reached by flight flagstone-clad steps and landing having small metal railing. Front door is slab-type door with small central window (behind glazed storm door). Windows throughout are replacement aluminum units, each with single central pane between sidelights having bottomsliders. Principal windows, at west side, are set over panel of vertical aluminum cladding. An additional slabtype door, having three, wired-glass panes, is set adjacent double-car garage at east side. Garage door is single door with horizontal ribs, set within stone-clad piers. Soffits and gables are aluminum-clad throughout. and rainwater goods are conventional aluminum profiles. Pitched roofs are clad in grey asphalt shingles, and a stone-clad chimney exists at west gable.



668 NASHVILLE ROAD - NASHVILLE

Ranch-style bungalow with red-brick and Angelstone cladding (c. 1960).

COMMENTS

Typical suburban bungalow is in good original condition, with slightly incongruous weathervane and cupola assumed to be a later adornment. Any addition to this low structure should not rise above existing rooflines; and for future development on this site, see the Plan and Guidelines.

DESCRIPTION

Long bungalow has red brick cladding at either side, and Angelstone under vertical boards at central portion. Panelled wooden front door is set in recess near centre of building. Fenestration appears original, with 1/1 either side of large picture window at RH side, sliding glass doors at LH side, and two paired, 1/1 units at central wall. At extreme RH side are pair of single, paneled, wooden garage doors. Soffits and gables are aluminum-clad and rainwater goods are conventional aluminum profiles. Pitched roof is clad in black asphalt shingles, with an unusual, wide chimney built of fine Angestone adjacent, and a small, louvred cupola and ornamental metal weathervane over the garage.



678 NASHVILLE ROAD - NASHVILLE

Ranch-style, hipped-roof, white-brick bungalow, with recent alterations (c. 1960/2003).

COMMENTS

Typical suburban bungalow generally provides good example of how to expand this house-type within the guidelines for the Heritage District. New front door is unfortunate misinterpretation of a traditional types, and installation of a panelled garage door would be an improvement. Addition of render (or stucco) over original brickwork is unfortunate and diminishes period integrity of original house. Appearance of central chimney would be improved by reworking of metal elements. For any future development on this site, see the Plan and Guidelines.

DESCRIPTION

Modest bungalow is currently undergoing extensive work to become two-storey building, with new front gables and dormers. Most alterations are suitable to the suburban Heritage District context, though front door, with large, oval, leaded-glass window having gilded kames, is incongruous. Large, multiple pane bow window at right is retained original feature. whereas casement at left, with false muntins, are new. Modest dormers have square, nine-pane sashes atypical of Kleinburg, but somehow acceptable on this house. At RH side, garage has double, ribbed aluminum, garage door. Soffits and gables are aluminum-clad and rainwater goods conventional aluminum profiles and pitched roofs are clad in black asphalt shingles. A wide, white brick chimney, with prominent aluminum inserts. rises from beyond central ridge, with an enormous metal flashing at its base.



685 NASHVILLE ROAD - NASHVILLE

Side-split, pitched-roof, brick- and aluminum-clad house with integral garage (c. 1960).

COMMENTS

Modern brick and aluminum-clad house is in good condition and is typical of peripheral Nashville village streetscape. Replacement of existing garage door with door having traditional panels is recommended. Any addition to this house should not rise above existing rooflines, and for future redevelopment on this site, see the Plan and Guidelines.

DESCRIPTION

Modest house comprises two-storeys at west and onestory to east, with lower level throughout built of elongated, taupe brick. Front landing is built off low, brick-faced wall forming planter in front of east portion of house. Landing is reached by flight of concrete steps with decorative metal railing, leading to front door with three large, horizontal panes over single lower, horizontal panel (behind glazed storm door). Front window, to left, is later alteration, with single casement either side of large picture window, all with false internal muntins, and set over vertical aluminum cladding with stone sill below. At twostorey wing, lower level comprises single-car garage with typical, ribbed aluminum door to right of double, six-pane, casement windows. Upper level is clad in horizontal aluminum siding, with pair of high-level, horizontally sliding windows at either side. Broad soffits are aluminum-clad throughout, and rainwater goods are conventional aluminum profiles. Pitched roofs are clad in light-brown asphalt shingles, and broad brick chimney exists at east gable.



694 NASHVILLE ROAD - NASHVILLE

Ranch-style, hip-roofed, white-brick bungalow (c. 1960).

COMMENTS

Modest brick bungalow retains original aspect and is typical of suburban Nashville Village. Any future additions to this house should not rise above existing roof peaks, and for any future development on this site, see the Plan and Guidelines.

DESCRIPTION

Modest bungalow retains typical elements of broad, low, three-bay central window and smaller, horizontal sliders at LH side, all over thin, sawn stone sills, and with no visible headers. Slightly recessed wall in central area forms modest front verandah. Front door is panelled wooden door with integral "fan-light", and with tall sidelight to one side. At RH side, garage has double, panelled garage door. Soffits and gables are aluminum-clad and rainwater goods are conventional aluminum profiles and pitched roofs are clad in brown asphalt shingles. A deep, white-brick chimney, with prominent aluminum inserts, rises from central roof.



695 NASHVILLE ROAD - NASHVILLE

Pitched-roof, brick, stone and wood-clad bungalow with front gable and garage (c. 1960).

COMMENTS

Modern bungalow is in good original condition and is typical of peripheral Nashville village streetscape. Removal of storm windows and replacement with sealed units or sull-sashes would restore original aspect. Replacement of existing garage door with door having more traditional panels is recommended.

DESCRIPTION

Modest bungalow has recessed entry with projecting, gabled elevation built of unusually elongated grey bricks. Front slab-type door has vertical window (behind metal storm), with ribbed-glass sidelight to left. Central bay contains large window, with three horizontal panes, over thick, rock-faced stone sill. Gable above is clad in vertical aluminum siding. Recessed elevation to left is clad in rusticated Angelstone to height of thick, horizontal stone sill, with vertical, v-jointed boards above. Large front window consists of 1/1 units (behind metal storms) either side of large picture window. To RH side of central gabled bay is two-car garage with horizontally lined metal door. Soffits throughout are finished in aluminum, rainwater leaders are conventional modern aluminum, and pitched roof is clad in dark-brown asphalt shingles. A single brick chimney, built of same elongated grey bricks, rises at east gable.



700 NASHVILLE ROAD - NASHVILLE

Post Modern, beige-brick bungalow with variety of heritage-inspired features (c. 2000).

COMMENTS

Large brick bungalow is an eclectic jumble of disparate elements, and thus typical of the Post-Modern period. House is set well back from road, and general scale and massing are in keeping with suburban village context, though house should not serve as model for future development in the Nashville Village periphery. Any additions to this house should not rise above existing roof peaks, and for any future development on this site, see the Plan and Guidelines.

DESCRIPTION

Modern beige-brick bungalow with buff-brick trim combines various building elements in improbable way. Large, metric bricks are not in keeping with proportions of traditional Ontario brick size. Quoins throughout are discontinuous and irregularly spaced, which is unusual. Paired front doors and sidelights have leaded-glass upper windows, with gilded kames atypical of heritage norms. Buff-brick soldier course on steel lintel above has anachronistic keystone, above which gable is built of unornamented brick. To either side of projecting central block, bay windows have wide central sashes and no false dividers. Sills are buff-brick, rowlock headers and there are no visible lintels. Beyond these, wall plane recedes again and windows here are triple-sash casements under small gables, again without dividers, and with flat-arch lintels and keystones as described. At extreme LH side are three, single, panelled garage doors, with trim also as at central block, and with additional dormer over middle door. Soffits and gables are aluminum-clad. rainwater goods are conventional aluminum profiles and complex hips and gables of roof are clad in brown asphalt shingles.



705 NASHVILLE ROAD - NASHVILLE

Post-war, pitched-roof, $1\frac{1}{2}$ storey, aluminum-clad house, with original windows (c. 1950).

COMMENTS

Aside from failed gutter over front door and tired condition of shingles, house is in good condition. Metal canopy at front door (and also at side door) is out of keeping with original house. Storms windows might be replaced with wooden storms, or with internal Sull-sash units. Any future addition to this house should not rise above existing roofline.

DESCRIPTION

Modest, symmetrical house has central front door reached by small flight of concrete stairs to landing, which is sheltered by recent, metal canopy above. Front door is recent unit consisting of four stamped panels with integral "fanlight" above. Cladding is horizontal aluminum siding, assumed to replicate original wood siding. Windows at both sides consist of original 1/1 units either side of picture window (all with metal storms). House is essentially without soffits, and steeply pitched roof is clad in faded brown asphalt shingles. Rainwater goods are conventional, modern aluminum profiles. A detached, aluminum-clad, pitched-roof, single-car garage exists to right of house.

DEMOLISHED 2020



717 NASHVILLE ROAD - NASHVILLE

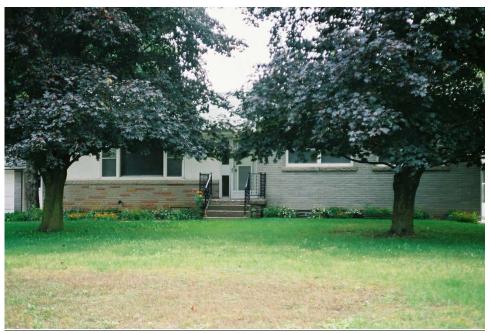
Hipped-roof, aluminum-clad, post-war bungalow with large corner window (c. 1950?).

COMMENTS

Unusual house is almost totally invisible in a thicket of evergreen trees, making detailed description impossible. House appears to be some fifty years old and seems to be a typical example of an early, suburban, postwar bungalow, probably originally finished in wooded clapboard. Front corner window is an unusual feature and should be maintained. Any addition to this structure should not exceed line of existing roof pitches.

DESCRIPTION

Modest bungalow has principal block with modest wing extending to west, with adjacent, two-car garage butted up against same. Corner of house adjacent drive has large concrete terrace reached by lowpitched flight of stairs. Terrace is enclosed by unsual. thin metal railings with profiled pickets. Front door, set at corner of house, is slab-type door (behind metal storm) with full-height, three-pane sidelight to left. Large corner window, three sashes high, looks onto terrace. Window is two units wide at east, and three wide at west, apparently with opening upper sashes only. All other fenestration in house is invisible, being concealed in an impenetrable thicket of deciduous trees. Double-width garage door is of standard, ribbed aluminum. Shallow soffits are aluminum-clad. and gutters and downspouts are conventional aluminum profiles. Roof is clad in black asphalt shingles, and a single-vent, white brick chimney stack exists at junction of house and garage.



727 NASHVILLE ROAD - NASHVILLE

Pitched-roof, grey-brick bungalow with stone and wood-clad portion at east (c. 1960).

COMMENTS

Modern bungalow is in keeping with scale of peripheral Nashville and retains original materials throughout. Elongated brick is an unusual and attractive element. Removal of metal storm windows and installation of double-glazed units within original, or facsimile, sashes, would restore original appearance while increasing thermal efficiently of units. Any future addition to this house should not rise above existing roofline.

DESCRIPTION

Typical nineteen-sixties bungalow has central entry reached by small flight of concrete stair, to landing enclosed by modest, ornamental-metal railing. Front door is modern, slab-type door with translucent glass sidelight to left. At LH side, front windows are pair of 1.1 framing central picture window (all with metal storms), set within vertically boarded upper wall, over Angelstone cladding and sill. RH side of house is built of elongated, grey bricks, with two paired, 1/1 windows (with metal storms) over thick stone sills. Soffits and rainwater goods are conventional, modern aluminum, and roofs are clad in pale green asphalt shingles. Single-car garage to east, also with grey-brick walls and having panelled, overhead door, is later addition. Half-glazed wooden door with three vertical panels exists to right of garage.



735 NASHVILLE ROAD - NASHVILLE

Large, stone-clad bungalow with faintly French aspect and multiple hip roofs (2002/3).

COMMENTS

Modern <u>bungalow</u> is generally in keeping with scale of recent bungalows within the district, but foreign in use of stone cladding and form of roundheaded apertures, as well as casement windows with false muntins. In these latter aspects, this house should not serve as a model for future development within the Heritage District. To rear of house is a genuine heritage structure and contributes effectively to village character of Nashville, being well visible from old track adjacent railway line to south. The barn should be conserved, as necessary, in the spirit of agricultural vernacular; and should absolutely be retained.

DESCRIPTION

Large bungalow is clad in coursed, grey, random rubble, with ashlar, precast elements and thin, multiple-stone, sills at windows. Projecting central gable is not yet clad, but shelters recessed front door having small lower and large upper panel, set within side- and over-door lights with internal false muntins. Windows at central block are pair of casements, with fixed, round-headed transom windows above, all with casements either side of recessed entry. At projecting block to east, windows are pair of triple casements with fixed transoms above, all with false muntins. Lintel is composed multiple stones, with smaller bearing blocks below. At recessed, east block is similar, single group of triple lights. Roofs are hipped throughout, and clad in mottled, dark grey asphalt Gutters and downspouts are not yet shinales. installed, but it is assumed that these will be conventional aluminum profiles.



