

HERITAGE VAUGHAN COMMITTEE MAY 13, 2015

**1. HERITAGE REVIEW OF PROPOSED RELOCATION OF THE JOHN LAWRIE FARMHOUSE
AT 8682 HIGHWAY 27
WARD 2 - VICINITY OF LANGSTAFF ROAD AND HIGHWAY 27**

Recommendation

The Manager of Urban Design and Cultural Heritage recommends:

1. That the proposed relocation of the John Lawrie house as shown on Attachments #4 and #5 be approved, to facilitate the issuance of a Heritage Permit by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section, with the following conditions:
 - a) Should any minor changes to the proposed re-location of the John Lawrie house be required, the final location may be approved at the discretion of the Director of Development Planning.
 - b) The Owner shall be required to provide a letter of credit in the amount calculated at \$100 dollars per square foot prior to the enactment of the Zoning By-law for the conservation of the John Lawrie Farmhouse and enter into a Letter of Undertaking with the City.
 - c) Prior to execution of the Site Plan Agreement or Site Plan Letter of Undertaking for the development application, and prior to any work proceeding on the John Lawrie Farmhouse, the Owner shall submit the following information for review and approval to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section:
 - i. A cultural heritage documentation report that includes floorplans, elevation drawings, a photo key plan and description of the existing architectural attributes and condition of the house; and,
 - ii. A final Conservation Plan including a complete set of architectural and landscape design drawings and heritage structural engineering assessment information for the relocation and conservation of the John Lawrie Farmhouse and surrounding property, prepared by a qualified heritage professional; and,
 - iii. An Interpretation and Commemoration Plan prepared by a qualified heritage professional, addressing the history and cultural significance of the John Lawrie Farmhouse.
 - d) The Owner shall submit material samples for review and approval by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section as part of the Heritage Permit review.
 - e) The Owner shall submit two copies of a finalized set of architectural permit drawings including, site plan, landscape plans, architectural plans, elevations and detailed construction permit drawings, for review and approval by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section.
 - f) Should the design be modified as a result of addressing issues from review by other City departments, such as variance requirements, or external public agencies, the Owner shall contact the Vaughan Development Planning Department, Urban Design

and Cultural Heritage Section in order to obtain approval of a revised Heritage Permit; and, the new submittal may require review by the Heritage Vaughan Committee at the discretion of the Director of Development Planning and any previous approvals granted may be deemed invalid based on the new information provided.

- g) The John Lawrie Farmhouse and tree-lined driveway shall be protected by the Owner in accordance with City regulations for vacant properties and appropriate protection during construction activities.

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 is no economic impact associated with the 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's approval for the proposed relocation within the same subject property of the John Lawrie Farmhouse, including its rear tail section, located at 8682 Highway 27. The property is Registered under Section 27 of the Ontario Heritage Act. The property underwent a Built Heritage Evaluation and the proponent submitted a Heritage Impact Assessment including a review of the cultural heritage value against Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. Vaughan Cultural Heritage Staff determined that the John Lawrie house satisfied the criteria, and recommended that it has cultural heritage value or interest. As such, the John Lawrie Farmhouse is recommended to be conserved within its context on the subject lands as proposed in the concept submitted by the applicant.

Background - Analysis and Options

Heritage Status of Property

The property is Registered under Part IV, Section 27 of the Ontario Heritage Act.

Background

A zoning by-law amendment (File Z.14.019) and site development application (File DA.14.088) are under review for the subject lands in order to develop the lands. A Block Plan application for the entire concession Block 59 is also under review. Given the property's Registered status under the Ontario Heritage Act, a proposal to move the structure, requires the review by the Heritage Vaughan Committee and approval by Council.

The Applicant has submitted a site plan with the proposed concept that depicts the new location of the John Lawrie Farmhouse a few metres closer to Highway 27, within the same property, in order to facilitate infrastructure to develop the lands while keeping the historic house within its context. The proposal shows the farmhouse relocated in its entirety, except for the existing shed addition to the rear. The house is proposed to be placed in a new foundation. Please see Attachments #4 and #5.

As part of the review of this proposal, in accordance with applicable City policy, a Heritage Impact Assessment report was submitted with an evaluation of the John Lawrie Farmhouse's character defining elements of cultural heritage value. The report discusses the impact by the proposed development on the heritage house and property. The Heritage Impact Assessment was prepared by Unterman McPhail Associates Heritage Resource Management Consultants and Wayne Morgan, Heritage Planner, dated June 2010 (Revised May 2014). This report is discussed in the Analysis section below. An amendment to this Heritage Impact Assessment report dated May 7, 2015 was also received and is attached in this report.

Analysis

General Description of the John Lawrie Farmhouse and Property

The John Lawrie Farmhouse is a one and half storey farmhouse, of the vernacular late Georgian style. The form of the house is composed of two main sections: a main front-facing fieldstone section and a brick tail addition at the back, slightly off-centre from the main addition.

Heritage Impact Assessment Report submitted by Applicant

A Heritage Impact Assessment dated June 2010 (revised May 2014) was reviewed by Cultural Heritage Staff. The report discusses the cultural heritage value and characteristics of the John Lawrie Farmhouse and concludes that the Farmhouse within its existing context, together with the existing tree lined driveway, possess cultural heritage value under Regulation 9/06 of the Ontario Heritage Act. It outlines that, given its cultural heritage value; the first choice for conserving the John Lawrie Farmhouse is at its original location. The report also considers the impact from the proposed new development around it, creating an unsympathetic contextual situation for the John Lawrie Farmhouse building. The impact on this scenario was expressed in an early site plan drawing with the extents of the new development structures and features reaching very closely next to the John Lawrie Farmhouse at its existing location, which made it unfeasible to maintain the house on its original location.

