

**1. PROPOSED ADDITION AND RENOVATIONS TO PART V DESIGNATED BUILDING –
24 LESTER B. PEARSON
WARD 1 - VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That Heritage Vaughan approve the proposed additions and renovations to 24 Lester B. Pearson Street.

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 agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

The purpose of this report is to seek Heritage Vaughan approval for the proposed additions and renovations to the existing building at 24 Lester B. Pearson Street.

Background - Analysis and Options

Heritage Status	<ul style="list-style-type: none">• Designated Part V, Ontario Heritage Act, Kleinburg-Nashville Heritage Conservation District• Listed on Vaughan's Register of Property of Cultural Heritage Value, Section 27 OHA.
Heritage style and Building Info	<p>Constructed between 1865-1875 in brick in the Georgian style with a replacement or added porch in the Victorian/Regency style. A larger board and batten addition was constructed in the 1980s and soon after the original portion of house was covered with the same board and batten siding.</p> <p>The building is known as the Lester B. Pearson house, however, Lester was born after his parents had already moved from the building to North York. The building is therefore only associated with the Pearson family.</p>

Proposal	<p>The applicant is proposing to renovate and restore the existing heritage home, add dormers to the second storey, and construct a two car garage, a deck, and a sunroom. The applicant is also proposing to create skylights on the back portion of the roof of the original house, add two new window openings on the north side of the original house, and replace existing unsympathetic windows and doors. The unsympathetic windows and doors were likely put into the house in the 1990s when the entire building was re-clad in aluminum siding.</p> <p>The proposed additions are in keeping with the 1860s Georgian style of the existing building while the proposed dormers are derived more from the 1920 Georgian Revival style. Photos of 1920s Georgian Revival buildings from Burlington, provided by the applicant, are attached to the agenda.</p> <p>The proposal conforms to the Kleinburg-Nashville HCD Guidelines.</p>
Conservation Plan required	The applicant has submitted a Conservation Plan for this proposal which is attached to the agenda.
Variances	The applicant has indicated that no variances will be required for this proposal.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020 / Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Preserve our Heritage & Support Diversity, Arts & Culture –
 - i) The rehabilitation and additions to the existing heritage house will ensure its longevity and importance as a contributing heritage asset in the Kleinburg-Nashville Heritage Conservation District
- Lead & Promote Environmental Sustainability –
 - i) Rehabilitation of existing buildings in place of demolition diverts waste from a landfill, eliminates the energy required for demolition, and reduces the amount of energy required to produce new materials

Regional Implications

N/A

Conclusion

Cultural Heritage Staff recommends Heritage Vaughan approval for the proposed additions and renovations to the existing building at 24 Lester B. Pearson. The proposed changes are in conformity with the Kleinburg-Nashville Heritage Conservation District Guidelines and respect the style and fabric of the existing building.

Attachments

1. Location Map
2. Site Photos (February 25, 2015)
3. Conservation Plan

Report prepared by:

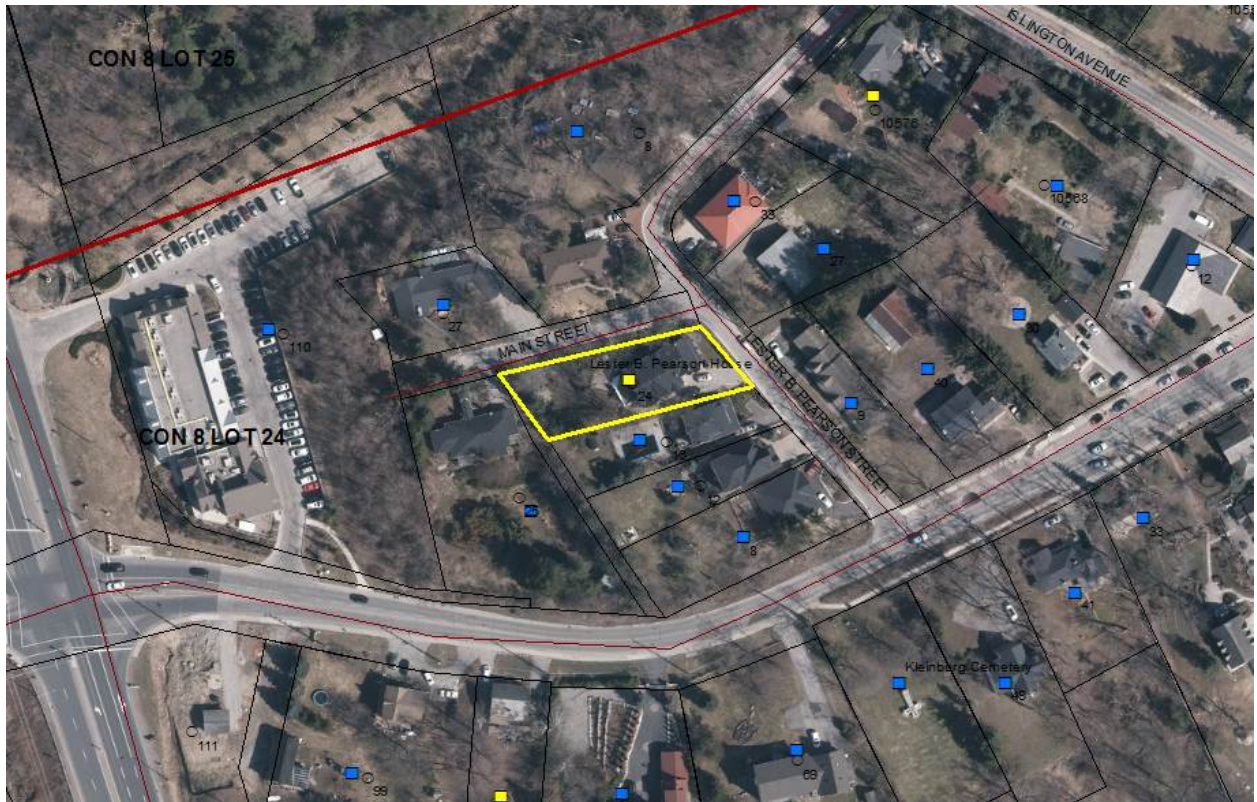
Daniel Rende, Cultural Heritage Coordinator, ext. 8112
Moira Wilson, Senior Urban Designer, ext. 8353

Respectfully submitted,

ROB BAYLEY
Manager of Urban Design and Cultural Heritage
Development Planning Department

/CM

LOCATION MAP



Attachment 2









24 Lester B. Pearson Street, Kleinburg Conservation Plan



Figure 1. 24 Lester B. Pearson Street
View from the southeast, Sept 11, 2014

Phillip H. Carter Architect and Planner

In association with

Paul Oberst Architect

[REDACTED]

Heritage Consultant: Phillip H. Carter Architect and Planner
In association with Paul Oberst Architect

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Appendices:

A- Exterior Photographs of the House

B-Consultant CVs

C- Drawings of Existing House and Proposal

1. The Heritage Resource:

1.1 Heritage Status

- Listed in the City of Vaughan's *Register of Property of Cultural Heritage Value*.
- Protected under Kleinburg-Nashville Heritage Conservation District

1.2 Historical Background

The house at 24 Lester B. Pearson Street (formerly Centre Street) is believed to have been constructed as the parsonage for the Kleinburg Wesleyan Methodist Church, which became the Kleinburg United Church when the United Church was created in a merger of 4 Protestant denominations in 1925.

The house has been described in a number of enumerations of Kleinburg's historical buildings, with construction dates ranging from 1853-54 to circa 1880s. The 1991 *City of Vaughan Inventory of Significant Heritage Structures*, produced by Angela Pacchiarotti, gives the dates 1865-75, which in our opinion is in the correct range.

The 1975 *Old Buildings in the Town of Vaughan* states that it was traded in 1905 to Miss Emily Müller for \$1000 plus a lot on Stegman's Mill Road where a new parsonage was built.

A Preliminary Study: Kleinburg Village Heritage Conservation District Designation, from 1993, states that the Parsonage was sold when "the new minister of 1905 refused to move in because diphtheria had been reported there." (Poor Miss Emily!)

The City of Vaughan's 2005 *Register of Property of Cultural Heritage Value* erroneously states that the house was the "home of Rev. Pearson and Prime Minister Lester B. Pearson". In fact, the Rev. E.A. Pearson was resident here from 1892 to 1894, when he moved to Newtonbrook, now a part of the City of Toronto near Yonge and Finch. Lester B. Pearson was born in the Newtonville parsonage on April 23, 1897.

