

HERITAGE VAUGHAN REPORT

DATE: Wednesday, August 15, 2018

WARD(S): 1

TITLE: RESTORATION & REPAIR

9995 KEELE STREET

MAPLE HERITAGE CONSERVATION DISTRICT

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Heritage Vaughan Committee for repairs and restoration to the structure located at 9995 Keele Street (“Beaverbrook House”), a property located in the Maple Heritage Conservation District (“MHCD”) and designated under Parts IV and V of the *Ontario Heritage Act*.

Report Highlights

- The property is owned and maintained by the City of Vaughan.
- The last significant work on the property occurred in 2010.
- The proposal is consistent with the relevant policies of the Maple Heritage Conservation District Plan.

Recommendations

1. THAT Heritage Vaughan approve the proposed repairs and renovations at 9995 Keele Street under Section 42 of *Ontario Heritage Act*, subject to following conditions:

- a) Any significant changes to the proposal by the Applicant, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the Applicant as it relates to the subject application.

Background

9995 Keele Street is located at the southeast corner of Keele Street and Major Mackenzie Drive West as shown on Attachment #1. The brick house structure was built circa 1878-79 and is an example of Georgian Revival which uses red and yellow brick, yellow and sandy stone and wood trim. It is associated with the Noble family, an early founding family in Maple and is the birthplace of William Maxwell Aitken (Lord Beaverbrook).

Originally, there were other properties and structures owned by the Noble family to the north of the property, but they were lost to the realignment of Major Mackenzie in the 1960's. Therefore, this is the only remaining structure associated specifically with the Noble family in Maple. Located at the intersection of Keele Street and Major Mackenzie, it is a prominent historic structure in the District that references the crucial four corners as the foundation of the Village of Maple. In 1981 the Beaverbrook House was designated under Part IV of the *Ontario Heritage Act* through By-law #72-81 on the basis of its architectural, contextual and associated heritage values. It was purchased by the Town of Vaughan in 1983.

On the south side of the structure there is a later addition that was in place before 1954 (possibly as early as the 1930's). It is thought that this addition was built when the house became the home to Maple doctors beginning in the 1920's with Dr. W.S. Caldwell, who sold it to Dr. R.A. Bigford in 1933. Dr. Bigford remained in the house, operating his practice until the 1970's and this addition would have likely functioned as the entrance to the practice.

The property is located in the Commercial Core area of the Maple Heritage Conservation District ("Maple HCD") and is considered to be a contributing property to the District.

Previous Heritage Permits

There are two known previous Heritage Permits that were issued for alterations. The

first was issued in November 2010 that replaced the doors and columns. A subsequent second permit was issued in 2015 to repair and reinforce the foundation of the property.

Analysis and Options

Proposed Alterations

The proposed alteration and restoration work is to repair the masonry brick on the south façade of the structure. Both the original house and the later addition require this work as the bricks have degraded due to road salt exposure.

The repairs and restoration to south side brick work will incorporate the following materials and work as follows:

- Removal of deteriorated brick cladding and mortar.
- For bricks that require replacement, the contractor in consultation with City Staff, has selected matching bricks of similar colour, size and finish as shown in Attachment #4. The selected replacement brick for the 20th century addition to the house is a Riverdale Smooth with a 1:1:3 lime federal white and brick sand mix mortar. This mortar reflects the typical mix and addition of Portland cement that would have been used at the time of construction of the addition between 1920 and 1954.
- The brick for the original “tail” structure is a Glen-gary brick with a 1:1:6 ratio mortar mix with a buff blend for certain areas. This buff blend reflects the varying historic mortar in colour.

In both sections, the replacement of bricks and refinishing of the mortar work will be finished to match existing, original work.

The relevant policies from the Maple Heritage Conservation District Plan include the following:

9.3.4.2 Masonry Repointing Guidelines:

- Repair structural damage before repointing. Structural cracks may be letting in the moisture that is eroding the mortar.
- Do not use power tools to remove old mortar. They can damage the weather-resistant skin of the brick and cause future deterioration of the wall.
- Use lime mortar for repairs and repointing of historic brick. Match the original in formulation, with a cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white portland cement and not grey.
- Do not treat historic brick with silicones or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts.

9.3.5.1 Brickwork

Brick repair should be undertaken using proper heritage materials and methods. If available, salvaged bricks matching the original should be used for replacement material. If new bricks are necessary, they should match the original in size, colour, and finish. The traditional Ontario brick size is still manufactured, but in small quantities, so material may have to be ordered well in advance of the work.