Given the impact of the new development to the house at its original location, ways to mitigate these impacts were explored. The option to move the house is reflected in the new concept submitted, as depicted in Attachments #4 and #5. An Amendment to the original Heritage Impact Assessment was received May 7, 2015. The amendment discusses the impact to the John Lawrie Farmhouse as a result of the proposed move. The report states that, "the house relocation is required because of the configuration of the storm water management pond, the topography of the land and the need for a retaining wall associated with the pond." Moreover it states: "[t]he impact of moving the house will result in the loss of the original stone rubble foundation, an important attribute of this house". The addition to the rear (lean-to) would not be moved with the house, as well as the vestibule. These are not considered contributing to the structure. The report also states that the orientation, existing farm entrance will be retained, subject to Regional approval and the trees lining the south side of the lane will be retained up to the parking area where a new row of trees will be planted on the north side of the lane." A use has not been determined for the house at this time.

The Amended Heritage Impact Assessment report provides the following Conclusions and Recommendations (Attachments #14 to #18):

6. Conclusions and Recommendations

The proposal prepared by the owner (*Appendix B*) is a good option for conserving the house given the site constraints and the proposed development north of the house. It will result in

the retention and conservation of the house close to its original site, with its same orientation, in a remnant 'rural' setting.

It is recommended the proposed development in respect to the house be approved subject to the following conditions:

1. prior to rezoning of the property and to the satisfaction of the City of Vaughan, the owner prepare:
 - a. a protection plan for the house;
 - b. a heritage conservation strategy for the house conducted by a qualified built heritage consultant. This strategy must retain and enhance the character defining exterior and interior heritage features of this structure, including the foundation, in an appropriate landscaped setting;
 - c. a landscape plan that addresses the site of the house, including, for the lands abutting the farm lane and parking area, tree retention and appropriate new tree plantings; and
 - d. an interpretation strategy that explains the history of the site and the house and the contribution of the Lawrie family to the community;
2. prior to the relocation of the house, the owner:
 - a. prepare a Cultural Heritage Documentation Report that includes floor plans, elevation drawings, a photo key plan and a description of the existing architectural attributes and condition of the house; and
 - b. retain a Heritage Conservation Structural Engineer with membership in the Canadian Association of Heritage Professionals (CAHP) with experience in historic buildings to assess the building to determine and identify existing and potential structural issues;
3. the entire building should be moved by a building mover, with a documented record of relocating heritage structures, if the action is supported by the Heritage Structural Engineer's report; and
4. the owner commit to the implementation of the above plan, strategies, documentation and structural assessment by providing financial securities satisfactory to the City of Vaughan.

Site Visit and Built Heritage Evaluation by Cultural Heritage Staff

In order to inform the review of the proposal, Cultural Heritage Staff visited the John Lawrie Farmhouse and completed a Built Heritage Evaluation. The evaluation placed the house in Group A, the "very significant" category, with a total score of 85 points out of 100. (Attachments #6 to #13).

A summary of the cultural heritage value for the John Lawrie house was provided in the Heritage Impact Assessment submitted with the development application. This report also informed the grading of the structure using the City of Vaughan Built Heritage Evaluation template.

Detailed Description of the House

The following sections are an extract from the Built Heritage Evaluation:

Architecture

Front portion: Built c. 1855

Georgian/Regency style - vernacular

1 ½-storeys

T-shaped plan, tail wing is off centre, located slightly to the north

Main block:

Exterior:

- 1 ½-storeys
- Gabled roof with eaves return
- Two chimneys (on peak at north and south ends), stucco clad brick with corbelled tops
- Small dormer window on west slope, south of tail wing
- Rubble stone exterior wall structure
- Stone is dressed and coursed on main elevation, laid in random fashion in rest of elevations, variation of colours, (typical field stone of the area)
- Main elevation: Finely tooled /dressed limestone quoining
- Finely tooled /dressed limestone window lintel at front elevation
- Field stone flat arch all rest of windows
- Main elevation composition: three bays, centre door, now within a vestibule and two large window openings on either side. Central door existing door opening is enclosed within a hip roof, frame vestibule that is clad in clapboard.
- Main elevation windows: three part Palladian inspired composition, contain central double hung sash. Six over six pane, flanked by narrower windows, with two over two lights, finely tooled/dressed limestone lintel and lug sill. Original windows documented in 2010, since vandalized.
- Side elevations: wood lug sills
- North and South elevation composition: two window openings on the ground floor and smaller window openings on the upper floor. Upper floor window openings are inset equally from the ends of the wall on both sides of the building.
- Side elevation roof detailing: roof trim includes projecting boxed verges, returned eaves, plain soffits and moulded fascias.
- Other features: south side entrance to cellar, stone “vestibule” structure with gable roof that protects a basement entrance

1 ½-storey tail wing (c. 1870 or 1890):

- Roof: two gable dormers across from each other. Window style is two over two double hung sashes, painted white
- Chimney no longer extant, evidence remains on west wall
- Brick exterior construction : running bond, painted, dormers windows have radiating segmental arch

Additions to tail wing:

- One storey, brick exterior, shed roof (turn of century/ modified garage entrance
- One storey, at either side (in place of side porches – 20th century

Construction

Outer structure: (see also description of stone in architectural style)

