

**ALTERATION TO AN EXISTING BUILDING AND THE DEMOLITION OF OUTBUILDINGS
872 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT,
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
WARD 1 – VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

Recommendation

The Director of Development Planning and the Manager of Urban Design and Cultural Heritage recommend:

1. THAT Heritage Vaughan recommend approval to Council for the proposed demolition of the three outbuildings located at 872 Nashville Road under Section 42 of the *Ontario Heritage Act*.
2. THAT Heritage Vaughan approve the proposed alterations to 872 Nashville Road under Section 42 of the *Ontario Heritage Act*.
3. THAT the above recommendations are subject to the following conditions:
 - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and the Manager of Urban Design and Cultural Heritage;
 - b) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - c) That the applicant submit a conservation plan to restore the north elevation on completion of the removal of the kitchen tail, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.
 - d) That Heritage Vaughan Committee approval or recommended approval to Council does not constitute specific support for any development application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the Owner, as it relates to the subject application.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

All materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is to seek the following:

- i) Heritage Vaughan approval for the proposed alterations to the existing vernacular Victorian house; and
- ii) A Heritage Vaughan recommendation for consideration by Council regarding the demolition of three outbuildings in the Kleinburg-Nashville Heritage Conservation District.

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on December 15, 2017. The proposal for the proposed alterations must be deliberated upon by Heritage Vaughan by March 15, 2018, to meet the 90 day timeline. The proposal for demolition must be deliberated upon by Council by March 15, 2018, to meet the 90 day timeline.

Background

The subject property is known municipally as 872 Nashville Road, and is located on the north side of Nashville Road, west of the rail line, as shown on Attachment #1. The subject property contains a two-storey brick Victorian house, built circa 1890, with an enclosed front verandah and a rear kitchen tail. The subject property contains three outbuildings, with a mix of rooflines, materials and massing.

Property History

The Heritage Impact Assessment and Ownership Chronology (Attachment #3), identified that the brick house was built by John Train for his son Robert James Train and his wife Ester (Card). The property was previously owned by the Somerville family, local farmers that had originated from Scotland, with James Somerville arriving in Vaughan Township in 1836.

Proposed Alterations

The applicant is proposing the following work to be undertaken, in accordance with the submitted Heritage Impact Assessment (HIA):

- 1) Demolition of the following three outbuildings:
 - a. One-storey frame outbuilding (approximately 29 m² in size)
 - b. One- to two-storey barn (approximately 67 m² in size)
 - c. One-storey steel shed (approximately 50 m² in size)
- 2) Conservation of the Victorian brick house, including:
 - a. Remove the existing altered kitchen tail;
 - b. Replace all roofing, including main house, verandah, and bay window, including the flat roof portions;

- c. Remove enclosure of the verandah, restoring its original appearance. It appears that all but one of the original columns are in place, and the replacement column will replicate the originals;
- d. Renew or repair all flashings and rainware;
- e. Remove paint from the existing masonry within the enclosed verandah using non-abrasive methods. Work to be performed by a qualified restoration contractor;
- f. Clean all masonry using gentlest methods—detergent and water with hand brushing;
- g. Replace any damaged masonry units using salvaged material from the tail;
- h. Repoint masonry where joints are eroded, using historic lime mortar to match original;
- i. Insulate the roof, and provide ventilation as required;
- j. Replace the existing windows with modern wood-framed thermal units matching original design, and
- k. Restore the masonry on the north elevation, where the tail is to be removed. Until the removal, it's not possible to specify the extent of the work. A plan for this work will be provided by the applicant once the area is visible. Historic masonry units from the tail should be kept on site for re-use in this work.

Analysis

The following is an examination of the Kleinburg-Nashville Heritage Conservation District Guidelines relevant to the proposal to remove the existing outbuildings and alter the existing Victorian dwelling.

5.2.2 Heritage Buildings

“To retain and conserve the buildings identified in the Heritage District Plan as having heritage importance in the District.”

- The property (872 Nashville Road) is considered to be a contributing property to the Kleinburg-Nashville Heritage Conservation District; however, the contributing heritage resource applies to the brick residence and not the outbuildings. The HIA reviewed the potential cultural heritage value of the three outbuildings and found that these buildings do not contain any heritage value that would warrant retention. The brick residence at 872 Nashville Road will be retained and conserved.

“To conserve distinguishing original features, qualities and character of heritage buildings and to avoid the removal or alteration of any such features.”

- The HIA identifies that the enclosed verandah appears to have been originally open with the post brackets visible on the exterior. This open verandah will be brought back to its original configuration. The tail to be removed was originally a kitchen tail that has since been altered with subsequent additions. There is only one remaining arched window of the dwelling and the other windows have been altered to larger square configurations. The tail has been altered to such an extent that removal of this feature can be supported by Cultural heritage staff.

“To encourage the corrections of unsympathetic alterations made over the years to heritage buildings.”

- The unsympathetic closed verandah and altered kitchen tail addition will be corrected and removed, respectively.

“To encourage restoration of heritage buildings based on historical, archival, and pictorial evidence.”

- The applicant has provided an aerial photo of the house (predating 1942) that shows the open verandah and the smaller, original kitchen-tail. Additionally, the proposed restoration is based on neighbouring examples and architectural evidence visible through the differing materials of the kitchen tail and the visible post brackets on the closed verandah.

Section 6.2 Policies for Heritage Buildings

“The original construction and detail on heritage buildings should be retained and repaired whenever possible.”

- The verandah will be repaired to what appears to be its original open configuration. The later kitchen tail addition will be removed as it no longer represents its original configuration due to significant alterations.

“Alterations to heritage buildings should include removal of later unsympathetic work and restoration of original features and detail.”

- The later unsympathetic, heavily-altered kitchen tail will be removed and the north elevation masonry will be restored. It is noted that the plan for this work cannot be provided until such time the kitchen tail is removed.

“Work on heritage buildings should be consistent with the Guidelines in Section 9.3”

- The following is an analysis of the consistency of the proposal with Section 9.3 of the Kleinburg-Nashville Heritage Conservation District Plan.

Section 9.3.4 Building Maintenance – Masonry

“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.”

- All masonry will be cleaned using the “gentlest methods – detergent and water with hand brushing”, as identified in the Conservation Plan.

“Do not use sand-blasting or high pressure water for masonry cleaning.”

- As per the above note, high pressure water will not be used for masonry cleaning.

Section 9.3.5.1 Brickwork

“Repair structural damage before repointing.”

- Repointing of masonry will only occur where joints are eroded.

“Use matching bricks for repairs, either salvaged old material, or the best modern match in size and colour.”

- Damaged masonry units will be replaced using salvaged material from the tail.

“Use lime mortar for repairs and repointing to 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.”

- The Conservation Plan provides for the use of *“historic lime mortar to match original”* for the repointing of masonry joints where eroded.

Section 9.3.5.3 Roofing

“In re-roofing heritage buildings, care should be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours should be black or a dark grey, like slate or weathered cedar.”

- The current roofing is black asphalt, and the proposed new roofing will match the existing material.

Section 9.3.5.6 Windows

“Repair material should be of the same species and profile as the originals. If replacement is necessary, wood should normally be used, and window design should match the original in type, glazing pattern, and detail.”

- The existing windows are to be replaced with modern wood-framed thermal units to match the original design.

Section 9.3.6 Renovations

“When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design, or is unsympathetic to it. Research, as described in Section 9.3.2, should be undertaken, and the design of new work should restore the principal architectural features of the original building.”

- Based on the research undertaken in the HIA, it has been found through historic aerial photography and the visible post brackets on the exterior of the closed in verandah that the closed-in verandah was once open and that the original kitchen tail has since been altered significantly. The verandah will be restored to an open design. The tail addition will be removed and the north wall of the dwelling restored.

“Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.”

- All materials being proposed for the restoration will be authentic including the asphalt shingles to match the original condition. The use of salvaged masonry from the removal of the kitchen tail. The windows will be replaced with thermal windows to match the appearance of the existing 2 over 2 double hung windows.

“Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.”

- The roofing will be replaced and all flashings and rainware will be repaired or replaced if necessary.

“Remove items, such as metal fascia and soffit that conceal original architectural detail.”

- The original details of the open porch and north elevation will be restored.

Section 9.9.2 The Village Forests – Character

“Site buildings and additions to preserve suitable mature trees.”

- The proposed alterations to the existing Victorian house and the demolition of the kitchen tail and outbuildings will not require the removal of any of the existing trees, as confirmed by the submitted Arborist Report.

Conclusion

Based on the above analysis, the proposed demolition of the outbuildings and the alterations to the existing Victorian house on 872 Nashville Road are in conformity with the policies of the Kleinburg-Nashville Heritage Conservation District Plan.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report relates to the Term of Council Service Excellence Strategy Map (2014-2018) by supporting the following initiatives:

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the application and is satisfied that the proposed alterations to the Victorian building and demolition of the outbuildings at 872 Nashville Road are consistent with the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed demolitions and alterations under the *Ontario Heritage Act*, subject to the conditions in this report.

Attachments

1. Location Map
2. Site Map and Site Photos
3. Heritage Impact Statement – 872 Nashville Road
4. Architectural Drawing Set
5. Survey of Outbuildings to be demolished
6. Tree Inventory Plan

Report prepared by:

Shelby Blundell, Cultural Heritage Coordinator, ext. 8813

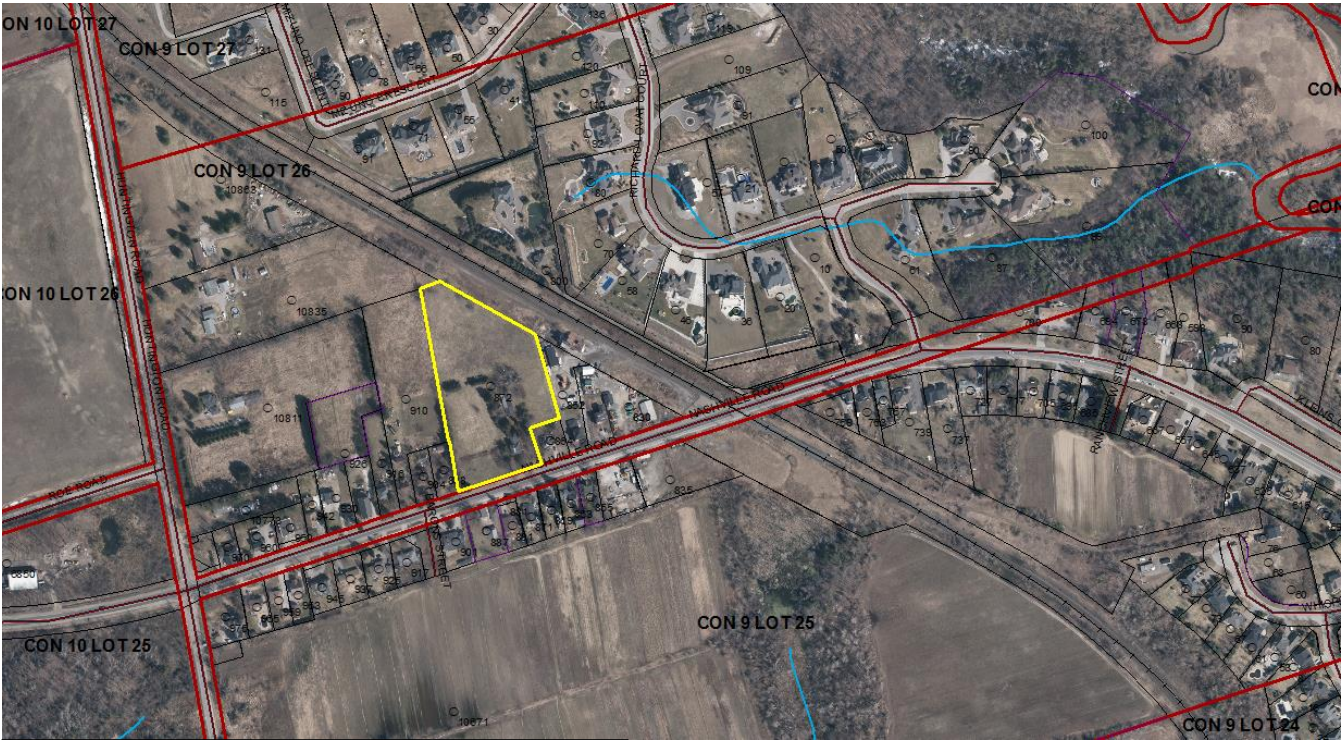
Respectfully submitted,

MAURO PEVERINI
Director of Development Planning

ROB BAYLEY
Manager of Urban Design and
Cultural Heritage

/CM

Location Map



872 Nashville Road (outlined in yellow)

Site Map



**Victorian Brick House to be restored
(outlined in orange)**

**Outbuildings to be demolished
(outlined in red)**

Site Photos



The Victorian house (front elevation) (from HIA)



The Victorian house (side-east elevation) (from HIA)



The Victorian house (side-north-east elevation) (from HIA)



The Victorian house (side-west elevation) (from HIA)



The Victorian house (side-north elevation) (from HIA)



Small Outbuilding (from HIA)



The Barn (from HIA)



The Steel Shed (from HIA)

Heritage Impact Statement
872 Nashville Road
In the Kleinburg-Nashville Heritage Conservation District
City of Vaughan



Undated Aerial Photograph of the property from the City of Vaughan. House to the left, with outbuildings to the right. The house shows a smaller, open, front verandah, and the original tail with a one-storey pantry (?) at the northeast corner and a rear kitchen verandah under an extension of the pantry roof. Note that there is no building to the northeast of the barn, where the current steel shed sits. Compare with the 1942 aerial photo in figure 5, which suggest that this image predates that aerial photo.

Phillip H. Carter Architect and Planner
& Paul Oberst Architect
June 2017

Engagement:

We are architects licensed in Ontario, and professional members of the Canadian Association of Heritage Professionals (CAHP). We were engaged by the owners to produce a heritage impact statement regarding alterations to the property at 872 Nashville Road in the City of Vaughan. The property is designated under Part V of the *Ontario Heritage Act* by virtue of being within the Kleinburg-Nashville Heritage Conservation District, and appears in the City's Register of Property of Cultural Heritage Value, by virtue of being in the District.

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Appendices

- A. Ownership Chronology by Su Murdoch Historical Consulting
- B. CVs for Heritage Consultants

1. The Mandate:

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

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

Conserved is defined in the Provincial Policy Statement as follows:

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

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

2. Historical Background

Kleinburg is a typical example of early Ontario's development. Transportation difficulties required local production of many essential goods. Where the road grid intersected with rivers, 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 rivers powered the mills, and the roads allowed the import of raw material and the export of finished goods. A mill and the traffic it generated would attract supporting trades and shopkeepers, and a village would grow up around it. And so it was in Kleinburg.¹

In 1848 John Nicholas Kline 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 plats from 1848, he subdivided his land into quarter-acre lots, anticipating the village that would grow up around his mills.



Figure 1. Kleinburg's original development was supported by its mills. This is the dam for Howland's Mill, originally John Klein's.

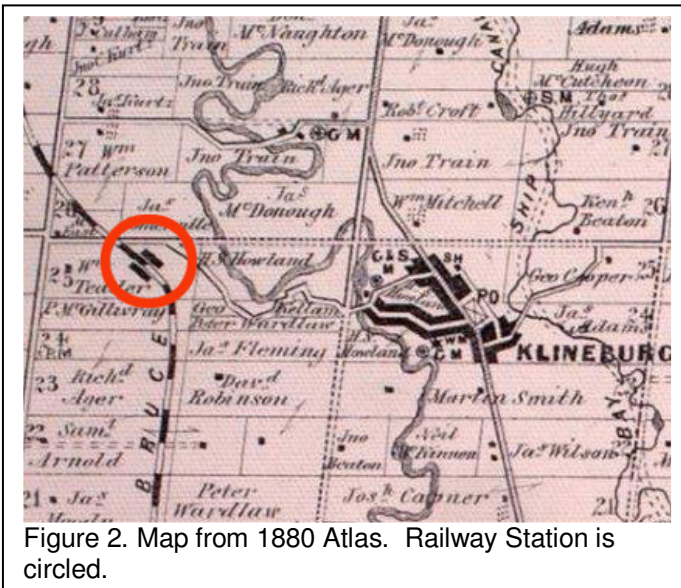
¹ City of Vaughan, *History Briefs, Bulletin No 5. Early Milling Communities in Vaughan*.

A second sawmill, George Stegman's, is shown on John Kline's 1848 plan of subdivision, across town on the East Humber River.

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 in the world beyond the Humber River valleys.

By 1860, Kleinburg 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 the Howlands had 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.²

Development patterns were change with the coming of the railways. The first real railway 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. It was a success and prompted imitation. In 1871 the Toronto, Grey and Bruce Railway was opened, running from Toronto, through Woodbridge and Orangeville to Mount Forest. 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. A Kleinburg Station was built, but it was some way west of the village. The station prompted adjacent development, and so a hamlet came into being, originally called East's Corners, after the postmaster James East.



The presence of the railway station once supported commercial enterprises such as Card's lumber yard (there is still a building bearing their sign), a hotel, and more than one grain elevator, the last of these being built about 1930.³ The importance of the railway to the prosperity of Kleinburg's mills created an important connection between the Kleinburg and Nashville. The present name was given by a resident named Jonathan Scott who had come from Nashville, Tennessee.

² City of Vaughan website, *Brief History of Kleinburg*.

³ *A History of Vaughan Township*, Reaman, G. Elmore, Vaughan Historical Society, 1971

Following the Second World War, suburban development came to Vaughan, and the Nashville area is now a mix of 19th and early 20th century buildings, and more recent houses. More are to come.

3. Introduction to the Site

The property is located on the north side of Nashville Road, at the eastern end of the Nashville hamlet.