Guidelines:

- Repair structural damage before restoration.
- Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour.

Based on the above analysis, the proposed work is in conformity with the policies of the Maple Heritage Conservation District Plan.

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on July 26, 2018, and must be deliberated upon by, October 24, 2018, to meet the 90 day timeline.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division has reviewed the application to repair and replace the masonry at 9995 Keele Street. Staff is satisfied that the proposed repairs to the property are consistent with the Maple Heritage Conservation District Plan policies. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed alterations, under Section 42 of the *Ontario Heritage Act*.

For more information, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115.

Attachments

1. Location Map
2. Maple HCD Inventory Extract
3. Current Condition
4. Proposed Materials

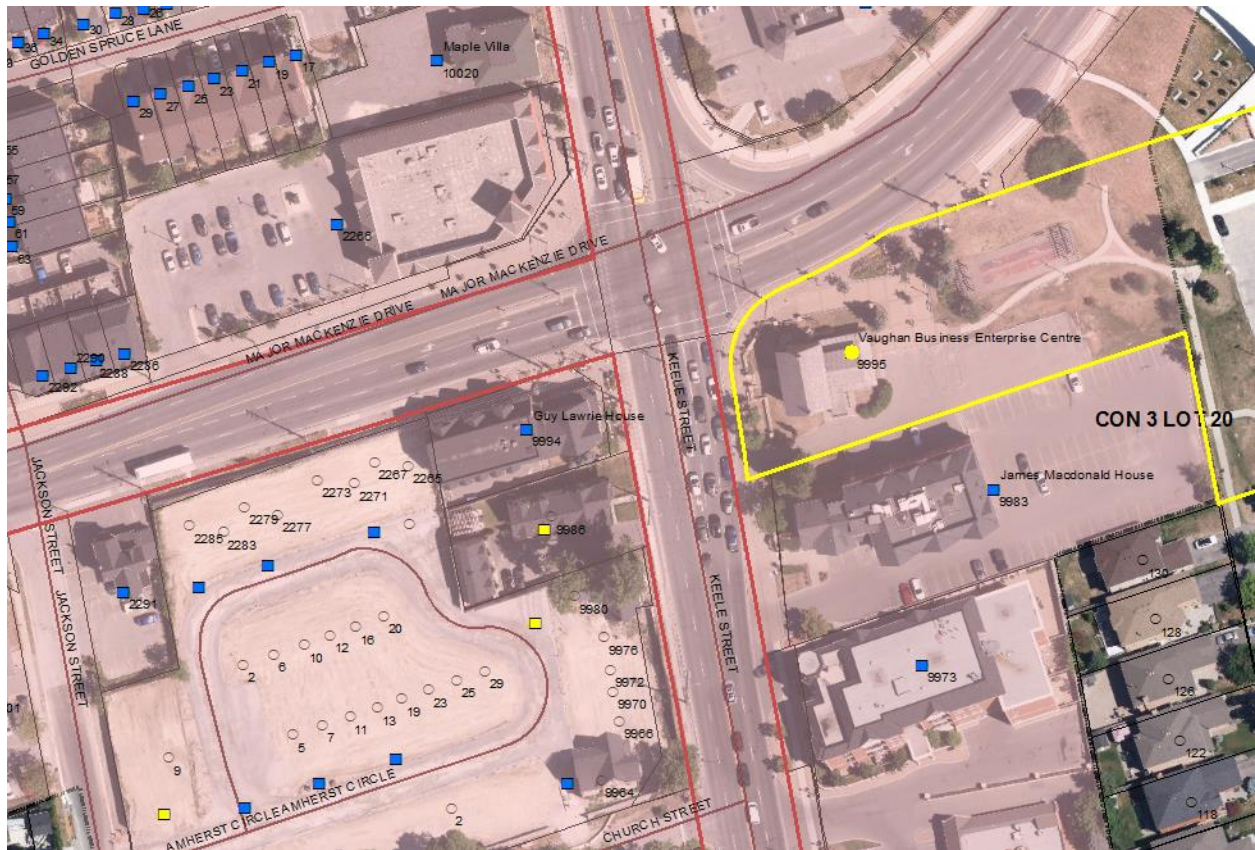
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/CM