- Field Stone

- Finely dressed limestone quoining at eastern facing corners
- Large fieldstone quoining at western facing corners
- Windows of typical proportions that closely approximate a 1:2 ratio of width to height

Inner structure:

- Wood construction/ frame floor construction, roof and interior walls (hand split lath and plaster)
- Sill beams are hand hewn with mortise and tenon connections at the sill intersection and joist connections
- Heavy timber girders, machine cut, early mill
- Evidence of wood joists sawn by vertical machine saw (early "frame saw" automated the action of previous "pit saw") - pit saws would have been the necessity of the pioneer with no access to a mill* (see O'Hara Mill c. 1850 and Ontario Historic Mills).
- Typ. Joist Measurements:
 - depth:10 inches
 - width: variation, some are 2 and some are 3 inches
 - spacing: variation approximating 20 inches apart
 - tongue and groove plank subfloor

Interior

General layout: central hallway with staircase and flanking rooms. The front door, side lights and transom, have been replaced. Original main door opening remains recognizable and has interior and exterior trim.

Existing interior features contributing to the character of the farmhouse are:

- Ground floor: layout, interior walls, window and door casements, baseboards, interior doors, mineral door knobs
- Second floor: layout, interior walls, window and door casements, baseboards, interior doors, mineral door knobs
- Some interior doors have been replaced with early 20th century style
- Interior cabinetry in the north and south living room next to fireplace is sympathetic, however it likely dates to the mid. 20th century.
- Plank wood floor boards
- Wood frame structure: early mill - sawn studs
- Hand-split lath
- Plaster
- Staircase: photographic evidence from 2010 of spindles and woodwork.
- Main level interior doors removed except for door to rear wing and north-west room: "cross and bible" wood door, typical of 1850's or earlier. The door leading to the wing addition has more ornate recessed paneling and thumb latch door hardware. The paneling and thickness of the door may be indicative of it being at one time a door leading to the exterior.

Alterations

- Ground floor windows facing east have been broken, all original window openings remain

- front vestibule added mid. 20th century (front door opening and trim still discernable)
- Mid-20th century: rear south side porch enclosed
- Mid-20th century north side porch enclosed
- Front door replaced and infilled to construct interior closet. Change is reversible, original door opening and surround easily discerned
- Garage door introduced to rear brick lean –to addition

Condition

The house showed signs of overall good condition; however it has been vacant for a number of years and has been recently vandalized:

- Three joists were split at ground floor framing (middle of house)
- Building windows and doors to the exterior are boarded and chain-link fence around
- Wood windows are mostly vandalized, however recent HIA dated 2010 recorded the window styles are described in the architecture section.

Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act* – *Ontario Regulation 9/06*

Ontario Regulation 9/06 establishes the criteria for determining cultural heritage value or interest and for protection under Part IV of the *Ontario Heritage Act*. The criteria for determining cultural heritage value are: design/physical, historical/associative and contextual value. A building may only meet the requirements of one of the three criteria to be able to be deemed to have cultural heritage value or interest and eligible for protection under the Act. Section 29, Part IV of the Ontario Heritage Act states that “*the council of a municipality may, by –by-law, designate a property within the municipality to be of cultural heritage value of interest, if, (a) ...the property meets the prescribed criteria...*” (Ontario Heritage Act, R.S.O. 1990, c.O.18, Part IV, Section 29).

The cultural value and interest of the John Lawrie Farmhouse and property satisfies the criteria under Regulation 9/06 as follows:

Design/Physical Value

1. The John Lawrie Farmhouse and property has design value or physical value because it is a vernacular building with late Georgian architectural influences built by a local stone mason, Henry Burton c. 1850. The characteristics of its architectural style include its form, proportions, symmetry, materials, and construction.

Historical/ Associative Value

2. The John Lawrie Farmhouse and property has historical/ associative value to the community as follows:
 - a. It is associated with John Lawrie, member of the first Vaughan Township Council, when municipal government was established throughout rural Ontario by provincial legislation in 1849. John Lawrie also participated in the development and construction of a community church.
 - b. The farmhouse is associated with a longstanding pioneer settler family in the community. Four generations of the Lawrie family for a period of almost 120 years owned and farmed the land where the house sits today.

- c. Local history associates the construction of the house to Henry Burton, a skilled local stone mason, who is reputed to have been involved in the construction of prominent buildings in the community as well as Toronto, such as an addition to Osgoode Hall.

Contextual Value

3. The property has contextual value because it is important in defining and maintaining the historic character of the area. Its visibility from Highway 27 allows it to act as a landmark and point of reference in the landscape and streetscape. It is historically linked to its surroundings by way of its vernacular rural history. The tree lined driveway and the generous set back from the road, where a ploughed field existed at one time contribute to its characteristic rural setting.

Cultural Heritage staff recommends that the John Lawrie Farmhouse has design and physical value, historical and associative value and contextual value within the City of Vaughan. The John Lawrie Farmhouse is therefore worthy of conservation and continued protection under the Ontario Heritage Act. This concurs with the findings included in the original Heritage Impact Assessment dated June 2010, revised May 2014 by Unterman McPhail Associates.

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 City of Vaughan

Regional Implications

N/A

Conclusion

The Applicant has worked with the City to mitigate the impact of the new development by proposing to move the structure a few metres within the same property. Staff finds that the relocation of the John Lawrie Farmhouse within the same lot as depicted in the site plan attached to this report, maintains the physical, architectural, associative and contextual value of the farmhouse. The proposed setback location of the structure maintains its historical link to the rural setting, while maintaining its visibility from Highway 27, which are part of its contextual character.