The property is described as: Part of Lot 26 Concession 9 Township of Vaughan County of York.

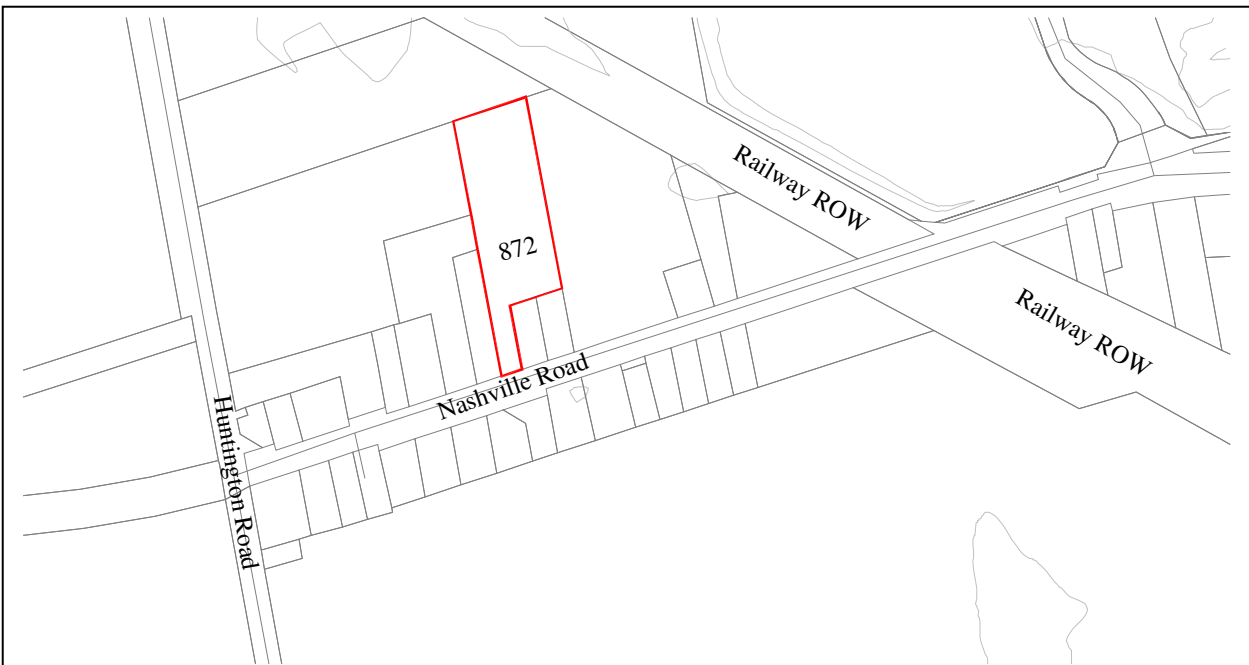


Figure 3. City mapping showing location of the subject property. The widening of the Railway Right of Way was the original location of the CPR Kleinburg Station, relocated in 1976 to 10415 Islington Avenue in the Kleinburg Village.



Figure 4. Aerial view showing the existing buildings on the property.

There are 5 structures on the property, shown in the Google satellite view above.

1. The original farmhouse,
2. The tail of the house, part original much altered and part recent addition,
3. A small wooden outbuilding fitted with a shopfront,
4. A long wooden barn, the south portion being one storey high and the north portion being a storey and a half, and
5. A one storey shed constructed of red enameled steel panels. (almost completely concealed from view here by the trees.)

These structures are described in sequence below.

The buildings are surrounded by a wealth of mature deciduous and coniferous trees.



Figure 5. Detail from aerial photo, April 1942, from the Vaughan Archives. The house and outbuildings are visible. There appears to be a smaller building to the left front of the small outbuilding. We believe that the rear-most building is an older building, not quite of the same size and location as the current red steel shed. See drawing in Figure 24. See also survey in Figure 4 in Su Murdoch's Ownership Chronology, Appendix A.

4. The buildings

4.1 The Original Farmhouse

The farmhouse is a two-storey polychrome brick vernacular Victorian house with both Gothic and Italianate aspects. The walls are of red brick, with quoins and hooded segmental window arches in contrasting buff brick. There are two-course buff bands on both storeys at the level of the bottom of the window hoods. There is a 4-course band of buff brick at the level of the ground floor, topped by a dark projecting water-table course. The foundation is shaped field stone.

The plan is L-shaped, with an enclosed verandah filling the ell on the right and projecting forward of the main front wall. The verandah appears to have been originally open, with post brackets still visible on the exterior. It is entered on its side-wall near the front by way of a recent cobbled-together wooden stair and stoop. It is covered with brick-patterned asphalt roll material. Floor plans are provided in an appendix.

The main roof of the house is a shallow hip with strongly projecting eaves supported by paired brackets. It has a small flat section at the top. The verandah roof has a shallow front-facing gable. There is a one-storey octagonal bay-window on the right. The bay has a flat roof with a steep-slope shingled skirt, topped with iron cresting. All roofing material is asphalt shingle.

The overall condition of the masonry is good, with some spalling and mortar erosion.



Figure 6. Front (south) elevation.



Figure 7. View from the northwest.



Figure 8. View from the east.

4.2 The Tail

The house originally had a kitchen tail, which has since been altered and added to. The original brick remains on the west and parts of the north (rear) and east exteriors. Only one of the original arched window openings remains—the rest being altered to square headed openings housing replacement windows. The roof is hipped asphalt shingles. Large overhang, but any original brackets have been removed.

In its current configuration, the tail is a separate apartment, unconnected to the main house except in the basement. An awkward frame entry/ vestibule in the middle of the east wall provides access to the rear apartment. A second access is through a shoddy frame vestibule at the rear.

The masonry is in good condition, but greatly defaced by alterations to the window openings.



Figure 9. View from northeast. Window at lower right is the only original opening in the tail. The frame entry porch is recent.



Figure 10. View from west. Original brick, but no original window openings.



Figure 11. View from the north. Ad-hoc frame rear vestibule. Original brick on the right, and at ground floor on the left. Window opening not original.

4.3 The Small Outbuilding

The small outbuilding is located about 15m behind the west side of the farmhouse. It is about 16 ft wide x 20 ft deep, with a steep front-facing gable roof in asphalt shingles. It has been fitted out with a shopfront facing the farmhouse. It is in poor condition, with a great deal of structural sagging in the west wall and the roof. This building appears in historic aerial photos dating from 1942 to the late 60s, and had an additional small building to the left front.

4.4 The Barn

The barn is located about 65 ft behind the east side of the farmhouse. It consists of a one-storey section to the south, about 24 ft wide x 30 ft deep with a steep front-facing gable in asphalt shingles. A two-storey section to the north is about 24 ft wide x 42 ft deep, also with a steep front facing gable. The east slope is in asphalt shingles and the west slope is in metal sheet.

The barn is in poor condition, sagging to one side, with sagging 2nd floor joists, and signs of rot. It is framed in studs, not barn framing.

This building appears in historic aerial photos, dating from 1942 to the late 60s.



Figure 12. Front (south) side of the small outbuilding. Large 6-pane windows flank a recessed glazed entry door. Sagging wall and roof are evident.



Figure 13. East side of small outbuilding.



Figure 14. The barn from the southeast. The large openings have been fitted with metal overhead garage doors. Pictures of the barn continue on the next page.



Figure 15. West side of the barn. This roof slope is in metal.



Figure 16. East side of barn showing bowed wall. Steel shed to the rear.



Figure 17. Rot in the timber sill of the barn.

4.5 The Steel Shed

The steel shed is located to the immediate right rear of the barn. The medium sloped roof is of galvanized steel, heavily rusted. A tree has fallen against the middle of the north side. There is a building in this location in the historic aerial photos, but this building is certainly more recent than 1942.



Figure 18. South side of steel shed..



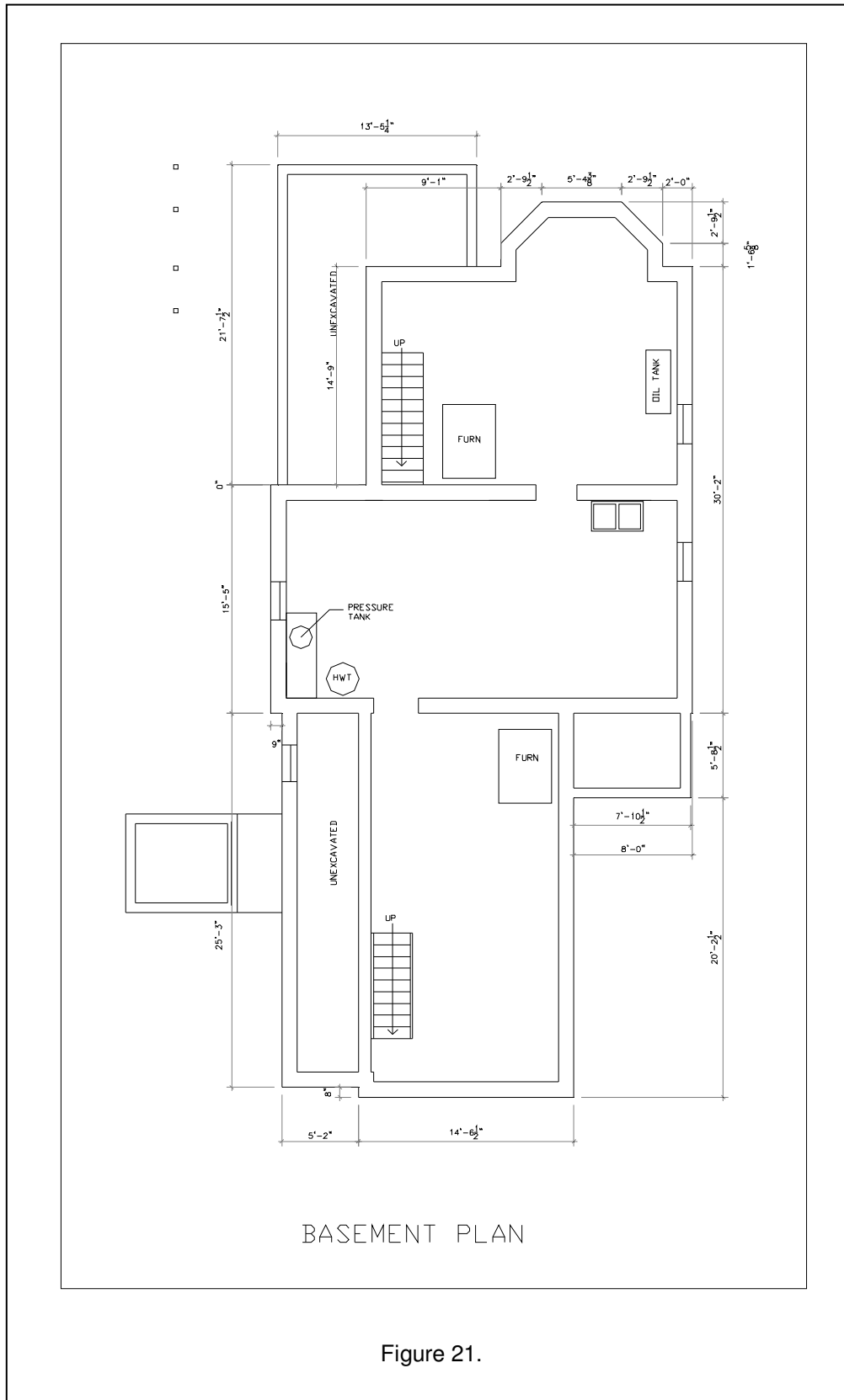
Figure 19. East side of steel shed. Barn is to the rear..



Figure 20. Tree fallen against north wall and roof of the steel shed.

5. Measured Floor Plans.

5.1 Existing House



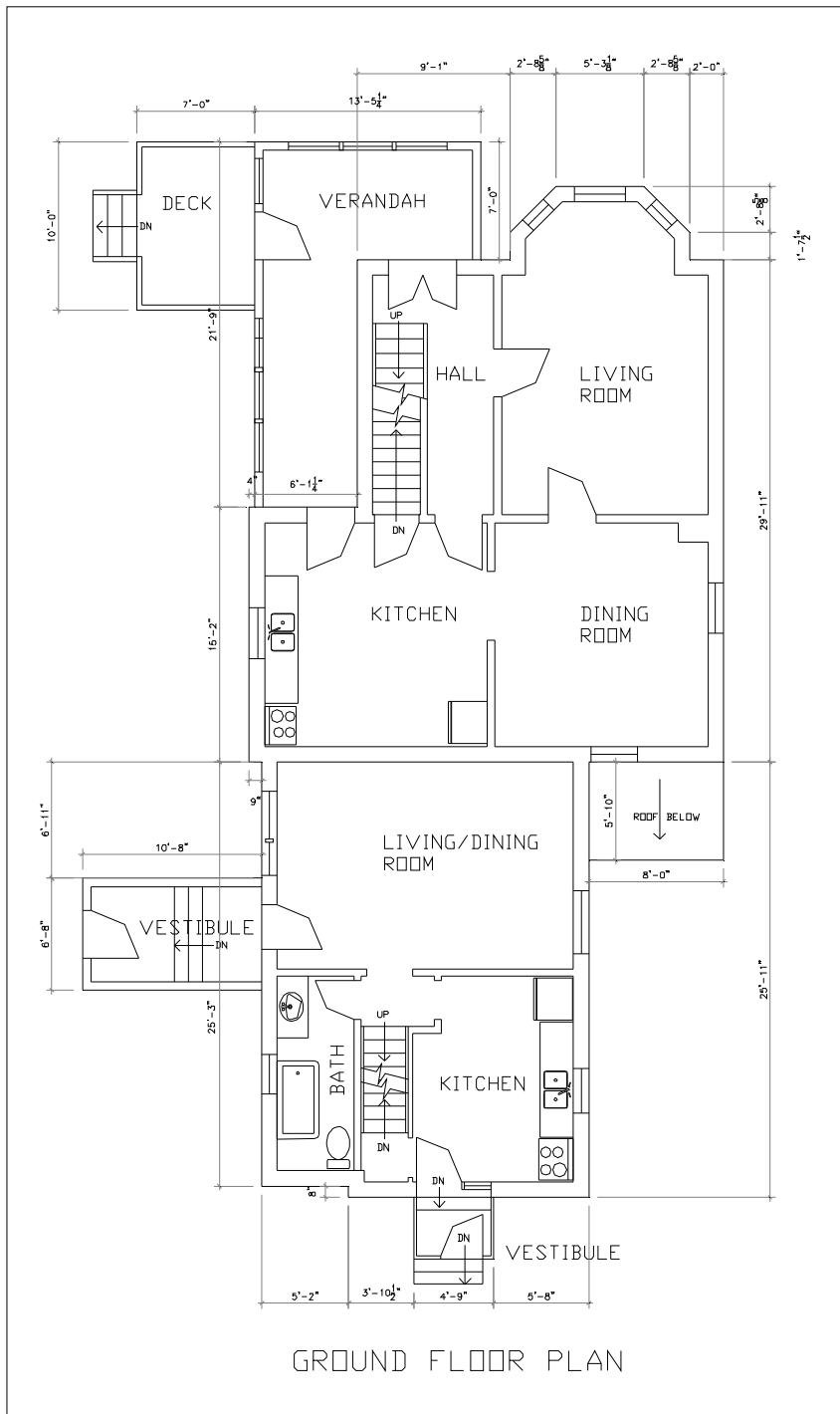


Figure 22.

