

HERITAGE VAUGHAN COMMITTEE JULY 16, 2014

1. PROPOSED DEMOLITION OF GARAGE/WORKSHOP, 141 CENTRE STREET – WARD 5

Recommendation

Cultural Services staff recommends:

1. That the demolition of the garage/workshop at 141 Centre Street, be approved with the following conditions:
 - a. That the owner submit to Cultural Services measured drawings and photographs including recording of construction detailing of the typical and in each significant location of the subject building to be done by a heritage consultant or equivalent, to Cultural Services satisfaction; and,
 - b. To the extent possible and for a period of 30 days after the Heritage Vaughan decision, that prior to the demolition of the structure, any items of cultural interest such as the front door and nail samples be kept with the main house, offered to local archives facilities or other interested community groups for their curation.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, and 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

N/A

Communications Plan

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

Purpose

To review the proposed demolition and information provided in the Built Heritage Evaluation of the garage/workshop structure at 141 Centre Street.

Background - Analysis and Options

The property at 141 Centre Street is a registered property under section 27 of the Ontario Heritage Act. Registered structures require the review by the Heritage Vaughan Committee in order to obtain approval for demolition. The property is located adjacent but outside of the Thornhill Heritage Conservation District.

There are two structures on the property, the main house and a detached garage/workshop located behind the main house, directly to the south. The owner is currently seeking demolition of the garage/workshop structure. The main house known as the Owen McCartney house dating to c. 1844, is to be retained in situ.

The owner submitted a request for Heritage Clearance in order to demolish the garage/workshop in on May 30, 2014.

The owner has also submitted two concurrent applications to the Clerks' Department for consideration at the Committee of Adjustment: A180/14 (minor variance) and B034/14 (consent).

On June 2, 2014, Cultural Services staff performed a site visit and subsequently evaluated the garage/workshop structure by completing a Built Heritage Evaluation (please refer to attachments in this report) and communicated the results to the owner. The built Heritage Evaluation is a guiding tool that aids in the determination of cultural value of a built heritage resource. The evaluation breaks down the range of degree of significance in four groups, A, B, C and D, from most significant to least respectively.

Analysis

Summary of Built Heritage Evaluation

In summary, the subject structure rates as a high Group D vernacular building, bordering on the low C group. The garage/workshop is a modest vernacular structure which has been associated with the main house on site likely since its construction c. 1844 (although unconfirmed).

There is evidence of a c. 1850 main structural system; however, there is also evidence that it has undergone significant changes to its original structural elements, throughout the 19th century, early and mid-20th century. It has undergone exterior renovations in the first half and mid-20th century, introducing and addition to the south, new materials of the time such as the cladding and garage doors, as well as reclaimed parts (windows and front door). It is in somewhat poor condition, with heaving as a result of shallow footings, weathered cladding, and lack of complete gutter system among others.

The structure has some small cultural interest in that it displays a range of vernacular construction methods visible in its framing members and connections (some mortise and tenon, some 19th century nailed connections some 20th century nailed connections) as well as its association with the main house. The structure was still in use of storage at the time of the visit.

Historical Association with the Owen McCartney (McCarthy) House

The historical interest of the workshop garage is through its association with the history of the main house. In itself, its prevalent construction techniques do not constitute a notable example of timber construction, but it is a fair representation of a modest vernacular building, unique as a composite of the changes it has undergone, including changes through the 20th century.

The techniques used in the wood members of the structure together with the earliest available survey of structures in the area, provide evidence that the subject structural components in part could date to at least 1859 with significant modifications along the 19th century and 20th century.

At that time the owner of the house would have been Robert Jarrett, carpenter and joiner in early Thornhill. However, apart from the survey noted above, there is no information or mention in the written documents in the local archives as to the workshop/garage structure and its link to any individual or function in particular.