Based on the analysis, Vaughan Development Planning, Urban Design and Cultural Heritage staff supports the retention and relocation of the John Lawrie Farmhouse within the subject lands as depicted in Attachments #4 and #5. It is recommended that Heritage Vaughan approve the proposed relocation of the John Lawrie Farmhouse with the conditions outlined in the recommendation of this report.

The recommendations include that the owner submit a Letter of Credit for the Conservation of the John Lawrie Farmhouse and property and a Heritage Conservation Plan. The Heritage Conservation Plan shall be completed in accordance with the City of Vaughan's guidelines for such reports, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Section including a complete set of building permit stage drawings that describe in detail all the work proposed to the house in order to put it into a new foundation and finish it in order to secure its reuse. A landscape plan is also required to be submitted that addresses the proposed treatment of the tree

lined driveway, and proposed landscaping for the area surrounding the house in order to ensure that the treatment is sympathetic to the heritage character and context of the John Lawrie Farmhouse property. The property is to be secured and maintained in accordance with the City of Vaughan's property standards for vacant properties, as well as maintaining and protecting the tree lined driveway. The final drawings showing the final location of the house within the property will be reviewed by Cultural Heritage staff. If any minor changes to the location result from the review by other agencies, it may be resubmitted to the Heritage Vaughan Committee for review at the discretion of the Director of Development Planning.

Attachments

1. Aerial photo highlighting location of 8682 Highway 27, 2014
2. Aerial photo detail John Lawrie House, 8682 Highway 27, 2012
3. John Lawrie Farmhouse
4. Proposed site plan drawing
5. Potential Heritage House Relocation Rendering Concept
6. - 13. BHE – Built Heritage Evaluation
- 14 - 18. Amendment to Cultural Heritage Impact Assessment Report (CHIA) for No. 8682 Highway 27 (RR7) Lot 12, Concession 9, City of Vaughan, Ontario
- 19 - 25. Photos of John Lawrie Farmhouse, 2015

Report prepared by:

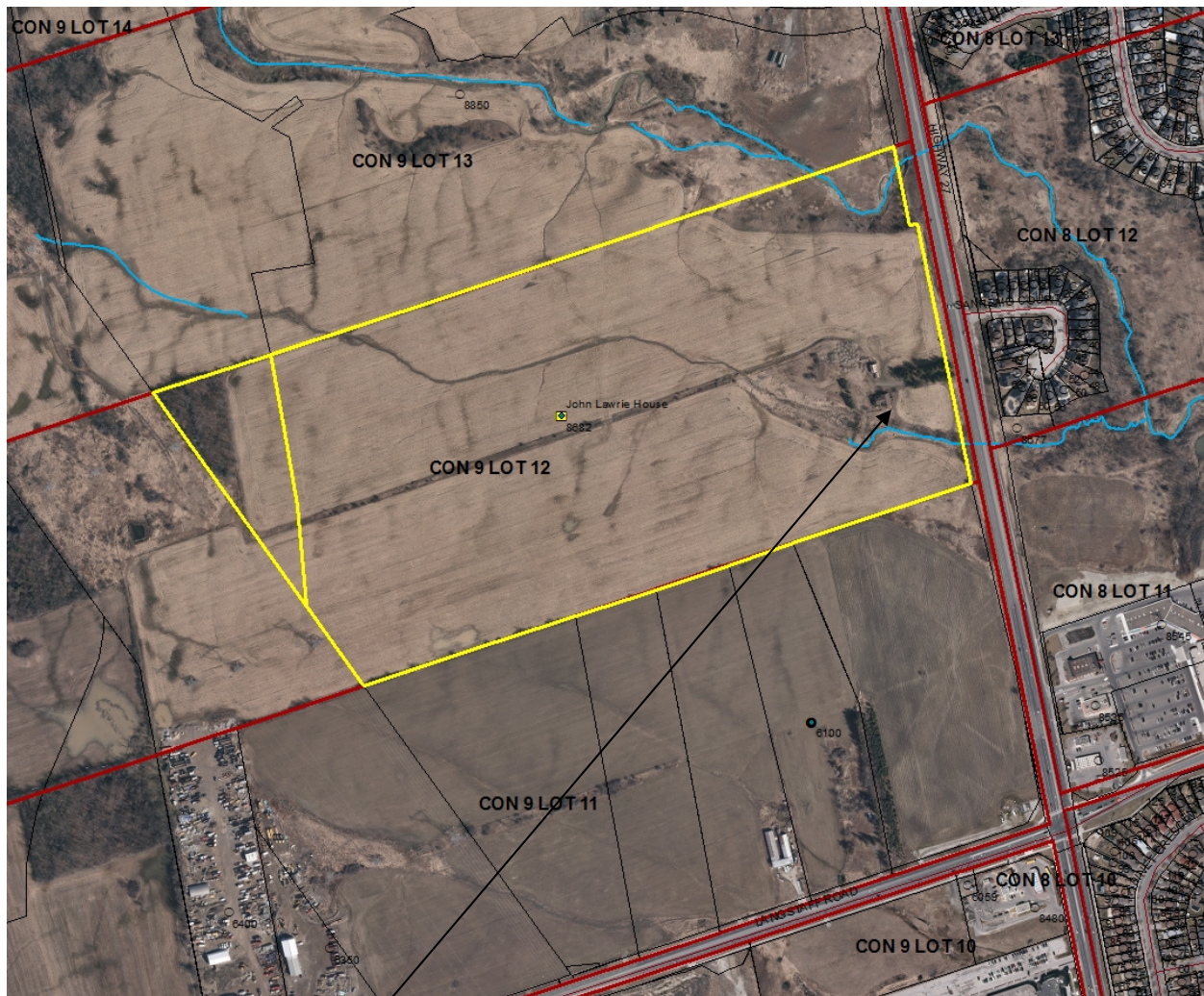
Cecilia Nin Hernandez, Cultural Heritage Coordinator, ext. 8115
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Respectfully submitted,