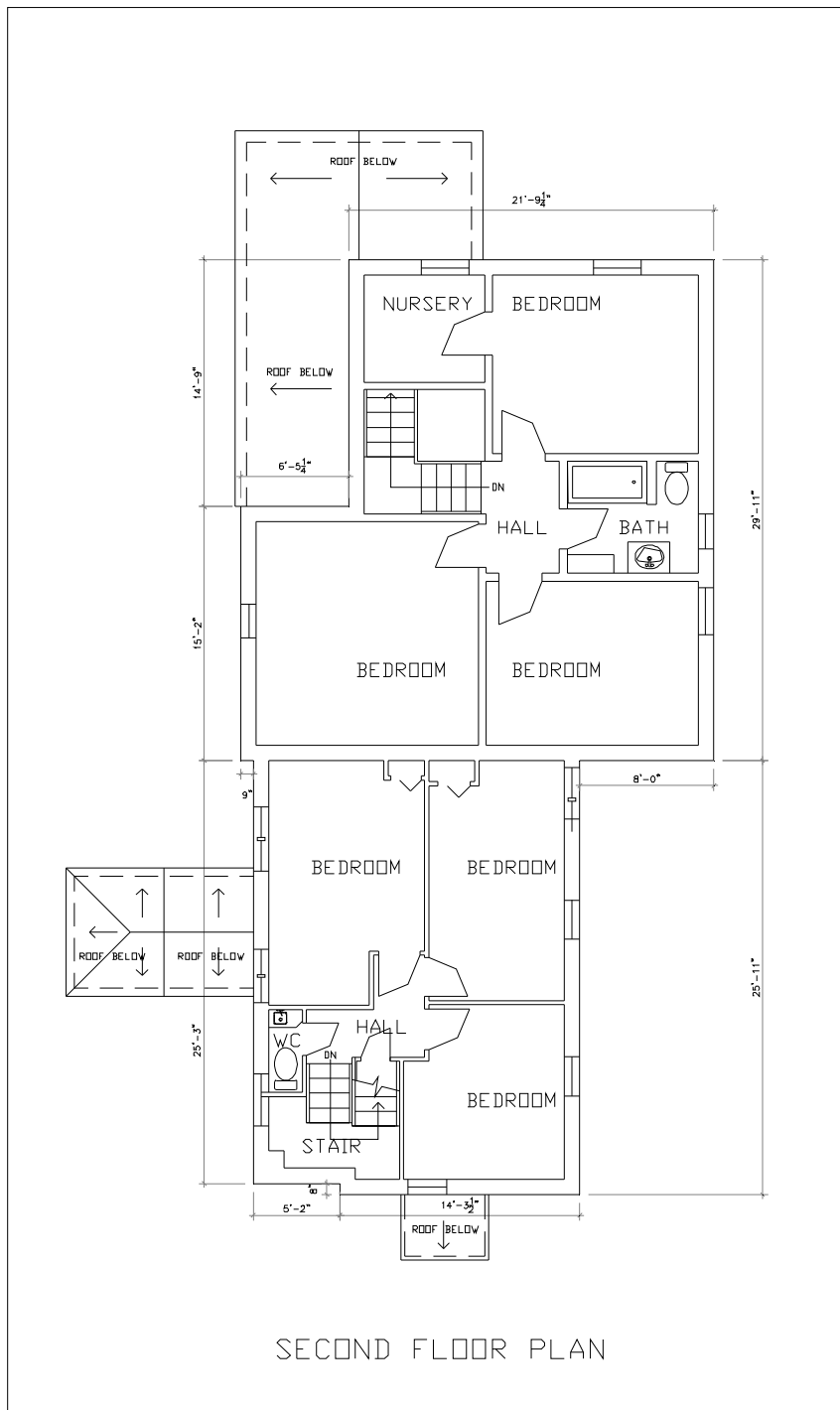
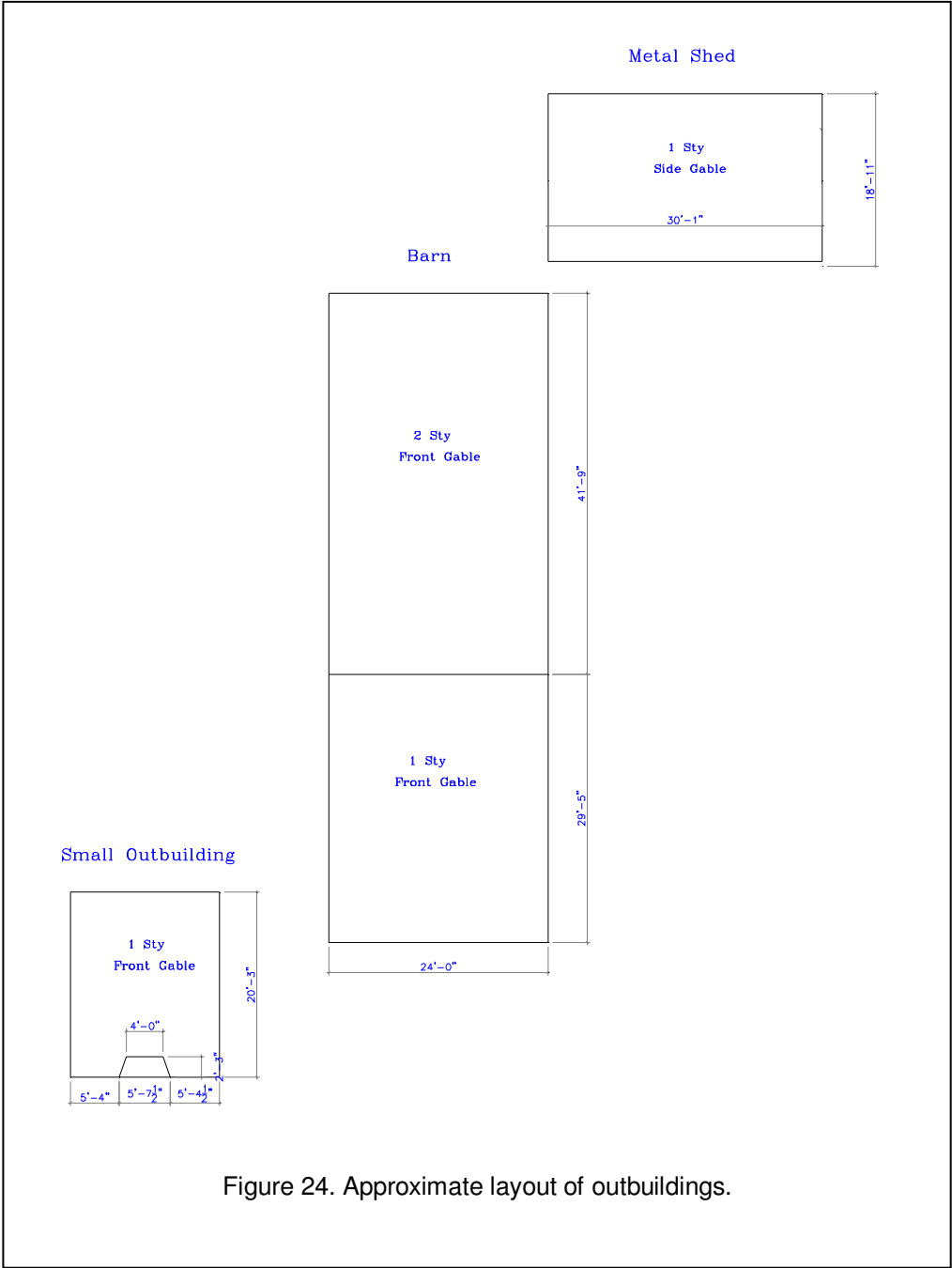


Figure 23.

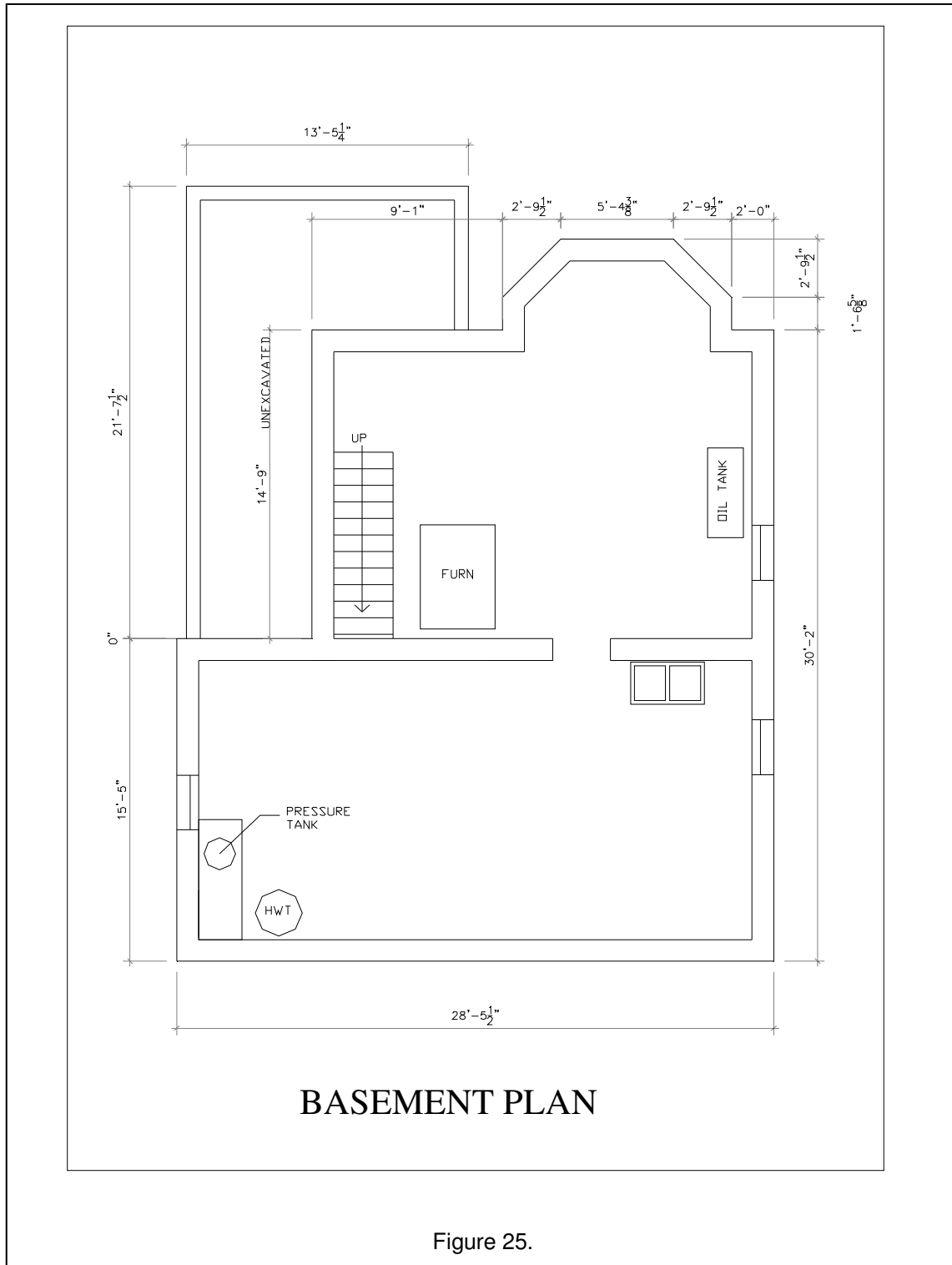
5.2 The Outbuildings



6. The Proposal

The owner proposes to remove all three of the outbuildings, and to remove the tail of the house. He proposes to undertake restoration work on the house, as outlined in the conservation plan in Section 6, below.

Drawings of the proposed exterior work are found below. No interior work is anticipated. None of the existing trees will be disturbed.



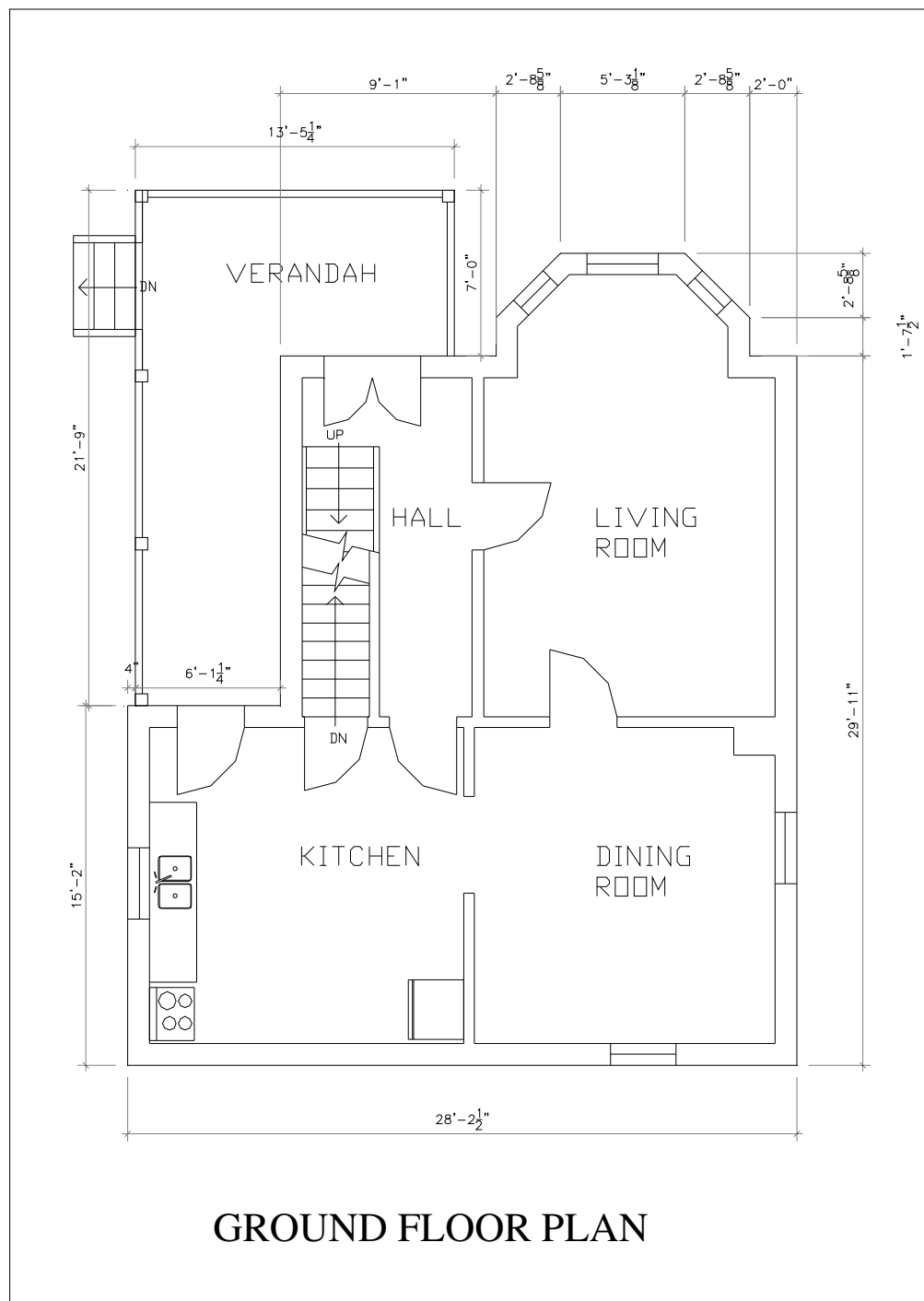


Figure 26.

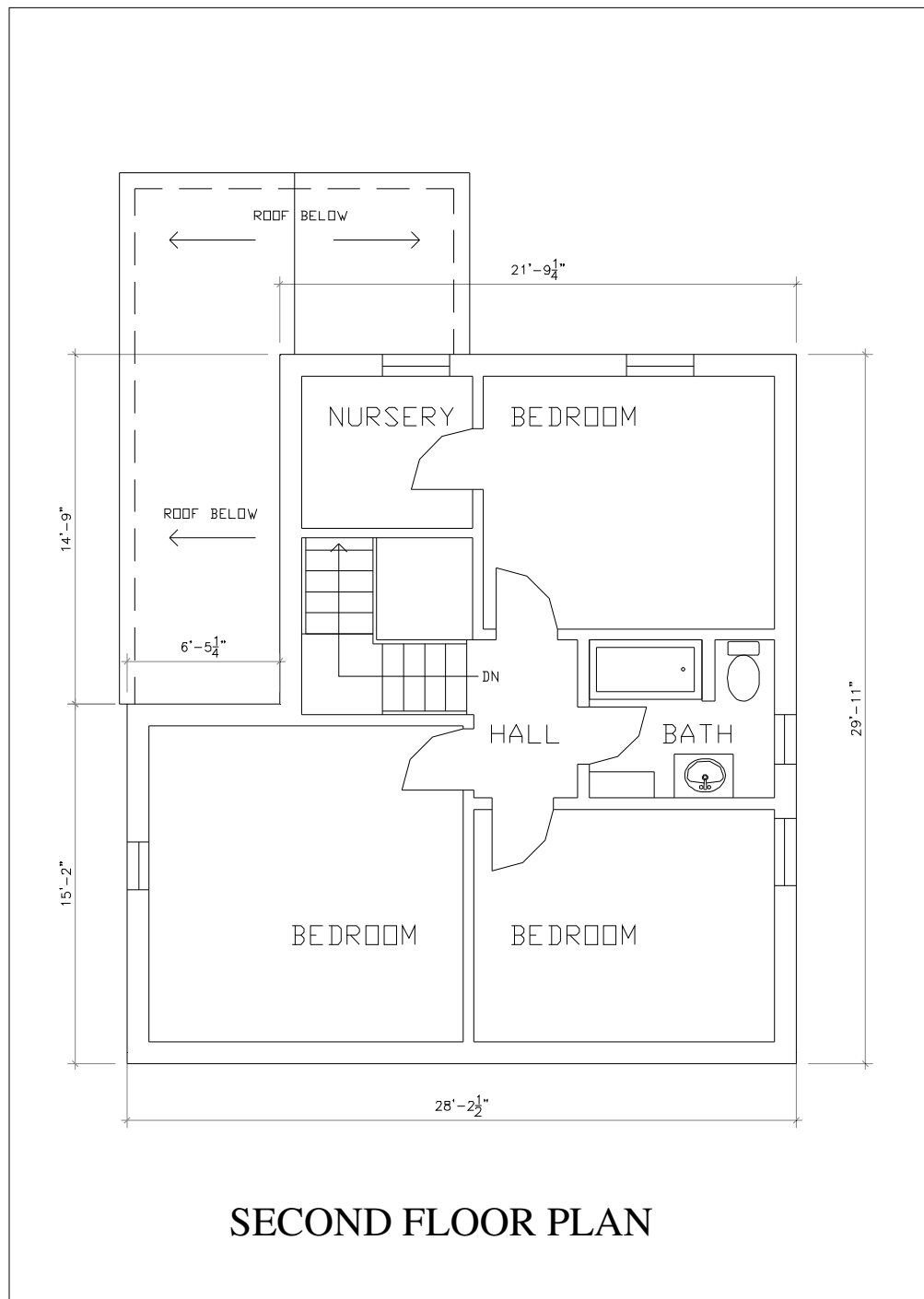


Figure 27.