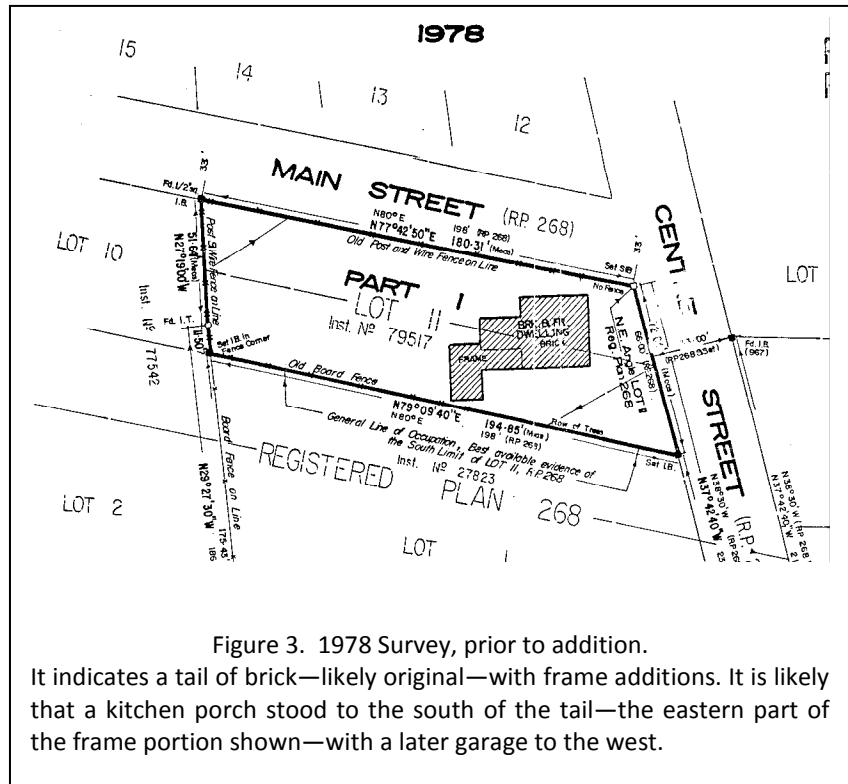
1.3 Original Architectural Description



Figure 2. North façade, 1970s
Original 6/6 windows still in place,
with a 2/2 storm on the upper left window.

The house was built as a simple three-bay 1-1/2-storey Georgian house with a low-slope side-gable roof, with eaves returns. There are corbelled chimneys at each end of the ridge. The front (east) elevation contains two ground floor windows and a central entry door. The south elevation has two windows on each storey. The north elevation has a central window on the ground floor, and two windows on the second storey. The central window appears to be original, as seen in Figure 2.

That precludes a ground floor fireplace, and there isn't evidence of a fireplace on the south wall, either on the interior or the exterior. This suggests that the original house was heated wood stoves on the ground floor, with stovepipes rising to provide some heat to the second floor and connecting to the chimneys near or above the ceiling. The rear elevation has been covered by a subsequent addition, and it's not possible to determine the original fenestration. Figure 4 suggests an original brick tail, and we can guess that there was a window to the north, but not to the south (where a kitchen porch probably stood). Thus the extra window on the south elevation.



There is a full-width front verandah with a bell-cast roof supported on trelliage—a form more commonly found in Victorian Gothic and Regency houses—suggesting that it was a later addition. This kind of re-styling was common, and is also found on Redcroft at 10384 Islington Avenue.

1.4 Subsequent Alterations

In 1987, a large frame two-storey addition—36' wide by 40' deep, with three projecting bay windows—was constructed at the rear of the house. The addition has a very low slope roof, with the ridge running back to front, and two intersecting cross-gables on the north and south elevations. The addition is roughly flush with the north wall, but projects about 8' on the south, with a new entrance provided in the projection.



The addition was clad in grey aluminum siding of a profile that attempts to mimic board-and-batten wood siding. The addition windows are vinyl casement windows with unconvincing false stick-on muntins, and the shutters are cheap metal items that don't fit the openings.. The original house retained its brick

exterior, at least into the 1990s, when the photograph in Figure 4 was taken, though it appears that the windows and the fascias and soffits are the modern replacements that are still in place today.

Subsequently, the brick of the original house was covered by the same aluminum mock board-and-batten siding as the addition. This siding was in place when we inventoried the building for the Kleinburg-Nashville Heritage Conservation District in 2002, and comparing Figure 1 with the HCD Inventory photo, the building seems to be in the same condition today.

1.5 Existing Condition of the House

The house is generally in good repair. The original portion of the exterior walls doesn't show signs of settling or other structural damage. Minor deficits include:

A few pieces of the front porch trelliage show water damage, and the boards on the porch deck (not original) need replacement. There is a mild sag in the ridge of the roof, not unexpected in a building of this age. The existing asphalt shingles are nearing the end of their life. The Proposed remedial work is included in Section 2, below.

The interior of the original portion of the house has been heavily altered. The ground floor layout has been entirely revised, with the stair location, room layout, and finishes all completely altered. As noted in Section 1.4, above, all of the windows and doors are modern and inauthentic replacements.

Although the basic structure of the house is sound, and its form and massing are intact, from a heritage point of view it has suffered heavily from alterations. The trelliage and roof of the front porch and the roof and chimneys of the house are the only visible elements on the interior or exterior that have maintained their original condition. Everything else has been either covered up or replaced with unsympathetic modern replacement materials.

1.6 Heritage Evaluation

We can consider the heritage value of the original house, in the terms of Ontario Regulation 9/06—attached as an appendix—as follows.

Design or physical value: The “bones” of the house are intact, and reflect a representative style of its period. The walls and their openings remain in their original locations; the roof slope and the corbelled chimneys remain as original; the verandah roof and trelliage remain as they were originally constructed. However, the subsequent alterations have detracted from the physical value of the house. The addition is not sympathetic to the original house, and by virtue of the projection to the south and the prominence given by the new entrance there, it has an undesirable prominence in the view from the street.. The building does not display a high degree of craftsmanship or artistic merit, nor demonstrate a high degree of technical or scientific achievement.

Associative Value: Although the building is locally known as the Lester B. Pearson House, the association with the Nobel Prize-winning Prime Minister is at best indirect. He was born after his parents left the property, and his father was a minister in Kleinburg for only two years—not long enough to be have left a significant mark on the community. The Kleinburg Wesleyan Methodist Church might be considered an institution that has been significant to the community, but the seat of its significance is the church, not the parsonage. The house itself doesn't contribute to the understanding of the community or

its culture, and there is no known architect, artist, builder, designer or theorist associated with the property.

Contextual Value: Although the house is old, the character of its immediate context is entirely post-WWII housing, and it neither defines, maintains or supports that character. It is a minor landmark in being located on a corner, and being the only historic building in its immediate context. However, its location precludes it being considered a landmark in the Village of Kleinburg.

In consideration of the above evaluation, the house falls short of the criteria in the Regulation. As it stands, it is not a candidate for designation, in our professional opinion. However, it is a candidate for improvement. We believe that the proposal outlined below could improve its utility for the owners, while restoring some elements of its heritage character and making alterations that are sympathetic to the original style of the house.

2. The Proposal

The owners intend to make a substantial investment in the property in order to create a home that will be suitable for their large multi-generational family. Drawings of the existing conditions, and the proposed alterations are included in the appendices.

2.1 Functional requirements

The functional requirements include provision of a two-car garage with a bedroom above, provision of a new sunroom overlooking the rear yard, provisions of improved daylighting by the installation of small dormers in the second floor of the front elevation and flat skylights on the back slope of the roof of the original house (invisible from the street), revision of the north elevation to have two windows on the ground floor of the original house (matching the current south elevation) which will allow provision of a fireplace in the centre of the north wall of the living room.

2.2 Mitigation of previous unsympathetic alterations

The proposal removes the unsympathetic aluminum mock board-and-batten siding from the original house and the 1978 addition, and replaces it with clapboard—more suitable to the Georgian style of the original house. We are assuming that the installation of the aluminum siding (probably using shot fasteners) may have damaged the original brickwork beyond restoration. However, after discussion with an award-winning masonry restoration firm, we have high hopes that it may be restorable at a reasonable cost. If so, we will do it. The proposal removes the inauthentic replacement windows in the original house, and replaces them with modern windows that are in compliance with the Guidelines in the Kleinburg-Nashville Heritage District Plan (hereinafter The Guidelines).

The garage/bedroom addition on the south will be designed in compliance with the Guidelines—having a sympathetic form and being smaller and set back—and will block the street view of the unsympathetic 1978 addition. The front entrance will be returned to its original location, calling attention to the original house rather than to the addition.

2.3 Alterations to Original Fabric

The proposal changes the ground floor fenestration on the north elevation, as described in 2.1 above, to match the original configuration of the south elevation. The proposal adds three narrow stilted dormers to

the front façade of the original house. These are sized, proportioned, and detailed to be sympathetic to the original style of the house. The proposal revises the original entry to include sidelights and a transom, authentically proportioned and detailed to be in keeping with the original style of the house. There are flat skylights on the rear roof slope, invisible from the street. There are interior alterations, invisible from the street and not regulated by the Heritage Conservation District Plan. The sun room addition at the back is not connected to the original house, and is of a simple design, with vertically-proportioned divided-light windows, such as might be found in a 19th century conservatory.

The principal interior alteration involves removing the northern portion of the second floor to create a double-height living room on the ground floor. In addition, the second floor ceiling will be raised as a ‘cathedral’ ceiling. This will require the installation of a ridge beam, which will secure the ridge against further sagging. This work will be undertaken from the interior of the building, so the original roof will not be disturbed.