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

/CM

Attachment 1



8682 Highway 27

Aerial photo highlighting location of 8682 Highway 27, 2014

Attachment 2



Aerial photo detail John Lawrie House, 8682 Highway 27, 2012

Attachment 3



John Lawrie Farmhouse c. 2005

Attachment 4



Proposed Site Plan drawing



Potential Heritage House Relocation Rendering Concept

VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 8882 Rutherford Road

COMMON NAME OF BUILDING/STRUCTURE: John Lawrie Farmhouse

BLOCK: CONCESSION: 9 LOT: Part of lot 12

COMMUNITY: Elder Mills, ON

Date: April 9/15

Staff: C. Nin Hernandez

Grading Total: 85

Yes	No	Heritage Status
X		Vaughan Heritage Inventory
X		Registered, Part IV of OHA
	X	Designated, Part IV of OHA
	X	Designated, Part V of OHA

KEY TO GRADING

80-100 = GROUP A - VERY SIGNIFICANT

60-79 = GROUP B - SIGNIFICANT

40-59 = GROUP C - MODEST SIGNIFICANCE

0-39 = GROUP D - LITTLE OR NO SIGNIFICANCE

Recommendation:

Based on the evaluation findings, this structure is recommended for retention, conservation and continued protection under the Ontario Heritage Act.

ARCHITECTURE (Maximum 80 points)			TOTAL ARCHITECTURE: 65	
STYLE	EVALUATION CRITERIA	GRADING	COMMENTS	
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E-Excellent to very good or extremely early example of its style.	<u>E – 20</u>	Front portion: Built c. 1855 Georgian/Regency style - vernacular 1 ½ storeys T-shaped plan, tail wing is off centre, located slightly to the north	
	VG-Good example of its style with little to no changes to the structure.	VG – 15	Main block: Exterior: ▪ 1 ½ storeys ▪ Gabled roof with eaves return ▪ Two chimneys (on peak at north and south ends), stucco clad brick with corbelled tops ▪ Small dormer window on west slope, south of tail wing ▪ Rubble stone exterior wall structure ▪ Stone is dressed and coursed on main elevation, laid in random fashion in rest of elevations, variation of colours, (typical field stone of the area) ▪ Main elevation: Finely tooled /dressed limestone quoining ▪ Finely tooled /dressed limestone window lintel at front elevation ▪ Field stone flat arch all rest of windows ▪ Main elevation composition: three bays, centre door, now within a vestibule and two large window openings on either side. Central door existing door opening is enclosed within a hip roof, frame vestibule that is clad in clapboard. ▪ Main elevation windows: three part palladian inspired composition, contain central double hung sash. Six over six pane, flanked by narrower windows, with two over two lights, finely tooled/dressed limestone lintel and lug sill ▪ Side elevations: wood lug sills ▪ North and South elevation composition: two window openings on the ground floor and smaller window openings on the upper floor. Upper floor window openings are inset equally from the ends of the wall on both sides of the building. ▪ Side elevation roof detailing: roof trim includes projecting boxed verges, returned eaves, plain soffits and moulded fascias. ▪ Other features: south side entrance to cellar, stone "vestibule" structure with gable roof that protects a basement entrance	
	G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building).	G- 8		
	F/P- Style is not evident or considered a good example.	F/P – 0		
			1 ½ storey tail wing (c. 1870 or 1890): ▪ Roof: two gable dormers across from each other. Window style is two over two double hung sashes, painted white ▪ Chimney no longer extant, evidence remains on west wall ▪ Brick exterior construction : running bond, painted, dormers windows have radiating segmental arch	
			Additions to tail wing: ▪ One storey, brick exterior, shed roof (turn of century/ modified garage entrance ▪ One storey, at either side (in place of side porches – 20 th century	