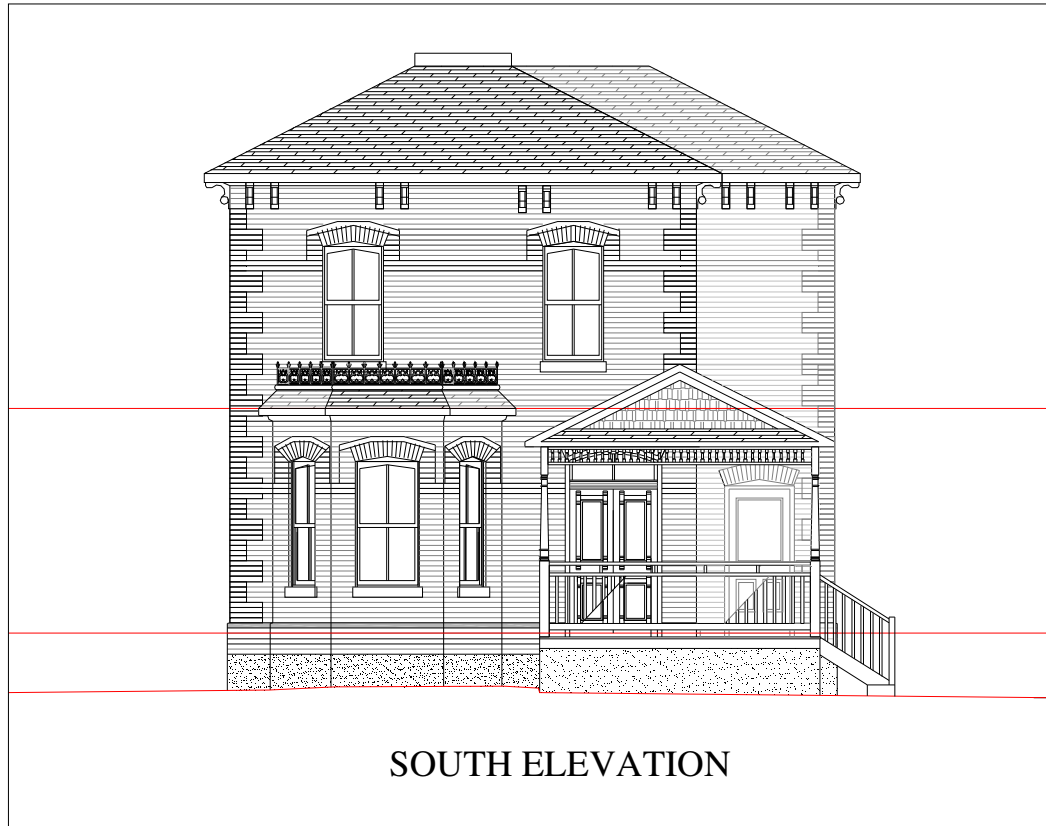


Figure 28.

Victorian columns and gingerbread spindles are conjectural at this point, based on some neighbouring examples. When verandah enclosure is removed, surviving material will form the basis of reconstruction details.

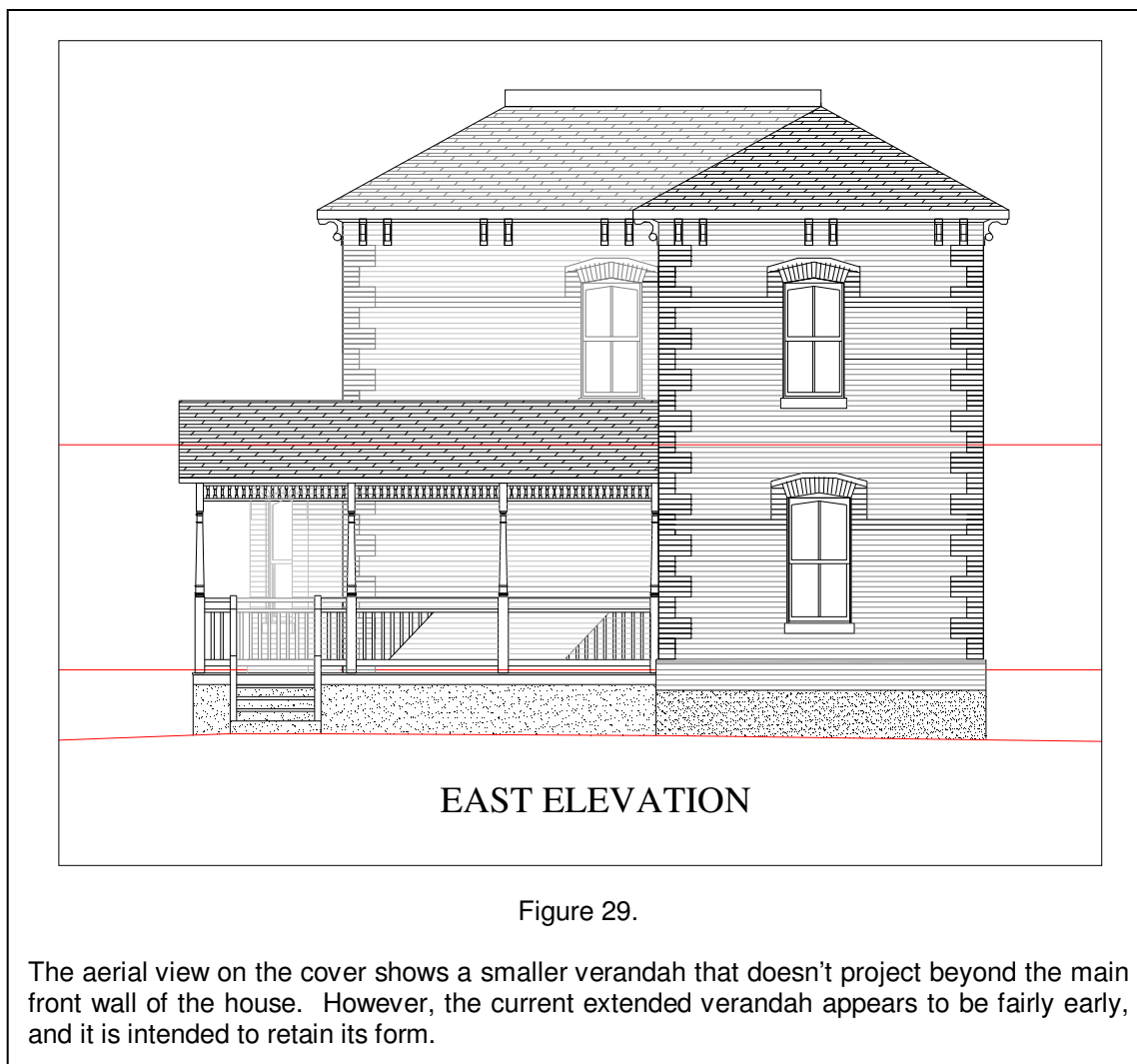


Figure 29.

The aerial view on the cover shows a smaller verandah that doesn't project beyond the main front wall of the house. However, the current extended verandah appears to be fairly early, and it is intended to retain its form.

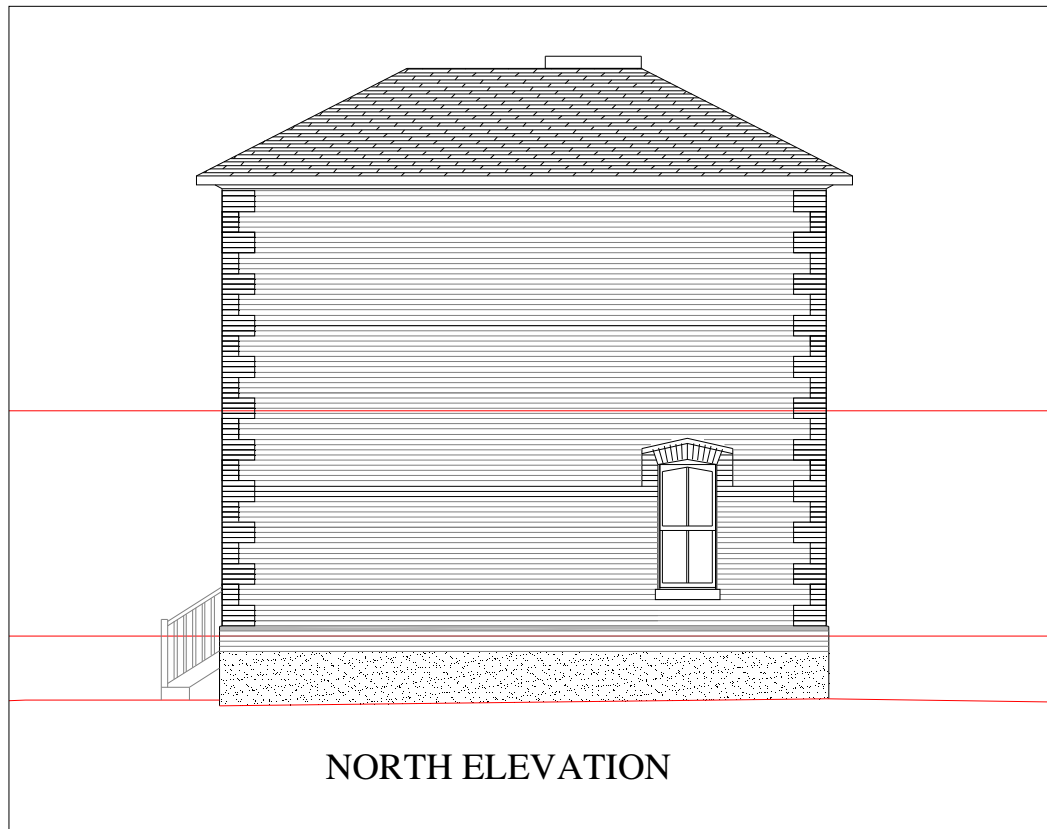


Figure 30.

This elevation is mostly concealed currently. There may have been a doorway on the ground floor. Detail plan for this elevation must await the removal of the tail, so we can determine best conservation measures.

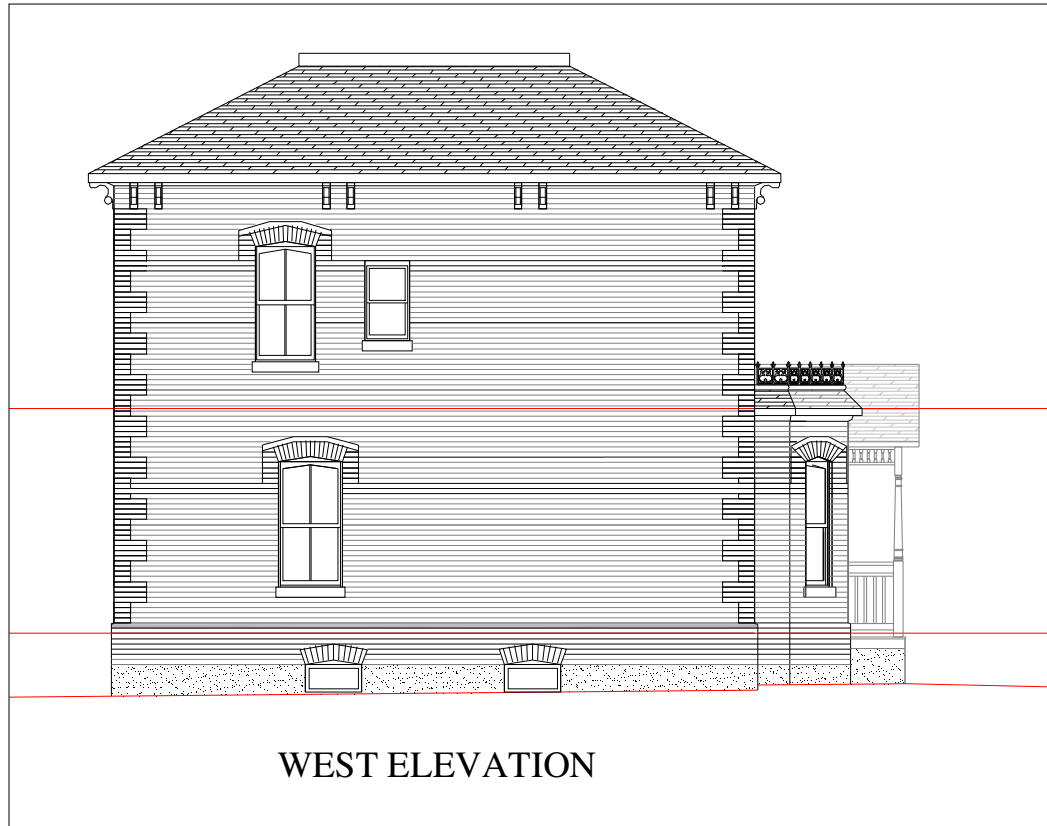
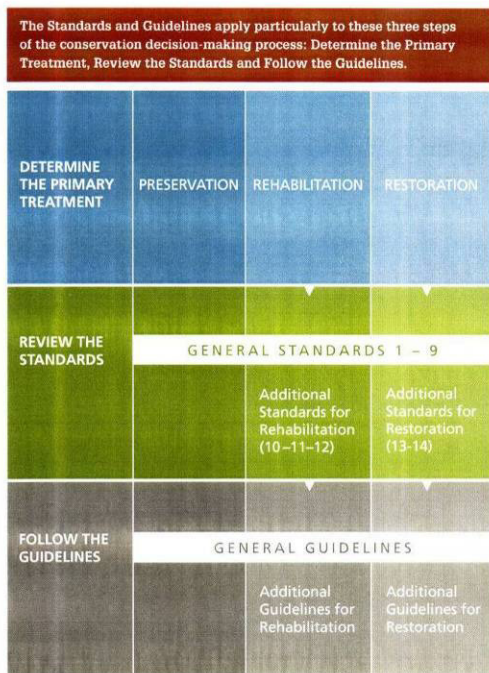


Figure 31.

7. Conservation Plan

7.1 Project Conservation Principles

The conservation approach for the House at 872 Nashville Road relies on *Standards and Guidelines for the Conservation of Historic Places in Canada*, published by Parks Canada—hereinafter referred to as *Standards and Guidelines*. Briefly stated, it provides guidance for planning and executing conservation projects on identified historic places. The chart below, from the introduction to the document, shows how it is to be used.



The primary treatment for the house is Preservation, which is applicable for resources that are essentially intact and that convey their historic significance without major repairs or alterations.

The work on the verandah could be said to include Restoration, since it is returning the verandah to a previous state. We believe that except for one missing column and gingerbread, that the material is still in place.

The proposed repairs and maintenance work on the house conform to the applicable Standards and Guidelines. They are minimal interventions, do not alter any character-defining features, and ensure structural stability, weather-tightness, and the ability to sustain a future long-term use.

7.2 Conservation Work to be Undertaken

The following work will be undertaken to conserve the heritage asset:

- Renew all roofing, including main house, verandah, and bay window, and including flat roof portions,
- Remove enclosure of the verandah, restoring original appearance. It appears that all but one of the original columns are in place, and the replacement column is to replicate the originals.
- Renew or repair all flashings and rainware,
- Remove paint from masonry within existing enclosed verandah using non-abrasive methods. Work to be performed by qualified restoration contractor.
- Clean all masonry using gentlest methods—detergent and water with hand brushing,
- Replace damaged masonry units using salvaged material from the tail,
- Repoint masonry where joints are eroded, using historic lime mortar to match original,
- Insulate the roof, and provide ventilation as required.

- Replace existing windows with modern units matching original design.
- Restore the masonry on the north elevation, where the tail is to be removed. Until the removal, it's not possible to specify the work. We will provide a plan for this work once it is visible. Historic masonry units from the tail should be kept on site for re-use in this work.

8. Heritage Evaluation of the Proposal.

In our professional opinion, the outbuildings—due to their structural deficits and poor condition should not be considered worthy of retention for heritage reasons. They are hazardous as they stand, and do not have a viable future use. We find no heritage reasons to prevent their removal.

In our professional opinion, the tail of the farmhouse has been altered to such an extent, and so poorly as far as heritage character goes, that it cannot be considered a heritage resource. We find no heritage reason to prevent its removal.

In our professional opinion, the original farmhouse remains a valuable heritage resource. (See our evaluation of the original farmhouse, in accordance with Ontario Regulation 9/06, later in the document.) The building is largely intact with original masonry, openings, and interior elements in good and restorable condition. We believe that the original open verandah can and should be restored, and that the rear wall can be configured in a respectful way when the tail is removed.

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

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

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

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

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

1. i, The existing farmhouse is a representative example of its style. We would call the style 19th-century Eclecticism. This term covers the practice of mixing up design elements of different styles and it was fairly common in the stylistically inventive late 19th century. We would call it a mixture of Italianate and Victorian Gothic Design. The polychrome brickwork and segmented arch openings are characteristics of Victorian Gothic. The low-slope hipped roof, large overhangs with brackets at the eaves, and the iron cresting are characteristic of Italianate design.
1. ii, The craftsmanship or artistic merit of the house is standard for the type.
1. iii, There is no demonstration of technical or scientific achievement in the building.

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

3. i, The building can be said to support the historic character of Nashville, although that character is mixed with more recent development.
3. ii, The building is linked historically to its contemporaries, but not to more recent development.
3. iii, The building is not a landmark.

In our professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 872 Nashville Road in the City of Vaughan is a representative example of a style or type, and it therefore may be considered for designation under Part IV of the *Ontario Heritage Act*.

The third word in the Regulation is “may”—not “must” or even “should”. In this case, the criterion met is not so strong that it calls out for this building to be elevated above other buildings in the area of a similar age, type, and condition. It has more significance as a defining asset within the District than as an individual building.

10. Bibliography

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

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

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

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

Appendices:

PROPERTY OWNERSHIP CHRONOLOGY

***872 NASHVILLE ROAD
NASHVILLE VILLAGE, CITY OF VAUGHAN***

PREPARED FOR

***PHILLIP H. CARTER ARCHITECT AND PLANNER
PAUL OBERST ARCHITECT***

**SU MURDOCH HISTORICAL CONSULTING
705.728.5342 SUMURDOC@SYMPATICO.CA**

AUGUST 2017



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PROPERTY OWNERSHIP CHRONOLOGY 872 NASHVILLE ROAD, CITY OF VAUGHAN

PART WEST HALF LOT 26, CONCESSION 9, VAUGHAN TOWNSHIP

1.0 PROPERTY DESCRIPTION

The legal description of the property at 872 Nashville Road is part of the west half of Lot 26, Concession 9, Vaughan Township, City of Vaughan. This is an approximate 4.185 acre parcel of land fronting on the north side of Nashville Road near the historic village of Nashville. The front façade of the dwelling faces south to the road.