Robert Jarrett bought the property in 1846 and it remained with his widow until her death in 1871. At that time, the Court of Chancery awarded the property to Mary Jane Jarrett (Ins. 848). At the time, they lived in the State of Michigan. The property was acquired by Joseph Cox in 1872 (Ins. 1102), thus leaving the Jarrett family and after passing through the hands of the Doan (1928-1935), the Thornhill Presbyterian Church (1935-1937), Guest family ownership (1937-1953), in 1954 Edward and Joyce Duder bought it. In 2014 it is owned by the Duder family descendants.

Notably, the Guests acquired the property after Joseph Guest retired. He was the first headmaster of Appleby College in Oakville, a well-known private school founded in 1911. He retired from that post in 1934 and acquired 141 Centre Street shortly after, living there until his passing. The Guests made significant renovations and updating to the main structure. It is probable that the cladding and workshop area of the workshop date to the Guest ownership.

There is no specific information as to the particular use of this workshop/garage that the early resident of the house would have used it for. These types of structures would have been used as an accessory structure for tools, workshop functions for gardening. Given the low ceiling under the storage level structure, it would not have been used for the housing of animals. Further to that point, barns used to be lime washed in the interior as a form of disinfectant. There are no traces of lime washing on this structure.

Please refer to the complete BHE in the attachment section of this report.

Committee of Adjustment Applications

The Committee of Adjustment applications request the severance of the rear portion of the lot known as 141 Centre Street, proposing a new rear property line for 141 Centre Street approximately bisecting the distance between the main house and the garage/workshop. The resulting south lot is proposed to be conveyed to 11 Donna Mae Crescent. The severance and conveyance applications do not directly affect the existence of the structures. The owner has requested the demolition of the garage/workshop to satisfy a condition related to the transfer of ownership of the lands to be conveyed.

Given that the property is outside of the Thornhill Heritage Conservation District and the main house is proposed to remain in situ, Cultural Services does not have a concern regarding the Committee of Adjustment applications.

Information Submitted by Owner

The owner has reviewed the Built Heritage Evaluation and has stated his intention to maintain the main house at its current location as part of a long term, phased plan to sever the current property into four lots (two at the rear and two at the front). The first phase of the owner's plan is to obtain approval for the presently concurrent committee of adjustment applications. In the future, a second phase the plan is to pursue the creation of two lots fronting on Centre Street, with the Owen McCarthy house on the east half.

The owner has also considered and looked into the possibilities of moving the garage structure out of the property. The present poor condition of the structure together with the presence of lush vegetation and trees within and around the property would make moving the structure unfeasible.

The owner has proposed, if necessary, to commission measured drawings of the garage/workshop structure prior to demolition to be submitted to Cultural Services and to offer any building materials of interest to any local groups that may be interested for a period of 30 days after the Heritage Vaughan meeting of July 16, 2014.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however the necessary resources have not been allocated and approved.

Regional Implications

N/A

Conclusion

Given the limited cultural interest found in the evaluation process and poor condition of the structure, moving or dismantling the structure and reconstructing it would not be warranted given the type of construction, current condition of the members and impact that moving would have on the surrounding landscape. It is recommended that prior to demolition the structure be adequately documented and recorded in measured drawings and photographs and submitted to Cultural Services in order to add the information to the main house's history. In addition, any building materials of interest, such as the front door may be kept with the main house or may be offered to local archives or interest groups for their retention.

Please refer to recommendation section of this report.

Attachments

- 1. Location Map
- 2-19. BHE (Built Heritage Evaluation)
- 20. Attachment to Minor Variance application circulated to Cultural Services
- 21-22. Attachment to Consent application circulated to Cultural Services
- 23. Information submitted by applicant

Report prepared by:

Cecilia Nin Hernandez
Cultural Heritage Coordinator, Ext. 8115
Recreation and Culture Department

Angela Palermo
Manager of Cultural Services, Ext. 8139
Recreation and Culture Department

Attachment 1



141 Centre Street

Location Map



VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 141 Centre Street – Garage / Workshop only
COMMON NAME OF BUILDING/STRUCTURE: Owen McCarthy House (1844)/ garage/ workshop and Robert Jarrett and family (1846-1871)