A survey bench marker noted "Department of Highways No.46-70 Ontario" is located on the northeast corner of the residence.			
CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)	E-Excellent or early example of its construction method.	E – 10	Outer structure: (see also description of stone in architectural style) - Field Stone - Finely dressed limestone quoining at eastern facing corners - Large fieldstone quoining at western facing corners - Windows of typical proportions that closely approximate a 1:2 ratio of width to height
	V/G- Good or early example of its construction method.	V/G – 8	Inner structure: - Wood construction/ frame floor construction, roof and interior walls (hand split lath and plaster) - Sill beams are hand hewn with mortise and tenon connections at the sill intersection and joist connections - Heavy timber girders, machine cut, early mill
	G/F- Good to fair example of its construction method.	P – 0	- Evidence of wood joist is sawn by vertical machine saw (early "frame saw" automated the action of previous "pit saw") - pit saws would have been the necessity of the pioneer with no access to a mill* (see O'Hara Mill c. 1850 and Ontario Historic Mills). - Typ. Joist Measurements: - depth: 10 inches - width: variation, some are 2 and some are 3 inches - spacing: variation approximating 20 inches apart. - tongue and groove plank subfloor
	P- Construction method is not significant in nature nor is it of particular interest.		
AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820.	E – 5	House built c. 1850. Built by Henry Burton, Scottish stone mason who had acquired a farm in the vicinity and built other stone houses in the area * (HIA, Unterman McPhail and Wayne Morgan)
	V/G- Built between dates 1821-1910.	V/G – 3	
	G- Built between dates 1911-1939.	G- 2	
	F/P- Built since 1940.	F/P – 0	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exists.	E- Excellent interior (80-100% intact). VG- Very good interior (70-79% intact). G- Good interior (50-69% intact). F/P- Fair or poor (0-49% intact).	E - 5 VG - 3 G-2 F/P - 0	General layout: central hallway with staircase and flanking rooms. The front door, side lights and transom, have been replaced. Original main door opening remains recognizable and has interior and exterior trim. Interior features still existing include: - Ground floor: layout, interior walls, window and door casements, baseboards, interior doors, mineral door knobs - Second floor: layout, interior walls, window and door casements, baseboards, interior doors, mineral door knobs - Some interior doors have been replaced with early 20 th century style - Interior cabinetry in the north and south living room next to fireplace is sympathetic, however it likely dates to the mid. 20 th century. - Floor boards - Wood structure - Hand-split lath - Plaster - Staircase: photographic evidence from 2010 of spindles and woodwork. - Main floor doors removed except for door to rear wing and north-west room. "cross and bible" wood door, typical of 1850's or earlier. The door leading to the wing addition has more ornate recessed panelling and thumb latch door hardware. The panelling and thickness of the door may be indicative of it being at one time a door leading to the exterior.
ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features. Checklist includes: Original Exterior Siding 30% -25 %-some aluminum siding added Windows/doors 30% - 20 (some windows have been replaced) Verandahs/trim 30% -20 %-trim mostly intact, verandah altered Foundation/location 10% -10 Structural Plan (no modern or unsympathetic additions) 10% -modern additions but sympathetic -10	E- Exterior of building is unchanged (90-100% intact) G- Exterior of building has changed somewhat, but character retained. (61-89% intact) F- Exterior of building has changed somewhat and original character compromised. (40-60% intact)	E - 20 G-15 F- 8 P - 0	Changes: - ground floor windows facing east have been broken, all original window openings remain - front vestibule added mid. 20 th century - Mid 20 th century: rear south side porch enclosed - Mid 20 th century north side porch enclosed - Front door replaced and infilled to construct interior closet. Change is reversible, original door opening and surround easily discerned - garage door introduced to rear lean -to addition

Total 85	P- Original exterior character destroyed. (0-30% intact)			
CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS	
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.)	G- Good structural condition. (No evidence of decay)	G- 20	Front (south) portion Good overall condition, however evidence of vandalism:	
	S- Somewhat good structural condition. (Minor/little evidence of decay)	S - 15	- Three joists were split at ground floor framing (middle of house)	
	F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay).	F- 10	- Building windows and doors to the exterior are boarded and chain-link fence around Windows are mostly vandalized, however recent HIA dated 2010 recorded the following window styles:	
Checklist: Exterior Siding/Gutters (cracks, spalling) Roof/Interior Ceiling/Gutters Flooring, unstable, depressions Interior Wall surface, cracks, etc Basement (leaks mold, dry or wet rot on beams)	P- Poor structural condition. (Significant/considerable evidence of decay.)	P- 0	Currently the house has sat vacant and boarded for a number of years.	

<u>HISTORICAL SIGNIFICANCE</u> (Maximum 5 points)			TOTAL HISTORY : 5	
HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS	
Structure is associated with the life or activities of a person, group, organization or event significant to the City of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.	E- Individual, group, event or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan.)	E- 5	From Unterman McPhail and Wayne Morgan Heritage Impact Assessment report, p. 19, 4.2 Historical and Associative Value.	
		VG- 3	<i>The farmhouse is associated with John Lawrie, who was prominent in the township as a councillor on the first Township Council when municipal government was established throughout rural Ontario by provincial legislation in 1849. John Lawrie also participated in the development and construction of a community church.</i>	
	VG-Individual, group, event or site of some significance to the surrounding community. (Owner/family was long-standing member/s of community.)	M-2	<i>The farmhouse is associated with four generations of the Lawrie family who owned the farm for almost 120 years. The family was of sufficient prominence to be documented in the Tweedsmuir history of the community even though they no longer owned the farm and were not residents in the area [when the documentation was gathered].</i>	
	M-Individual, group, event or site of minor or little significance to the surrounding community. (No historical background on structure or individual that built structure or family.)	F/P- 0	<i>Local history associates the construction of the farmhouse with Henry Burton, a skilled local stone mason who constructed a number of prominent masonry structures in the community and is reputed to have been involved in the construction of an addition to Osgoode Hall in Toronto. It is possible that Henry Burton both designed and built the Lawrie farmhouse.</i>	
	F/P-Site, structure, has no significance to Vaughan's history.			