This property is within the Kleinburg-Nashville Heritage Conservation District (“HCD”), which is a geographic area protected by bylaw under Part 5 of the Ontario Heritage Act. The Vaughan Heritage Inventory identifies the two storey, brick dwelling on site as built in 1890 and Italianate in style. The property also contains a frame outbuilding at the east side rear of the dwelling.

2.0 REPORT OBJECTIVE AND METHODOLOGY

As 872 Nashville Road is within the boundary of the Kleinburg-Nashville HCD, the City requires a Heritage Impact Assessment (“HIA”) as part of any application for development or site alteration. The objective of this Property Ownership Chronology is to provide research information, not cultural heritage evaluation, as a component of the HIA being compiled separately by Phillip H. Carter Architect and Planner and Paul Oberst Architect.

The information in this report was compiled through a property Title search at the York Region Land Registry Office, and documentary research, notably at the City of Vaughan Archives. The property was viewed on July 24, 2017, from the road allowance.

3.0 OVERVIEW HISTORY

3.1 VAUGHAN TOWNSHIP

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

3.2 NASHVILLE VILLAGE

The *Kleinburg-Nashville HCD Vol. 1 Study and Plan* provides the following information about the origin of the village of Nashville:

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, built in 1907 to replace the 1870 original, was designed by Sir William Cornelius Van Horne, but built in a mirror image of the plans. As in Richmond Hill, the Kleinburg Station was located some way west of the village, and, to similar confusion, became the site of the hamlet of Nashville. The 1907 station building was relocated in 1976 to Kleinburg, just north of the elementary school.

The hamlet of Nashville appears to have come into being because 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.

The National Archives Canada postal database indicates that the post office at Nashville was established in 1881 with Matthew East as the first postmaster.

4.0 PROPERTY CHRONOLOGY

4.1 EARLY PROPERTY OWNERS

The 200 acres of Lot 26, Concession 9, Vaughan, were patented from the Crown on April 4, 1821, by William Munson Jarvis of the City of Hamilton. Jarvis was a businessman, government official, and land speculator unlikely to have any intention of settling on the property.

4.2 JAMES SOMERVILLE

William M. Jarvis sold the west 100 acres of Lot 26, Concession 9, to James Somerville on January 29, 1845. Somerville was a farmer already living in Vaughan Township. He paid £200 for the acreage. That sale was not registered until February 21, 1881. In the interim, on January 22, 1846, William Botsford Jarvis in his capacity as Sheriff of the Home District (later Ontario) sold

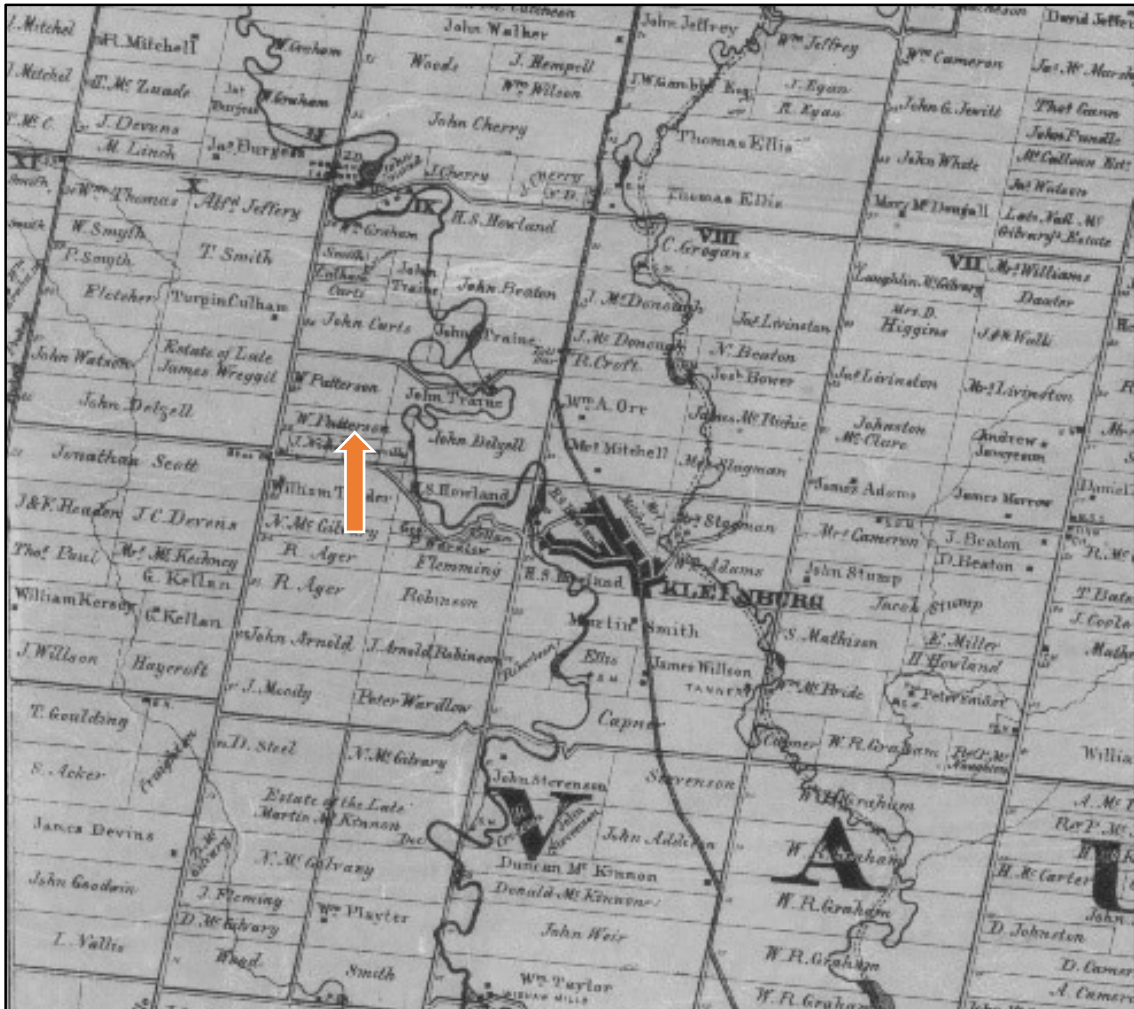


Figure 1: Extract of 1860 Tremaine of York County. The plotting of the W. Patterson acreage across the north half of the west half of Lot 26, Concession 9, seems inaccurate if the intent was to indicate ownership.

the west 100 acres to James Somerville, perhaps as confirmation of the earlier sale.

In April 1846, Somerville sold the 20 acres of the northwest corner of Lot 26 to William Patterson. In February 1847, Somerville sold the 20 acres of the southwest corner to James Nicholls. Both of these parcels were further subdivided and formed the village of Nashville. The result was Somerville's remaining 60 acres were on the east part of the west half of Lot 26, as shown on Figure 2.

On June 24, 1840, a James Somerville of Vaughan married Margaret Goodfellow of Albion Township. The 1851 personal census for Vaughan lists James "Sumervill" as a farmer, age 42, born in Scotland and of United Presbyterian faith. His wife "Margret" was 33 and born in Canada. In the household were their children Robert, 11; James, 9; John, 6; and Margret, [one]. The 1851 agricultural census lists James with 150 acres of Lots 13, 14, and 15, Concession 10, and the 60 acres of Lot 26, Concession 9. They lived in a one storey, log dwelling.

The 1861 personal census for Vaughan indicates that James Somerville was age 50. Margaret was 40; Robert, 19; James, 18; John, 16; Margaret, 9; and Mary 6. They occupied a two storey, stone dwelling (which does not describe the dwelling at 872 Nashville). The 1866 directory for Vaughan lists James and Archibald "Summerville" on Lot 13, Concession 10. There is no listing for a Somerville or a tenant on Lot 26, Concession 9, in the 1866 directory.

In June 1870, Somerville sold a right away across Lot 26 to the Toronto, Grey and Bruce Railroad, being constructed through the area. The 1871 census has James, Margaret, 16; Mary, 18; and James, 27, in the Somerville household.

James died in 1873. Lot 26, Concession 9, is not specifically mentioned in his Last Will and Testament. John Somerville of the Town of Owen Sound, a clergyman, and his wife Martha; Margaret and Mary Somerville, both spinsters in Vaughan Township; Margaret Somerville, the widow of James and also of Vaughan; and Robert and James Somerville, both local farmers were heirs to James' estate.



Figure 2: Extract of 1878 *Illustrated Historical Atlas* County of York

On March 31, 1877, the 60 acres of Lot 26 were sold to Robert and James Somerville for \$1,000. The 1878 *Illustrated Historical Atlas County York* (Figure 2) plots a "Jas Somerville" on the 60 acres of the east part of the west half of Lot 26. The atlas may not have been updated subsequent to the 1877 sale and may still refer to James, Sr., as the owner. No dwelling is plotted but this is not definitive proof that none existed.

The Vaughan Township section of the 1885 *History of Toronto and County of York Ontario*, provides the following biographical information about James and Robert Somerville, sons of James, Sr. Both are associated with Lot 14, Concession 10. No other Somerville children are listed.

JAMES SOMERVILLE, lot 14, concession 10, was born in 1843 on the lot where he now resides. He is the second son of the late James Somerville, who emigrated from Lanarkshire, Scotland, in 1836, and settled in Vaughan on the same land now occupied by James, junr. Mr. Somerville, senr, took a lively and intelligent interest in the affairs of the municipality, and was a member of the Township Council for some years. He was a devout member of the Presbyterian Church, and was an Elder for about twelve years previous to his death. Before the church was built the religious services presided over by Dr. Jennings were conducted at the house of Mr. Somerville. He died in 1873, being sixty-three years of age. James from his youth upwards resided on the old homestead, and takes considerable pride in the cultivation of the farm. He does a good deal of stock-raising, principally, Durham cattle. He belongs to the Presbyterian Church, and is a Reformer in politics.

ROBERT SOMERVILLE, lot 14, concession 10, was born on his present lot. He is the eldest son of the late James Somerville, who was born in Lanarkshire, Scotland, and emigrated to Canada, locating in the Township of Vaughan at an early day. The late Mr. Somerville took a lively interest in municipal matters, and was a member of the Township Council for a number of years. He continued to live on the farm until his death in 1873, at the age of sixty-two years. He was an Elder of the Presbyterian Church. Robert Somerville was married in the year 1876 to Mary Ann Goodall, by whom he has four children. He belongs to the Presbyterian Church, and is a Reformer in politics.

4.3 JOHN TRAIN

Robert Somerville and his wife Marion, and James Somerville, all still of Vaughan, sold the 60 acres of Lot 26 to John Train on November 21, 1881, for \$3,550. (This pending sale prompted the registration of the 1845 sale by W.M. Jarvis to James Somerville.)

The increase in sale value from \$1,000 in 1877 could be more related to Robert and James acquiring the property at a reduced value as heirs to their father's estate, than to any substantial improvement to the property between 1877 and 1881. This high sale value for only 60 acres,

may suggest the watercourse along the east boundary had potential as a mill location. The Trains had milling interests elsewhere in Vaughan.

According to G. Elmore Reaman in his *A History of Vaughan Township*:

The Train family originated in France and crossed to Scotland. In 1831 Christopher and Ann Train sailed from England, their son John being born on the boat coming over. Christopher got a job in York sawing lumber. Then he bought Lot 20, Concession 10 to go farming.

Their son, John, married Ann Gimmerson and in 1865 bought Lot 27, Concession 8 for £1,400. They had nine sons and two daughters.

John, Jr., took over this pioneer farm, married Alice Ann Goodfellow, and had two sons and two daughters.

His son, Arthur, inherited the farm and married Irene Devins. They have a family of two boys and two girls. One of the sons, Robert, is following in the family footsteps and is the fifth generation to farm on this Century Farm.

The Women's Institute *Tweedsmuir Village History for Kleinburg and Nashville* was commenced in April 1946. It provides the following about the John Train family, but does not refer to the Lot 26, Concession 9, property:

John Train (Arthur Train's grandfather) was born on the boat coming from England, but being nearer the shores of this side, was considered Canadian born.

His father, mother and family farmed near Claireville, but after some years having a hankering for the lumbering business bought the Hollow place, now Circle M Ranch. It took them seven years to build a dam. They put in a saw mill and carried on a lumbering concern.

There were 9 boys and 2 girls in this family. It is believed Arthur Train's father John W. Train was born in the Hollow place.

The following year they bought the Orr farm, the present Train farm and moved up to the log house built by the Orrs (date not known). The present house and barn still remain with some alterations.

West half of lot 27 concession 8 (100 acres) was bought from a widow Mary Ann Orr, March 6, 1865 for the sum of 1400 pounds.

The 1878 *Historical Atlas* (Figure 2) plots John Train on Lot 27, Concession 9, and on Lot 27, Concession 8. There are several dwellings and a grist mill plotted on those lots. This suggests that the 60 acres of Lot 26, as with the Somervilles, were adjunct to their main farm.

The 1891 census lists John Train, 57, as a farmer, born in Ontario to English parents. He was a widower. (John's wife, Ann Gummerson, died July 3, 1889.) His son John W. was 24 in 1891. The other children in the household were Robert, 22; Oliver, 20; Lewis, 17; and Albert 11. It appears they were living in a wood, two storey dwelling with nine rooms. This is likely at the main farm location, Lot 27, Concession 8.

4.4 ROBERT JAMES TRAIN

One of John Train's sons, Robert James, was born in November 1868. In the 1891 census, Robert is 22 and living in his father's household. Robert married Esther Emily Card on March 27, 1895, at Nashville. She was born about 1869, the daughter of John and Elizabeth Card. They were both of Methodist faith.

John Train died at Lot 27, Concession 8, on March 3, 1901. At the date of his Last Will and Testament, January 31, 1901, John owned and bequeathed the following:

- West half of Lot 27, Concession 8, Vaughan, including half of the farm stock, implements, and household furniture and goods, bequeathed to son John Wesley. This is the main farm and where John died.
- Part of the West half of Lot 26, Concession 9, Vaughan, bequeathed to son Robert James (the 60 acres formerly owned by Somerville)
- Parts of the east and west halves of Lot 27, Concession 9, Vaughan, bequeathed to son Robert James
- Part of Lot 28, Concession 9, Vaughan, bequeathed to son Robert James, who also received half of the farm stock, implements, and household furniture and goods (presumably from the Lot 27, Concession 8 farm).
- East half, Lot 27, Concession 8, Vaughan, bequeathed to son Lewis Alfred
- East half of Lot 1, Concession 10, King Township, bequeathed to son Oliver Francis
- West half of Lot 1, Concession 10, King, bequeathed to son Albert Nelson

John's other children: Thomas Henry, Harriet Ann Plaxton, Nellie May Train; and daughter in law Rachel Train, wife of son Edward [Edwin] Langford, and Edward [Edwin] Langford, received

cash. His sons William C. and George E. had received bequests during John's lifetime.

The Tweedsmuir History explains: "Mr. John Train bought the farm and built the house in which his son Robert lived." John bought Lot 26 in 1881 and it is assumed to be without a dwelling. In the 1891 census, Robert is enumerated in his father's household. Robert's marriage to Esther Card in 1895, may narrow the date of construction of the dwelling at 872 Nashville to between 1891 and 1895. John died in 1901.

The 1901 census for Vaughan confirms that Robert James Train was living on Lot 26. In the household were Robert, Esther, and their children Lyman Wellington, born 1897; Leonard Dufferin, 1896; and Leslie Hunter, 1900. Robert owned 200 acres of land and one house at that date. This is believed to be the 60 acres of the west half of Lot 26, Concession 9; parts of the east and west halves of Lot 27, Concession 9, and part of Lot 28, Concession 9, all bequeathed to him by his father. Another son, Gordon Lester, was born in 1903.

In March 1904, Robert bought the east half of Lot 26, Concession 9 (except 11.25 acres previously sold) from the James McDonough estate.

4.5 JAMES CULHAM

On March 5, 1920, Robert Train sold acreage to James Culham, also of Vaughan. Culham paid \$10,000 for the 60 acres of the west half of Lot 26, Concession 9, and the 100 acres of the east half of Lot 26, Concession 9 (except 11.15 acres and 15 acres of each previously sold).

The 1921 census for Vaughan indicates that James, 31 and single; Jane Culham, 60 and widowed; Mabel 18, sister to James; and John 22, brother to James, were living in a brick dwelling with [6] rooms. This seems to be in the approximate area of the subject property.

4.6 WILBUR AND NORA WAIND

James Culham, still a Vaughan farmer, sold the acreage to Wilbur M. Waind and his spouse Nora G. This was on May 26, 1923, for an "exchange of lands" and ten dollars.

4.7 PATRICK AND CHRISTINA LAMPHIER

The Wainds only kept the property until July 10, 1923, when they sold to Patrick J. Lamphier and his spouse Christina E. of Toronto Township. This was also for an "exchange of properties" and one dollar. A mortgage was owing to Lyman Wellington Train for \$4,000; and there was a Vendor's Lien for \$2,250 against the property.