2.4 Proposed Exterior Materials

Siding: White prefinished clapboard approximately 4” to the weather, selected from—

Hardie Plank concrete composite siding

<https://www.jameshardie.com/Products/HardiePlank-Lap-Siding>

Prefinished Cedar siding

<http://cedarshinglesdirect.com/beveled-cedar-siding/index.php>

Engineered wood siding

http://www.kaycan.com/?page_id=1307

Shutters: Black wood shutters to fit openings with operating hardware.

http://www.shutterstontario.com/products/exterior_shutters.htm

Note: historic clapboard would probably be clear pine, but it is difficult to source this material today, thus the alternatives selected.

Windows: White exterior, to fit new and existing openings in original house, new garage addition, and new dormers. To be constructed per the attached drawings and selected from—

<http://www.lepagemillwork.com/download/Brochure-Prestige-Collection-Aout-2014-ANG.pdf>

<http://www.kolbe-kolbe.com/products/index.cfm?pclD=4&pID=49&pCat=3>

<http://www.marvin.com/windows/insert-double-hung-replacement-windows/>

Front Entrance: wood door and sidelights, custom made to our design.

Shingles: IKO Marathon 25 AR, Dual Black (plain black asphalt shingles)

2.5 Construction Budget

Original House and adjacent front addition:

Restoration and alteration to the original house	\$ 57,000
Garage addition	100,000

Alterations to rear addition:

Siding existing rear addition	30,000
New rear sunroom and porch	110,000

3. Heritage Evaluation of the Proposal

In terms of the Standards and Guidelines for the Conservation of Historic Places in Canada, the project is one of Rehabilitation, involving adaptation of the building for a continuing contemporary use. The character-defining elements are the design elements found in the original house's Georgian style: a symmetrical three-bay design scheme, low slope side-gable roof, presence of eaves returns at the gable ends, square headed openings with double-hung divided light windows with appropriate shutters, and the design elements found in the slightly-later front verandah: the bell-cast roof with open curved rafters, the trelliage supports, and the shallow gothic-arch lintel structure. These are all to be retained, and in the case of the windows and shutters, returned to their original appearance. As stated above, if the brickwork of the original house is found to be restorable, it will be. The new work on the project will be visually compatible with, subordinate to, and distinguishable from the original house. Removal of the new work will not impair the essential form and integrity of the original house.

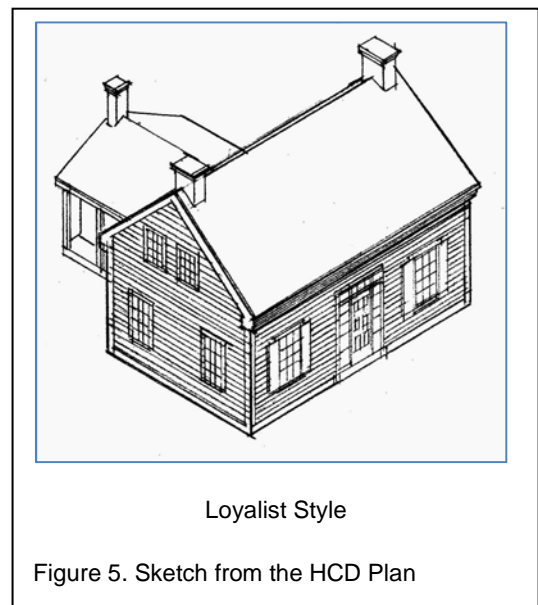
In its particulars, the *Kleinburg-Nashville Heritage Conservation Plan* (KNHCD) is the enacted framework for evaluating the suitability of proposal. The proposal respects the Plan's Guidelines. Illustrations from the Guidelines are shown in the Figures 5 -7. 'Blueprint' drawings indicate suitable details in the Guidelines.

KNHCD Section 9.2.1 Heritage Styles

- The proposal is designed to reflect existing heritage styles.

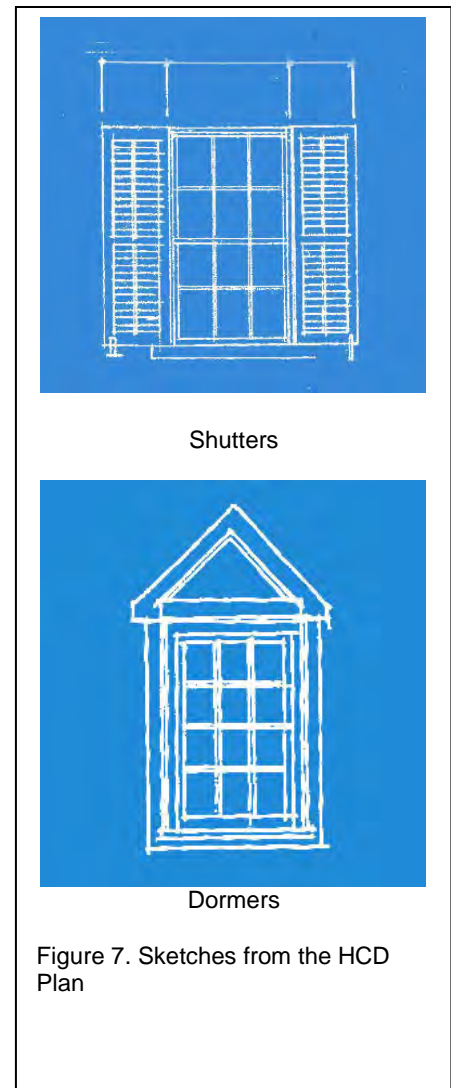
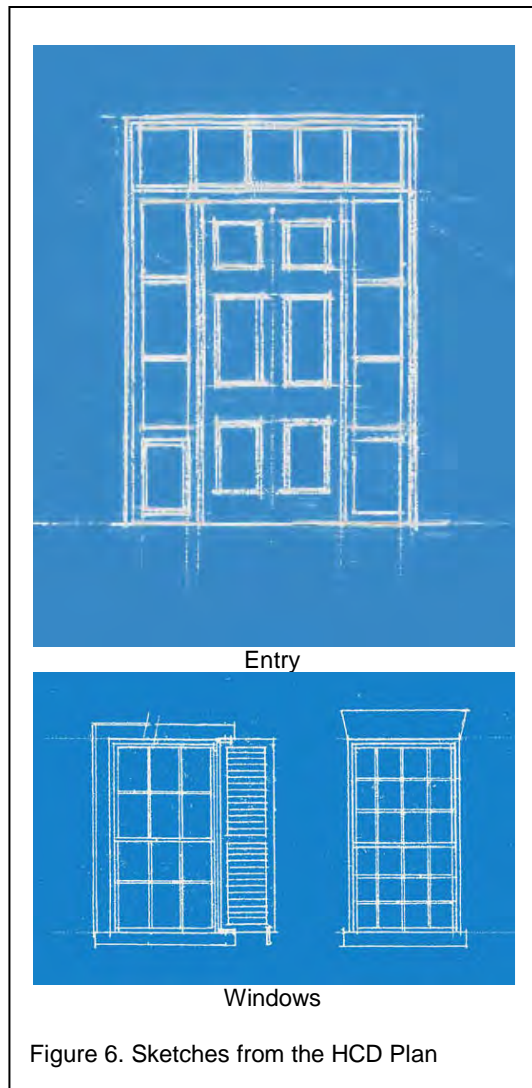
KNHCD Section 9.2.3 Heritage Design and Details

- The proposed entrance, windows, shutters, and dormers conform to examples shown in the Guidelines.



KNHCD Section 9.2.3 Heritage Design and Details

- The proposed entrance, windows, shutters, and dormers conform to examples shown in the Guidelines.



KNHCD Section 9.3.5.6 Windows

- The new windows in the original house will conform to the guidelines, while the existing replacement windows do not.

KNHCD Section 9.3.7 New Additions to Heritage Buildings

- The additions are in a style complementary to the design of the original building.
- The garage/bedroom addition to the south is lower and at a smaller scale than the original house, and is set back from the street frontage of the original building.
- The materials are appropriate.
- The garage/bedroom addition screens the street view of the unsympathetic 1987 addition.

KNHCD Section 9.3.8 Outbuildings for Heritage Buildings

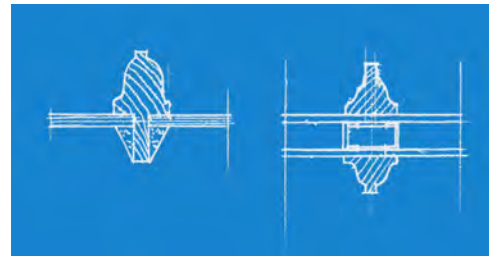
- Although the garage doors face the street, the garage doors conform to the examples shown.

4. Conclusions

In our professional opinion, the proposed additions and alterations to 24 Lester B. Pearson Street, within the Kleinburg-Nashville Heritage Conservation District in the City of Vaughan conform to the guidance provided by the Parks Canada Standards and the Guidelines in the Heritage Conservation District Plan. The proposed additions and alterations enhance, rather than detract from, the heritage character of the District.