BLOCK: 01 **CONCESSION:** 1 West of Yonge Street **LOT:** Part of lot 30

COMMUNITY: Thornhill, ON

Site Visit Date: June 2, 2014
Staff: C. Nin Hernandez

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

Grading Total: 39

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

Summary – The subject structure rates as a high Group D vernacular building, bordering on the low C group. The garage/workshop is a modest vernacular structure which has been associated with the main house on site likely since its construction c. 1844 (although unconfirmed). There is evidence of a c. 1850 main structural system; however, there is evidence that it has undergone changes to its original structural elements, throughout the 19th century, early and mid-20th century. It has some small cultural interest in that it displays a range of vernacular construction methods visible in its framing members and connections (some mortise and tenon, some 19th century nailed connections some 20th century nailed connections). It has undergone exterior renovations in the first half and mid-20th century, introducing and addition to the south, new materials of the time such as the cladding and garage doors, as well as reclaimed parts (windows and front door). It is in somewhat poor condition, with heaving as a result of shallow footings, weathered cladding, and lack of complete gutter system among others. Please see recommendations at the end of the report.

Attachment 3

ARCHITECTURE (Maximum 80 points)				TOTAL ARCHITECTURE:
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.	E – 20	Vernacular accessory building (workshop/garage)	
	VG-Good example of its style with little to no changes to the structure.	VG – 15	One storey, gabled roof, wood panel siding with clapboard pattern (painted) Rectangular floor plan with lean-to addition in the rear with overhead steel garage door Asphalt shingles newly installed approximately in 2011.	
	G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building).	G- 8	North (front) elevation: Central door, with one window on either side of door in a "T" arrangement (windows are divided lights with true muntin bars).	wood, made with
	F/P- Style is not evident or considered a good example.	F/P – 0	East: Garage door	
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	Storm door: vertical board (tongue and groove) storm door Front door: Cross and bible, wood, recessed panelled door. Wood Box lock with round knob (brass?). The door appears to have been cut at the top and bottom rail to fit into a new opening. This door could be one of the doors from the main house that was repurposed in the workshop as part of one of the renovations the main house underwent. The house underwent two known major renovations, in 1938 and some modifications during their ownership starting in 1954. It is possible that this door is actually the original front door of the house or from another location in the main house.	
	VG-Good or early example of its construction method.	VG – 8	Concrete pads (No Foundation)	
	G/F- Good to fair example of its construction method.	G/F- 5	Vernacular construction methods, mixed techniques, evidence of maintenance/ repair and renovation work overtime. The following are characteristic of the structure:	
		P – 0	<ul style="list-style-type: none"> Timber frame, some mortise and tenon joinery with pegs at least one corner location (south west eave), majority with nails, appear square heads and some 20th century nails. (rust and location prohibited close inspection of most nails. Of note is a lap joint with pegs in the west top plate hand hewn member. It is coming apart showing a significant gap between the members. Diversity of nails, with the majority matching the consistent square head of machine cut nails of the mid to late 19th century, some wire cut nails (early 20th century on) 	

Last Rev. July 9, 2014

P- Construction method is not significant in nature nor is it of particular interest.	<ul style="list-style-type: none">▪ dirt floor▪ Hand hewn timbers present at:<ul style="list-style-type: none">Top sill, west and east sideCorner posts <p>Wood members:</p> <p>Evidence of timber frame construction, with structural elements displaying mortise carved into them. One brace was noted to still be installed as a mortise and tenon joint with pins, while the others have been replaced with a nailed connection. Others that were not accessible during the site visit would need to be identified.</p> <p>Roof: The rafters rest on the top plate, with each rafter cut in tapered form to meet the horizontal plane of the top plate. Although not visible, it is expected that nails would be driven from the top side in the absence of a shoulder.</p> <p>Purlins of very similar size to the rafters are nailed between the beams. Both sides of the rafters are nailed to a ridge beam of approximately the same size, although one purlin has a tenon visibly connected to the rafter, which has been reinforced with at steel bar held in place by large screws. This purlin is slightly wider and more aged than the rest.</p> <p>Evidence of wood joists sawn possibly by vertical machine saw (frame saw) and probability of reused pit sawn joists (early "frame saw" automated the action of previous "pit saw") - however 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).</p> <p>The timbers vary in size throughout the structure, some being significantly sized corner posts and girders, as well as the roof being characterised by smaller square members of approximately 3 x 3 or 4 x 4 inches are required to be measured and recorded. These suggest a mid-19th century provenance and modern day dimensional lumber is typically 2x 6 in members or greater in this application. However, the use of a ridge beam was not typical in timber frame construction of the 19th century. This structure has a ridge beam and a "light-weight" variation king post made of approx. 4x4 members (requires measurement). This suggests the possibility that the roof was rebuilt with nailed connections and wood members that followed the sizing or re-used some of the previously existing. It was not possible to get close enough to the structure and uncover the rusted nails enough to assess their type. However, some were found to match the head description of a wire cut nail.</p> <p>The combination of hand-hewn, mortise tenon and peg detailing with milled structural members and nails of diverse type, are clues to the stages of maintenance and rebuilding that the structure would have undergone.</p>