ENVIRONMENT (Maximum 15 points)		TOTAL ENVIRONMENT: 15	
ENVIRONMENT/STREETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity or character of the street, community, or area.	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape.	E-15	The house and tree lined driveway, set back from the road yet visible, with a natural cleared landscape in front of the house are key characteristics an outstanding example of a 19 th century rural establishment. This is crucial for the maintenance of a sense of unique historic context and a sense of unique place to the evolving suburban and industrial context around it. The house fronts on Highway 27.
Heritage buildings in a rural areas (i.e. former farm buildings), not yet developed or part of a Block Plan development, that have a good architectural rating should be rated for its community significance based on the criteria defined (as per adjacent column).	VG- Of importance in establishing or maintaining the dominant/historic character of the area, streetscape, or significant to the community for its architectural value (i.e. received a 70-80 rating under the architectural evaluation portion of this form).	VG-10	From Unterman McPhail and Wayne Morgan Heritage Impact Assessment report, p. 19, 4.3 Contextual Value:
	G- Compatible with the dominant character of the area or streetscape or considered of some significance to the rural architectural history of the area/community (i.e. building is not part of historic streetscape, but an architecturally good building, based on a total rating of 60-69 under the architectural evaluation section of this form)	G-8	<i>The contextual value of the property arises from its visibility as a landmark from Highway 27... set in an agricultural landscape*. The contextual value of the house is reinforced by its long association with a tree-lined laneway that enters the property directly from Highway 27... Although the barn has been demolished, the farmstead and the surrounding field patterns remain in the landscape as a visible reminder of the 19th century agricultural development of the area.</i>
	F/P- Incompatible with the dominant character of the area, streetscape and of no particular significance architecturally to the community, based on a total rating of 0-59 in the architectural evaluation in the first section of this form.	F/P-0	*the lands in the area were traditionally used for agricultural purposes by European settlers, such as the Lawrie family. First settlers encountered thick forested lands which they cleared for farming which required considerable individual and collective work and effort. Since the original report, there have been changes to the property's agricultural landscape.

Sources:

Unterman McPhail Associates and Wayne Morgan. Cultural Heritage Impact Assessment for Number 8682 Highway 27 (Regional Road 27)(Lot 12, Concession 9), City of Vaughan Ontario, June 2010 Revised May 2014

MPAC

City of Vaughan Archives. City Clerk's Office (as noted in the above report)

Historical Atlas of York County, 1878 and 1860

A History of Vaughan Township, Elmore Reaman



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**AMENDMENT TO CULTURAL HERITAGE IMPACT ASSESSMENT REPORT (CHIA)
FOR No. 8682 HIGHWAY 27 (RR 27) LOT 12, CONCESSION 9
CITY OF VAUGHAN, ONTARIO**

1. Purpose:

Highway 27 Langstaff Limited Partnership, the owner of the property located at 8682 Highway 27, City of Vaughan, has revised its development plan for the site. This report amends the Cultural Heritage Impact Assessment (CHIA) prepared by Unterman McPhail Associates and Wayne Morgan, Heritage Planner, for 8682 Highway 27 in May 2014. This report assesses the impact of the revised plan on the cultural heritage resource identified as the John Lawrie Farmhouse and makes recommendations for its conservation.

2. Background:

The CHIA (2014) identified the house on the subject property as a cultural heritage resource worthy of retention and conservation because of its design, historical/associative and contextual values. The heritage attributes of the cultural heritage resource include both interior and exterior features of the house and its rural setting and visibility from Highway 27.

For the preparation of the CHIA (2010), the owner had not prepared a development plan for the subject property. The CHIA examined options for the conservation of the house citing a preference for retention in-situ. Subsequent to that report, in 2014, the owner prepared a plan to develop the property for a large warehouse and distribution facility with associated parking, landscaping, storm water management and open space uses (*see Appendix A*). At that time, the owner considered the potential to relocate the house to a city park north of the subject property for reuse. The revised CHIA (2014) addressed the development plan. This report recommended the house be considered for retention in-situ, if feasible. If that option was not feasible, relocation to an appropriate site nearby was recommended as a preferred alternative.

In the 2014 report, the five recommendations made for the retention in-situ option sought to:

- secure the house against vandalism;
- ensure the house, the associated landscape features and the setting are conserved;
- ensure development near the house does not overwhelm or diminish its heritage values;
- ensure, as a condition of subdivision approval, the owner commits to a conservation plan for the house; and
- ensure the preservation or recreation of the heritage landscape features.

In the 2014 report, the four recommendations made for the relocation option sought to:

- ensure, as a condition of subdivision approval, the owner commits to a conservation plan;
- ensure a cultural heritage documentation report be prepared;

- ensure that structural heritage assessment of the house is prepared by an appropriately qualified engineer; and
- the entire building be moved if supported by the engineer and City.

Commemorative interpretation was also recommended for both options.

3. The Revised Development Plan and the Heritage Resource:

The owner has undertaken further planning work on the development proposal in 2015 and is now prepared to retain the house on the subject property, but in a new location closer to Highway 27 (*see Appendix B*). This option requires the house be relocated approximately 44.5 metres to the east and slightly to the south. The current enclosed front (east) vestibule, the frame addition on the south side and the covered garage of the brick tail wing on the west will not be moved. The house relocation is required because of the configuration of the storm water management pond, the topography of the land and the need for a retaining wall associated with the pond.

The 2015 proposal (*Appendix B*) indicates the house will be moved while retaining its existing orientation facing east. Vehicle access will be from the existing farm lane, subject to Regional approval. This lane will access a parking area for up to 9 vehicles to the east (in front of and north of the house). Pedestrian access to the house will be from two locations, the existing front or east entrance and an entrance on the north side of the building through the side addition. A ramp from the parking area to the latter entrance will provide access for persons with disabilities. The existing farm lane trees will be retained from the Highway 27 entrance west up to the parking area and replaced with new trees on the north side of the lane from the Highway 27 entrance west to the point the tree line meets with the rear of the relocated house. This will provide a buffer between the house and the proposed development to the north. To the south and west of the house, the lands sloping down to the storm water management pond will have soft landscaping (trees, shrubs and ground cover) and a pedestrian path close to the pond.