735 NASHVILLE ROAD (con'd) - NASHVILLE

OUTBUILDING

A fabulous old wooden barn exists at the rear of the property and is plainly visible from path adjacent railway tracks to rear of property. Tall, pitchedroof barn is clad with typical old vertical boards, with various openings at west gable. Roof is finished in corrugated metal, and is embellished by two, circular, metal vents, one with conical cover, which are either side of larger central metal vent, with larger, rusting conical cover.



739 NASHVILLE ROAD - NASHVILLE

Large, two-storey, gabled, Post Modern, red-brick house with full-width verandah (c. 2000).

COMMENTS

Modern house has various heritage-associated elements, all grouped into an implausible whole, but house is new and in good condition. Verandah is probably most successful element, being unobtrusively modern, while window divisions are least successful. Use of large-size metric bricks, especially in such a bright, non-traditional colour, is to be discouraged within the Heritage District.

DESCRIPTION

Symmetrical, house built of large, bright-red, metricsize bricks has full-width, lean-to verandah with projecting gabled central bay. Broad concrete stairs rise to concrete landing, with slender, widely spaced wooden columns built of traditional brick piers, with concrete copes. Simple wooden railing reflects traditional types, while absence of deep beams above is unfortunate, as is vertical cladding at front of lowpitched gable. Centrally located front door, set within sidelights with false dividers, is multiple-pane Frenchtype door atypical of traditional types. Segmentalarched fanlight also has false muntins, in pattern foreign to historic Nashville nor Kleinburg. Ground floor windows, in rectangular openings, are triple casements under triple transom windows, in form again atypical to area. All windows have false muntins forming apparently horizontal rather and vertical panes. At upper floor, under brick gables at either side, similar, triple, lower casement windows are under segmental-arched fanlights, while at centre is single pair of similar casements. Soffits are clad in aluminum. with gable returns having prominent, sloping aluminum upper surfaces. Gutters and downspouts are conventional aluminum, and hipped roof is clad in mottled, brown asphalt shingles. Central dormer, with square, four-pane window set in wall of plain stucco, and broad eaves at either side, is simple abstraction of an Edwardian dormer.

LOT SEVERED 2021



750 NASHVILLE ROAD - NASHVILLE

Large, Italianate, $2\frac{1}{2}$ storey, (painted) polychrome brick house, with alterations (c. 1880).

COMMENTS

This is a beautiful house, unusual in its decorative brickwork and its extreme depth. South elevation, now well hidden by trees, fence and gate, seems to lack a verandah, and witnesses of one may remain under paint. Paint hides assumed dichromatic treatment which would dramatically enhance original intent if again exposed. Extensive dormers, and alterations at ground-floor east side, do not disturb original façade of the house.

DESCRIPTION

Large brick house now has prominent entry on east side, in projecting central brick bay, though original entry appears to be at south elevation, facing Nashville Road. Painted brick masonry is built off painted fieldstone foundation, with typical brick plinth having bevelled upper course. Entry, at RH side, consists of six-panel door (behind modern storm) with three-pane transom window above. Voussoirs of flat-arch aperture extend to underside of single-brick stringcourse which extends across front and around sides of house. At transom window height, lower stringcourse, consisting of dogtoothed, rowlock headers set between courses of bevelled brick, extends around house as upper stringcourse. Ground-floor window is replacement unit with internal 9/9 dividers (behind metal storm). Line of stone windowsill is extended in stringcourse two bricks high, extending as upper stringcourses. Flat arch above is as at front door. Second floor windows consist of taller RH unit and typical LH unit, both 9/9 (behind metal storms), with sill and arches as described. Window over door is in enlarged aperture without stone sill. Upper level masonry has also double course band course at sill level, while corbelled, bullnose and bevelled bricks at corners form abstracted capitals. Above capitals, corbelled brickwork at wall head projects to form arches at either side within in wall-plane of building, including at sides. Aluminum-clad soffits are supported at corners by paired, ornate wooden brackets. Hipped roof has been altered by addition of large, vinyl-clad, pop-up dormers at both sides. Gutters and downpipes are in modern aluminum profiles, and roof is clad in dark-grey asphalt shingles. Single-vent, red-brick chimneys exists at north and west pitches, with latter being built off attractive corbelled arch at ground-floor level and having decorative elements as at corners.



757 NASHVILLE ROAD - NASHVILLE

Two-storey, aluminum-clad, pitched-roof house, with one-storey front wing (c. 1970 ff?).

COMMENTS

House is without actual heritage significance, though overall scale, including juxtaposition of masses, horizontal cladding, and roof-top lantern all help to incorporate building into periphery of historic Nashville. Use of casement windows, within overall square apertures, and with false dividers and shutters, is incongruous. Similarly, large window at front gable is out of keeping with heritage norms.

DESCRIPTION

Projecting front wing is clad in aluminum siding and has pitched roof forming front gable. Ground-floor windows are pair of triple casements, each sash having eight-pane internal dividers and with metal shutters at either side. At gable, vertical siding surrounds large, lunette window divided internally into 4 apparent panes. Roof is clad in dark-grey asphalt shingles, with velux skylights at west pitch, and with vented, central wooden lantern. Chimney at rear of east pitch has been rebuilt at upper courses. Two-storey house behind has large expanses of aluminum cladding, with single-car garage at RH side, and with various single-pane casements at second floor. Soffits throughout entire house are aluminum-clad, and gutters and downpipes are conventional, modern aluminum.



763 NASHVILLE ROAD - NASHVILLE

One-storey, pitched-roof house, clad in aluminum siding, with gabled, central porch (c. 1880).

COMMENTS

Small building bears marks of one-room schoolhouse, with traditional projecting front vestibule. Proximity to ground suggests an old building, possibly built off mudsills at grade. Symmetry and size of windows flanking porch suggest former sash and case units, probably 6/6 in nature, and window towards rear at east elevation has similar proportions. All signs point to this being an old schoolhouse, and as such it is worth considering restoration of original appearance. This might include re-cladding exterior; if original was dissimilar to existing siding, which simulates widely spaced clapboard reasonably well. More importantly, it would involve replacement of modern windows with period facsimiles, not necessarily in wood. Later bay window at east side

would not be an obtrusive alteration within a generally restored building and cladding below needs attention in any case.

DESCRIPTION

Modest, timber-frame house is set close to ground, with Walls are clad modern no exposed foundation. aluminum siding, and windows throughout are a variety of modern replacements. Gabled front elevation has projecting, enclosed central porch with large, paired casement windows at front and east side, and with entry at west side. Front door is 3/4 glazed, wooden door (behind glazed storm) with broad lower panel. Gable is clad in dark brown metal siding. Soffits are clad in plain boards, and fascia has post-modern, ornamental lower edge. Main front of building has tall windows at either side (single pane unit at left, pair of casements at right), both set in apertures with distinctly traditional proportions. Main gable, set over small, shingled projection, is also clad in dark metal siding, and has large, square, awning-type window set under louvers at peak. Soffits are again boarded, and fascias have scalloped lower edge as at porch. Gutters and downpipes are typical, modern, aluminum profiles, and roof is clad in black asphalt shingles. A single-vent chimney remains at central roof peak, with modern brick in upper levels, over old, hand-made red brick at bottom six courses. Small, hip-roofed addition at east side is sufficiently recessed as to be unobtrusive.



769 NASHVILLE ROAD - NASHVILLE

1½ storey house clad in vinyl siding, with front verandah and replacement windows (c. 1880).

COMMENTS

Size and form of this house are principal clues to something old lurking inside, with offset front door being further clue. Lower elements of verandah are modern replacements, though height of handrail conforms to traditional norms. Windows are replacement units throughout, in a variety of sizes and configurations. Vinyl cladding replaces unknown original cladding, whether clapboard or roughcast. Restoration of this house would be a major undertaking, though removal of siding might reveal both original window locations and wall finishes, and this could provide a useful point of departure. Otherwise, general form, scale and massing are suitable to heritage norms and building fits quite well into village as is. Any addition to this structure should not be visible above existing rooflines.

DESCRIPTION

Modest, timber-frame house is clad entirely in closely spaced, grained vinyl siding. Plain, hipped-roof, verandah spans almost entire front of building, and is assumed to be of some age, although square posts and simple railings are replacements. Beams above are shallow, and ceiling within is of stained, v-jointed boards. Front door is offset to LH side of centre and is replacement, slab-type door with three small, staggered upper windows. Windows to either side are replacement, aluminum-framed 1/1 units, with single window at left, and pair at right. At upper level, fenestration consists only of square central window having horizontally sliding panes of glass. Soffits and fascias are finished in plain boards, with very modest flourish at base of gable eaves. Gutters and downpipes are modern aluminum profiles, and roofing is grey asphalt shingles. Large, two-storey addition to the rear is well hidden by front portions of building.





816 NASHVILLE ROAD - NASHVILLE

Imposing grain elevator adjacent railway clad in diverse vernacular materials (c. 1920ff.).

COMMENTS

Industrial/agricultural structure is one of vanishing breed within the periphery of Toronto, and for this reason should absolutely be protected to the full. An icon of the genre which once so inspired Le Corbusier, and so ultimately provoked the need for Heritage Conservation Districts, is too often unappreciated by the nations which built these structures. Rusting roof of taller volume is particularly appealing to those with a more romantic disposition (such as the dogged author of this inventory), though in the fullness of time this should be replaced with similar, new material. An adaptive re-use of these buildings, or of this site, should endeavour to maintain the spirit, the contents and the various appurtenances of these rare structures.

DESCRIPTION

Tall grain elevator is one of a vanishing breeds within the area. Structure has intriguing roofline of contrasting pitched roofs and penthouses and is built of various apparently ad hoc materials as costeffective at the time, including cast-stone block (i.e. early pre-cast), vertical wood siding, and galvanized sheet metal, in various profiles. Southeast block is built of rock-faced, early pre-cast concrete block, with adjacent, low-level structures built of same, including flat-roofed shed at grade to right, and lean-to shed, with above-grade pedestrian door to left. Gable is clad in ribbed sheet-metal, as is small penthouse above, having also lean-to metal roof. Taller structure beyond, presumed to be newer, is clad entirely in vertical, galvanized, sheet-metal, with transverse pitched-roof similarly roofed in rusting material. Large, central penthouse, also with pitched roof, is clad entirely in rusty, ribbed, sheet-metal panels. Ends of pitches or both high-level roofs have lightning conductors with small, decorative, glass balls. Circular tanks to south, with ringed access ladders, form part of interesting industrial complex and should remain.



830 NASHVILLE ROAD - NASHVILLE

Eclectic, two-storey, pressed-red-brick, Victorian house with ornate, corner verandah and ground-floor, brick, bay window with unusual square, wooden, bay window above (c. 1880).

COMMENTS

A fabulous house with many lovely original features. Bay window requires some attention, as do various gutters. Restoration of few lost elements is also recommended.

DESCRIPTION

<u>Field-stone foundation</u>, visible at bay window and beyond, supports darker, red-brick plinth with bevelled top course. Hip-roofed, corner <u>verandah</u> extends two bays across front of house and two bays back to east side also. Roof is supported by replacement, square-section, wooden posts with planted mouldings top and bottom, and with no railing

Stairs to south and east are crude between. replacements, as are broad slats below tongue-andgroove deck. Upper level brackets have complex. serrated, lower profile and are ornamented with charming natural and geometric, excised filigree. Multiple-ogee consoles support soffits at each post. each built of three boards with recessed central profiles, and also with filigree cut-outs. Bands of stubby spindles over fluted lower rails, extend between posts. Original, half-glazed, front door (behind plain wooden storm) has clear central light and peripheral panes of brightly coloured glass. Unusual frame at window consists of cornice below, over planted, moustachetype profile, attenuated, fluted pilasters rising to profiled, corner blocks, and fluted frieze above. Two lower panels are framed by deep bolection mouldings. Front, ground-floor windows are 1/1 with segmentalheaded top sashes (behind two pane storms) and thick wooden sills. At second floor, brick wall over verandah is blank. Wooden bay window at left has narrow, tongue-and-groove soffits below. Bay itself has plain fascia under five recessed panels lined with bevelled boards in varying orientations. Fenestration is similar to front door, with top sashes having clear central and coloured peripheral panes over plain lower sashes. At mullions, some planted base and top mouldings remain, and dentilled cornice at soffit boards is largely intact. Bay window has small mansard roof tucked under main soffits, which are clad in broad, plain boards on paired brackets similar to those at verandah eaves. Main. hipped roof, clad in asphalt shingles, drops at east side over projecting wing a rear.