Evidence of some structural members also cut with circular blade.

Nails:

Some square head nails were present although it was not possible to survey all joints for the confirmation of the nail type used as the structure is still being used for storage and it was not possible to get closer to them. As noted above, the majority of the nails heads that were visible appear to match the description of machine cut nails. Machine cut nails were produced in North America since the early 19th century. Rempel describes the construction of the Banwell house in Windsor, for which nails were massed produced and bought in Detroit in 1849. For that house, the nails would have been used in the exterior cladding including shingles (Glasgow steel nail company website, Tremont and Building with wood, Rempel).

Cladding:

vertical planks, wide (measure range). This would have been the original cladding still present under the white horizontal cladding presently seen in the outside. The structure is currently clad with siding as described above, boards milled to appear in a thin clapboard pattern (measure). Given the width of the boards, and each unit board as installed, it is a machine milled illusion as each actual piece is two simulated boards wide. This product would date from the early 20th century and could likely align with the 1930's renovations made by the Guests to the main structure. The Sears modern homes catalogue showed several home models with a thin clapboard that looks like the product on this workshop/garage. Furthermore, another property in the area, 15 Mill Street, at one point in time, had portions of the house clad in this material. That house had undergone renovations in the early decades of the 20th century. This cladding is currently painted in white paint (several coats underneath).

Workshop area is finished with wood composite sheets, painted which hide the structure underneath.

Windows: sliding mechanism, divided panes, each sash is made of 3 x 3 panes. This type of window could date to the 19th century structure and been relocated with the structure when the workshop space was created.

Garage doors:

The previous garage doors are still stored within the structure. They are tongue and groove strip panel doors. There is evidence in the cladding that the door opening was altered at around the time that the current steel doors were installed.

BHE

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	<p>The main house on the lot was constructed c. 1844 for Owen McCarthy, squire. The workshop likely dates to the same date.</p> <p>A structure at the same location and footprint appears in the earliest available survey of the area which dates to 1859. Earliest documented existence of a workshop/shed at that location. (1859 Ratcliff map, SPOHT archives).</p> <p>c. 1930 photo of the property shows one storey gabled structure, unfinished wood cladding (SPHOT archives) Front gable window/door composition is not readily discernible from this photo, however a darker shadow slightly off centre to the right of the photo from the centre of gable suggests a large window or door. This suggests that the present composition in "T" arrangement of the centre door and side windows may not be the original.</p> <p>The presence of wooden pins and machine cut nails, the latter seemingly used in the majority of instances, together with the lumber dimensions and known history of the site would place the structural members as dating most of the structure to the second half of the 19th century. In addition, significant changes to its outer appearance occurred starting c. 1930's and mid 1960's.</p>
	VG- Built between dates 1821-1910.	<u>VG - 3</u> G- 2	
	G- Built between dates 1911-1939.	F/P - 0	
	F/P- Built since 1940.		
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).	E - 5	<p>In plan, approximately the south half of the structure has been used as a storage/garage at least for the entirety of the Duder ownership, with the introduction of an overhead steel door in the mid 1960s (Michael Duder, account). This side's interior remains unfinished as it would typically be for an accessory building.</p> <p>The north half, has been made into a finished space for use as a workshop, albeit not necessarily with insulation, but the structure has been covered from the inside with wood composite boards, painted. Only the corner posts are visible. Two structural braces, part of the structure are covered under the interior finish.</p> <p>A wood workbench with an integrated bench vise made with cast iron parts, is an interesting feature. The vise is stamped with the words:</p>
	VG- Very good interior (70-79% intact).	<u>VG - 3</u> <u>G- 2</u>	
	G- Good interior (50-69% intact).	F/P - 0	