Attachment #1 Location Map

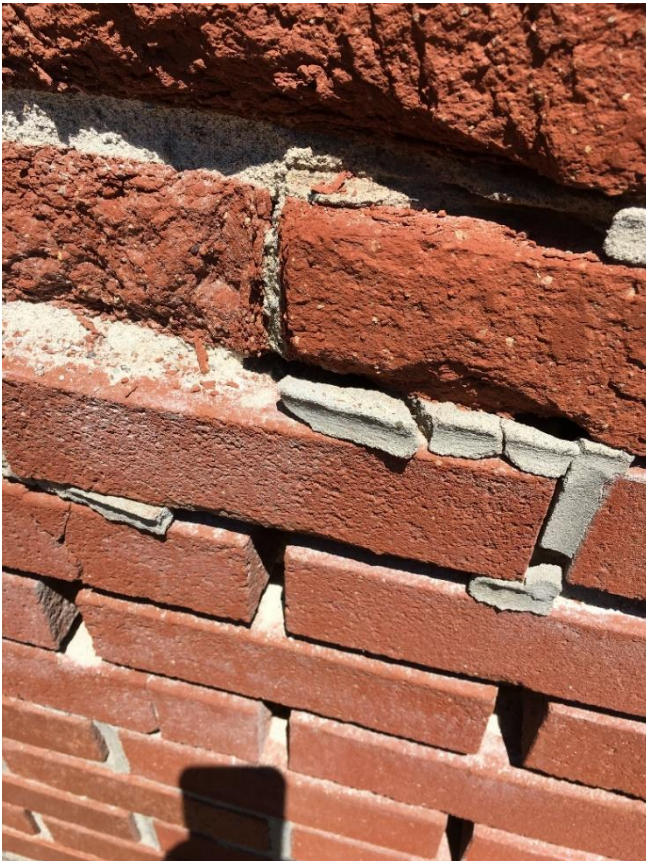


9995 Keele Street aka Beaverbrook

Village of Maple, City of VaughanInventory**Keele Street (east side)****9995 Keele Street – Designated under Part IV of the Ontario Heritage Act**

- Georgian Revival, red-brick house with buff-brick trim and elegant front porch (c. 1870).
- **Description** – Dignified, symmetrical two-storey house has front porch with recent stone landing, and built-up bases at elegant fluted columns. Porch has open gable with deep Doric-order architraves at sides and fine dentils above. Narrow fascias have fine upper moulding, while pitched ceiling within has 3 recessed panels on each side and further dentils adjacent house. Columns are echoed in fluted pilasters, with period bases, against masonry. Doorway has central, four-panel door with sidelights having 3 upper panes over thick sills and fielded wooden panels, all with bolection mouldings. 6-pane, elliptical fanlight has simple frame with outer moulding. Masonry is of hand-made red bricks with buff-brick trim, all laid in Flemish bond. Three-bay façade has buff-brick plinth, projecting quoins 3 bricks high at corners and also framing central bay. Brick bandcourse 3 bricks high extends around entire house. Windows throughout ground and second floor are 6/6 units with ashlar stone sills and flat arches built of rubbed-brick voussoirs. Shutters exist throughout and seem operational, but slope of louvers suggests otherwise. Soffits have beaded boards, and painted gutters are to period, ogee profile with corrugated downpipes. Pitched roof is clad in cedar shingles, with shingled ridge, with robust shingle-moulding at gables. Chimneys are rebuilt, with modest corbelling at head. North Elevation is gable-end, with elements as described; and two 6/6 windows at ground and second floors, and round-headed 6/6 window at top floor, with rubbed-brick voussoirs in buff brick. South elevation is similar. Rear wing of building is smaller, two-storey volume, with elements generally as described. Verandah, now on three sides, is assumed to be replacement and enlargement of original. Bevelled-edge posts have top and bottom stop-chamfers, railing has plain top and bottom rails, and simple pickets between. Space below is hidden by trellis. Clapboard outbuilding at rear demolished in 2003.
- **Comments** – Impressive, elegant and well-preserved house occupies prominent (now-corner) site and is sole example of its type within village. Front wall is incongruous, with low, beige-brick walls, concrete copings and decorative iron railings, and entry at large brick piers. One large, sparse deciduous tree exists to south of house, before great expanse of asphalt to east.

9995 Keele Street – South Facade



Proposed Materials – 20th Century Addition – Riverdale Smooth Brick Sand Mix Mortar



Proposed Materials – 19th Century – Glen-Gery Extruded Brick Mortar Mix with a Buff Blend