835 NASHVILLE ROAD - NASHVILLE

Ramshackle timber-frame buildings consist of two painted, pitched-roof structures to west, with central shed-roof building between, and detached, pitched-roof barn to east (c. 1920).

COMMENTS

Collection of light industrial, or formerly agricultural, buildings are in keeping with rural nature of central Nashville adjacent railway tracks and contribute much to village character. Buildings should generally be retained, especially drive-shed-like barn at east end of group. Structural condition of buildings seems fairly good, though work is probably required at base of walls throughout. Roofing requires some repair, especially at south pitch of east shed; which may be older than others, dating from at least the late nineteenth century.

DESCRIPTION

Timber-frame outbuildings are all clad in vertical boarding, with board-and-batten on smaller, central structure only. Access is generally from south side, with exception of central building, which has pair of wooden, sliding doors. Buildings are utilitarian, though central structure has unusual flared, upper walls below deep cornice, and punctured eaves brackets at east shed are a charming detail. Unpainted, detached driveshed to east is open to south side, with internal, heavy timber framing visible within, sheltered by small, projecting eaves along this elevation. Building has attractive, simple wooden brackets, each with single central hole, at eaves on gable ends. Roofing throughout these structures is an ad hoc variety, whether asphalt shingle or ribbed metal roofing, or a combination of both.



852 NASHVILLE ROAD - NASHVILLE

Two-storey, hip-roofed, red-brick with Queen Anne revival influence, having sandstone trim, altered porch and projecting gabled bay at west elevation (c. 1900).

COMMENTS

Century home is in good repair and would benefit chiefly from reinstatement of period elements at front porch and removal of aluminum cladding. Wooden storm windows, or internal full-sash double-glazing, would enhance general aspect by removing current flatness at storm windows. Upper levels of chimney need re-pointing.

DESCRIPTION

South Elevation - Solid house is built of load-bearing red brick, with projecting brick plinth with projecting upper course built off exposed concrete foundation. Small, replacement porch at RH side has concrete slab on concrete blocks, reached by concrete stairs. Railing and posts are modern metal, while structure of hip-roof seems original, with shallow beams, and soffits, clad in aluminum. Front door is half-glazed, with pair of vertical panels below (behind metal storm door). Front window consists of large, single-pane sash under moulded transom and stained-glass transom window. Sill is rock-faced sandstone, while lintel is as at front door. At upper level, peripheral red-brick stringcourse extends from rock-faces sandstone windowsills. Front windows are two 1/1 units with lintels as described (behind metal storms). At west elevation, projecting brick bay rises two storeys to modest gable. Ground and second floor contain pair of 1/1 windows as at front, with narrow brick pier between. Gable has smaller, lunette window within wall clad in painted shingles. Soffits are aluminum-clad, gutters and downspouts are conventional aluminum profiles, and roof has black asphalt shingles. Two-vent chimney at west wall, with minor corbelling at top, appears to be later addition.



855 NASHVILLE ROAD - NASHVILLE

Tall, 2½ storey, Arts-and-Crafts-style house with steeply pitched gables, and re-clad in variegated beige stone below and vertical wood cladding at gables (c. 1920).

COMMENTS

Imposing, eclectic house is in good original condition, including windows. Gingerbread is unusual on house of this age but appears also to be original. Stone cladding is later alteration covering unknown original exterior (note glimpse of older wooden trim at high-level, west side of sunroom). Removal of cladding is not, however, recommended; but removal of 1/1 storm windows would enhance appearance, as would a more suitable front storm door. Chimney cap needs repair.

DESCRIPTION

Imposing, eclectic house is built off rendered concrete foundation, with elongated, split-faced, stone cladding throughout ground and lower half of second floor. Small flight of concrete stairs, with plain metal handrail, rise to small, gabled porch at LH side of façade. Slightly recessed, front door contains three octagonal panels, lower two boarded and upper one glazed (behind glass storm), and below masonry on metal channel. Soffit are clad in plain boards and narrow fascia has deep shingle moulding, with gingerbread at peak. Ground-floor elevation has centrally located, triple, unequal-sash 3/1 windows (behind 1/1 storms), with thin, canted stone sills and metal-angle lintels under common bond brickwork. To RH side is additional pair of similar windows, and similar windows exist at both east and west elevations. At mid-height second floor, stonework ends, and vertical wooden siding begins. Fenestration consists of central pair of 3/1 windows as at ground floor (behind 1/1 storms), and small, shed-roof dormer, with 1/1 window, tucked in above LH side of porch roof. Similar, 3/1 windows exist at east elevation. Attic level has small, nine-pane, octagonal window near peak of gable. Soffits are again clad in plain boards, and narrow fascias have deep shingle mouldings. Scrolltype gingerbread ornaments upper eaves, rising to gingerbread at peak similar to that at peak of porch gable. Roof is clad in mottled, brown asphalt shingles, and gutters and downpipes are conventional aluminum. A single-vent brick chimney rises from west pitch of roof, set against west gable.



863 NASHVILLE ROAD - NASHVILLE

Small, 1½ storey, wood-frame, Ontario vernacular house with full-width, hip-roofed, open verandah on elegant wooden columns, and with small central wall head gable (c. 1865).

COMMENTS

This is one of the oldest and potentially most elegant houses in Nashville, but it suffers much from inappropriateness of replacement cladding, door, windows and trim. In fact, only front verandah and overall form have escaped unsuitable interventions. Some original material may remain beneath cladding, and archival photos may exist. In any event, house is typical enough of its genre that appropriate elements would not be difficult to determine, though undertaking would be considerable. In this case, however, it would seem to be worth the effort. See the Plan and Guidelines for further information. Any addition to this structure should not be visible above the existing roofline.

DESCRIPTION

Modest house has charming front verandah supported on four, elegant, full-height, turned wooden columns, with bases, echinus and abacus intact, and built off traditional tongue-and-groove deck without railings. Columns support deep, plan beam, with modest soffits above finished in plain boards. Front of house has been recently re-clad in diverse materials, vertical wooden panels at ground floor, and horizontal aluminum siding above and at gables. Front door is incongruous, 1950s, slab-type door with varying, small upper lights (behind fully glazed metal storm). Windows at either side are varying replacements; fixed pane over bottom-sliders at right, and pair of casement sashes at right, in both cases lacking original trim. At upper level, central window is plain, 1/1 replacement unit, again without original trim. Soffits at roof are clad in aluminum, as are fascias, while treatment at peak and eaves of gable suggests period details may remain beneath. Roof is clad in black asphalt shingles, with white metal flashings at valleys. and a single, rebuild chimney stack exists centrally beyond main ridge.



864 NASHVILLE ROAD - NASHVILLE

1½ storey, Arts-and-Crafts influenced, rug-brick house with aluminum-clad gables (c. 1930?).

COMMENTS

Unusual house has characteristics of Arts and Crafts architecture, especially door and windows, and modern masonry elements of concrete foundation, brick sills and angle-iron lintels. Windows, on the other hand, are generally wooden and traditional in type. Aluminum cladding is assumed to replace older wooden cladding. Gambrel-roofed gable, with large 6/6 window and shutters, seems out of place and is assumed to be later alteration. Similar window and shutters exist at east gable. Large sliding doors to former garage are out of character and period appearance of house would be improved by more vertical elements such as French doors and fixed sidelights in this aperture. See the Guidelines for further suggestions. Building condition is very good, though chimney-head requires repointing.

DESCRIPTION

Modest rug-brick house is built off concrete foundation, with front gable to LH side, and recessed entry set to right of central, projecting chimney. Unusual front door has four lower panels and eight, small, bevelled-edge upper panes (behind glass storm), with small casement window to upper right. Windowsills are brick, rowlock headers, and lintels throughout are brick soldiers on hidden metal angles. To left of chimney, 4/4 windows are separated by thick wooden mullion (with recent metal canopy above). Chimney itself tapers at second floor level with two, bevelled, cast-stone blocks leading to single-vent stack above. To RH side are two small, four-pane casements, lintels of which extend to form minor decorative band across this part of façade. Projecting bay beyond to right - apparently a former, single-car garage - now contains very wide, sliding glass doors. At upper level, front gable is clad in aluminum siding, and has single, 2/4 window, with taller bottom sash (behind metal storms) at either side of chimney. Sills and casings are also aluminum clad, as is plain fascia above. To right of gable, part-gambrel roofed gable may be later addition, housing large, 6/6 window with metal shutters either side. To RH side, small, hip-roofed dormer is aluminum-clad, with small, 2/4 window as Soffits are non-existent, gutters and described. downspouts are conventional aluminum, and roof has mottled dark-grey asphalt shingles.



869 NASHVILLE ROAD - NASHVILLE

Imposing, $2\frac{1}{2}$ storey, textured-red-brick house with front porch and gables (c. 1910).

COMMENTS

Impressive brick house in generally in sound original condition and would benefit only be removal of storm windows (and installation of sull-sashes, or sealed insulating units in lower sashes) and some rationalization at porch windows. Prominent metal chimney stack at west elevation should be removed, when feasible. Front gate piers should be retained and repaired as necessary. Existing lantern should be preserved, and this should be replicated at another pier.

DESCRIPTION

Tall and solid red-brick house has brick front porch generally enclosed with 4/1, period storm windows. Window site above low, parapet wall extending between square, plain, brick piers which support plain beam above. At ground floor, house has tripartite fenestration consisting of central 3/1 units, with taller lower sash, flanked by similar, 2/1 units (all behind metal storms). Continuous sill is of thick, rock-faced stone, while lintel is ashlar limestone. At second floor, windows consist of pair of 3/1 units at either side, each pair with central dividing wooden mullion housing weights, as at ground floor (all again behind metal storms). At roof level, modest gable at RH side contains adjacent pair of 3/1 windows, again with taller bottom sashes, both set over wooden sill with deep moulding below, and with plain casings and back-band mouldings elsewhere. Gable is clad in black asphalt shingles. Soffits throughout are clad in aluminum, and rainwater goods are in conventional aluminum profiles. A plain, single-vent chimney, with re-bricked upper courses, exists at west wall, next to which is large, metal flue. Hipped roof, clad in dark-grey asphalt shingles, rises to large central flat.

GATES

Pair of brick piers with limestone copings form modest front gates, with period lantern remaining at one side.



871 NASHVILLE ROAD - NASHVILLE

Small, post-war bungalow with distinctive, black, recessed pointing between textured, red and brown bricks, and with recent gabled addition at west side (c. 1950 and 2002).

COMMENTS

Front elevation of house is a period-piece modern bungalow, with distinctive and attractive masonry, and original front windows at RH side. Aluminum cladding at window frames is, however, somewhat intrusive and should be removed. Addition to west is in totally different character, and unfortunately, adjacent brick walls have been rendered. See the Plan and Guidelines for possible future alterations, or for any proposed redevelopment at this site.

DESCRIPTION

Modest, hip-roofed bungalow is built off plain, concrete-block foundation. Masonry above is built of attractive, red and brown bricks with recessed, black pointing. Front door is reached by small flight of concrete steps to plain, open concrete landing. Door itself is replacement, vinyl unit with nine panes over lower panel (behind fully glazed storm door). Windows are now aluminum-flashed, with window to RH side consists of large central unit with small 1/1 either side (behind two-pane wooden storms). Window to left is smaller, single-pane, replacement unit, apparently in altered opening. Soffits are clad in aluminum, rainwater goods are typical modern aluminum, and front roof is clad in brown asphalt shingles. Recessed, single-car garage to east has flat roof and plan, slab-type door. New gabled addition at west wall is fully rendered (as is adjacent masonry) and consists large bay window within projecting block. Bay window has triple windows to west, and single windows at sides. Fenestration in each case consists of apparent eight-pane casement with small, two-pane transom window above. Addition roof is clad in black asphalt shingles.



872 NASHVILLE ROAD - NASHVILLE

Imposing, hip-roofed, ell-shaped, two-storey, Victorian red-brick house with buff-brick trim, front porch and bay window with iron cresting, and Italianate brackets at eaves (c. 1890).

COMMENTS

Very attractive Victorian house is in good repair. Modifications to front porch are acceptable, though present stair and deck to east side are inappropriate in location, nature and materials. Restoration of porch, on the other hand, is encouraged. Replacement of metal storm windows with either wooden storms or sull-sash units is recommended. Additions to rear of house are of little heritage value and are set back enough to be unnoticeable. Various items of house require repair, most importantly the replacement of various rotted gutters, in new material and profiles to match existing. Soffit boards require painting, presumably being damaged by failed gutters. Rear outbuildings, visible from road, contribute to village scene.

