

HERITAGE VAUGHAN COMMITTEE AUGUST 21, 2013

3. HERITAGE REVIEW OF NEW DEVELOPMENT AT SW CORNER OF KEELE STREET AND MAJOR MACKENZIE DRIVE – WARD 1

Recommendation

Cultural Services recommends:

- 1) That Heritage Vaughan approve the proposed demolition for 9964 Keele Street, 10 Church Street, 12 Church Street, 2285 Major Mackenzie, 2279 Major Mackenzie, 2273 Major Mackenzie, 2269 Major Mackenzie subject to the following condition:
 - a. That the demolition clearance be effective from the date of the Building Permit approval; and,
- 2) That Heritage Vaughan consider the information presented for the proposed demolition of 8 Church Street and render a decision on the demolition request; and,
- 3) That Heritage Vaughan approve the elevation design of the proposed development subject to following conditions:
 - a. The list of revisions described in Section 2 on page 6 of this report be made to the elevations received July 31st, 2013; and,
 - b. The final building materials be reviewed and approved by Cultural Services staff.
- 4) That the applicant be advised that if there are any changes to the application (eg. coverage, height, building elevation, site plan) as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.

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 of several heritage and non-heritage structures within the Maple Heritage Conservation District and review the proposed new development for the site.

Background - Analysis and Options

1. Background

1.1 Relevant Policies from the Maple Heritage Conservation District Guidelines

Policies	Comments
9.1 Architectural Style	Second Empire is a recognized style in the Maple HCD Guidelines
9.2 Heritage Design and Details	Details should be consistent with precedent style
9.3 Existing Heritage Buildings <i>-New construction should not damage or conceal heritage features</i>	Proper buffering should be provided between the heritage structures and the new development – specifically Block 8
9.5.3 New Development – Commercial Core <i>-Preserve existing heritage buildings</i> <i>-Ensure that new development respects and enhances existing heritage character and resources</i>	Two very significant heritage buildings are being preserved while one (8 Church St) is being proposed for demolition. The new development will be a welcome addition to the main intersection of the Maple HCD
9.5.3.5 Site Plan Guidelines <i>-All existing heritage buildings should be conserved</i> <i>- The Zoning By-law for Maple should be revised to ensure that developments which include or abut existing heritage buildings respect, give prominence to, and not overwhelm the heritage buildings. Consideration should be given to the use of angular planes, related to the heritage building height, for adjacent new construction.</i> <i>-Variety in front-yard setbacks should be employed.</i> <i>-Developments with substantial frontages should be designed to provide a variety of setbacks, at the village scale, on the site.</i>	Block 5 abuts 9980 Keele Street and is separated by a 1.5metre walkway, while Blocks 8 abuts 1 Jackson Street and is separated by 0.71metres (2.33 feet). The difference in height between 1 Jackson and Block 8 is acceptable, but a greater setback is required in order to not overwhelm the heritage resource. The current Zoning Bylaw (145-2010) provides a 3metres setback between 1 Jackson Street and the neighbouring building. The blocks are generally comprised of 3 to 5 units and do not provide substantial variations in setbacks, however, the architectural detailing and features of the buildings provide some varied setbacks. The blocks that are proposed are a major deviation from what is currently there – single detached 1.5 storey residential dwellings.
9.5.3.6 Scale and Massing <i>-Maximum height of 11.8metres with a maximum 3 storey façade</i>	Development conforms

1.2 Location and surrounding context

The subject property is located at the southwest corner of the Keele Street and Major Mackenzie Drive and comprises a block bordered by Church Street, Jackson Street, Major Mackenzie Drive, and Keele Street. The 2 properties that are located immediately at the SW corner and the property on the east side of Jackson Street at Major Mackenzie are not part of the application.

Immediately at the southwest corner of Keele St and Major Mackenzie Dr are two properties – one a recently restored heritage building and the other a more recently built commercial building. The northwest corner of the intersection contains a recently built commercial store built to the corner, the northeast corner contains a single storey plaza setback from the street with parking at the front, and the southeast corner contains the Beaverbrook House – a Part IV designated building that is significant to Vaughan and Maple's history.

The area further south of the subject property along Keele Street includes several significant heritage resources – a cemetery, two churches, and single detached residences. The area west of the property, along Major Mackenzie Dr, is mostly low rise single detached residences, with many converted to commercial uses. The area to the southwest of the subject property is mostly low rise detached homes constructed in the 1960s or later.

1.3 Subject Property

The subject property contains 10 houses that are located within the Maple Heritage Conservation District, and as such, are designated Part V under the Ontario Heritage Act. 9 of these buildings are heritage style buildings, while one is a non-heritage style building. 2 of these buildings are listed on the City of Vaughan's Municipal Register of Property of Cultural Heritage Value.

Address	Heritage style	Register	Part V
9980 Keele Street	Yes	Yes	Yes
9964 Keele Street	Yes	No	Yes
8 Church Street	Yes	No	Yes
10 Church Street	Yes	No	Yes
12 Church Street	No	No	Yes
1 Jackson Street	Yes	Yes	Yes
2285 Major Mackenzie	Yes	No	Yes
2279 Major Mackenzie	Yes	No	Yes
2273 Major Mackenzie	Yes	No	Yes
2269 Major Mackenzie	Yes	No	Yes

9980 Keele Street – Proposed preservation

Ontario Gothic brick building with a double bay window front façade.