Figure 3: Above: Historic view of the dwelling at 750 Nashville. The history of the Train-Wardlaw farm in the Kleinburg-Nashville Tweedsmuir History should not be confused with 872 Nashville, although the chronology of property ownership is described as the same. This was sold in 1961 to Carl Corcoran. (City of Vaughan Archives)

Below: Dwelling at 750 Nashville, 2003 (P. Oberst)



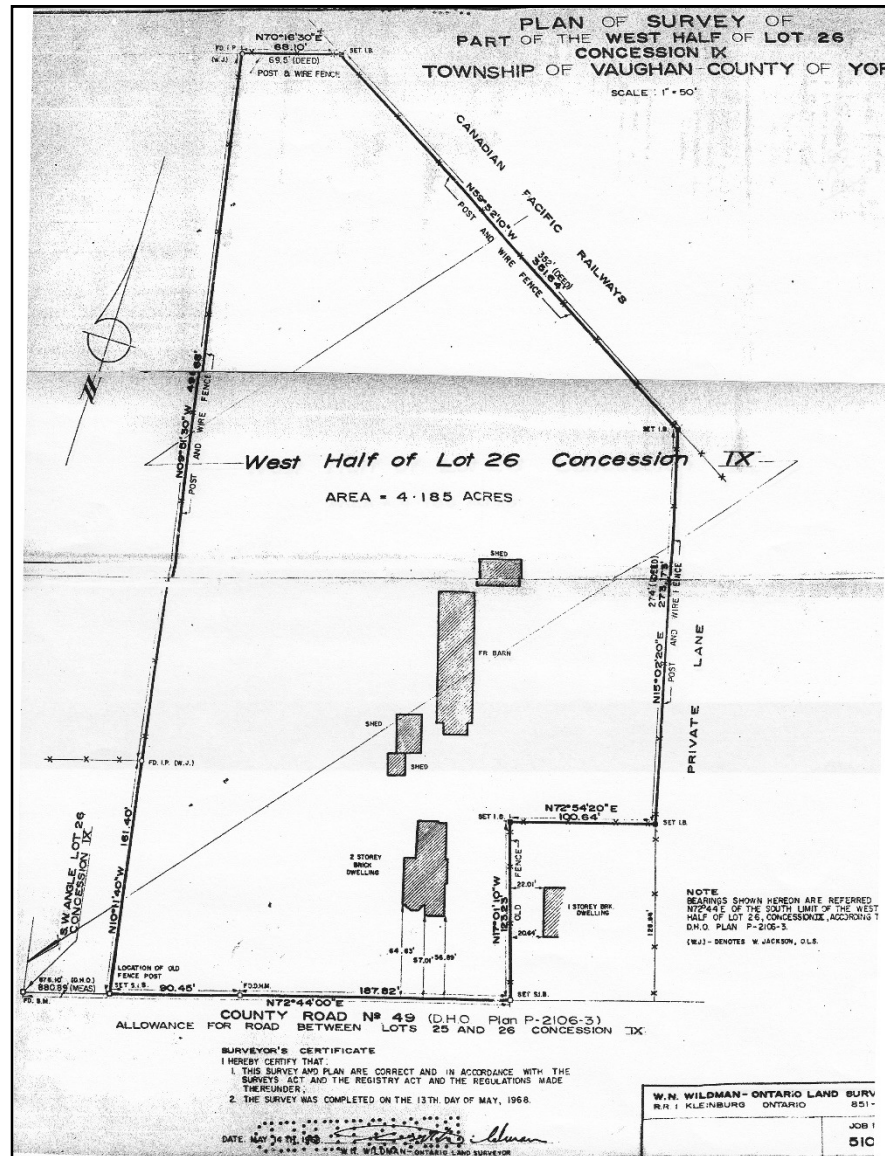


Figure 4: Survey of the 4.185 acres in 1968. This is the parcel of land at 872 Nashville Road.

4.8 WALTER GINN

The Lamphiers sold the property on August 30, 1923, never having relocated to Vaughan. Walter Ginn of the City of Toronto, a gentleman, was the purchaser.

4.9 HERBERT WARDLAW

Walter Ginn was identified as a farmer and widower living in Vaughan when he sold the property on May 2, 1927, to Herbert Percival Wardlaw, also a Vaughan farmer. The purchase price for the two parcels (60 acres of the west half of Lot 26 and 100 acres of the east half of Lot 26) was \$10,000.

Although the transaction is not registered on the property Abstract of Title, the property came into the possession of William Mathew Parsons Wardlaw.

4.10 JOHN PACHOLOK AND JAROSLAW SENIOW

William Wardlaw died a bachelor on June 8, 1967. In November 1968, his executors Irene Train and Gordon McGillvray sold a 4.185 acre parcel within Lot 26 that forms the land associated with 872 Nashville Road (Figure 4). The purchasers were John Pacholok and Jaroslaw Seniow.

4.11 CURRENT OWNER

In 1992, the John Pacholok estate sold to Mark Seniow. It was Mark Seniow and Jaroslaw Seniow who sold in 2013 to the current owner, 2375978 Ontario Inc.

5.0 CONCLUSION

Based on its chronology of ownership and Italianate style, it is the conclusion of this report that the brick dwelling at 872 Nashville Road was likely built by John Train for use of his son Robert James Train. In 1891, Robert was living in his father's household on another farm. The construction of the dwelling may have been prompted by Robert's marriage to Esther Card in 1895.

The outbuilding at the east rear of the dwelling seems closer to it than shown on the 1968 survey (Figure 4). It may be an older shed moved nearer to the dwelling and/or constructed using recycled materials.

SOURCES

Abstract of Title and documents for Lot 26, Concession 9, Vaughan Township. York Region Land Registry Office.

York County Directories. Online editions and private collection.

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

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The assistance of the City of Vaughan Archives, Office of the City Clerk, is appreciated.

Phillip H. Carter

Architect

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Toronto, Ontario Fax: 416/504-6810
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CURRICULUM VITAE

PROFESSIONAL HISTORY

1977 - Present
1972 - 1977

Phillip H. Carter Architect, Principal
Carter & Greenberg Architects, Partner

ACADEMIC BACKGROUND

1964 B.ARCH. (Hons.)
1966 M.ARCH. (Civic Design)
MCP (Master of City Planning)

University of Manitoba
University of Pennsylvania
University of Pennsylvania

PROFESSIONAL ASSOCIATIONS

FRAIC
OAA
TSA
CAPHC

Fellow Royal Architectural Institute of Canada
Member Ontario Association of Architects
Member Toronto Society of Architects
Member Canadian Association of Professional
Heritage Consultants

PROFESSIONAL HONOURS AND AWARDS



A griffon at the award-winning
Lillian H. Smith Library, Toronto.

Canadian Institute of Planners, Neighbourhood Planning
Ontario Heritage Foundation
Vaughan Heritage Award
Marion W. Garland Heritage Award
OAA Architectural Excellence Awards
North York Urban Design Awards
Canadian Architect Award of Excellence
Governor General's Medal for Architecture
E. F. Guth Memorial Lighting Design Award
Canadian Architect Award of Excellence
The Municipality of Port Hope

Aurora Heritage Conservation District, 2007
Heritage Community Recognition Certificate 2002
Morse House, 2002
Service to Heritage, 1999
Lillian H. Smith Library, 1997
Barbara Frum Library, 1993
Boys & Girls House Library, 1983—award
Markham Library & Village Green, 1982—award
Markham Library, 1982
Wychwood Library, 1978
3 awards for citizen work in heritage

HERITAGE PROJECTS

Libraries:

Beaches Public Library

Port Hope Public Library

Hespeler Branch Library

Woodstock Public Library—award

Campbellford-Seymour Library

Canadian Children's Book Centre

Wychwood Branch Library—award

Main Street Library

Other Heritage Buildings:

Dougherty House, Burlington, 2012

Capitol Arts Centre, Port Hope

Port Hope Bandshell Restoration 1993

Port Hope Heritage Residences:

24 William Street

22 William Street

Ridout Street

Wickett House

Dorothy's Cottage—award

13 Church Street

92 King Street

Curtis House

200 Bruton Street

7822 Yonge Street

106 Wychwood Park House

Heritage Conservation Districts:

Pickering Village, Ajax, 2012

Thornhill-Markham I & II, 1986, 2007

Thornhill-Vaughan I & II, 1984, 2007

Buttonville, 2007-05-02

Gormley, 2008

Kettleby, 2008

Maple Village, 2006

Northeast Old Aurora, 2006—award

Kleinburg-Nashville, 2003

Downtown Collingwood, 2002



Capitol Arts Centre, Port Hope 2000
Canada's only operating atmospheric theatre

NORTHEAST OLD AURORA HERITAGE CONSERVATION DISTRICT PLAN
DRAFT 19 APRIL 2006

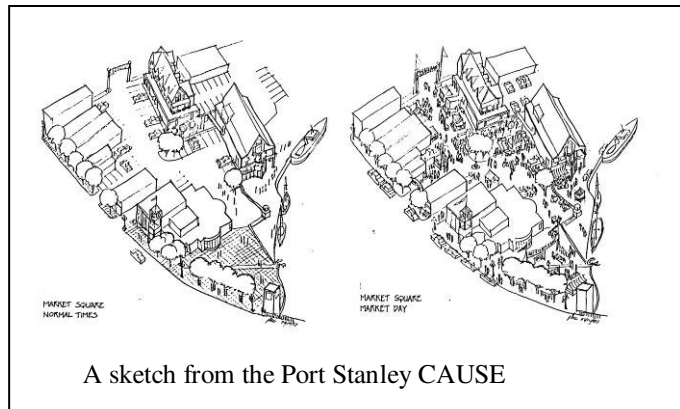


PHILLIP H. CARTER ARCHITECT AND PLANNER
IN ASSOCIATION WITH PAUL OBERST ARCHITECT
WITH THE ASSISTANCE OF THE AURORA MUSEUM
AND THE TOWN OF AURORA PLANNING DEPARTMENT

Aurora's award-winning Heritage District Plan

Other Heritage Studies:

Breadner House, Brampton, 2012
McCandless House, Brampton, 2012
Scarborough Centre Library Heritage Impact Statement, 2012
Keeping Place: Heritage Based Urban Design Guidelines for Downtown Burlington, 2007
Heritage Assessment Studies for:
Port Hope Opera House, Port Hope
Nicholson File Factory, Port Hope
Orange Hall, Caledon East
Whitehall, Cobourg
Mercer Factory, Alliston
Hope Sawmill, Peterborough
Hamilton House Hotel, Beaverton
Winchester Hotel, Toronto
Millbrook School, Millbrook
Palmer House, Pickering
Township Hall, Brighton
Carman United Church, Brighton



Heritage Impact Studies

Madison Street Apartments, Port Hope
Kelvingrove Apartments, Toronto
Wychwood Park Houses
Maple Jane Mews, Vaughan
15 Prince Arthur Ave., Toronto

8656 Creditview Road, Brampton
84 Victoria Street, Churchville
Kitchener Public Library

Expert Witness

OMB:
Kelvingrove Apts, Toronto
Kleinberg Nashville HCD
Thornhill HCD
CRB:
Kelvingrove Apts., Toronto

Feasibility and Other Studies

Kitchener Public Library Building Program, 2009
Grimsby Public Library and Art Gallery Feasibility Study 1998
Toronto Public Library Restructuring Feasibility Study 1998
Port Hope Library Feasibility Study 1997
Port Colborne Library Feasibility Study 1992
Fairview Regional Branch Library Feasibility Study, North York 1988
Bathurst Heights Library Feasibility Study, North York 1987
Cobourg Library Feasibility Study, Cobourg 1986
Site Planning Study, Town of Markham Lands 1980
Programme Senior Citizen, Lambert Lodge 1977
Funding Brief, Labour Council Development Foundation 1974
Professional Advisor, Toronto Masonry Promotion Fund,
New Headquarters Competition 1989

CAUSE projects for the OAA:
Kingston
Port Stanley
Elliot Lake
Cobourg
Manitick

ASSOCIATIONS

West Queen West BIA
Artscape Non-profit Housing Inc.
Port Hope All Canadian Jazz Festival
Architectural Conservancy of Ontario, Port Hope
ACO Advisory Board
Green Arts Barns Community Association
Madison Ave. Residences Psychiatric Patients
OAA Public Information Committee
OAA Cause Committee
Port Hope LACAC
ICOMOS Canada National Committee for the
International Council on Monuments and Sites
TRAC-ACO Toronto

President 2010-2014
Board Member
Director
President (2010/11) & Committee Chair (2004-current)
Member and Past Chair
Director 2008
Executive Board Member & President
Committee Member
Committee Member and Past Chair
Member and Past Chair 1985-2002

Member and Director 2003
Member

LIBRARIES

S. Walter Stewart Branch Library \$4M

Thorncliffe Library & Community Centre \$7.1M in jv

Bridgenorth Public Library \$2M in jv



Beaches Public Library \$1.5M in jv
Renovations and Addition 2004



Malvern District Library - \$3.75M
Renovations and Addition, 2002

Port Hope Public Library - \$2M
Renovations and Additions 2001

Markham Community Library Needs & Feasibility
Study, 2000

Markham Community Library Renovations, 1999

User Education Facilities 2001

Toronto Public Library - Cedarbrae, Albion,

Niagara-On-The-Lake Library Study 1999

Toronto Public Library:

Renovations Dawes Road Library 1999

Renovations \$500,000 281 Front Street East 1999

Renovations \$200,000 Toronto Reference Library 1998

Feasibility Study-Restructuring of Facilities for the
Megacity 1998

Grimsby Public Library and Art Gallery -
Feasibility Study 1998

Fairview Library Renovations \$.5M 1998
Phases II-V 1991-1998

South Common Library & Recreation Centre
City of Mississauga with Julian Jacobs Architect 1997

Port Hope Public Library
Feasibility Study, 1997

North York Public Library, Renovations & Additions
Centennial Branch Library 1997



Woodstock Public Library \$2.5M
Renovations & Additions 1996

Victoria Village Library Renovations
North York Public Library 1996

Campbellford Public Library \$1.1M
Renovations & Addition 1995



Lillian H. Smith Branch \$10M
Toronto Public Library 1995—award

Fairview Library Renovations
Phase II, Phase III and Phase IV 1991-1994

Barbara Frum Library & Recreation Centre \$6M
North York Public Library 1992

Cambridge Public Library Additions & Renovations
Hespeler Branch Library 1991 \$700,000

Oak Ridges Moraine Library \$600,000 1990

Canadian Children's Book Centre, Toronto 1989

Writers Retreat and Studio (High Dudgeon)
Clair and Farley Mowat, Roseneath, Ontario 1988

Fairview Library Feasibility Study
North York Public Library 1988

Bathurst Heights Regional Branch Library
Feasibility Study, North York Public Library 1987

Cobourg Public Library Feasibility Study 1994

Port Colborne Library Feasibility Study 1994

Preston Branch Library
Cambridge Public Library 1986

Crystal Beach Public Library
Fort Erie Public Library Proposal 1985



Richvale Library \$800,000
Richmond Hill Public Library

Richmond Hill Public Library
Renovations Completed 1985

Boys & Girls House Library
Toronto Public Library Proposal 1983

St. Lawrence Branch Library
Toronto Public Library 1982

Pearson Avenue Library Feasibility Study
Richmond Hill Public Library 1981

Markham Community Library & Village Green
Markham Public Libraries 1981, \$1.5M

Bowmanville Public Library Renovations
Newcastle Public Library 1981

Parkdale Library Renovations
Toronto Public Library 1980



Wychwood Branch Library \$450,000
Toronto Public Library 1978—award

Bowmanville Public Library Feasibility Study
Newcastle Public Library 1980

Oak Ridges Moraine Library \$600,000
Richmond Hill Public Library 1990

Anseley Grove Library - \$2M
Vaughan Public Library 1989

INSTITUTIONAL



Ricky Schacter Dermatology Centre
Women's College Hospital 1992

Lobby Renovations
Women's College Hospital, 1992 Life Safety

Retrofit Project
Womens College Hospital, 1992

Labs, Classroom & Library Renovations
Women's College Hospital, 1992

Residential Treatment Centre
Hamilton Psychiatric Hospital

Feasibility Study 1992
Ricky Schacter Dermatology Centre
Women's College Hospital, 1992

Canadian Children's Book Centre
Toronto, 1989

Museum of Childhood
Toronto, 1986

COMMERCIAL

Commissioner of the Environment Offices
Toronto 1994

Symes, Kitley, McIntre Law Offices 1986

William Tibbles & Associates Offices 1985
Head Offices

McClelland & Stewart Publishers 1987

Commercial Stores & Offices
Thornhill 1988

Aeolus Investments Ltd. Head Offices 1986

Philly Mignon Chain Restaurants (4) 1980

'Chances Are' Cafe, Toronto 1986

RECREATIONAL

Antibes Recreation Centre Competition Winner
North York Parks & Recreation 1997

Amesbury Community Centre Arena & Pool
North York Parks & Recreation 1997

Port Hope Opera House Restoration Study 1993

Port Hope Bandshell Restoration 1992

Barbara Frum Library & Recreation Centre 1992

East Woodbridge Community Centre 1988

Resort - Cape May, New Jersey 1974

Resort - Malaga, Spain 1974

HOUSING

Tucker Creek Adult Lifestyle Community 1997

22 Balmoral Avenue, Toronto
Non Profit Senior's Residence 1990

570 O'Connor Drive, East York
Seniors Residence 1989

DACHI Cooperative Homes 1974

Main & Gerrard Co-Operative Homes 1974

Riverdale Co-Operative 1973

Forward Co-Operative 1972

PRIVATE RESIDENCES



David & Anne Sutherland Residence, 1999

Dr. & Mrs. Peter Morse Residence I & II & III
1963 & 1972 & 1997—award

Peggy & Doug Turner Residence I & II 1987 & 1996

Connie & Dr. Joe Peller Farm 1991

Helen & George Cuthbertson
Residences I & II 1964 & 1991

Connie & Dr. Joe Peller Residence, Ancaster 1981

Stephanie Hutcheson Residence 1990

Patsy & Larry Zolf Residence 1987

Claire & Farley Mowat Residence 1987
Residence I & II 1976, 1980

Dr. Jeremy Carver & Heather Brooks Residence 1986

Alison Gordon & Paul Bennett Residence I&II 1976, 1980

Dorothy Thomas Residence 1987

LECTURES & WRITINGS

“Thresholds of Perception”
“The Lillian H. Smith Experience”
“The Architectural Form of Italy”
“What you’ve always wanted to know
about libraries but were afraid to ask.”
“Good Mannerism Makes Good Manors.”
“From Miles to Metaphor” Contributor
“Cooperation or Confrontation”
“Library Planning Lecture”