DESCRIPTION

Tall, two-storey, red-brick house is set well above grade on red-brick plinth with bevelled top course, built off rubble stone foundation. Flush, buff-brick quoins rise at all corners from plinth to eaves level. Gabled front porch is enclosed by three, 1/1 windows within Insulbrick cladding elsewhere. Porch extends to projecting ell to rear, forming verandah along east side of house. Porch gable is clad in painted wooden shingles, with central, diamond-shaped shingles. To LH side, bay window has 1/1 windows either side or central 2/2 window (all behind metal storms), all with wooden sills, and curved upper rails within segmental, buff-brick arches with flush hood-mouldings above. Voussoirs drop at either side to peripheral, buff-brick bandcourse. Soffits of bay window are plain boards with modest moulding adjacent masonry. Small mansard roof above is clad in asphalt shingles, with gothic-inspired, iron cresting at flat roof above. At second floor, two front windows are 2/2 as at ground floor (behind metal storms), with similar sills and arches. Buff-brick voussoirs again drop to buff-brick bandcourse at upper level. Soffits are clad in plain boards, with paired, scrolled (Italianate) wooden brackets throughout. Gutters are ogee-type, galvanized metal and downspouts in round galvanized metal. Hipped roof is clad in grey asphalt shingles rising to central flat, and there are no chimneys.

OUTBUILDINGS

Remarkable group of volumes, rooflines and materials is at rear of property.



881 NASHVILLE ROAD - NASHVILLE

Red-brick bungalow with front verandah and prominent, two-car garage (c. 1970 ff).

COMMENTS

House is a typical modern bungalow, without distinctive original features. Any further additions to this house should not rise above height of existing roof peak. Wood-grained finish of garage door is not a preferred finish, since traditionally wood was sanded smooth. See also the Plan and Guidelines for possible alterations, or new construction on this site.

DESCRIPTION

Hip-roofed bungalow has two-car garage at right, with articulated, large-panelled door addressing street, under spandrel area clad in vertical aluminum. To left of garage, small verandah is set within pitch of main roof, and is screened at front with low, red-brick parapet wall with thin stone coping. Front door is recent, eight-panel wood door (behind fully glazed metal storm), with adjacent front windows being three large sashes within wide aperture, with stone sill as at parapet wall, and no visible lintel. Windows at extreme LH side are large, horizontal sliders with higher stone sill. Soffits are clad in aluminum, rainwater goods are typical modern aluminum, and roof is clad in recent, somewhat rustic, brown asphalt shingles. Vinyl garage door has wood-grained panels.



887 NASHVILLE ROAD - NASHVILLE

Square, hip-roofed bungalow with wood grained vinyl siding, later front porch and diverse replacement windows (c. 1950).

COMMENTS

This rather altered bungalow is typical of a rapidly disappearing genre. Modest structure integrates well into village nature of Heritage District, though in this instance, front porch and later windows compromise integrity of original house. See the Plan and Guidelines for suggestions on potential remedies, and also for guidance on contemplated additions to the existing structure.

DESCRIPTION

Square-plan bungalow is built off exposed, rock-faced, pre-cast, concrete-block foundation. Central entry is now hidden within later, aluminum-clad porch with large, asymmetrical windows, and entered by small flight of carpeted wooden stair to side door. Porch gable has incongruous gingerbread trim at fascia. Front door, within porch, modern, half-glazed door with nine panes formed by false muntins. (Single pane window to left is assumed to mark former location of entry.) Window to left of porch is replacement, horizontal slider with two, single-pane sashes with false, six-pane muntins. Windows throughout have red metal shutters at sides. Soffits are clad in plain boards, as are fascias, while rainwater goods are in pre-painted aluminum. Hipped roof is clad light-grey asphalt shingles. A later, red-brick chimney abuts west wall, and now terminates at eaves.



888 NASHVILLE ROAD - NASHVILLE

Two-storey, hipped-roof, (painted) red-brick house with full-width front verandah (c. 1900).

COMMENTS

House is generally sound and in good condition, though recent addition of paint is unfortunate, and this should be removed using a suitably gentle process. Reworking of verandah is not unacceptable, but reinstatement of turned wooden columns (under remnant fragments at high level) and suitable handrails and pickets is encouraged; and mouldings are required at beam above. Reinstatement of front, central stair and entry are also recommended. Verandah deck seems original and is badly in need of suitable repair. Retention of wooden storms at some windows is an attractive feature, and wooden storm door would be an improvement. Aluminum cladding at soffits should be removed.

DESCRIPTION

Solid brick house has hip-roofed verandah supported on four replacement, square posts, each rising to remnant abacus and echinus. Replacement railing comprises plain top and bottom rails with alternating open and solid slats between. Beam above is flashed in aluminum, and ceiling within is also finished in aluminum. Access is presently from east side, though doorway is centrally located. Front door is wooden, with six horizontal panels typical of an internal door (behind metal storm). Windows either side are 1/1 (some having period storms), with rock-faced caststone (?) sills and lintels having unusual dressed margins. At second-floor, two, 1/1 windows are set above ground-floor windows, with sills and lintels as described. Soffits are clad throughout in aluminum. gutters and downspouts are to modern aluminum profiles, and roofs have brown asphalt shingles. There are no chimneys.



889 NASHVILLE ROAD - NASHVILLE

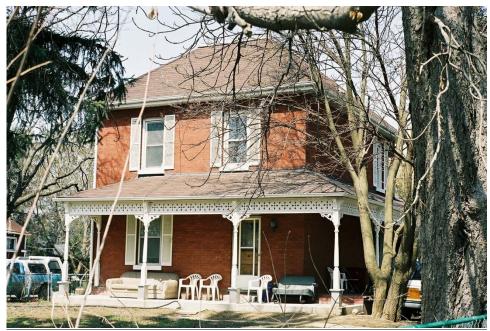
One-storey, flat-roofed, clapboard structure, now a garage (c. 1900?).

COMMENTS

This is an intriguing structure, and a unique and valuable presence within Nashville. As with old general store in Kleinburg, diversity of elements and materials lend building its heritage charm. Front wall cladding is not in keeping with character of side walls, and may hide similar, older materials. This possibility should be investigated. Similarly, modern garage door (which is rusting) is out of place, though in a way this compliments the ad hoc aspect of building. Historic photographs and archival and anecdotal information may further illustrate former role and appearance of structure, and this should be investigated. In the meantime, building should be maintained precisely as is.

DESCRIPTION

Small, wood-frame building is anomalous and unique. Concrete slab is visible at sides, though this may not be original feature. Front elevation is clad in sheets of plywood, reinforced with widely and randomly spaced battens. Lower level comprises modern, panelled, articulated vinyl door set within opening with apparent knee-braces at upper corners, and adjacent, manufactured, half-glazed and panelled door to right (behind modern metal screen). Single, lunette vent exists at high level, and random boards above imply lost cornice. Material at side elevations is older, and these are clad in conventional clapboard at lower levels, and cove-type siding above. Fenestration is varied. At west side towards front, is 3 pane unit in apparently reduced aperture, beyond which is truncated 3/1 window set within brick surround adjacent large, white-brick chimney. At east side, similar cladding exists, with 1/1 windows towards front and rear (in differing frames), and smaller, single-pane unit between. Broad board exists towards wall-head at both sides, with additional cove-type siding rising to modest wooden cornice adjacent roof.



904 NASHVILLE ROAD - NASHVILLE

Foursquare red-brick house with ell-shaped (lowered, concrete) verandah having gingerbread brackets supporting perforated spandrel beam (c. 1890).

COMMENTS

House is in good, original repair except at verandah deck, which is unfortunately lowered and rebuilt in an unsuitable material. Reinstatement of this period feature, with suitable wooden deck and railings, is recommended. Appearance of house would be further improved by removal of metal-framed storm windows and replacement with wooden storms or sull-sashes. Aluminum cladding should be removed at soffits, and metal shutters at both floors should be removed unless these replicate original wooden shutters.

DESCRIPTION

Elegant, two-storey red-brick house has unusual verandah supported by (repaired) turned wooden posts built off concrete slab on grade. Dangling post at north-west corner indicates former height of wooden deck. At upper posts, gingerbread brackets support deep spandrel composed of upper and lower rails framing board cut to form apparent circles, each with quadrant apertures. Additional, scroll-type consoles above, with central, toothed ornament, support plain, boarded eaves and fascia. Front door is original, halfglazed door having horizontal central panel over three vertical panels (behind glass storm), with transom window above. Additional entry to RH side, at end of ell-shaped verandah, has half-glazed door with three vertical lower panels (behind metal storm). Front window is 1/1 (behind metal storm) with wooden sill. segmental brick arch above, and metal shutters either side. At second floor, windows are 1/1 with sills and lintels as described (also behind metal storms), again framed by metal shutters. Soffits are aluminum-clad. gutters and downspouts are modern aluminum profiles. and roofs are clad in dark brown shingles.



910 NASHVILLE ROAD - NASHVILLE

Two-storey, pitch-roofed, aluminum-clad house with modern windows (c. 1950).

COMMENTS

House is in good repair, though radically altered from original. Scale of enlarged building remains appropriate to the village context, and aluminum siding is also not unacceptable. Window type is unfortunate, being plainly a modern type, though extended corner windows at LH side of ground floor have vaguely period – i.e. Modernist – character. Front door would be better if replaced by one in keeping with actual date of construction of original house. For any replacement structure on this site, see the Plan and Guidelines.

DESCRIPTION

Modest house appears to have been dramatically expanded at upper level, with hint of former, bell-cast roofline apparent at end gables. Aluminum siding is assumed to replace earlier wooden siding, while large ground-floor windows, with single-pane upper units over bottom sliders, may be in altered apertures. Front door is centrally located and is manufactured six-panel wooden door (behind glass storm-door). Windows to left of door are lower than that to right and are assumed to reflect radical reworking of original aperture in this area. Upper-level windows are assumed to be contemporary with expansion of upper floor, and of unknown date. Soffits are also aluminumclad, gutters and downspouts are conventional aluminum, and low-pitched roof is clad in dark-brown asphalt shingles.



916 NASHVILLE ROAD - NASHVILLE

Foursquare, red-brick house with ell-shaped, hip-roofed, Victorian verandah, and with decorative brick hood-mouldings and terra cotta panel at upper level (c. 1890).

COMMENTS

Attractive house is in good repair, aside from failing voussoirs at second-floor window arches. Wooden shutters at ground floor window are most unusual, and RH shutter has missing central rail, which should be replaced. Front storm door is appropriate but needs some repair. High-level soffits also need attention, whether only painting, or also some repair. Rustic asphalt shingles give a reasonable approximation of weathered wooden shingles, though somewhat too dark in colour.

DESCRIPTION

Tall and pretty house retains various original features. House is built off red-brick plinth with bevelled top course. Verandah, supported by slender, turned columns, has replacement deck and is without railings. At upper level, gingerbread brackets support deep, perforated fascia set between plain lower and profiled upper rails. Additional, thick, scrolled brackets support plain soffit boards. Front door is half-glazed. with deep moulding and applied ornament below, and lateral pilasters rising to entablature above (behind simple. panelled wooden storm door). Front window is 1/1, with thick wooden sill and segmental arch above. Window shutters are wooden and appear to be original, with large offset at hinges. At second floor, 1/1 windows have sills and arches, with additional band of decorated brick headers above. Shutters at this level are aluminum, screwed to wall. Brickwork between windows has recessed panel of terra cotta tiles set within rectangular frame of bevelled bricks. Soffits are finished with plain boards, gutters and downspouts are conventional aluminum, and roof is clad in rustic, dark-grey asphalt shingles.



917 NASHVILLE ROAD - NASHVILLE

Long bungalow with recent, stone-clad face, and hipped-roof porch and dormers (c. 1950 ff).

COMMENTS

Recent alterations have much changed various details of house, while not masking original, modern, bungalow form. Introduction of porch and dormers enlarges house through the addition of more traditional elements. Stone cladding at front wall is not local, but material itself may be considered traditional. Also concealing of original brick at end wall, and removal of clapboard above, are unfortunate. Use of casement windows without false dividers should be considered on this relatively new building. Any further additions to this house should not rise above height of existing roof peak. See also the Plan and Guidelines.

DESCRIPTION

Hipped-roof bungalow has just undergone major renovations, including re-facing of front with coursed rubble similar to Angelstone. Projecting front porch. supported by turned wooden columns, leads to pair of half-glazed modern doors with apparent nine-pane upper glazing. Adjacent window to right comprises pair of six-pane modern casement units. At RH side beyond porch are two groups of triple-casement units. all with single-pane sashes. Two modest, hipped-roof dormers each contain octagonal window. West wall was until recently of original brick, and gable above retained painted clapboard siding. Entire end wall is now rendered. Double-car garage, set within main roof at LH side of house, has stamped-panel doors. Soffits and fascias are aluminum-clad and rainwater goods are conventional aluminum and roof is clad in new, dark-grey, asphalt shingles.



925 NASHVILLE ROAD - NASHVILLE

Long, low, red-brick bungalow with prominent, Angel-stone-clad, central chimney (c. 1960).