5. Undertaking Concerning Quality Control

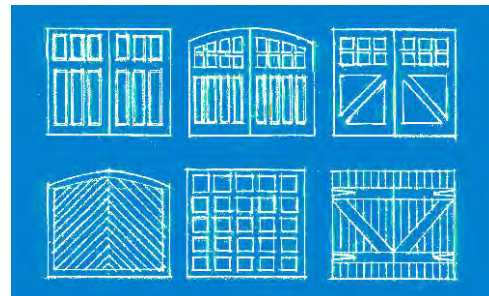
The Applicant has retained the Heritage Consultants to provide architectural services for the project. They jointly undertake to ensure that the work is undertaken in a manner consistent with good heritage practice, and that the trades will be qualified to perform their work .



Window Muntins



Suitable Additions



Garage Doors

5. Bibliography

Official Documents:

City of Vaughan, *Kleinburg-Nashville Heritage Conservation District Study and Plan*, Vaughan: 2013

City of Vaughan: *Register of Property of Cultural Heritage Value*, Vaughan: 2005

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

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Queen's Printer, 2003

Archival Material from the City of Vaughan:

Old Buildings in the Town of Vaughan, 1975

City of Vaughan Inventory of Significant Heritage Structures, 1991.

A Preliminary Study: Kleinburg Village Heritage Conservation District Designation, 1993

Figures 2, 3, and 4 come from materials supplied by the Vaughan Archives.



Front view of the House



Detail of Underside of Verandah



Detail of Trellage on Verandah



Detail of Trellage



View of 1987 Addition from the front



Detail of Trellage



South side of Original House



South Side of 1987 Addition



North Side of Original House from Mains Street



View of North Side from Main Street



View of North Side from the Rear



Rear of 1987 Addition

Phillip H. Carter

Architect

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Toronto, Ontario Fax: 416/504-6810
M6J 1G1
e-mail: phcarch@bellnet.ca

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 griffin 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

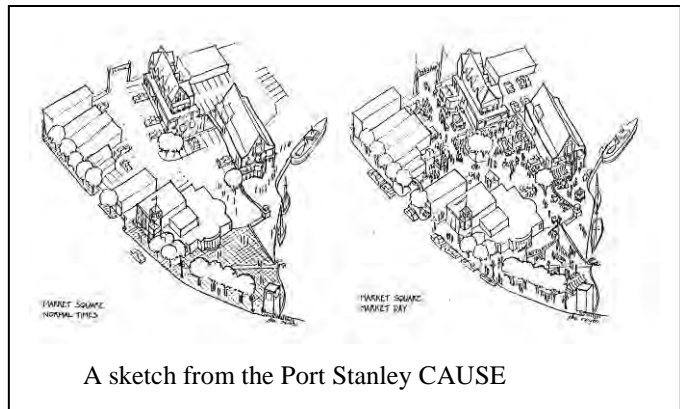


PHILLIP H. CARTER ARCHITECT AND PLANNER
IN ASSOCIATION WITH PAUL OBERST ARCHITECT
WITH THE ASSISTANCE OF THE AURORA MUSEUM
AND THE TOWN OF AURORA PLANNING DEPARTMENT

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



A sketch from the Port Stanley CAUSE

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

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”

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

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

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

“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

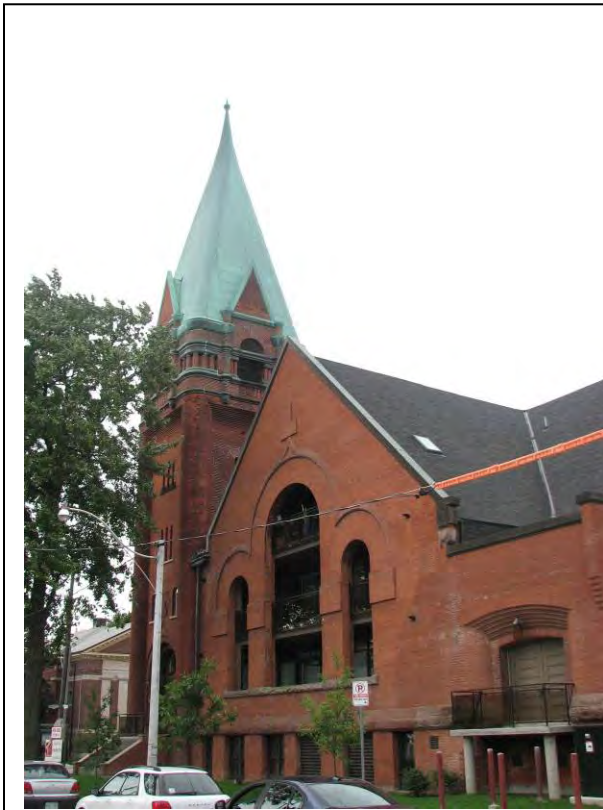
2925 Dundas Street W., Toronto

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.

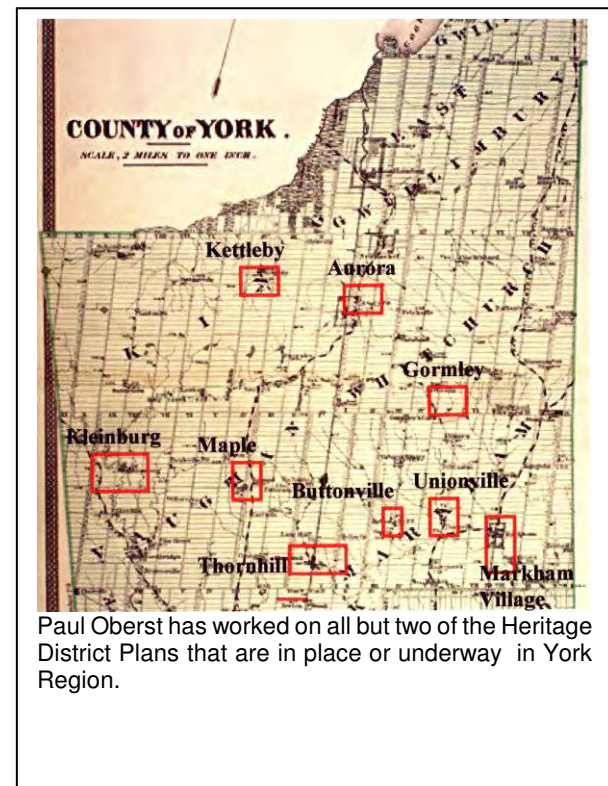
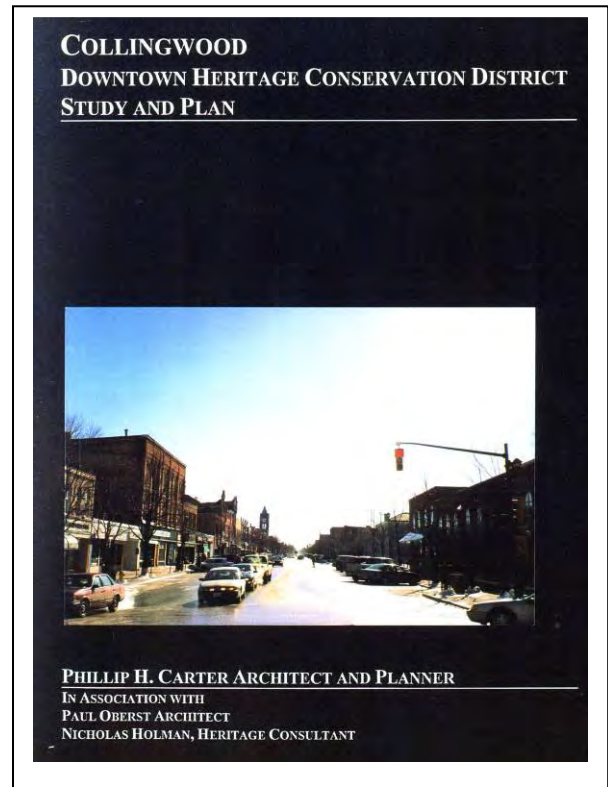
Buttonville Heritage Conservation District Study and Plan, underway.

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.



Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

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

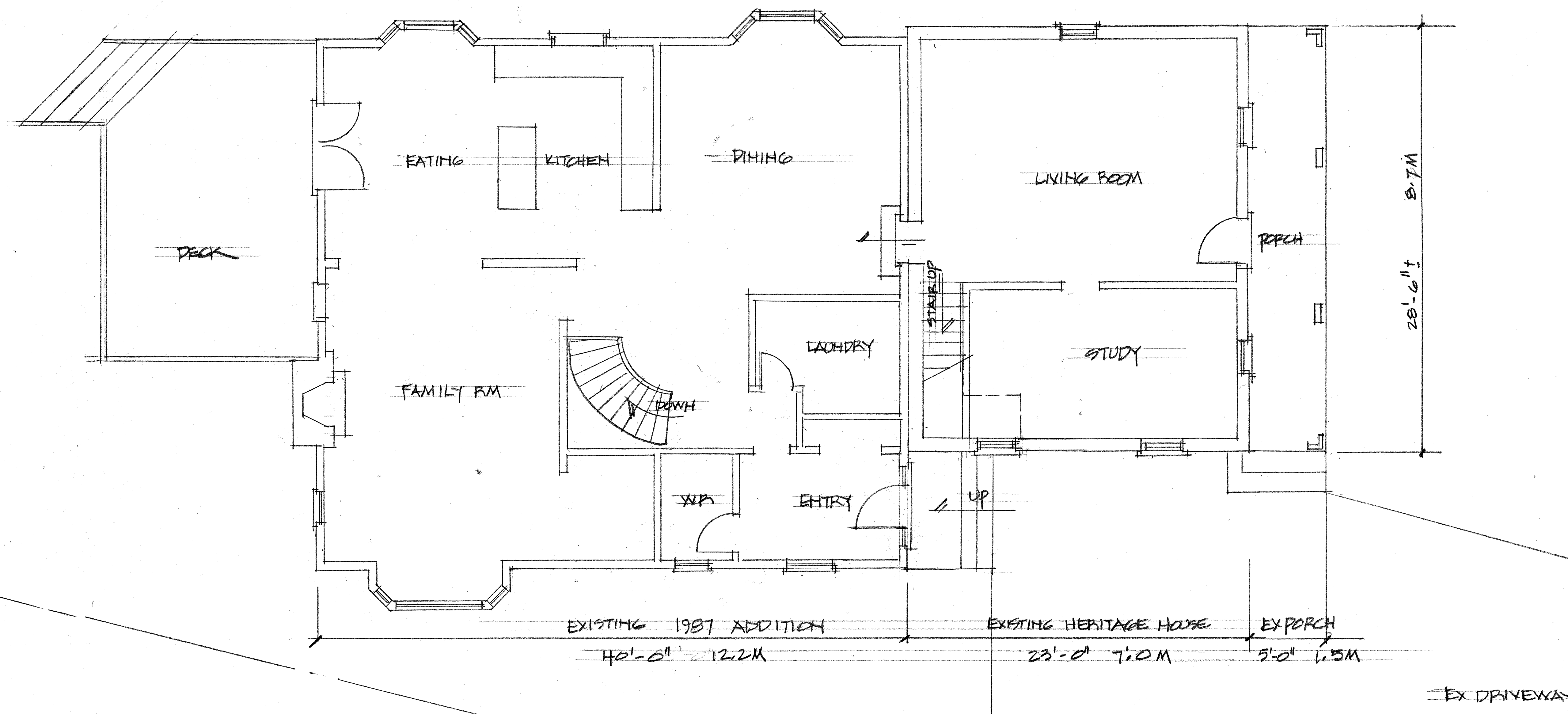
The Invention of Queen Street West, by Debra Sharpe

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.

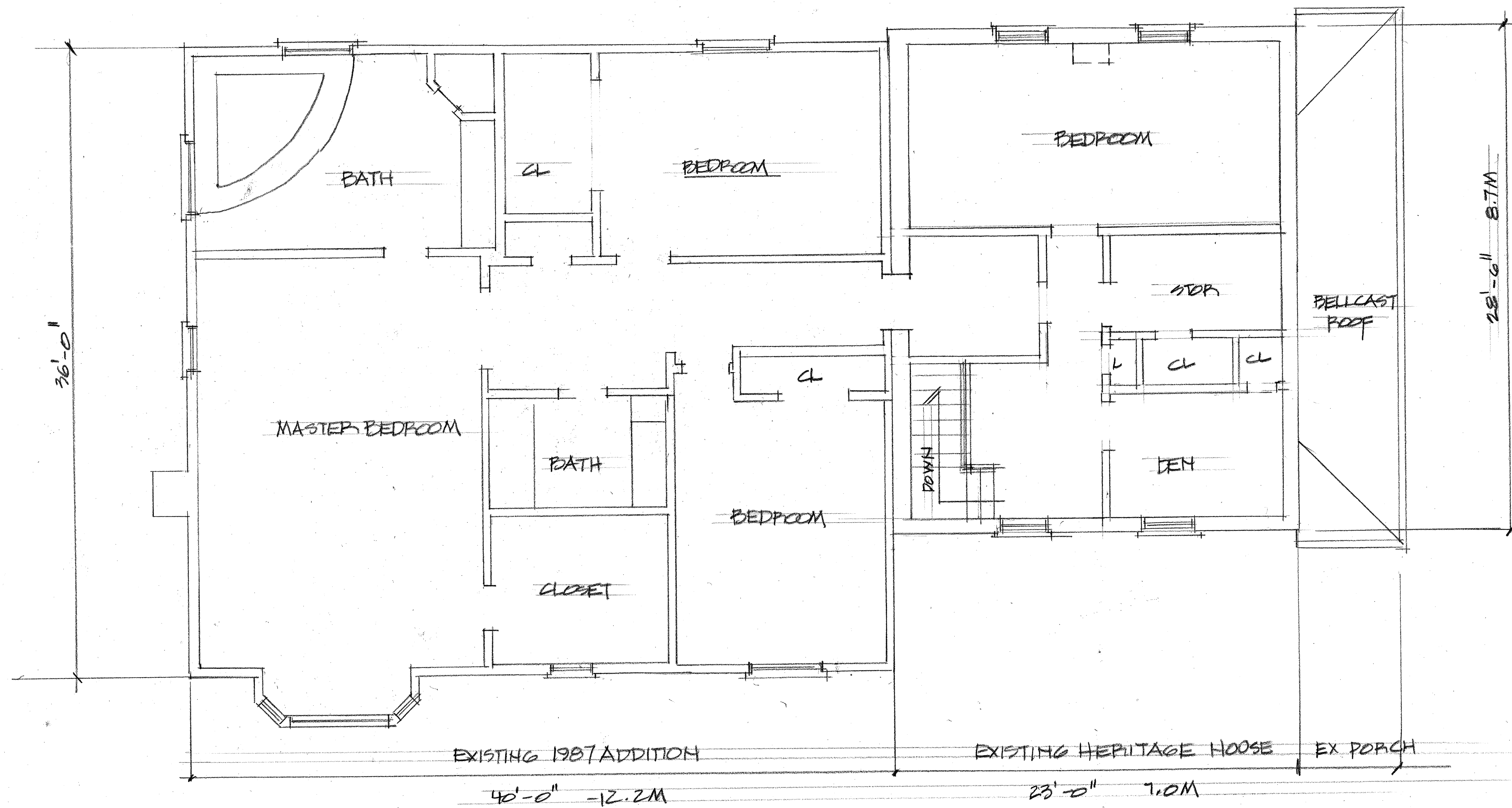


Project Name:

RESIDENCE RENOVATION & ADDITION
for
NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