Arriscraft Lecture Series, U. Of Waterloo, 1995
Arts & Letters Club, Toronto, 1995
Architectural Conservancy of Ontario, 1992
Ontario Library Association Conference, 1985
The Fifth Column, Autumn 1983
Canadian Architect, May 1983
Ontario Library Association Conference, 1982
OAA Convention, 1974

PUBLICATIONS OF WORK

Malvern Library, Christopher Hume
Toronto Star, 2006

“Of Griffins & Public Guardians”
John Bentley Mays, Globe & Mail, Sept. 95

“By the Book--Not”
Christopher Hume, Toronto Star, Oct. 95

“New Library Guest Book Tells All”
John Barber, Globe & Mail, November 95

“A Grand Public Gesture in the Age of Thrift”
Annex Gleaner, October 1995

“Form Follows Fiction”
Edward Kay, Azure-Design, Arch. & Art, Nov.95

“Futuristic Fact Fortress”
Jennifer Cowan, Wired Magazine, Oct. 1995

“Wychwood Library Design Award”
Canadian Architect Yearbook, Dec. 1978

“Integrated Library” St. Lawrence Branch
Library, Canadian Architect, August 1983

“Richvale Library”
Focus Magazine, August 1983

“Library a Repository for Traditional Charm”
Adele Freedman, Globe & Mail, June 13, 1983

“Canadian Architecture” Markham Community
Library, Alan Glonas, US Library of Congress
Publication, 1983

“Community Catalyst” Markham Library
Interior Design, August 1982

“Controversial Library”
Markham Library & Village Green

“A New Star in Toronto Library Sky”
Access-OLA, Autumn 1995

“Giving Great Books Great Homes.”
Influence, September 1985

“Living with PoMo”
David Lasker, Ontario Living, May 1985

“Successful Formula”, Richvale Library
Bernard Gillespie Canadian Architect, Aug. 1994

“Post Modernism”
Adele Freedman, Canadian Art, Fall, 1984

Canadian Architect, January 1982
“A Design Event”

Markham Community Library
Canadian Interiors, Nov./Dec. 1986

“Edmonton City Hall Competition”
Trace, Summer 1981

“Wychwood Library Renovation”
Canadian Architect 1979

TEACHING EXPERIENCE

Assistant Professor
Lecturer & Visiting Critic
Instructor
Lecturer

University of Toronto	1968 - 1975
University of Waterloo	1975 - 1989
Ontario College of Art	1986 - 1988
Ryerson Polytechnical	1975 - 1978

PAUL OBERST, OAA, B.Arch, CAHP
CURRICULUM VITAE

EDUCATION

1970 B. ARCH (WITH DISTINCTION) University of Michigan

PROFESSIONAL HISTORY

1993 – Present	Paul Oberst Architect, Principal
1995-Present	Consultant to: Phillip H. Carter Architect
1994-1996	Consultant to: R. E. Barnett Architect
1989 - 1993	Designer Gordon Cheney Architect Inc.
1984 - 1989	Paul Oberst Design, Principal
1981-1984	Designer Lloyd Alter Architect
1973-1981	Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St. George Street, Toronto
restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill,
exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

For Phillip H. Carter Architect and Planner
Contact Phillip Carter, 416-504-6497
Woodstock Public Library,
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.



Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

For Paul Oberst Architect

The Dominion Bank

2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

Medland Lofts

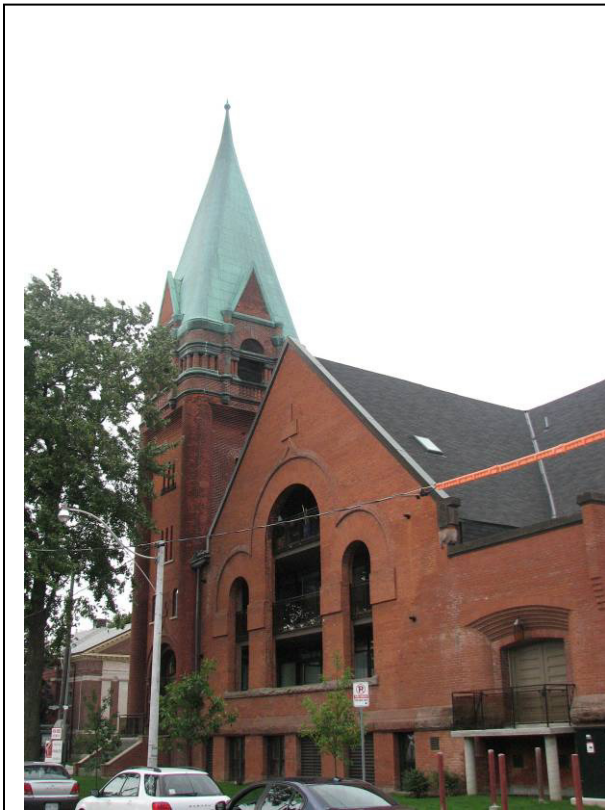
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.



Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

For Paul Oberst Architect

Victoria Lofts

152 Annette Street, Toronto

Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

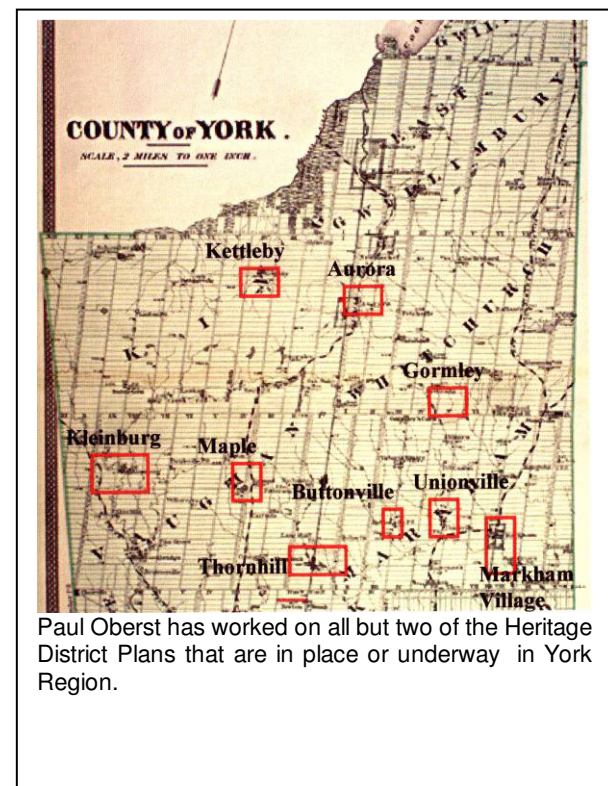
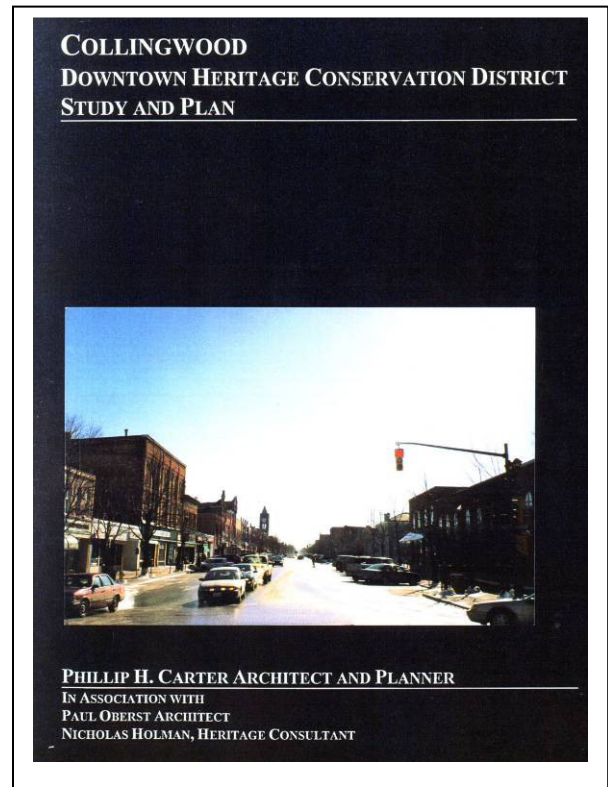
Buttonville Heritage Conservation District Study and Plan, underway.

Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.



Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and

cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the

change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable

shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:

Catherine Nasmith
416-598-4144



OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts

Condominium Conversion, George Brown College Kensington Campus, \$13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts

Condominium Conversion, 1 St. John's Road, Toronto, \$1,000,000

Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, \$400,000
Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, \$10M
Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, \$3M
Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke
New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard
New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group
-Board Member
1994-97& 2000-2001.
-Secretary 1994-97.

Kensington Market Action Committee,
-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.*
A student architecture journal University of Michigan, 1968-70

Founding Co-editor of *FILE Magazine* Toronto, 1972

Originator and author of
Rear Elevation essay series Toronto Society of Architects Journal, 1994-1996

Author of articles and reviews in: Globe & Mail,
 NOW magazine
 File magazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto*
Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,
City & Country Home, April 1990

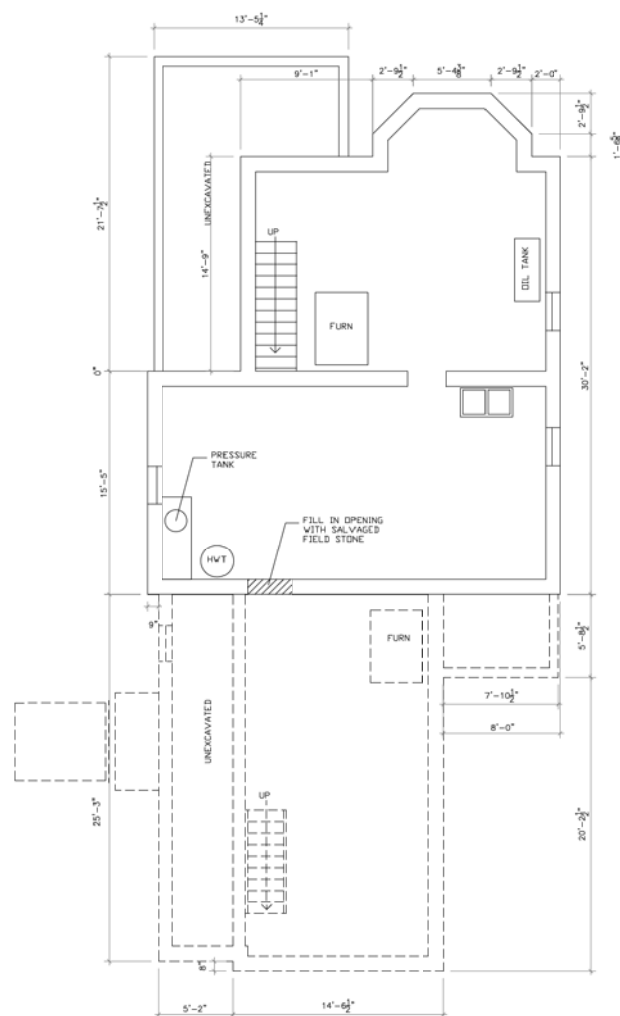
Customizing your Condo, by Kathleen M. Smith
Canadian House and Home, October 1989

A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, November 1980

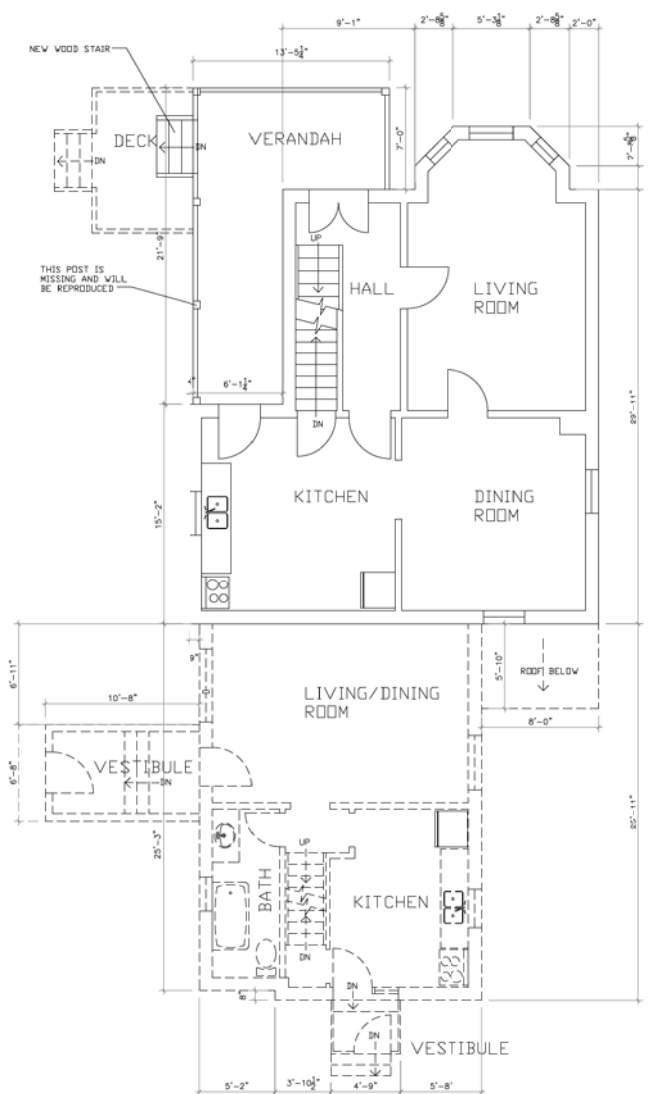
The Invention of Queen Street West, by Debra Sharpe
The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.



BASEMENT PLAN



GROUND FLOOR PLAN

NOTES:

1. There is no interior work on this project with the exception of removal of 2nd floor ceiling and its replacement with new drywall, so that the roof can be insulated.

2. Dashed lines on plans indicate portions of the existing building to be removed.

3. Enclosure of the verandah is to be removed. We believe that all but one of the existing columns remain in place. The missing column is to be replaced with a replica of the existing ones.

4. We suspect that decorative gingerbread lintels on the verandah have been removed. If they remain in place they are to be retained and restored. If they are missing suitable replacements are to be constructed. For the purpose of these drawings, decorative lintels similar to neighbouring contemporaneous house are shown.

5. Prior to removal of rear addition, the condition of the north wall is unknowable. If possible, our intention is to have a brick wall that matches the other elevations, but depending on the conditions found this may not be possible. In that case we would suggest ensuring structural integrity of the wall, and applying a traditional cement stucco finish to this facade only.

6. The paint applied to the brick on the interior of the verandah is to be removed, using non-abrasive methods.

7. Existing masonry is in generally good condition. Spalled brick units are to be removed and replaced. Where mortar is eroded it is to be cut back and repointed with historic lime mortar matching the original. This includes exterior of fieldstone foundation. All brick masonry is to be cleaned using only detergent and water and hand brushing.

8. All roofing is to be renewed with new asphalt shingles. Flat roof is to be renewed. All flashing and rainware is to be repaired or replaced.

9. All windows are to be replaced with thermal windows, to match the appearance of the existing 2-over-2 double hung windows.

10. All exterior woodwork is to be repaired and repainted.

11. Material salvaged from the demolition to be retained on site:

- Sufficient fieldstone foundation material to fill in the existing opening between the retained front basement and the demolished rear basement.
- Sufficient brick to replace damaged units in the retained portion of the building. It's possible that a substantial quantity will be required for the restoration of the rear wall, so retain 2000 bricks until a post-demolition inspection can determine the final number.

Phillip H. Carter

Architect
Architecture and
Urban Planning
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Toronto, Ontario
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NOTES

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[illegible]

Construction North

Project Name

Alterations & Restoration
To Dwelling
872 Nashville Road
Vaughan, Ontario

Drawing Title

Plans

scale	1/4" = 1'-0"	sheet number: A1
date	AUGUST 2017	
drawn by	Acod	
checked	p.h.c.	
issued		
file	D-write/Noahville Road 872	
project #	Acod	

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Urban Planning
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416-504-0497

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[illegible]

Drawing Title
 Plans

scale	1/4" = 1'-0"
date	AUGUST 2017
drawn by	Acad
checked	p.h.c.
issued	
file #	0-5775/Notville Road 872
project #	Acad

A2

This floor plan shows a house with the following layout and dimensions:

- Overall Dimensions:**
 - Top: 25'-3"
 - Right: 21'-4 1/2"
 - Bottom: 29'-11"
 - Left: 25'-11"
- Rooms and Features:**
 - Bedroom (Top Left):** 15'-2" wide, 8'-0" deep. Includes a closet (CLO).
 - Bedroom (Top Right):** 14'-9" wide, 6'-3 1/2" deep. Includes a closet (CLO).
 - Nursery (Middle Right):** 21'-4 1/2" wide, 6'-3 1/2" deep. Includes a closet (CLO).
 - Bedroom (Bottom Left):** 15'-2" wide, 8'-0" deep. Includes a closet (CLO).
 - Bedroom (Bottom Right):** 14'-9" wide, 6'-3 1/2" deep. Includes a closet (CLO).
 - Hall:** Central hallway connecting rooms.
 - Bath:** Located near the bottom right bedroom.
 - Stair:** Located near the top left bedroom.
 - W.C. (Toilet):** Located near the top left bedroom.
- Dimensions and Labels:**
 - Top Left Bedroom: 15'-2" (width), 8'-0" (depth).
 - Top Right Bedroom: 14'-9" (width), 6'-3 1/2" (depth).
 - Nursery: 21'-4 1/2" (width), 6'-3 1/2" (depth).
 - Bottom Left Bedroom: 15'-2" (width), 8'-0" (depth).
 - Bottom Right Bedroom: 14'-9" (width), 6'-3 1/2" (depth).
 - Hall: 29'-11" (width), 25'-11" (depth).
 - Bath: 6'-0" (width), 8'-0" (depth).
 - Stair: 3'-2" (width), 8'-0" (depth).
 - W.C.: 3'-2" (width), 8'-0" (depth).