COMMENTS

House is a modern bungalow, complete with dominant, Angelstone-clad chimney and is typical to latter twentieth-century Nashville Village. Large windows to either side have suspiciously blank look, and replaced originals of unknown type. Similarly, with window to right, except in this case false muntins are suspicious. Glass block adjacent front entry contrasts strongly with stable-type storm door, with its quaint, "wrought-iron" hinges. Aside from windows, and perhaps storm door, house should remain essentially as is. Any addition to building should not rise above height of existing roof peak. See also the Plan and Guidelines.

DESCRIPTION

Red-brick bungalow has single-car garage at left, having articulated, aluminum door, and entry towards RH side. Front door is slab-type (behind apparent stable door, with upper window over cross-framed, lower area). Glass block to RH of door is recent. Front of house is dominated by broad, stone-clad, three-vent chimney set between large, almost square (replacement) picture windows. Windows have narrow stone sills and no visible lintels. To right of door are pair of recent casements with false, eight-pane dividers, in smaller aperture. Soffits are aluminum-clad, and rainwater goods are typical aluminum also. Roof is clad in pale, asphalt shingles.



926 NASHVILLE ROAD - NASHVILLE

Presbyterian, hall-type, red-brick Victorian-Gothic church with single-lancet windows (1902).

COMMENTS

Tall and somewhat austere church is in good repair and requires no alterations. New panelled front doors (replacing rather drab lines doors) are assumed to replicated original doors, which raises question of what should happen to he lined panels above. North bays of church have suffered from minor settlement, of unknown age. This should be monitored.

DESCRIPTION

Tall church sits high over above-grade basement built off squared, field stone base. South elevation comprises pair of brand-new, panelled doors with fixed, lined panels above, set within pointed-arch aperture. Voussoirs are framed by double hoodmoulding of corbelled plain, and bevelled, bricks. which terminate in corbelled brick imposts at springer height. Retains various original features. Plain brick masonry at lower wall is articulated above by four pilasters starting at door-springer height, with doublecourse of bevelled bricks recessing wall-plane. Each of three recessed bays contains pointed-arch window (all behind exterior secondary glazing) below gothic transom-windows with bifurcated and intersecting kames. All windows have thick wooden sills, while smaller, outer window have voussoirs of double. rowlock headers only, whereas central window is both higher and larger, and has also outer hood-moulding as over front door. Pilasters end at double, corbelled courses near eaves, above with two additional courses follow pitch eaves. Upper level of central bay contains recessed, incised marble date-stone, with louvred oculus above set within flush, buff-brick voussoirs. Deep wooden moulding crowns wall-head, with vjointed boards above projecting to narrow fascia finished with shingle moulding. Roof is clad in darkgrey asphalt shingles, and four lightning rods, each with glass ball adorn roof peak. A modest chimney, with narrow concrete cope, rises from north gable. At side elevations, windows are similar, over leaded-light, casement windows within segmental arches at basement level. Fourth bay (to north) is later addition having concrete foundation.



930 NASHVILLE ROAD - NASHVILLE

Foursquare, ell-shaped, red-brick, Victorian house with stone sills and lintels, and with elegant front verandah having ornate gingerbread trim (1890).

COMMENTS

This solid-looking house is in good condition, with robust stone elements and attractive verandah, unfortunately suffers somewhat from recent alterations. Concrete slab and steps of verandah are out of place under such elegant woodwork, and beautiful period door is unfortunately hidden by modern screen door. Aluminum-framed windows are appropriate in type but have disproportionate amount of trim at periphery. Aluminum cladding at soffits and fascia are also unfortunate. Reinstatement, or revealing, of original heritage elements is encouraged.

DESCRIPTION

Two-storey, red-brick house is built off rendered foundation assumed to be of local fieldstone. Verandah, at RH side, has replacement base of concrete slab with applied stone facing below. Hipped roof is supported by unusual, turned columns larger in upper than in lower portions. Strongly projecting mouldings form capital, above which thick, serrated brackets with various decorative cut-outs, support deep frieze between moulded upper and lower rails. Frieze also has spade-shaped cut-outs in vertical or cruciform arrangements. Robust consoles rise from same column mouldings to support plain boarded soffits with deep moulding adjacent upper frieze frame. Front entrance is reached by flight of concrete stairs, and has original, half-glazed door having ornate upper and lower cornices, and with three horizontal, lower panels with bolection mouldings (behind metal storm). Window to RH side has thick, rock-faced stone sill and lintel, and is aluminum, 1/1 replacement, apparently set into original wooden frame (now flashed over). Ground floor window in projecting wing to right, with similar stone sill and lintel, and is single pane, aluminum-frame unit, set over (later) segmental-arched window to basement. At upper level, windows in both wall planes have similar sills and lintels, and are also 1/1, aluminum units, again apparently within wooden frames. Soffits and fascias are aluminum-clad, gutters are standard, ogee-type aluminum, and roofs are clad in dark-grey asphalt shingles. There are no chimneys.



937 NASHVILLE ROAD - NASHVILLE

L-shaped, beige-brick bungalow with projecting, hip-roofed wing at left (c. 1960).

COMMENTS

Building is a period piece modern, suburban bungalow, especially with projecting block with high-level windows facing street - the antithesis of traditional, ground-floor practices. House should remain as is, including windows - though replacement of storms at 1/1 units with new, double-glazed units, would improve appearance. Any addition to this house should not rise above height of existing roof peak.

DESCRIPTION

Projecting LH wing of bungalow has extreme upper wall surface clad in painted, narrow vertical boards, over limestone sill capping grey-brick masonry below. Small pair of horizontal sliders are set in upper level. At recessed wall to right, front door is slab-type with applied mouldings, under transom window, and with sidelight to left. Large window to right has fixed central unit flanked by narrow double-hung units (behind metal storms). Soffits are conventional aluminum, as are rainwater goods, and hipped roofs are clad in light-grey asphalt shingles. A three-vent chimney with concrete coping rises from roof to right of front door.



942 NASHVILLE ROAD - NASHVILLE

1½ storey, clapboard house with recent front deck, doors and windows, and later dormer and additions to east (c. 1930/1990).

COMMENTS

This modest old house has been altered to make it rather incongruous within the heritage streetscape of Nashville Village. While rustic cladding is odd but not obtrusive, front deck and sliding doors are quite out of context. For future alterations to, or new construction at, this property, consult the Plan and Guidelines.

DESCRIPTION

Formerly modest house sits high on textured, pre-cast concrete-block foundation - which is one of few hints of age of structure beneath. Large, elevated, front cedar deck, with 2x2 pickets, is typical of modern back deck, as is pair of sliding front doors, with multiple-pane false muntins within. Horizontal window to right is modern, three-sash unit with operating casement either side of larger fixed unit. At upper level, single window composed of two, horizontal sliding sashes is again recent. Clapboard at ground floor has unusual, wavey, lower edges giving rustic aspect, whereas standard clapboard exists at gable. A large dormer exists at east roof pitch, also clad in clapboard, with wooden corner boards. At front gable, narrow fascias flare at eaves, suggesting older materials beneath. Soffit boards, and upper fascias, are wood, without shingle mouldings, and roof is clad in brown asphalt shingles. A onestorey, lean-to addition at east wall, with entry at grade, is of known age, but again clad in waney-edged clapboard, and is in keeping with spirit of main house. A more recent, pitched-roof addition exists beyond.



945 NASHVILLE ROAD - NASHVILLE

Pitched-roof bungalow built of elongated, light-brown bricks (c. 1960ff).

COMMENTS

Horizontality of long, low bungalow is enhanced by use of upper and lower materials, with separating sill. Bay window interrupts horizontality, but adds traditional form to modern house, albeit with large glazing units. Garage, being separate and differently clad, appears as outbuilding. Any addition to this structure should not rise above height of existing roof peak. See also the Plan and Guidelines for suggestion on alternative window treatments.

DESCRIPTION

Long low bungalow has upper walls clad in painted board-and-batten over mid-height limestone sill capping brick elongated, light-brown brick masonry. Front door is slab-type, with window at LH side (behind fully glazed storm door). Large windows have single-pane sashes throughout, being horizontal sliders at left and casements in (later) bay window at right. Soffits are aluminum-clad, rainwater goods are typical aluminum, and roofs are clad in light-grey asphalt shingles. Detached garage to west is clad in horizontal aluminum siding, with vinyl door having stamped panels and row of small windows at eye-level.



950 NASHVILLE ROAD - NASHVILLE

One-storey, box-like, rendered, flat-roofed light-industrial building (unknown age).

COMMENTS

Although this building is totally out of context within the heritage streetscape, the industrial use does introduce some diversity – and also an employment possibility - to Nashville Village. Set-back from road helps to diminish presence of atypical building. For future alterations to, or new construction at, this property, consult the Plan and Guidelines.

DESCRIPTION

Ordinary, modern, light-industrial building, set well-back from street, has pair of glazed doors at RH side, but otherwise presents blank façade to street. Lower wall has various blind recesses, perhaps indicating former doors or windows, and modest signage at upper levels. Wall-head is flashed with deep aluminum flashing, and large air-conditioner is a prominent feature on flat roof.



953 NASHVILLE ROAD - NASHVILLE

 $1\frac{1}{2}$ storey buff-brick bungalow with red-brick trim and large front porch (c. 2000).

COMMENTS

Modest brick bungalow is built using modern versions of traditional materials and forms, creating entirely modern house which is not glaringly incompatible with heritage district. Building should be maintained as is. Any new additions to house should maintain respect current ridgeline. See also the Plan and Guidelines.

DESCRIPTION

Small modern bungalow combines building modern type with inversion of traditional brick polychromy, in this case having buff-brick walls and red-brick trim. Cement-rendered foundation is just visible, with brick above starting well below elevated ground-floor level. Abstracted quoins are four courses high, with two buff courses between, and exist at house corners, corners of central projecting bay, and in piers at porch. Large gabled porch steps forward from central bay, with brick gable having wide-span metal beam, infilled with red-brick soldiers, below, and small blind oculus at peak. Exotic, vinyl, front door has baroque lower panel and similar, leaded-light window above, set within redbrick frame. Front windows to either side are triple, single-pane casements, with thin stone sills and no visible lintels. Soffits are aluminum-clad, as are fascias, and rainwater goods are modern aluminum. Pitched roof is clad in brown asphalt shingles, and single-vent chimney at RH side has modest corbelling at peak.



959 NASHVILLE ROAD - NASHVILLE

Two-storey, light-brown brick house with pitched roof and front gables either side (2002/3).

COMMENTS

House uses traditional elements of verandah, gables and lower central block and dormer to create massing generally in keeping with heritage norms, particularly Arts and Crafts traditions. Presence of building, with two front gables, is somewhat large for Nashville Village and this should not serve as a model for new construction for this Heritage District. Rough, large-size, brown metric bricks are also unsuitable for various reasons. Nonetheless, building is a discreet new neighbour within the District and should remain as is.

DESCRIPTION

Wood-frame house, to be clad entirely in large, light-brown, metric bricks, is currently under construction. Building has recessed central verandah set below long pitch of main roof. Entry comprises pair of stamped, two-panel doors, with double, single-pane casements to left. Gabled walls at either side are at different heights, both with traditional fascia returns eaves. To east, taller gable-wall has paired ground-floor casements and three discrete, second-floor casements. To west, lower gable-wall also has three, separate large casements at upper floor, over two single-car garage doors. At centre of main pitched roof, single, hiproofed dormer contains modest triple-casement window. Roof has mottled, grey asphalt shingles.



960 NASHVILLE ROAD - NASHVILLE

1½ storey, pitched-roof, Victorian, red-brick house with (rebuilt) front verandah (c. 1860).

COMMENTS

Appearance of attractive building is diminished somewhat by rebuilt front verandah which, while credible in form, is built of standard modern materials and does not appear to reflect original verandah. Painting, or even suitable cladding, of underside of verandah deck is encouraged. Replacement windows probably do not reflect original (2/2) configuration but are similar in type. False muntins would to some extent remedy this. Soffit boards and upper fascias require painting, and east chimney is badly in need or repair. Addition to rear is inconspicuous, while rustic and ad hoc outbuildings at rear of site contribute to rural/village nature of property.

DESCRIPTION

Modest, Georgian-style red-brick house sits on painted, field-stone foundation. Rebuilt, full-width verandah has simple, square posts and plain pickets spanning between thin, bevelled, top and bottom rails. Witnesses of former posts adjacent central masonry, and of central peak above, suggest original verandah of different form. Fascia is plain, and underside of deck is open to below, revealing standard-section wooden framing and chipboard decking. Centrally located front door is modern, eight-panel wood (behind gingerbread-type screen). Front windows to either side are replacement, aluminum 1/1 units, set within original wooden frames. At upper level, modest expanse of red brick is visible below narrow wooden fascia. East and west gable walls have no windows at ground floor, and replacement windows at upper level. all as described at front. Soffits are finished with broad, v-jointed boards projecting out at right angles to gable masonry, with modest moulding adjacent brickwork. Gable fascias have deep ogee shingle moulding, with additional fine profiles at lower edge. Roofs are clad in green asphalt shingles. An original chimney, with modest corbelled head, exists at east gable, and a similar, later chimney has been built against west gable. A low, pitched roof addition is tucked away to rear of house, and a old wooden barn with corrugated sheet-metal roof, and with projecting, pitched-roof, two-car garage, exists at rear of lot.