F/P- Fair or poor (0-49% intact).		"Richards-Wilcox Patented 1913"	
-----------------------------------	--	---------------------------------	--

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features.	E- Exterior of building is unchanged. (90-100% intact)	E - 20	Changes:
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	G- Exterior of building has changed somewhat, but character retained. (61-89% intact)	G- 15	- siding added early 20 th c. 1930s. Could date to 1930's (Sears 1926 Modern Homes catalogue) - 20 th century, lean-to addition to south with overhead steel garage door (sympathetic in that it does not affect the legibility of the original structure) - garage opening on south east side (mid 20 th c). Although a large opening may have existed there prior, the door is 20 th century size (measure)
	F- Exterior of building has changed somewhat and original character compromised. (40-60% intact)	F- 8	- Windows early 20 th c west side - stove pipe thimble/ poured concrete at wall, early 20 th c
	P- Original exterior character destroyed. (0-30% intact)	P - 0	
Total 85			

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding,	G- Good structural condition. (No evidence of decay)	G- 20	
		S - 15	The main issues are:

Last Rev. July 9, 2014

roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.)	S- Somewhat good structural condition. (Minor/little evidence of decay)	F- 10	- No foundation, minimal to no protection from ground moisture for structural posts. - localized traces of past insect infestation into some corner posts - humidity in structural members, one purlin showed some mold* - Heaving of southern portion of structure - incomplete gutter system to guide water away from structure
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)	F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P- Poor structural condition. (Significant/considerable evidence of decay.)	P- 0	* mold is not necessarily harmful and would require lab testing to determine type.

HISTORICAL SIGNIFICANCE (Maximum 5 points)			TOTAL HISTORY:	
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.) VG -Individual, group, event or site of some significance to the surrounding community. (Owner /family was long-standing member/s of community.) 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.)	E- 5 VG- 3 M- 2 F/P- 0	The historical interest of the workshop garage is through its association with the history of the main house. In itself, its prevalent construction techniques do not constitute a notable example of timber construction, but it is a fair representation of a modest vernacular building, unique as a composite of the changes it has undergone, including changes through the 20 th century. The techniques used in the wood members of the structure together with the earliest available survey of structures in the area, provide evidence that the subject structural components in part could date to at least 1859 with significant modifications along the 19 th century and 20 th century. At that time the owner of the house would have been Robert Jarrett, carpenter and joiner in early Thornhill. However, apart from the survey noted above, there is no information or mention in the written documents	

F/P-Site, structure, has no significance to Vaughan's history.

in the local archives as to the workshop/garage structure and its link to any individual or function in particular.

Robert Jarrett bought the property in 1846 and it remained with his widow until her death in 1871. At that time, the Court of Chancery awarded the property to Mary Jane Jarrett (Ins. 848). At the time, they lived in the State of Michigan. The property was acquired by Joseph Cox in 1872 (Ins. 1102), thus leaving the Jarrett family and after passing through the hands of the Doan (1928-1935), the Thornhill Presbyterian Church (1935-1937). Guest family ownership (1937-1953), in 1954 Edward and Joyce Duder bought it. In 2014 it is owned by the Duder family descendants.

Notably, the Guests acquired the property after Joseph Guest retired. He was the first headmaster of Appleby College in Oakville, a well-known private school founded in 1911. He retired from that post in 1934 and acquired 141 Centre Street shortly after, living there until his passing. The Guests made significant renovations and updating to the main structure. It is probable that the cladding and workshop area of the workshop date to the Guest ownership.