A use for the house in its new location has not been determined at this time.

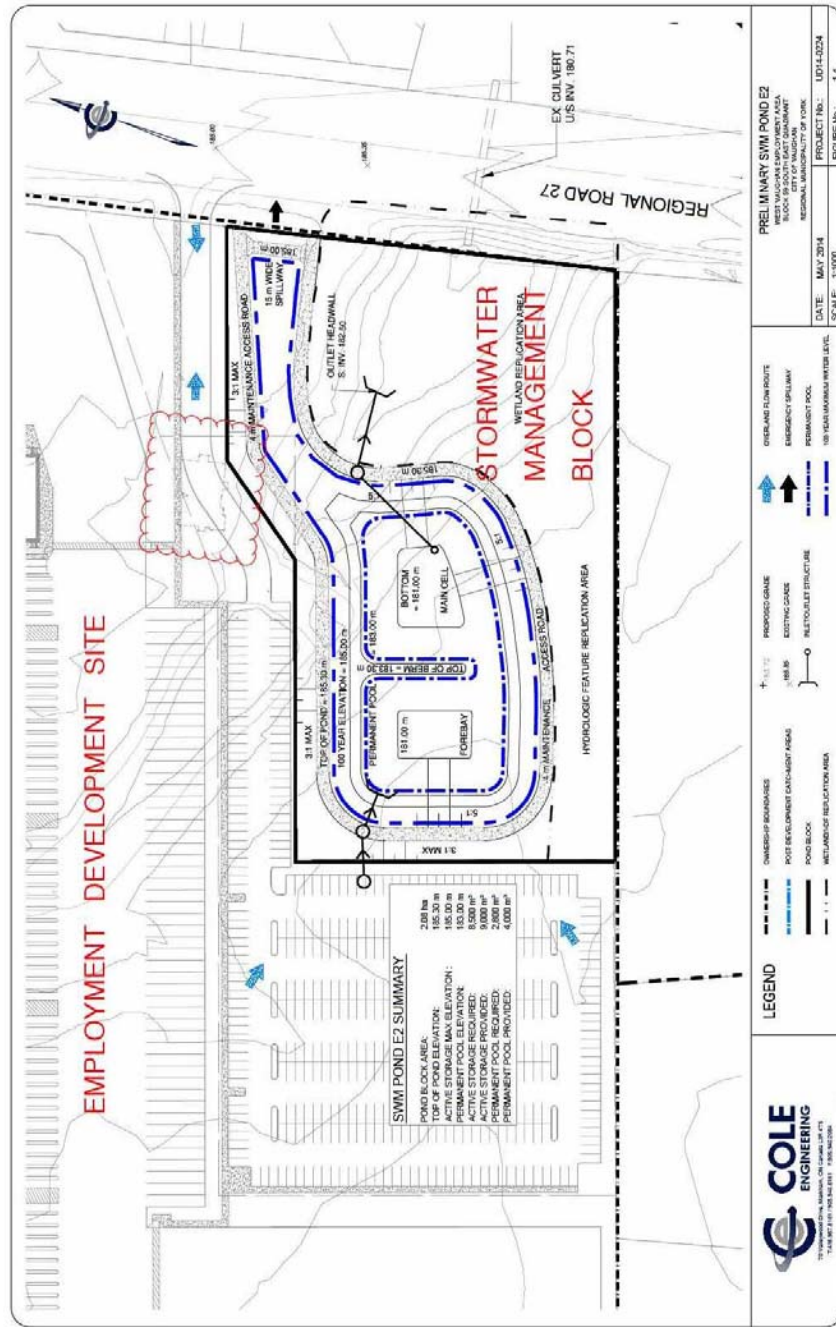
4. Impact of the Revised Development Plan and the Heritage Resource:

The 2015 development plan provides for the retention and relocation of the house on its original property. The owner considered the retention of the house in-situ, but found that it was not feasible for the reasons cited in this report. The relocated house will be close to its original site and will maintain the same orientation. The current enclosed front (east) vestibule, the frame addition on the south side and the covered garage of the brick tail wing on the west, which will not be moved are recent additions.

If it is feasible to relocate the house, the revised development plan will result in the loss of the original stone rubble foundation, an important attribute of this house.

The view of the house from Highway 27 will be maintained. The house will be set in a landscaped setting reminiscent of its original context.

- d. an interpretation strategy that explains the history of the site and the house and the contribution of the Lawrie family to the community;
 2. prior to the relocation of the house, the owner:
 - a. prepare a Cultural Heritage Documentation Report that includes floor plans, elevation drawings, a photo key plan and a description of the existing architectural attributes and condition of the house; and
 - b. retain a Heritage Conservation Structural Engineer with membership in the Canadian Association of Heritage Professionals (CAHP) with experience in historic buildings to assess the building to determine and identify existing and potential structural issues;
 3. the entire building should be moved by a building mover, with a documented record of relocating heritage structures, if the action is supported by the Heritage Structural Engineer's report; and
 4. the owner commit to the implementation of the above plan, strategies, documentation and structural assessment by providing financial securities satisfactory to the City of Vaughan.



Attachment 19





Attachment 21



Attachment 22



Attachment 23



Attachment 24