965 NASHVILLE ROAD - NASHVILLE

1½ storey, stuccoed, Georgian-style house with more recent, large, redbrick, front chimney and extensive alterations at west side (c. 1860 and later).

COMMENTS

House presents an interesting combination of older and new elements. Composition of original, Georgian-style house is plainly apparent at east gable end, and at ground-floor front elevation, but is utterly lost at west side. Asymmetrical chimney provides focal point separating alterations from older work. House is now composite of old and new, with newer elements out of keeping. Some improvements could be made by altering new windows at ground and upper floors, and perhaps adopting an Arts and Crafts approach (in keeping with nature of chimney) both to these and to front door. See the Guidelines for further suggestions on such matters.

DESCRIPTION

Attractive, stuccoed, pitched-roof house has been extensively altered. At ground floor, 6/6 windows (behind twelve-pane storms) are set either side of large, red-brick chimney built in location of former central front door. Windows retain original moulded casings, with false metal shutters installed at either side. At upper level, wall is blank, aside from horizontal-sliding window in pop-up roof to right of chimney. Chimney itself has Arts and Crafts aspect. broad at ground floor, tapering differently at either side, and rising to wide stack with corbelled upper courses. At east gable wall, period 6/6 windows (and 12 pane storms) remain at ground floor, while second floor has aluminum, 1/1 replacements. Soffits and fascias are clad in plain boards, and narrow shingle moulding exists at gable fascias. Rainwater goods are conventional aluminum, and roof is clad in rustic, black asphalt shingles. Central ridge has quaint, louvred cupola with bell-cast metal roof and weathervane.

WEST ADDITION

Large stuccoed addition has contemporary aspect, with verandah having three, narrow posts with typical bevelled edges. Front door, within verandah, is modern, half-glazed door with six panes over cross-braced panels (behind fully glazed storm door). To right, pair of eight-pane, aluminum, casement windows is again between metal shutters. Blank wall at upper level projects beyond adjacent wall to east.



970 NASHVILLE ROAD - NASHVILLE

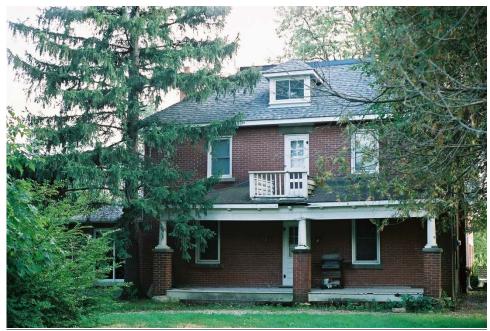
1½ storey, pitched-roof, red-brick Victorian shop (former Post Office), with lean-to verandah at front gable and with old brick outbuilding (now a garage) attached at rear (c. 1870).

COMMENTS

Attractive vernacular commercial building is in good condition and remains attractive despite extensively altered elements. Restoration would be an extensive and expensive undertaking and is not merited at present, given good condition of fabric. Altered, and fundamentally unsuitable, elements include entire verandah, shop-front windows, and upper-floor windows. Replacement of existing brick piers and posts with suitable, full-height posts, replacement of second-floor windows with 2/2 (or even 1/1) units, and removal of aluminum at verandah ceiling and front soffits, would all be relatively modest changes which would enhance period appearance of building.

DESCRIPTION

Old red-brick building is typical of Ontario, small-town commercial architecture, with ground floor shop-front windows flanking central entry, all set within full-width front verandah. Rebuilt verandah has concrete pad deck under four square posts with bevelled corners, each post set on small red-brick pier with thin concrete coping. Similar, engaged posts are at wall surface. Shallow beams above are aluminum-clad, as are soffits and ceiling within. Ends of lean-to roof are also clad in v-jointed aluminum panels. Shopfront windows are also simple, replacement units, set between broad, panelled pilasters at either side and adjacent central entry, and front door is aluminum-framed commercial unit. Stallrisers are finished in vertical, v-jointed boards running across entire lower facade. At second floor, windows at either side have concrete sills and flat-arch heads built with single row of header-voussoirs. Windows are recent, metal-framed replacements with fixed upper panes over bottom sliders. Soffits are clad in aluminum as are plain fascias, and roofs are clad in dark-grev. asphalt shingles. Gutters and downspouts are in, standard-profiled aluminum. A single, rebuilt, red-brick stack exists at rear of roof ridge.



975 NASHVILLE ROAD - NASHVILLE

Two-storey, hip-roofed, red-brick house with front verandah and central dormer (c.1910).

COMMENTS

Attractive house is generally in sound original condition, but various elements are verging on collapse. Wooden deck remains but needs repair in various locations. Central verandah post has rot at base and abacus, and RH corner has leaning pier and rotted base of post. Beam above is also rotting, and crushed, at centre; all such problems perhaps caused by problems in balcony and fascia above. Central doors and storm doors should remain, while metal storms detract from building by flattening appearance. Replacement dormer window is inappropriate, as is heavy flashing at rooftop, whereas anomalous balcony and rustic asphalt shingles are quite acceptable. Addition is large in scale and too diverse in cladding materials.

DESCRIPTION

Imposing, somewhat austere, red-brick house is typical of turn-of-the-century Ontario vernacular. Broad, open, hip-roofed, front verandah has three tall, brick piers and stubby turned columns, all offset to right to avoid blocking near-central doorway. Deep beam above has flattened dentils and widely spaced, chamfered modillions at soffits, partly hidden by plain fascia. Front door is 1/3 glazed door, with three tall lower panels (behind wooden storm door with six upper panes and two horizontal panels below). Windows to either side are 1/1 units (behind metal storms), with cast-stone sills and lintels. Second floor treatment is identical, with similar doors and lateral windows centred over those at ground floor. Door leads to small balcony inserted into verandah roof, with clapboard at either side and plain handrail and pickets across front. Soffits and plain fascia are aluminum-clad, and hipped roof is clad in rustic, grey, asphalt shingles with deep, dark aluminum flashing at central flat. Front roof-pitch contains wide, hipped dormer with replacement sliding windows in plain casings.

REAR ADDITION

Extensive new addition at rear consists of link - with tumbled stone cladding at ground floor and vinyl siding above - leading to huge, gabled, red-brick structure with two, 1/1 windows over two large, paneled vinyl garage doors, each with pre-cast lintel having improbable central keystone. Fenestration is varied, from 1/1 units with pre-cast sills and lintels over garage, to pair of stamped-panel vinyl doors with false muntins etc. at link.



30 STEGMAN'S MILL ROAD - KLEINBURG

Rambling, Usonian house clad in board-and-batten siding, with elongated rubble stone, and with projecting, open eaves (c. 1950).

COMMENTS

Discreet, modern house is invisible from road, and only faintly visible from drive. House was built for, and is owned by, Janet and Pierre Berton, who have played a key public role both in Kleinburg and in Canada, and thus building has also important historic associations. Appearance from ravine may be more prominent to public view, and thus change to rear elevation may, in this instance, be more intrusive than alterations to front. In either case, any additions or alterations to this distinctive house should not compromise the existing horizontality and materials. See the Plan and Guidelines for further suggestions.

DESCRIPTION

West Elevation – Low, flat-roofed, one-storey house is inscrutable from front, with double-car garage being most prominent feature, having board-and-batten cladding at RH side, and limestone wall and planter, built of attenuated, horizontal stones, at LH side. To left of garage, covered passage (or breezeway) is set several feet below front grade, and leads to front door, set in LH, board-and-batten wall. Windows are essentially invisible from front elevation. Roof planes step downwards with house, into ravine to north, and widely projecting eaves have open rafters, with trellises above. Two low chimneys, built of long stone units as at front, rise somewhat above roofs.



357 STEGMAN'S MILL ROAD - KLEINBURG

L-shaped, red-brick, Ranch-style house with front verandah and later additions (c. 1960).

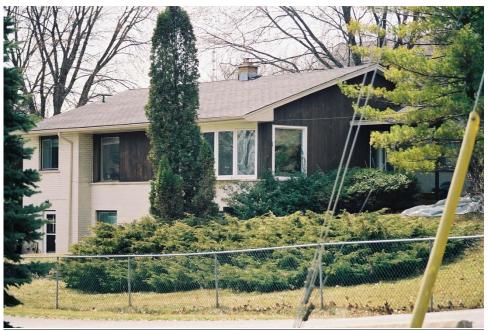
COMMENTS

Long, low bungalow is set well back from road at edge of ravine, with above-grade basement window just visible at east side. Decorative stone and metal elements at verandah are attractive modern details. Building is an attractive period piece in keeping with peripheral, suburban Kleinburg, though flat-roofed garage is slightly out of character with original house. Any addition to this structure should not project above existing roof peaks. For any proposed future development at this site see the Plan and Guidelines.

DESCRIPTION

Long, low bungalow has projecting gable wing at LH side, and (added) flat-roofed garage at RH side, with at-grade front verandah tucked under roof overhang between these two volumes. Verandah is enclosed by high, decorative iron fence (over low stone walls) extending between tall, field-stone piers topped by thin, stone copings, with ball-type lights above. Front wall at verandah is clad in vertical boards, with tall, triple casement windows at left and pair of smaller. two-pane windows to right. Projecting gabled wing at east side has large window at basement level only. Projecting two-car garage at west side has two, unpainted, roll-up wooden doors each with five frames comprising four panels each. Spandrels above are clad in vertical aluminum siding. Broad soffits are aluminum-clad, fascias are narrow and also aluminumclad, and gutters and downspouts are typical modern profiles. Roof is clad in light-brown asphalt shingles. A three-vent, field-stone chimney is visible beyond main peak towards LH side.

DEMOLISHED 2019



365 STEGMAN'S MILL ROAD - KLEINBURG

White-brick, Ranch-style house with partial upper wall clad in vertical boards (c. 1960).

COMMENTS

Apparent bungalow is set well back from, and at right-angles to road, with above-grade basement windows visible only at east side. Projecting portion of front elevation, having different cladding treatment entirely in white brick, is unusual feature, and aside from altered windows at east side, house is another period piece typical of suburban Kleinburg. Any addition to this structure should not project above existing roof peaks, and for any proposed future development at this site see the Plan and Guidelines.

DESCRIPTION

Long, low bungalow is set with low-pitched gable facing road, with entry centrally located under simple, pitched-roof open porch supported by two stained wooden posts. Entry has slab-type door (behind fully glazed storm door) with patterned-glass, 34 sidelight to left. Front wall is clad in white brick at low level and at projecting portion to right of door, whereas upper wall at remainder of front elevation is clad in narrow. stained, vertical, v-jointed boards. Fenestration consists of original, unframed horizontal sliders at right and replacement, aluminum, single-pane sash at left. Sills are thin, rock-faced limestone, and lintels are hidden by cladding. Soffits are clad in aluminum, as are narrow fascias, and rainwater goods are conventional aluminum sections. Roof is clad in black asphalt shingles.

DEMOLISHED 2019



375 STEGMAN'S MILL ROAD - KLEINBURG

1½ storey, pitched-roof, clapboard house with pop-up dormers (c. 1950?).

COMMENTS

Modest clapboard house is somewhat anomalous. Orientation, scale, size of windows and placement relative to road suggest an older house, though height relative to grade, and exposed concrete-block foundation are typical post-war elements. In any event, house is in keeping with transitional context between historic core and more recent, suburban periphery. Reinstatement of suitable period windows, if nature of these may be confirmed, might be considered. Any addition to this structure should not be visible from road, and for any proposed future development at this site see the Plan and Guidelines.

DESCRIPTION

Steeply gabled house is set well back from and at right-angles to road, with entry invisible at west elevation. Painted concrete-block foundation is visible at grade, with wall above clad in blue clapboard with narrow, white corner boards. Fenestration consists of tiny sliding windows at basement and almost symmetrically placed, small, double casements at ground and second floors. Shed-roofed dormers exist at both east and west elevations, with cladding and windows as described. Soffits and narrow fascias are clad in aluminum, and rainwater goods are conventional aluminum sections. Roof has dark-grey asphalt shingles.

DEMOLISHED 2019



376 STEGMAN'S MILL ROAD - KLEINBURG

Gabled, two-storey, dichromatic Victorian brick house (formerly semi-detached houses) with recent gingerbread, alterations and addition to north (The New Manse, c. 1870 and later).