There is no specific information as to the particular use of this workshop/garage that the early resident of the house would have used it for. These types of structures would have been used as an accessory structure for tools, workshop functions for gardening. Given the low ceiling under the storage level structure, it would not have been used for the housing of animals. Further to that point, barns used to be lime washed in the interior as a form of disinfectant. There are no traces of lime washing on this structure.

ENVIRONMENT (Maximum 15 points)			TOTAL ENVIRONMENT:	
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 evidence shows that the subject structure is composed of parts of one of the earliest garage/workshop structures in the area. Its facades have been updated with newer siding, garage doors, interior fittings for a workshop, woodstove exhaust and horizontal row of windows on the west side. The presence of a detached workshop is compatible with the character of the Registered house. The workshop gains cultural heritage meaning within the context of the of the McCarthy house.	
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).	<u>VG – 10</u>		
	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		
	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		

Recommendations:

1. That the owner submit to Cultural Services measured drawings and photographs including recording of construction detailing of the typical and in each significant location of the subject building to be done by a heritage consultant or equivalent, to Cultural Services satisfaction; and,
2. To the extent possible and for a period of 30 days after the Heritage Vaughan decision, that prior to the demolition of the structure, any items of cultural interest such as the front door and nail samples be kept with the main house, offered to local archives facilities or other interested community groups for their curating.

Sources:

Articles:

Broughton, Jim. The Story of 141 Centre Street, The Society for the Preservation of Historic Thornhill, Newsletter, February 2005.

Books:

Fitzgerald, Doris M. Thornhill 1793-1963, The History of an Ontario Village. Copyright, Canada, 1964, by Doris FitzGerald.

Kalman, Harold. A History of Canadian Architecture, Vol 2. Oxford University Press, Ontario, 1994.

John Bloomenson, Ontario Architecture.

George Fischer and Mark Harris, Ontario Historic Mills.

Ogilvie, John. The Imperial Dictionary of the English Language, Vol IV. Blackie and Son, 49 and 50 Old Bailey, E.C. Glasgow, Edinburgh and Dublin, 1883. (digitized by Google).

Reaman, G. Elmore A History of Vaughan Township, Two Centuries of Life in the Township, University of Toronto Press, 1971.

Rempel, Building with Wood, and other aspects of nineteenth century building in central Canada.

Last Rev. July 9, 2014

Land Registry Records and Instruments for Concession 1, Lot 30:

York Region Land Registry Office, 50 Bloomington Rd W, 3rd Floor, Aurora, ON L4G 3G8

The Archives of Ontario, 134 Ian Macdonald Boulevard, Toronto, Ontario, Canada, M7A 2C5

Essay:

Easton, H. Jerry. Thornhill: From Wilderness to Urban Village. Unpublished essay written in 1975. Student at York University.

Web sources:

Sears Archives website: www.searsarchives.com

Genealogy:

http://www.genealogy.com/genealogy/Glossary/NEWGLO_Y.html

York Region Land Registry Office, York Region #65, Land Registration Records Society for the Preservation of Thornhill (SPOHT) archives

City of Vaughan Archives, City Clerk's Office add sources

Historical Atlas of York County, 1878 and 1860

A History of Vaughan Township, Elmore Reaman

Society for the Preservation of Thornhill (SPOHT) fond

Last Rev. July 9, 2014

Raciff Map, 1859, SPOHT archives, extracts



Images:

Last Rev. July 9, 2014





City of Vaughan Archives, SPOHIT fonds,
View of 141 Centre Street from 131 Centre Street, 1930-40.





Last Rev. July 9, 2014



North Elevation (facing main house)



West Elevation



South Elevation (and visible East side)

Last Rev. July 9, 2014



East Elevation (partial) – view of garage door opening

Attachment 17

16

South-West corner post at west bracing detail view. Mortise and tenon joinery. Note post and girder connection with pins.



South-West corner post at south bracing detail. Nailed connection and mortise no longer in use.