The diagram illustrates a flat roof assembly with the following components and functions:

- FLAT ROOF:** The central horizontal surface.
- UPPER INSULATION:** Indicated by an upward arrow above the flat roof.
- LOWER INSULATION:** Indicated by a downward arrow below the flat roof.
- WALL INSULATION:** Indicated by an upward arrow on the vertical wall section.
- ROOF DRAINAGE:** Indicated by a rightward arrow from the flat roof towards the drainage system.
- ROOF DRAINAGE SYSTEM:** A detailed view of the drainage components, including:
 - ROOF DRAIN:** The central outlet for water collection.
 - WATER COLLECTION:** The area where water is gathered before being discharged.
 - WATER DISCHARGE:** The point where water is released from the roof system.
 - WATER FLOW:** Indicated by arrows showing the direction of water movement towards the drain.

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1. THE CONTRACTOR SHALL VERIFY CONDITIONS FOR THE SOIL AND ROCK, EROSION AND DISINTEGRATION OF THE EXISTING FOUND TO CORRESPONDENCE TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK.
2. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
3. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PULUP S. CATEY, ARCHITECT. ALL INFORMATION CONTAINED HEREIN IS RESERVED BY THE CONTRACTOR WITH RESPECT TO SUCH DRAWINGS AND SPECIFICATIONS. NO PART OF THE SAME IS TO BE USED FOR OTHER THAN THE PURPOSE FOR WHICH THEY WERE ISSUED.
4. NO CHANGES SHALL BE MADE TO THE WORK EXCEPTED IN WRITING. CHANGES OR ADDITIONS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

Elevations


score	1/4" = 1'-0"
date	AUGUST 2017
drawn by	Acad
checked	p.h.c.
issued	
file	0-wrfa/nashville Road 672

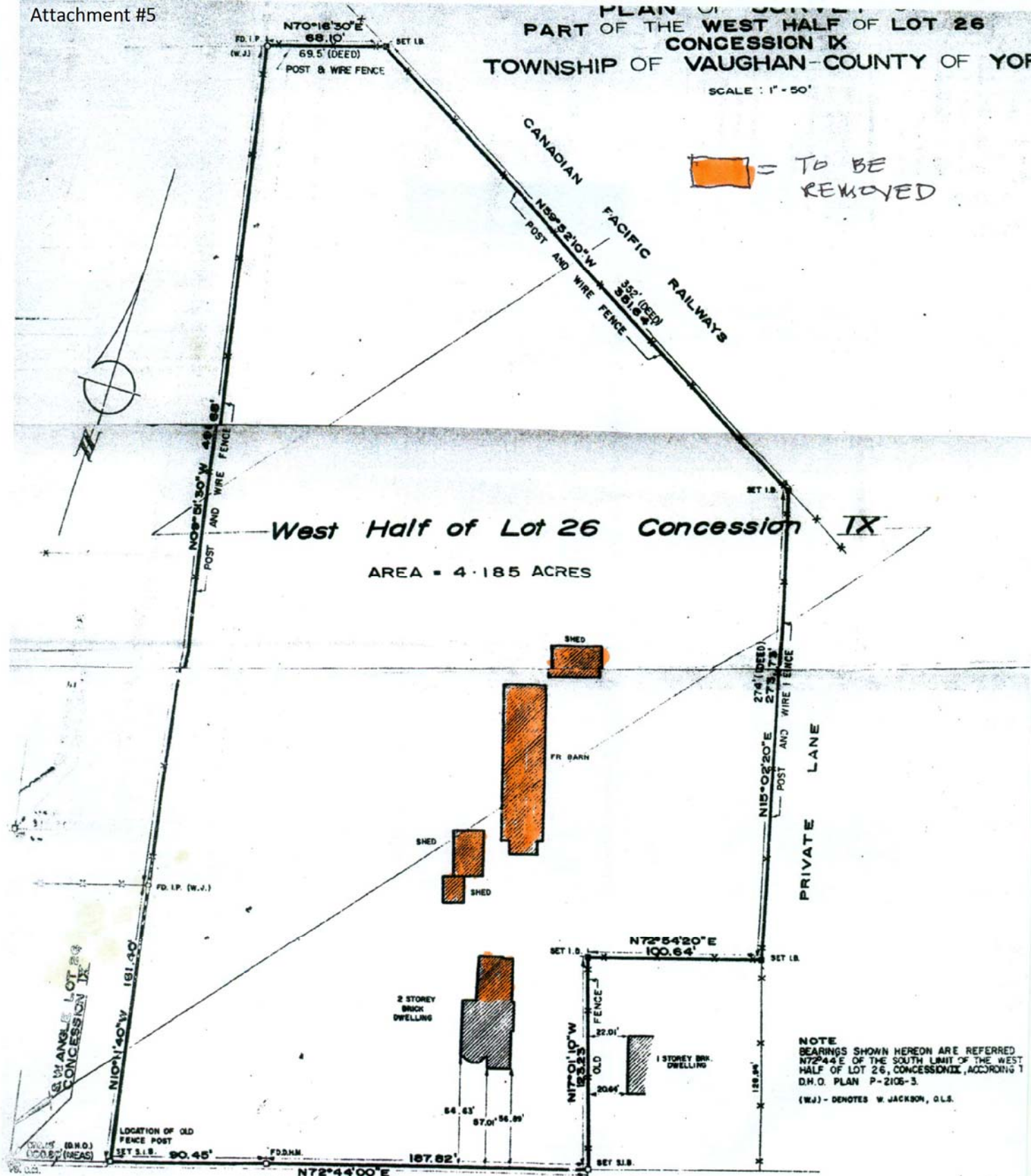
A3



PLAN OF SURVEY
PART OF THE WEST HALF OF LOT 26
CONCESSION IX
TOWNSHIP OF VAUGHAN-COUNTY OF YOR

SCALE: 1" = 50'

 = TO BE REMOVED



COUNTY ROAD NO 49 (D.H.O. Plan P-2106-3)
ALLOWANCE FOR ROAD BETWEEN LOTS 25 AND 26 CONCESSION IX

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;
2. THE SURVEY WAS COMPLETED ON THE 13TH. DAY OF MAY, 1968.



W.N. WILDMAN - ONTARIO LAND SURV.
R.R. 1 KLEINBURG ONTARIO 851-

JOB 1

310



October 5, 2017

Mr. Mike Liburdi
Aztec Restoration
T: 905-794-1696
C: 416-892-1470

RE: Tree Inventory at 872 Nashville Road (Vaughan)

The following is a tree inventory of trees located at 872 Nashville Road (Vaughan).
Trees included in the inventory are:

- trees of minimum 10 cm DBH, excepting invasive species
- invasive species of minimum 15 cm DBH
- trees located on or within 6 meters of property lines

Trees 80, 82 and 88 were tentatively identified as butternut (*Juglans cinerea*). As per provincial requirements, these trees will need to be identified by a qualified butternut inspector.

The inventory is presented in table format. Column headings include:

Tag # - Individual trees were tagged with a specific number. If trees in a clearly defined area were of the same species, the first tree was tagged and all subsequent trees in the area were designated with the same tag number followed by a letter to distinguish individual trees.

Common Name

Botanical Name

DBH – diameter of trunk measured in centimeters at 1.4 meters above grade

Condition – general rating expressed as good, poor or fair, and combining health and structure.

Additional Notes – additional pertinent information concerning the tree, and in particular any notable structural or health issues. A comments key table has been included.

A Google Map image of the site was included for the purpose of identifying the approximate location of inventoried trees.

This inventory was created by Jody Steiger of Ontree based upon a site inspection conducted on September 18, 2017.

All trees inventoried in this report are to be retained during the demolition process planned for this site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jody Steiger', with a stylized flourish at the end.

Jody Steiger
ISA Certified Arborist #ON-0338

Tag #	Common Name	Botanical Name	DBH	Condition	Additional Notes
47	Manitoba maple	Acer negundo	55	poor	DB(15%), IS (main union)
48	sugar maple	Acer saccharum	42	good	
49	sugar maple	Acer saccharum	28	good	girdling roof
50	sugar maple	Acer saccharum	35	good	
51	Norway maple	Acer platanoides	49	good	
52	sugar maple	Acer saccharum	50	poor	DB (90%)
53	black walnut	Juglans nigra	47	good	on neighbouring property
54	white cedar	Thuja occidentalis	32	poor	ID
55	white cedar	Thuja occidentalis	40	poor	ID
56	white cedar	Thuja occidentalis	25	poor	DB (95%)
57	white cedar	Thuja occidentalis	25	poor	ID
58	white cedar	Thuja occidentalis	19	fair	
59	white cedar	Thuja occidentalis	34	poor	ID
60	white cedar	Thuja occidentalis	29	poor	ID
61	white cedar	Thuja occidentalis	27	fair	
62	Manitoba maple	Acer negundo	61	poor	IS (multiple), poor form
63	white cedar	Thuja occidentalis	42	good	
64	white cedar	Thuja occidentalis	51	poor	IS (main union), C (trunk)
65	white cedar	Thuja occidentalis	36	poor	ID, C (trunk)
66	white cedar	Thuja occidentalis	22	good	
67	white cedar	Thuja occidentalis	21	good	
68	white cedar	Thuja occidentalis	25	poor	
69	white cedar	Thuja occidentalis	24	good	IS (main union)
70	horse chestnut	Aesculus hippocastanum	62	fair	C (several), poor form
71	large tooth aspen	Populus grandidentata	31	poor	DB (50%)
72	large tooth aspen	Populus grandidentata	28	poor	DB (50%)
73	large tooth aspen	Populus grandidentata	46	poor	DB (65%)
74	large tooth aspen	Populus grandidentata	36	poor	SD

Tag #	Common Name	Botanical Name	DBH	Condition	Additional Notes
75	large tooth aspen	Populus grandidentata	57	fair	IS (main union)
76	large tooth aspen	Populus grandidentata	46	poor	DB (40%)
77	large tooth aspen	Populus grandidentata	26	poor	DB (40%)
78	large tooth aspen	Populus grandidentata	34	fair	DB (25%)
79	Manitoba maple	Acer negundo	50	poor	RI
80	butternut	Juglans cinerea	34	poor	DB (40%), P (canker)
81	white mulberry	Morus alba	18	fair	IS (main union), AC
82	butternut	Juglans cinerea	30	fair	P (canker)
83	domestic apple	Malus domestica	23	poor	DB (30%)
84	Norway spruce	Picea abies	44	good	
85	Norway spruce	Picea abies	47	good	
86	domestic apple	Malus domestica	10	good	
87	domestic pear	Pyrus communis	23	fair	
88	butternut	Juglans cinerea	35	fair	P (canker), IS (main union)
89	silver maple	Acer saccharinum	60	good	IS (main union)
90	blue spruce	Picea pungens	19	poor	P (canker)
91	blue spruce	Picea pungens	24	fair	P (canker)
92	Scots pine	Pinus sylvestris	22	good	
93	eastern hemlock	Tsuga canadensis	22	good	
94	white pine	Pinus strobus	43	good	
95	sugar maple	Acer saccharum	98	good	
96	sugar maple	Acer saccharum	90	fair	ID
97	red maple	Acer rubrum	55	poor	ID
98	sugar maple	Acer saccharum	102	good	
99	blue spruce	Picea pungens	15	good	
100	little leaf linden	Tilia cordata	62	good	
670	white spruce	Picea glauca	30	good	
670A	white spruce	Picea glauca	18	poor	P (canker)
670B	white spruce	Picea glauca	19	fair	

Tag #	Common Name	Botanical Name	DBH	Condition	Additional Notes
670C	white spruce	Picea glauca	14	poor	P (canker)
670D	white spruce	Picea glauca	14	fair	
670E	white spruce	Picea glauca	15	fair	
670F	white spruce	Picea glauca	13	poor	
671	white spruce	Picea glauca	14	fair	
671A	white spruce	Picea glauca	12	fair	
671B	white spruce	Picea glauca	12	fair	
671C	white spruce	Picea glauca	10	poor	P (canker)
671D	white spruce	Picea glauca	21	fair	IS (main union)
671E	white spruce	Picea glauca	10	poor	P (canker)
671F	white spruce	Picea glauca	15	fair	L (moderate)
671G	white spruce	Picea glauca	22	fair	
671H	white spruce	Picea glauca	28	fair	
671I	white spruce	Picea glauca	21	poor	DB (70%)
671J	white spruce	Picea glauca	12	poor	ID
672	balsam fir	Abies balsamea	23	fair	
672A	balsam fir	Abies balsamea	26	fair	
672B	balsam fir	Abies balsamea	15	poor	
672C	balsam fir	Abies balsamea	16	poor	
672D	balsam fir	Abies balsamea	26	fair	
672E	balsam fir	Abies balsamea	23	fair	
672F	balsam fir	Abies balsamea	14	poor	
672G	balsam fir	Abies balsamea	33	fair	
672H	balsam fir	Abies balsamea	18	fair	
672I	balsam fir	Abies balsamea	20	fair	
672J	balsam fir	Abies balsamea	25	fair	
672K	balsam fir	Abies balsamea	20	fair	
672L	balsam fir	Abies balsamea	24	fair	
672M	balsam fir	Abies balsamea	19	poor	

Tag #	Common Name	Botanical Name	DBH	Condition	Additional Notes
672N	balsam fir	Abies balsamea	21	poor	
672O	balsam fir	Abies balsamea	22	fair	
672P	balsam fir	Abies balsamea	14	poor	
672Q	balsam fir	Abies balsamea	25	fair	
672R	balsam fir	Abies balsamea	21	fair	
672S	balsam fir	Abies balsamea	21	poor	
672T	balsam fir	Abies balsamea	12	poor	
672U	balsam fir	Abies balsamea	38	good	
673	Norway maple	Acer platanoides	25	fair	
674	Manitoba maple	Acer negundo	32	fair	
675	Norway maple	Acer platanoides	37	fair	
676	row black walnut	Juglans nigra	<13	good	
677	row Manitoba maple	Acer negundo	<13	good	
678	Mix row of Manitoba maple, white mulberry	Acer negundo Populus tremuloides	<18	good	
679	row white cedar	Thuja occidentalis	15-40	fair	approximately 37 stems
680	red cedar	Juniperus virginiana	37	good	
681	black walnut	Juglans nigra	17	good	
681A	black walnut	Juglans nigra	25	good	
681B	black walnut	Juglans nigra	17	good	
681C	black walnut	Juglans nigra	34	good	
681D	black walnut	Juglans nigra	26	good	
681E	black walnut	Juglans nigra	36	good	
682	white pine	Pinus strobus	17	good	
682A	white pine	Pinus strobus	14	poor	
682B	white pine	Pinus strobus	24	good	
682C	white pine	Pinus strobus	27	good	
682D	white pine	Pinus strobus	22	good	
682E	white pine	Pinus strobus	26	good	

Tag #	Common Name	Botanical Name	DBH	Condition	Additional Notes
682F	white pine	<i>Pinus strobus</i>	35	good	
682G	white pine	<i>Pinus strobus</i>	40	good	
683	silver maple	<i>Acer saccharinum</i>	24	poor	DB (70%)
684	blue spruce	<i>Picea pungens</i>	27	good	
684A	blue spruce	<i>Picea pungens</i>	25	good	
684B	blue spruce	<i>Picea pungens</i>	23	good	
684C	blue spruce	<i>Picea pungens</i>	26	good	
684D	blue spruce	<i>Picea pungens</i>	25	good	
684E	blue spruce	<i>Picea pungens</i>	22	good	
684F	blue spruce	<i>Picea pungens</i>	28	good	
684G	blue spruce	<i>Picea pungens</i>	15	good	
685	Manitoba maple	<i>Acer negundo</i>	18	fair	
686	large tooth aspen	<i>Populus grandidentata</i>	37	poor	P (canker)
687	stand of trembling & large tooth aspen		10-25	good	approximately 100 stems
688	Manitoba maple	<i>Acer negundo</i>	35	fair	
688A	Manitoba maple	<i>Acer negundo</i>	20	fair	
688B	Manitoba maple	<i>Acer negundo</i>	30	poor	
688C	Manitoba maple	<i>Acer negundo</i>	40	fair	
688D	Manitoba maple	<i>Acer negundo</i>	33	fair	

Key	Comment
AC ()	asymmetrical crown (specifics)
B	borer damage
BD	basal decay
C ()	cavity (location)
CS	co-dominant stems
CT	crown thinning
CER	crown excessively raised
D ()	decay (location and/or severity)
DB()	dieback (%)
DD	100% dead
DW	deadwood (minor, moderate, excessive)
EEG	excessive epicormic growth
EP	excessive pruning
GR ()	growth restriction (specifics)
ID	irreversible decline
IS	incipient splits in unions
L ()	lean (severity)
LCR (%)	live crown ratio (%)
P	Pest (specified)
PCD	poor crown density
PU	poor unions
RD	root decay
RI	root injury
SD	unrepaired storm damage
T	topped