COMMENTS

Despite various alterations, and large addition, this is an attractive period house, with period windows and shutters at ground floor. Front elevation is assumed to be to south, where trim of porch and fascia might be improved, and 2/2 windows above would be suitable. See also City of Vaughan files (A Walking Tour of Kleinburg, item 12) for more information.

DESCRIPTION

South Elevation -Two-storey, red-brick house has gabled, south-facing, central wing projecting from gabled, east-west wing behind. House has extensive decoration in buff-brick, including stylized quoins with staggered tails, soldier voussoirs with flugh hoodmouldings, and deep, ornamental band course throughout at eaves level. Large, central, chimneybreast is later alteration, built in matching brickwork, including minor band course near gable peak. Original front door is assumed to be at small at SW corner and, formerly, at reduced aperture at SE corner, now a single-pane window under segmental-headed, coloured-glass transom window. Rebuilt porch has narrow posts with stopped corner chamfers, applied upper mouldings and minor gingerbread, all below aluminum-clad eaves. Remaining door is period, 34 glazed door with two lower panels with bolection mouldings. Ground-floor windows adjacent chimney are 2/2 with thick wooden sills and arched upper sashes, within segmental-arch hoodmouldings which drop and step inwards at upper jambs. Period wooden shutters remain at these windows. At upper gable, pair of windows are replacement 1/1 units with false, 8/8 dividers. Wooden sills and buff-brick window heads are as at ground floor. East Elevation -Side elevation comprises period brick house at LH side. and large, gabled, board-and-batten addition with divided two-car garage under huge gable at RH side. Brick portion of house has elements as described, with central, 2/2 window at ground floor and pair of replacement units with 8/8 false muntins at gable. Remainder of house to north is recent, comprising leanto porch over door and casement window (with false dividers), and gables of varying sizes and pitches housing more casements, with gingerbread trim as elsewhere. Roof - Soffits are all aluminum-clad, under recent gingerbread and plain fascias. Roof is clad in dark-grey asphalt shingles, and only chimney, with plain top, is found at south gable.



30 STEVENSON AVENUE - KLEINBURG

Large, two-storey, stone-clad Post-Modern house with cedar roof (c. 2000).

COMMENTS

Large house is set well back from road, and is in fact more prominent from west, set beyond prominent, man-made pond. View of house from Stevenson Avenue is framed by stone gate posts at entry to drive, where house appears to be generally one-storey, though with very large expanses of cedar roof. This building, while having the merits of its genre and being attractively clad in rubble stone, is in no way typical of Kleinburg in size, type or detail, and thus should not set a precedent for development within the periphery of the Heritage District. This building, while having the various merits of its genre, should not be allowed to set a precedent for development within the suburban periphery of the Heritage District. See also the Plan and Guidelines for any future developments on this site.

DESCRIPTION

Long Post-Modern house is set well back from road and is in fact more prominent from west, set beyond prominent, man-made pond. Building is dominated by central entrance, under second-floor gable with fullheight, round-headed window, set within projecting, hipped-roof pavilion. Entrance comprises pair of wooden, two-panel doors with unusual. curved corners at panels, set between full-height sidelights. Deep, stuccoed spandrel above has relief in white plaster. Bay windows to either side contain large, single-pane, central fixed sash and operating, single-pane casements either side. Walls of house are split-faced. coursed limestone rubble throughout. Pitched-roof north wing contains one small, gabled, rectangular bay under stone gable, with simple Serliana having ashlar lintels and central arch. Gable roof at has small shingles front pitches which return into face of gable at either side. South wing is invisible within the deciduous foliage. Fascia of central gable is conspicuously clad in aluminum, whereas small gable to north has wooden fascia and shingle moulding. Soffits are clad in aluminum throughout, and gutters and downspouts are in contemporary aluminum profiles. All roof pitches are clad in cedar shingles, including at hips and ridges, and limestone chimneys, with block-like concrete copings, rise at two locations within central pavilion roof.



429 STEVENSON AVENUE - KLEINBURG

Rambling, symmetrical bungalow, with stone, stucco and vertical wood cladding (c. 1960?).

COMMENTS

Long low house is of indiscernible age, apparently a typical suburban bungalow recently extensively altered, extended and re-clad. Building provides an interesting example for new development in the periphery of the Heritage District, being essentially a modern bungalow type, though simultaneously neither of the 1970s period, nor typically Post Modern. General absence of false muntins is most welcome. Any further addition to this building should not be visible above existing rooflines. See also the Plan and Guidelines for possible redevelopment of this site.

DESCRIPTION

Long, low, hipped-roof house has rather complex geometry and various cladding materials. House, seen from southwest, has pair of entrance doors towards RH side. Entry is reached by small flight of steps leading to concrete landing which extends to west to form terrace built of limestone-clad projection of basement below. Front doors are half-glazed, pressed steel with apparent six panes formed by false muntins. To left of entry, set within stuccoed wall below small hipped-roof projection, are two pairs of fully glazed doors, both with peripheral moulded casings as also at front door. Further to left, stuccoed wall ends at projecting, two-vent limestone chimneybreast which rises to form broad stone chimney. Wall beyond is clad in stained, board-and-batten siding with boards in varying widths, over limestone-clad basement as described. Fenestration is three vertically oriented. aluminum windows, with fixed upper sash over smaller, operating lower sash. Wall-head is crowned throughout with modest wooden moulding. Very wide soffits are finished with stained, v-jointed boards, with similar material and finish at deep fascias. Gutters are concealed, and downspouts are typical aluminum profiles. Roof is clad in rustic, brown asphalt shingles. Garage exists at eastern end of building has wide, paneled wooden two-car door.



445 STEVENSON AVENUE - KLEINBURG

Pitched-roof, two-storey, brown-brick and board-and-batten house (c. 1980).

COMMENTS

Two-storey house is well hidden in a thicket off secondary growth and thus invisible from road for most of year. House typifies much of suburban Kleinburg, not for actual form, which is quite unusual, but for almost total invisibility. House appears in original condition, including wood-frame windows without false muntins, and should remain as is. Any further addition to the building should not be visible above existing rooflines.

DESCRIPTION

Two-storey house is set at unusual angle relative to road, and only garage is presently visible. Garage has two panelled, wooden, single-car doors under very long roof pitch. House comprises two-storey portion to north, with upper storey visible only at RH side, and with broad, three-vent, brick chimney extending up adjacent south gable. Windows at upper level, over garage, are wooden casements. House extends to south with one-storey wing having large picture window flaking by tall casements, again all in wooden frames. Soffits, fascias and rainwater goods are in conventional modern aluminum and various roof pitches are clad in brown asphalt shingles.



48 VALLEY ROAD - KLEINBURG

Asymmetrical, two-storey, flat-roofed Usonian house clad in horizontal, reverse board-and-batten wood siding, and set on built-up terraces (c. 1960).

COMMENTS

House is good example of Usonian style, which derives from Frank Lloyd Wright's house for Herb Jacobs, and generally in original condition. Extensive terracing at front appears more recent and may not reflect original design/siting intent. This aspect should be investigated. Removal or reworking of recent bay window is encouraged. Any addition to this structure should not be visible from the road, and for any proposed future development at this site see the Plan and Guidelines.

DESCRIPTION

Modern house is composed of various one-storey volumes with single block of upper floor projecting above in central area of house. Horizontality is emphasized by broad, dark-brown, board-and-batten wood siding, by horizontal high-level windows, and by pronounced line of high-level eaves. Entry is via single. slab-type door (with metal storm) inside wall of projecting, RH volume. Recent, aluminum-clad bay window at north elevation is out of keeping with original volume and forms. Broad soffits are finished in wide, painted panels, and deep wooden fascias have tall over-flashing in aluminum. There are no gutters, and standard-profile aluminum downspouts project through soffits in various locations. Low, three-vent chimney stack at break in eaves at second floor, east elevation, and is clad in fine, elongated limestone units.



75 VALLEY ROAD - KLEINBURG

L-plan, hip-roofed, bungalow clad in elongated limestone units and horizontal, reverse board-and-batten wood siding (c. 1960).

COMMENTS

Large, stone-clad bungalow lies somewhere between Ranch and Usonian styles and is good example of a suburban Modern house-type. Any addition to this structure should be in the spirit of the original, both in design and execution. See also the Plan and Guidelines.

DESCRIPTION

Long, low, Modern house has at-grade verandah located at inner corner of ell, recessed under house eaves, and partially enclosed by low, limestone wall. Wall at and adjacent recessed area is clad in painted. board-and-batten horizontal. wood cladding. Projecting wing to south contains various large, singlepane sashes with stone cladding extending below sills and rising to soffits at broad central pier in south elevation. Volume to west of verandah is entirely stone-clad and appears to have been former two-car garage, with both apertures containing three tall, single-pane sashes. Broad soffits are finished in large painted panels. Deep, stepped wooden fascias have gutters and downspouts in conventional aluminum profiles, and hipped roofs are clad in asphalt shingles. Low, stone-clad chimney stack rises from peak at RH side and is without coping stones. Garage to west of house is detached, vinyl-clad, two-car garage with pair of ribbed, aluminum doors and slab-type pedestrian door to right.



115 VALLEY ROAD - KLEINBURG

Terraced, one-storey, flat-roofed, ell-plan Usonian house clad in reverse board-and-batten siding, and with minor elements elongated, limestone cladding (c. 1960).

COMMENTS

Elegant, terraced house is an outstanding example of Usonian style, which derives from Frank Lloyd Wright's house for Herb Jacobs, and apparently in excellent original condition. Small garage nearby is out of character with period building but is removed sufficiently removed and does not detract from house itself. Any addition to this structure should be in the spirit of the original, and of similar quality both in design and execution.

DESCRIPTION

Asymmetrical, Modern house is composed of various one-storey volumes which rise up towards main entrance, which is recessed at inner corner of ell. Cladding is wide, vertical-board siding in varying widths, and painted blue. Wood-frame windows are typically large, single-pane sashes in various sizes and groupings. Front door, recessed to left of spine wall clad in fine limestone units, is fully glazed (replacement) wood door. A small terrace projects beyond south end of south wing, with flat roof supported by pair of plain, square-section posts built off low, limestone wall. Pronounced horizontality of house is emphasized by strongly projecting eaves, with soffits clad in large, cement-board panels. Deep wooden fascias have tall over-flashing in aluminum. There are no gutters or downspouts visible at front elevations. A large, stone-clad chimney stack rises from highest roof, near to front door, and a similar. smaller stack exists to south. A small, painted, boardand-batten garage/shed with pitched roof exists to west of house. Entry is via half-glazed, stampedmetal, two-panel door, and single-car garage door has modern stamped-panels.



10 VALLEYVIEW COURT - KLEINBURG

Pair of attached, two-storey log cabins, with pitched roofs and red-brick chimney (age?).

COMMENTS

House is well concealed in a veritable thicket of successionary growth, in addition to being set somewhat beyond crest of hill. Type, siting and orientation of house are all unusual and seem to reflect circa 1970 practices rather than traditional practices and in these aspects, house is typical of suburban Kleinburg. Actual fabric of buildings however, including windows and doors, seems to be old material and the genuine article, thus most deserving of protection. And while structure may be difficult to see from road, it may be appreciated from the golf course across the road. Rustic garage is in keeping with main buildings. As elsewhere, any addition to this building should not be visible from the front, above the existing rooflines.

DESCRIPTION

Long log structure is set on edge of hill, at northwestsoutheast diagonal relative to steep road to west. Building appears to be a pair of relocated, and now connected, log cabins. Logs are dressed to square section in traditional manner, dove-tailed at the corners and with white mortar chinking at joints. Fenestration at left cabin consists of 6/6 windows within plain casings at ground floor either side of central entry. Fenestration at right cabin consists of two lower and three upper, 6/6 units, again with central ground-floor door between. Modest soffits and fascias have unpainted boards, and gutters and downspouts are conventional aluminum profiles. Roofs are clad in cedar shakes, and a single-vent, redbrick chimney, with minor corbelling at the head, is built against end gable of left cabin, while large, fieldstone chimney exists at right gable of right cabin. Detached garage to south is clad in unpainted, boardand-batten siding with three, single-car doors in southwest elevation, and three, 6/6 windows in adiacent gable wall.



22 VALLEYVIEW COURT - KLEINBURG

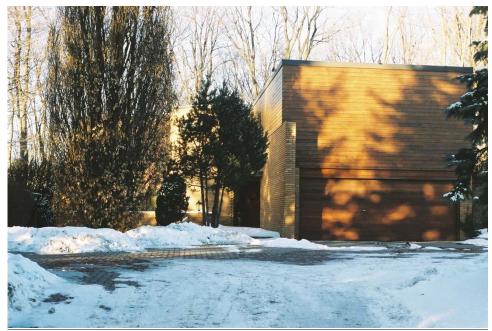
Post Modern, red-brick house with large, hipped, cedar roofs and multiple dormers (c. 1990).