South-West corner post and bracing
Last Rev. July 9, 2014



Detail of reinforced mortise and tenon joint at rafter with purlin. Note nails.



West wall. Note pinned lap joint on top plate, notched connection at post and tapered rafter at top plate.

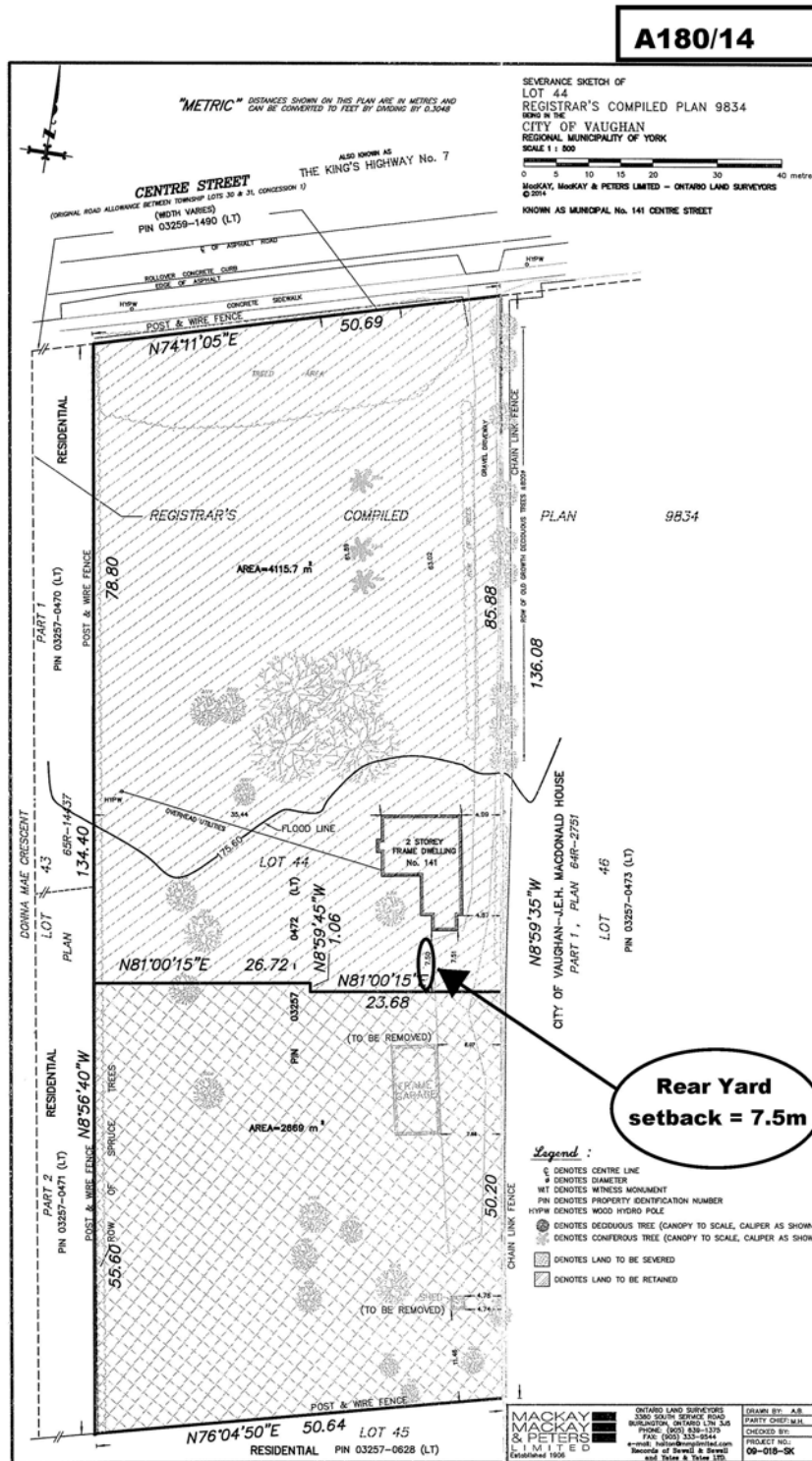


South-East corner post, bracing and girder connection. Note mortise and tenon and pin.