EXISTING GROUND
FLOOR PLAN

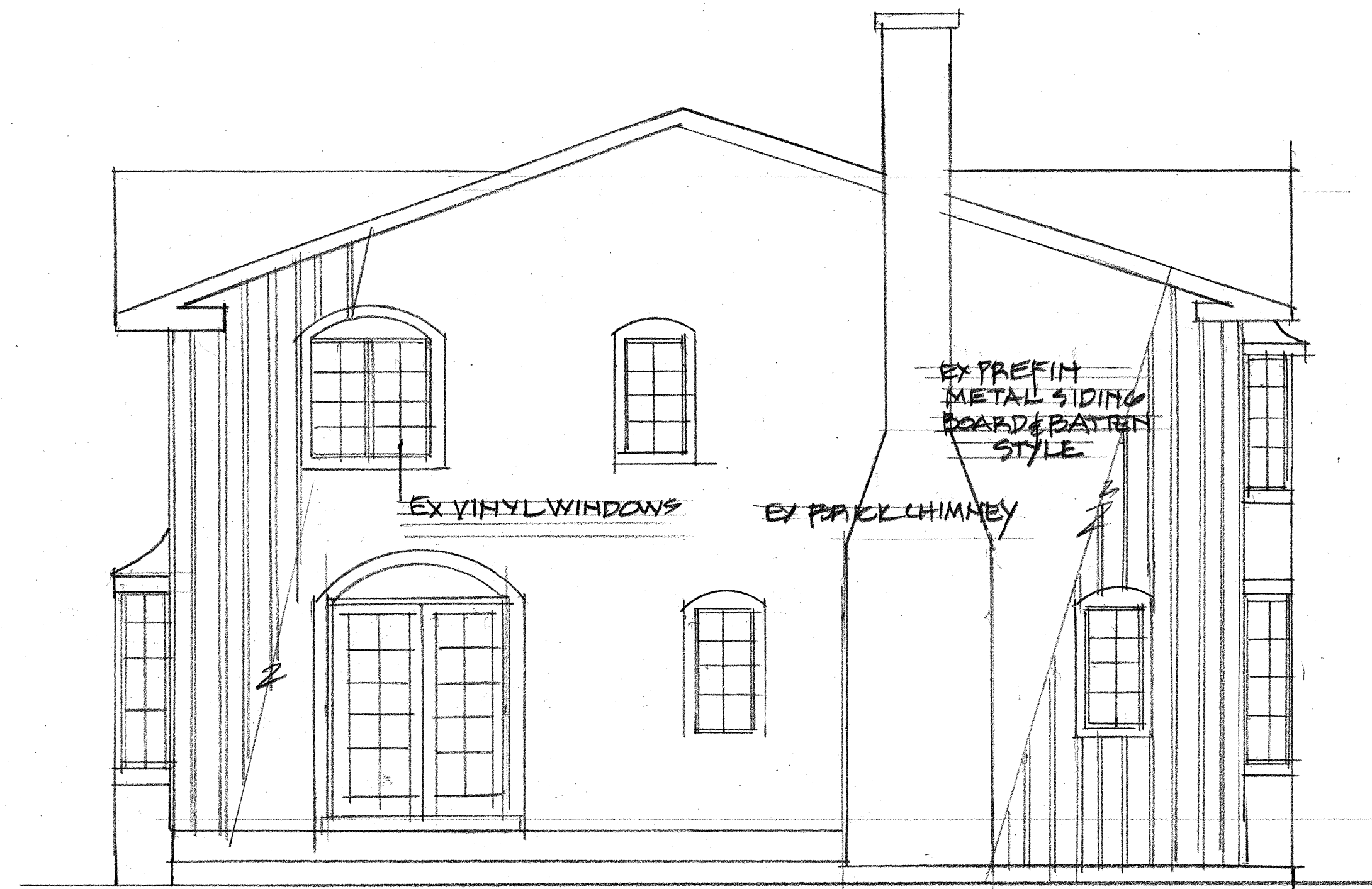
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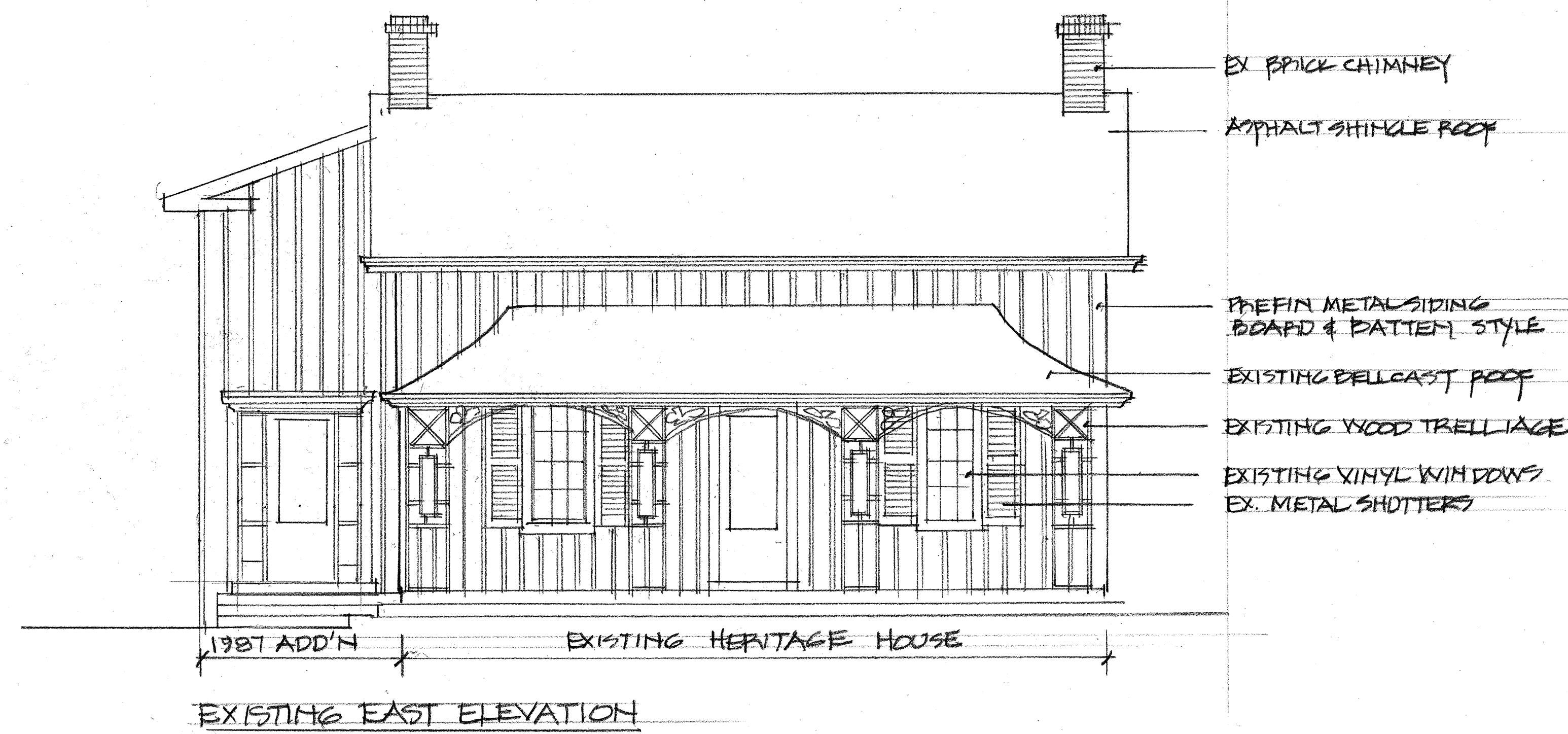
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RESIDENCE RENOVATION & ADDITION
for
NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

EXISTING SECOND
FLOOR PLAN

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project number		



EXISTING WEST ELEVATION



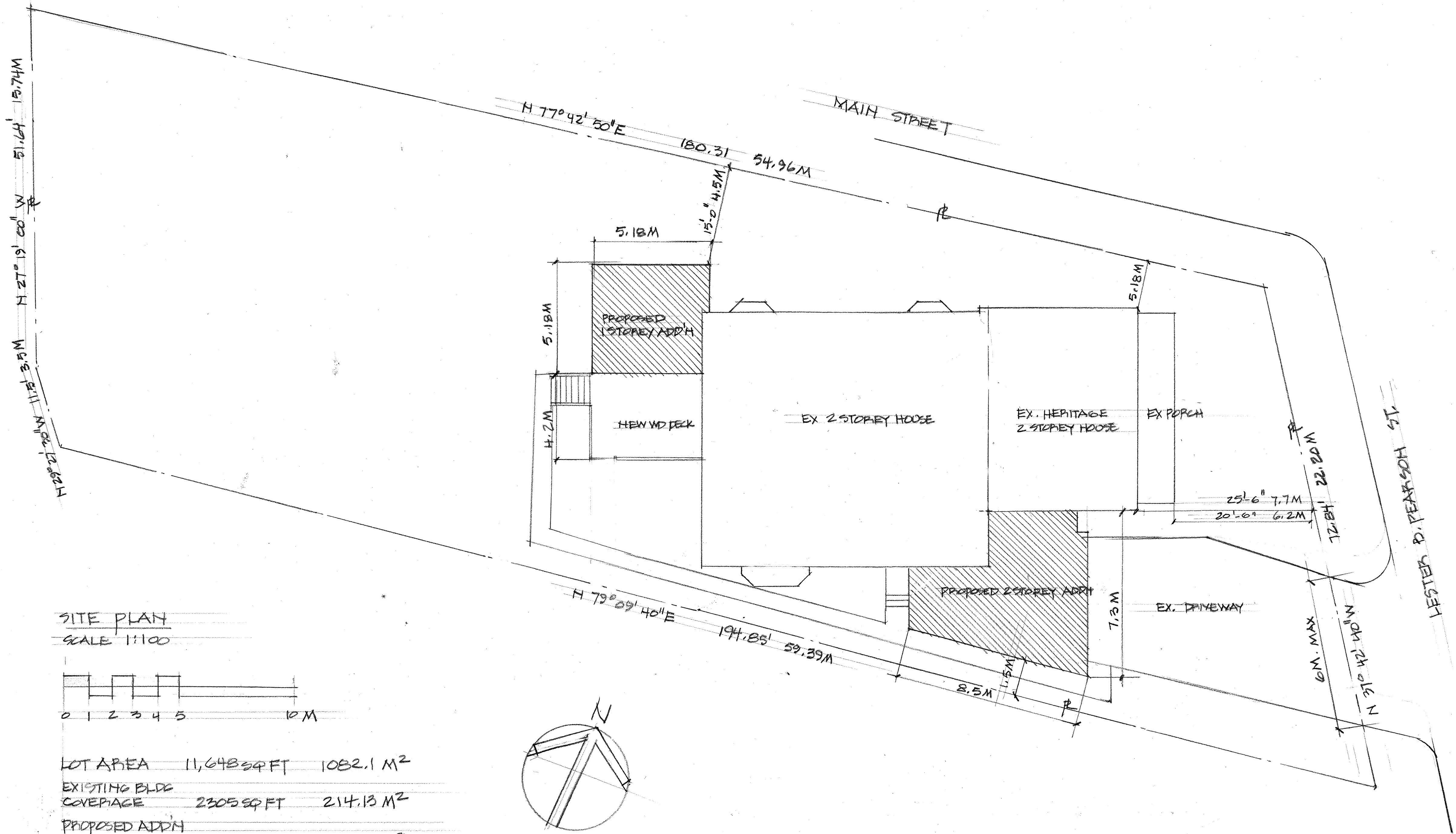
EXISTING EAST ELEVATION

Project Name:
RESIDENCE RENOVATION & ADDITION
for
NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