COMMENTS

Large house is set well back from road and concealed both by rise in ground and by plantings above. Boxy bay windows, prominent dormers and large, red-brick chimneys with corbelled heads combine to evoke Elizabethan or Tudor house types. Although house is somewhat large (particularly at roof) within suburban Kleinburg, it has good-quality, traditional materials in a contemporary manner and generally provides a good example for suitable new practices within the Heritage District. Cedar roof is looking somewhat tired, with various capped shingles. Any additions to this house should not rise above the existing rooflines, and for possible future development of this site see the Plan and Guidelines.

DESCRIPTION

Large house has ground floor built of red brick, with three prominent, rectangular, cantilevered, wooden bay windows, each containing three large, single-pane casement windows. Entrance is set within recess towards LH side of building and consists of pair of wooden doors between full-height sidelights having lozenge-shaped, leaded-glass panes. Second floor is built into large, hipped roof, and is lit by paired, singlepane casement windows within each of four symmetrically placed, hipped-roof dormers. Soffits at broad eaves, and fascias, are aluminum-clad and rainwater goods are typical aluminum profiles. Roof pitches, hips and ridges are clad throughout in cedar shingles. Tall red-brick chimneys rise above roofline at both east and west walls, with multiple corbelling at heads. At east side of house, additional one-storey wing contains three single-car garages, each with panelled wood door. Peripheral roof above is mansard-like, with very low pitch above being clad also in cedar shingles.



38 VALLEYVIEW COURT - KLEINBURG

Inscrutable, two-storey, house clad in brown brick and horizontal wooden siding (c. 1970).

COMMENTS

Modern house is absolutely the antithesis of the traditional Heritage District, with a blank façade bare of fenestration or ornament. Yet such an audacious approach is, in itself, most worthy of conservation, since this attitude is in keeping with the iconoclasm which, some few years later, led to the very passing of the *Ontario Heritage Act*, and the potential establishment of Heritage Conservation Districts. Thus, this building is, paradoxically, particularly worthy of conservation, and the public elements should remain precisely as they are. And any addition to this building should not be visible above existing rooflines.

DESCRIPTION

Block-like, ell-shaped Modern house is tucked behind blank façade consisting of horizontal, v-jointed surfaces set between projecting brick fin at left and brick nib-wall at right. At ground level is two-car garage door, above which both spandrel beam and second floor are clad in stained, v-jointed, horizontal wood siding. Wall is capped with deep, pre-painted aluminum flashing. Ell-shape plan forms implied courtyard open to south and west, with low, east-west brick wall providing partial enclosure at front. Entrance to house is well-concealed within recess at RH side of court, with stacked dog-toothing visible at left of aperture. Door itself is of solid, unpainted wood with full-height sidelight to left. West wall, and south wall beyond at rear of court, are similarly built of brown bricks, with boarded second floor above built off typical parapet flashing. Windows are large. single-pane units, there are no soffits and flat roof is invisible behind parapet of wall-head.



54 VALLEYVIEW COURT - KLEINBURG

Very long, hipped-roof, dark-brown-brick bungalow with central gable (c. 1970).

COMMENTS

Long, low bungalow is set well back from road, in the manner typical of this crescent. Modern, suburban house should be maintained as is, and any addition to the building should not be visible above existing rooflines. See also the Plan and Guidelines for any potential redevelopment of this site.

DESCRIPTION

Elongated house is built entirely of brown brick. Low-pitched central gable contains wooden front door having multiple panels. Windows are single-pane sashes throughout, with very large units over low brick sills to left of entry. Windows to right of entry are smaller units with higher brick sills, set between masonry nibs one stretcher long. Soffits and fascias are finished in aluminum throughout, gutters and downspouts are conventional aluminum profiles and hipped roofs are clad in rustic brown shingles. A single-vent chimney exists to RH side. Garage, at extreme left, has three, panelled, single-car doors.



70 VALLEYVIEW COURT - KLEINBURG

Large, one-storey, hip-roofed, red-brick house having formal symmetry at front (c. 1990).

COMMENTS

Long low structure is an intriguing combination of modern bungalow and Post-Modern practices. Overall effect is of a Regency cottage with attached garden pavilions, and this, although unprecedented, is attractive and contemporary. This house should provide inspiration for suitable new construction within the suburban periphery of the Heritage District. Building should be maintained as is, and any addition should not be visible above the existing rooflines.

DESCRIPTION

Symmetrical house has smaller, projecting, hip-roofed pavilions either side of central pavilion, with low, brick screen-wall in front forming quasi-forecourt. House is built of varied, textured, red brick in common bond. Front entry is in wood-panelled recess at RH side of central block, and consists of two, large-panel doors with bolection mouldings between full-height sidelights with lozenge-shaped, bevelled-edge glass. Windows within this block are pairs of tall wooden casements. each sash having elegant peripheral kames and decorative lozenges at corners. Sills are brick, steelangle lintels support rowlock headers and windows are framed by wide wooden shutters. Elements at smaller, end pavilions are similar. Roofs are clad in cedar shakes throughout, including at all hips. A broad, four-vent, red-brick chimney stack rises from transverse peak at centre of main pavilion. Two-car garage door is located out of sight in west wall of building.



85 VALLEYVIEW COURT - KLEINBURG

Large, one-storey, hipped-roof, red-brick house with implied courtyard at front (c. 1990).

COMMENTS

Aside from strong public presence of garage, house is an attractive combination of Modern bungalow, and Post-Modern practices. Forecourt and entrance terrace are attractive features using traditional materials in a contemporary way. Overall effect is somewhat that of a Regency cottage, if with slightly too large central roof. Replacement of asphalt roof with cedar shingles would greatly improve appearance of house and make it more suitable both within the peripheral Heritage District. House should otherwise be maintained as is, and any new addition should not be visible above existing rooflines.

DESCRIPTION

House is almost symmetrical, with projecting, hip-roofed pavilions set either side of recessed central pavilion, and with low parapet wall and modest terrace at LH side. North pavilion dominates front within forecourt. elevation, having three single-car garages, each with typical, stamped-panel doors. Red-brick masonry comprises large, projecting and articulated quoins at either side, and brick soldiers at steel-angle lintels. At taller, central pavilion, windows consist of two 1/1 units at LH side and group of four 1/1 windows to right, all with false muntins giving 9/9 appearance. Sills are rowlock headers and lintels have brick soldiers as described. Front door, set to RH side, is reached via three stoneclad steps leading to small terrace with flagstone pavers. Entry is well hidden by extensive planting in both forecourt and front garden. South pavilion has similar windows, but with lower sills. Wall-head is finished throughout with modest wooden moulding, against which soffits are non-existent. Gutters are in typical aluminum profiles, set against very narrow fascias, as are downpipes. Complex roof is clad in brown asphalt shingles throughout. A broad, four-vent, red-brick chimney stack, with multiple corbelling at head, rises from centre of ridge over main pavilion.



90 VALLEYVIEW COURT - KLEINBURG

Ranch-style bungalow built of taupe brick (c. 1960).

COMMENTS

Glazed-brick bungalow is typical of early suburban Kleinburg, and of general practices on this road. Front doors and central chimney are particularly valuable features. House should remain as is, with any addition to building not visible above existing rooflines.

DESCRIPTION

Long low house, clad in chipped, taupe brick, has central entry consisting of pair of doors lined with stained, v-jointed oak in diagonal orientation with square-block, wooden handles. Fenestration to left and right consist of modest, triple-sash, wooden casement windows with brick sills and concealed headers. At extreme RH side is additional modern, eight-pane wooden door, adjacent panelled, wooden, two-car garage door. Soffits and fascias are aluminum-clad, rainwater goods are to conventional aluminum profiles, and roof is clad in mottled reddish-brown asphalt shingles. A wide, white-brick chimney, with unusual solid-stone coping set on brick cornerpiers, is at ridge above main entry.



1 WINDRUSH ROAD - KLEINBURG

Pitched roof gabled and stuccoed, Post-Modern house (c. 2000).

COMMENTS

This building, well concealed from the general view by thick evergreens and plantings, should not set a precedent for development within the peripheral heritage district. Garage doors, being somewhat prominent, might be replaced with panelled doors more traditional in appearance, in whatever material. See also the Plan and Guidelines for any possible future development of this site.

DESCRIPTION

Large and very long house is concealed somewhat by massing, and by being set well back from road, and by extending deep into site. Immediately most prominent feature is triple-car garage, with larger terrace above, beyond which house comprises arched portico at north, "front" elevation, side and rear terraces, including columned loggia below at south side, and a central. south gable. Entry is at north side, via tall gabled portico having large open round arch. Stucco finish of walls, including peripheral entablature throughout, is generally foreign to heritage district, and moulded window and door casings echo traditional, European stone precedents rather than local types, and even chimney has prominent, moulded cornice at top. Windows are tall, wooden, single-pane, paired casement units, typically with full-width transom windows above. Soffits, gutters and downspouts are typical aluminum profiles. Large roof pitches are clad in textured, grey asphalt shingles, and soffits and rainwater goods are of conventional, modern aluminum. Garage doors are surprisingly plain, being single-car, roll-up type with unornamented, flush-ply panels.



7 WINDRUSH ROAD - KLEINBURG

Flat, mansard-roofed modern house stepping down into valley to east (c. 1990).

COMMENTS

This building is another one well-hidden from the public view by location on edge of hill. Once again, rear elevation may be more prominent if seen from valley below, and this aspect should be considered within the context of the Heritage District. See the Plan and Guidelines, also for any possible future development of this site.

DESCRIPTION

Large house is almost totally invisible from public road, being well-hidden by triple-car garage. Garage comprises three single-car, panelled, wooden doors, set within walls faced with attenuated, rubble limestone units. Soffits and rainwater goods are conventional, modern aluminum, and modest mansard roof above is clad in cedar shingles. A deep aluminum flashing caps the roof edge. Body of house is set beyond and reached by flight of stairs leading down to right of garage. Wall and roofing forms and materials appear similar, but house is essentially invisible to public view.



10 WINDRUSH ROAD - KLEINBURG

Flat-roofed, Usonian, stucco and brick house, with two-storey walk-out at west side (c. 1960).

COMMENTS

Distinctive house seems to have been altered somewhat from original appearance. Extensive use of stucco, and remnants of board-and-batten siding, suggest original finish material was board-and-batten throughout, except in areas of red brick. House is most visible from public road, and only faintly visible from drive, and thus change to side elevation will, in this instance, be more intrusive than alterations to front. In either case, any additions or alterations to this distinctive house should not compromise the existing or original design. Red-brick fins are heavily flashed but are deteriorating in various locations.

DESCRIPTION

West Elevation - Seen clearly from Stegman's Mill Road, flat-roofed house has emphasized horizontality, with broad, projecting eaves both at basement and at upper floor levels. Two-storey block has walls primarily of stucco, with red-brick elements at lower right-hand side. Windows are simple, tall casements. Soffits are finishes in plywood, and deep fascias are copper-clad. One-storey, red-brick block set to RH side is without windows and features prominent hydro metre. South elevation is one storey only, with upper level set back beyond. This elevation is rather plain, but generally has similar features: stuccoed walls, tall casement windows, and wide projecting eaves to flat roofs. Front door is slab-type, with larger sidelight to right. Two narrow, red-brick fins project from body of house, and even beyond roof fascias, and brick block terminates LH side of elevation. At RH side, set back from front, is angled wall clad in board-and-batten. Deep fascias are again copper-clad, and squat, redbrick chimnevs rise from roof at both one and twostorev portions of building.



40 WINDRUSH ROAD - KLEINBURG

Large, hipped-roof bungalow with vertical board cladding over Angelstone base (c. 1970).

COMMENTS

This large bungalow is typical of suburban Kleinburg, both in horizontality and in use of stone and wooden materials. Planter at RH side is unfortunately lacking plants. Any additional to this structure should not rise above existing rooflines. See the Plan and Guidelines, also for any possible future development of this site.

DESCRIPTION

Long, slightly ell-plan bungalow is set below level of road, towards edge of ravine to north. Body of house is clad entirely in vertical, v-jointed boards. Towards RH side are group of three large windows. with small sashes below, and with slab-type front door between (behind metal storm). Windows at LH side consist of large, single-pane units with adjacent. single-pane casements, and with secondary entrance slab-type door (behind metal storm) set between. Projecting, hip-roofed wing at LH side has projecting lower wall, clad in Angelstone, which forms peripheral planter. Windows above are pair of large, fixed-pane units either side of central casement. At extreme LH side of house, wall treatment is similar at two-car garage. Soffits are extremely broad, with gutters and downspouts in conventional aluminum profiles. Roof is clad in brown asphalt shingles, and a single-vent, stone-clad chimney rises from roof peak towards RH side.