Detail showing square head, characteristic of machine cut rails used up to c.1900. Also note: circular saw blade marks on rafter, vertical saw marks on roof sheathing, flat saw marks at angle on wall sheathing, sign of mold growth on purlin, no visible saw marks on purlin.



Last Rev. July 9, 2014



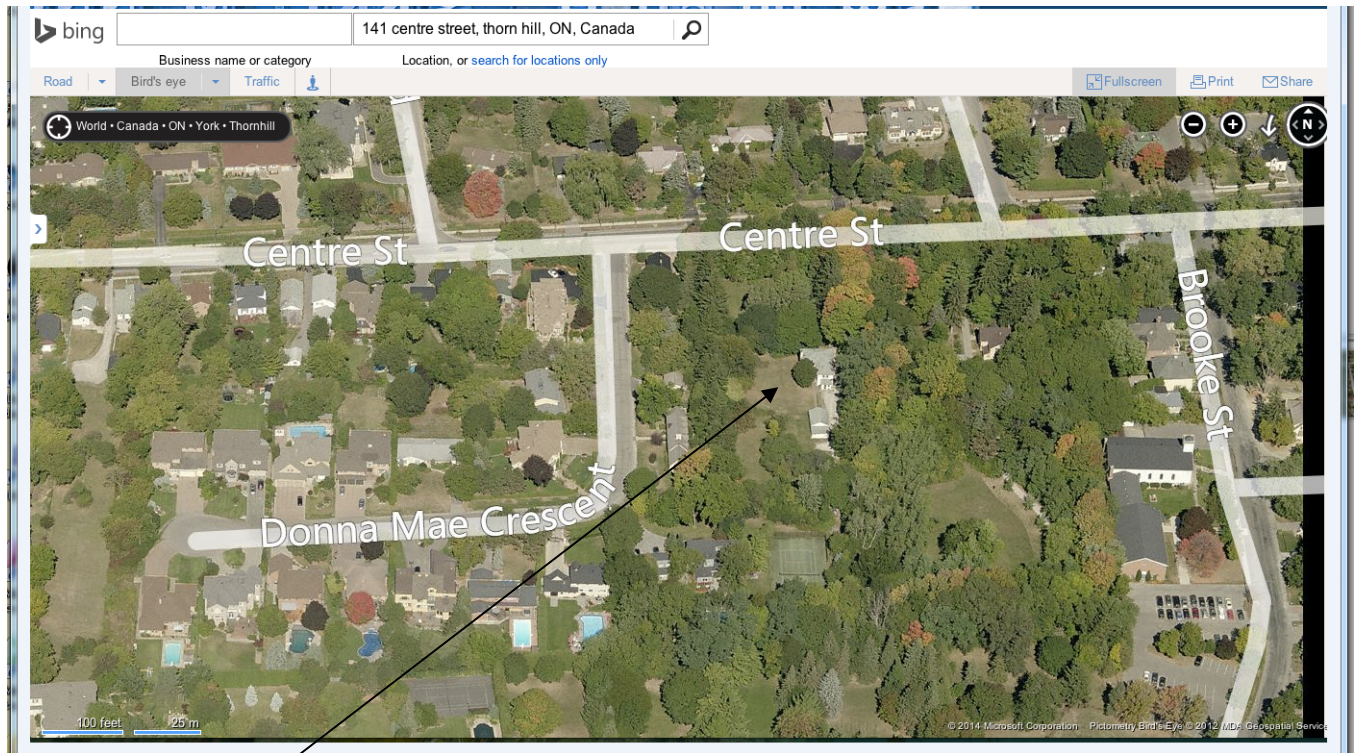




11 Donna Mae Crescent

Attachment to Consent application circulated to Cultural Services

Attachment 23



141 Centre Street



Information submitted by applicant

Top: Aerial photo submitted by applicant illustrating context

Bottom: Photo of reused hand-hewn beams, submitted by applicant