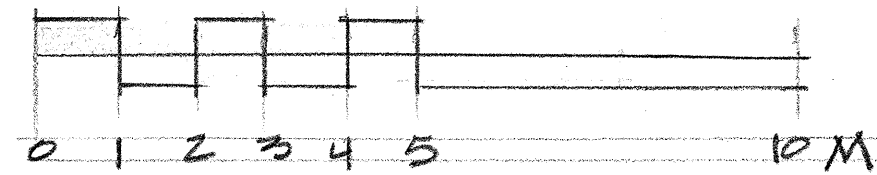
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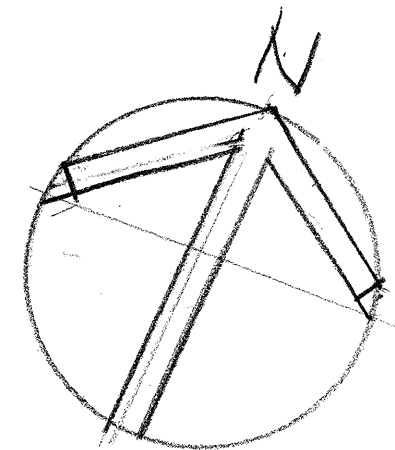
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SITE PLAN
SCALE 1:100



LOT AREA	11,648 SQ FT	1082.1 M ²
EXISTING BLDG COVERAGE	2305 SQ FT	214.13 M ²
PROPOSED ADDN COVERAGE	755 SQ FT	70.12 M ²
TOTAL COVERAGE	3060 SQ FT	284.25 M ²
LOT COVERAGE	26%	26%



Project Name:

RESIDENCE RENOVATION & ADDITIONS
for

NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

SITE PLAN

scale 1:100 M

drawn *PHC*

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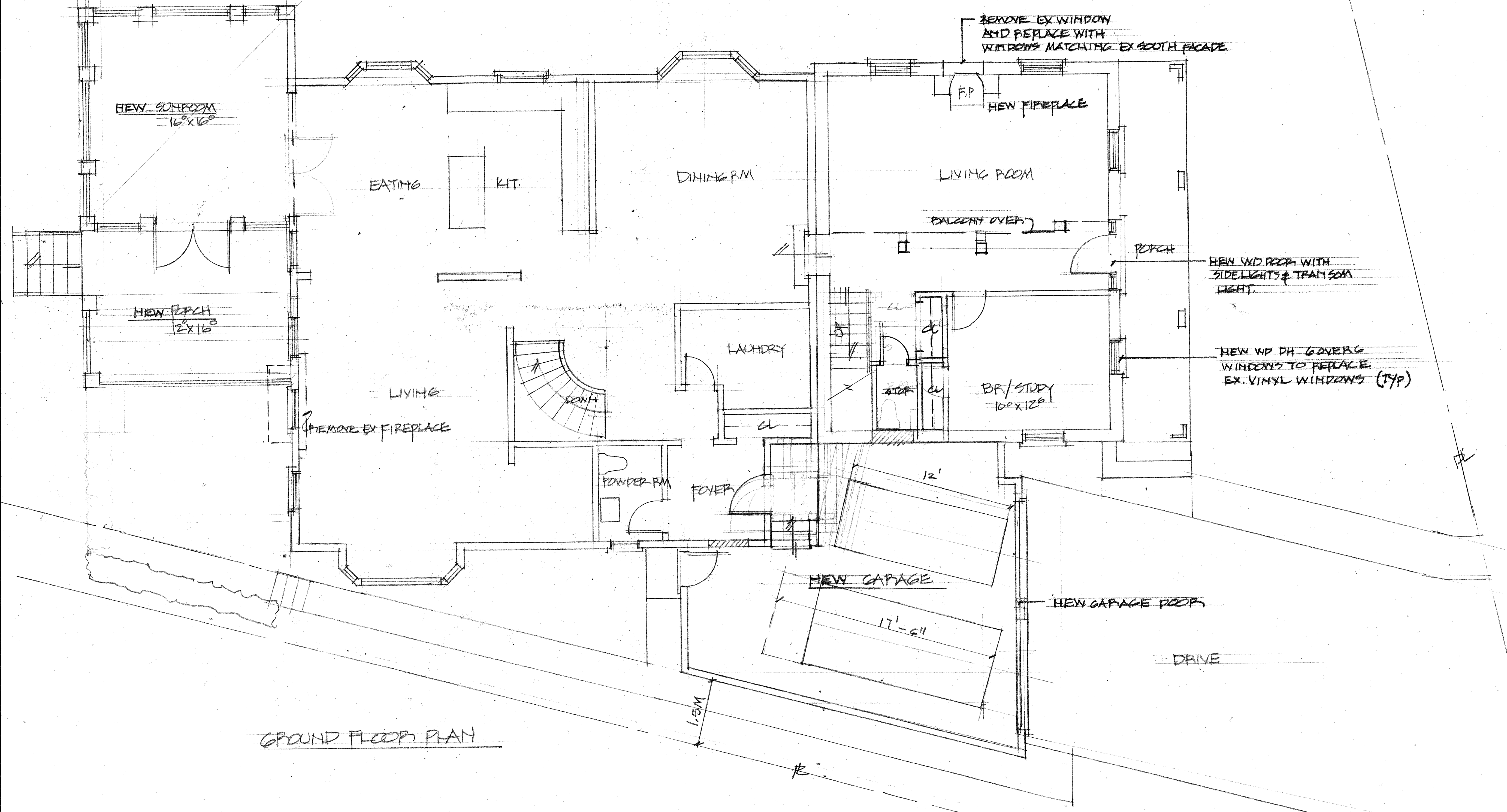
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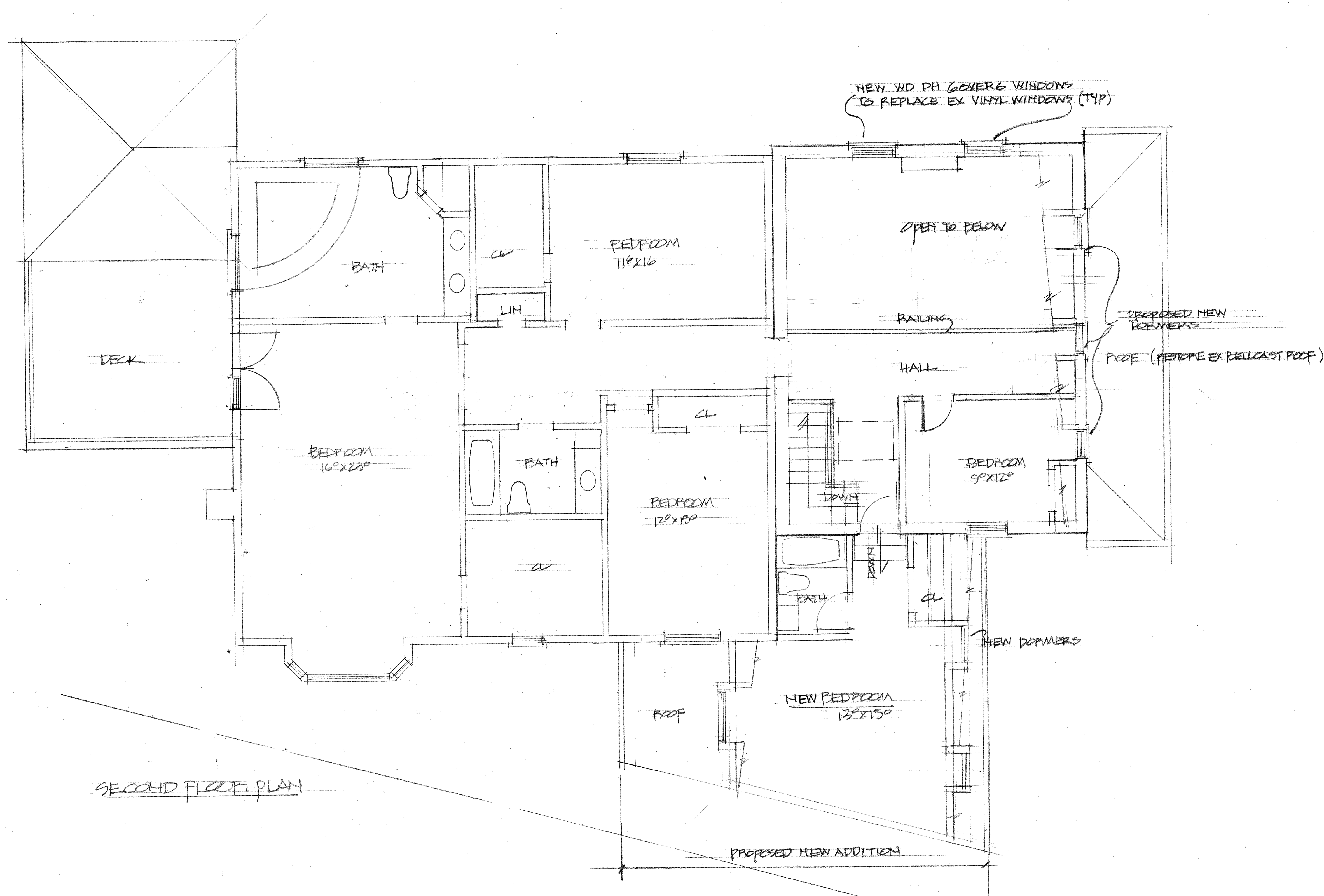


GROUND FLOOR PLAN

Project Name:
RESIDENCE RENOVATION & ADDITIONS
for
NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

PROPOSED GROUND
FLOOR PLAN

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date	OCT 2014	A1
issued		
project number		



SECOND FLOOR PLAN

Project Name:

RESIDENCE RENOVATION & ADDITIONS

for
NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

PROPOSED SECOND
FLOOR PLAN

scale 1/4" = 1'-0"

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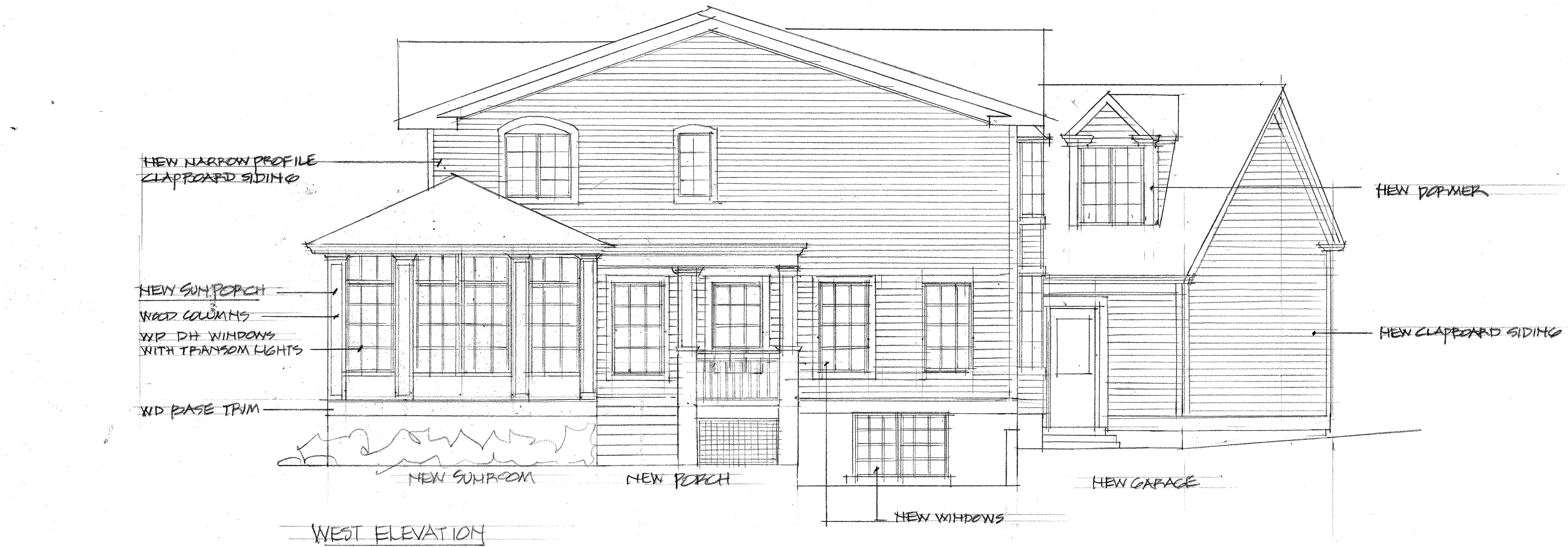
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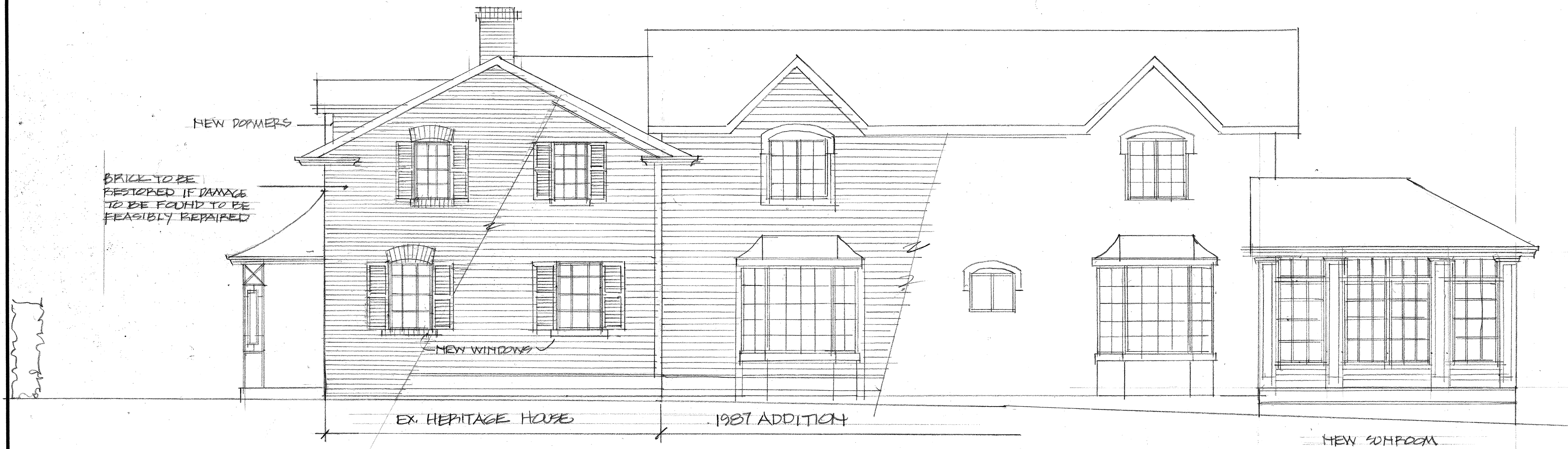
RESIDENCE RENOVATION & ADDITIONS
for

NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

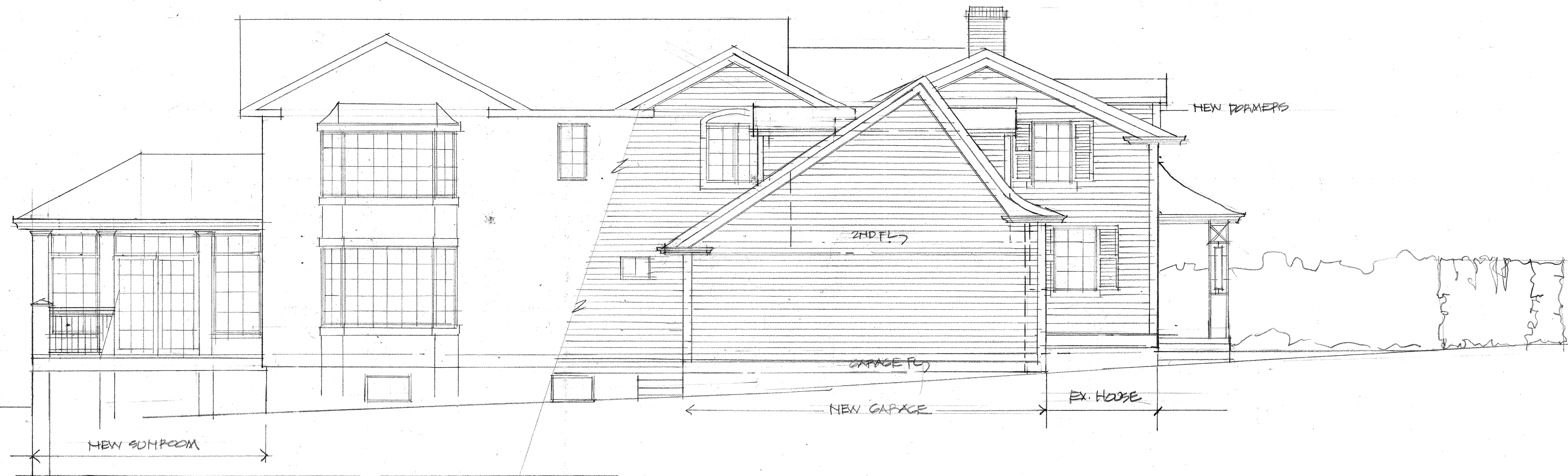
PROPOSED WEST &
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date	Oct 2014	
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project number		

A3



NORTH ELEVATION



SOUTH ELEVATION

Project Name:

RESIDENCE RENOVATION & ADDITIONS
for
NADIA SORGINI & RICHARD DOLAN
24 Lester B. Pearson Street
Kleinberg
City of Vaughan, ON

PROPOSED NORTH &
SOUTH ELEVATIONS

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date OCT 2014
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project number

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A4