9964 Keele Street – Built Heritage Evaluation Grade 57/100 (Modest significance)

Gothic Revival clapboard construction house in L-shape plan with rear extension. The house contains some original doors, windows, floorboards, trim, stone foundation, and interior banister. Later additions have occurred but original form is still quite evident. Many windows have been removed, the original cladding has been covered with aluminum cladding, the kitchen has been extensively redone, the verandah has been removed, and there has been water damage to the house and foundation. It is possible that the kitchen was actually the earliest structure, which functioned as a dwelling on its own, with the rest of the house being added later.

8 Church Street – Grade 71/100 (Very significant)

Vernacular "loyalist" cottage (Georgian style) in side gable plan with verandah and rear extension. The building is in its original form, with a rubble stone foundation, original wood siding, and mostly unchanged interior trim. Windows were replaced in the early 1900s while the window surrounds remain original. The building was constructed circa 1860, with the kitchen likely being an earlier structure, and is one of the earliest building in the Maple HCD. With its proximity to the main intersection of the Maple HCD, its contextual value is as equally significant as its architectural and

historical value. Wooden joists in basement have been subject to some rotting, *but damage is not as extensive as other homes within this development.*

10 Church Street – Grade 54/100 (Modest significance)

One and a half storey Vernacular Homestead detached building, built circa 1900, constructed with dark grey insul brick. Building has a poured concrete foundation and its form and massing has largely remained unchanged. The front porch is a later addition from the 1900s but posts are sympathetic. Some doors, baseboards, hardwood flooring, hardware, window openings, and joists remain while many interior walls have been broken or re-clad and hardware has been removed or replaced. Damage has occurred to the concrete foundation of the building and is mostly water damage.

12 Church Street – N/A (non heritage style)

Single storey bungalow constructed in the 1980s. This building is a non-heritage style building.

1 Jackson Street – Proposed preservation

Gothic Revival L-shape building with di-chromatic brick.

2285 Major Mackenzie Drive – Grade 56/100 (Modest significance)

One and a half storey detached Vernacular Homestead, insul red brick atop clapboard, constructed circa 1880. The overall massing and appearance of the building has remained largely unchanged and the building strongly contributes to the historical streetscape of Major Mackenzie Drive in the Maple HCD. Some elements and interior features remain (hardware, windows, etc.) while most of the building has been covered with vinyl and carpet. Stone foundation is in need of major repairs in some areas.

This building and 2279 Major Mackenzie Drive, were likely workers cottages and were moved from Patterson Village near Bathurst Street and Major Mackenzie Drive.

2279 Major Mackenzie Drive – Grade 54/100 (Modest significance)

One and a half storey detached Vernacular Homestead, insul grey brick atop clapboard, constructed circa 1880. The overall massing and appearance of the building has remained largely unchanged and the building strongly contributes to the historical streetscape of Major Mackenzie Drive in the Maple HCD. Front porch is a later, early 1900s addition. While the window openings and window surrounds have remained, all the windows have been replaced and most of the interior has been replaced or covered with vinyl, carpet, hardwood, and wood panels – nonetheless, some original hardware and trim remains.

2273 Major Mackenzie Drive – Grade 56/100 (Modest significance)

One and a half storey detached Vernacular Homestead, wood frame with brick cladding, constructed circa 1880. The overall massing and appearance of the building has remained largely unchanged and the building strongly contributes to the historical streetscape of Major Mackenzie Drive in the Maple HCD. A later front porch addition has covered the square bay window at the right side of the elevation, but this can be easily removed. Several elements have been removed from the interior including the front door, banister, and some hardware. Basement has been subject to flooding and leaking and cement blocks have been placed to support the basement beams and replace the rotting wood logs. Many cracks along the exterior are visible but these cracks occur in the mortar areas due to poor maintenance and repair of the exterior brick.

2269 Major Mackenzie – Grade 26/100 (Little or no significance)

One storey commercial building, circa 1880s, that has been significantly altered. Historical photographs indicate that this building was at one time a boomtown storefront building and strongly contributed to the streetscape of Maple along Major Mackenzie Drive, but it no longer contributes in this way. Building is clad in brick with a stone foundation and later, unsympathetic windows.

*Many of these buildings have had significant alterations to them or have fallen into disrepair while they remain vacant through several seasons. As such, historical and architectural value and integrity of the buildings range greatly.

1.4 Proposal

The applicant is proposing to demolish 8 of the homes on the subject property, while preserving 2 and integrating them into the new development. The 2 homes that will be preserved are 1 Jackson Street and 9980 Keele Street. 7 of the homes proposed for demolition are heritage style homes.

The applicant had originally submitted a Heritage Impact Report for this proposal on May 4, 2012. This report assessed all of the buildings included on the subject property and contained the following conclusion:

While demolition of seven listed heritage dwellings is not entirely consistent with the District Guidelines, it should be noted that in view of their extensive alterations over time and present condition few of them have retained many of their original heritage attributes. In our opinion one of these homes (8 Church St.) (incorrect: actually 12 Church St.) is not a heritage building since it was constructed around 1980. The two homes proposed for retention represent by far the best examples of existing heritage resources within this block.

Staff conducted a site visit and Built Heritage Evaluations for all of the buildings proposed for demolition and requested that the applicant submit additional information for four of the buildings as Staff's findings had concluded that these buildings were either significant or very significant. These buildings are: 2273 Major Mackenzie, 8 Church Street, 10 Church Street, and 9964 Keele Street.

The applicant submitted an additional Heritage Impact Report and Structural Assessment for these four properties.

The Heritage Impact Report, dated March 22, received April 5, 2013 concluded the following:

While there may exist some limited opportunities for salvage, reclamation and recycling of some minor interior elements of these houses, it is our opinion that each house has undergone significant alteration over the years and that none of these houses retain significant amounts of original design and character and that there is nothing of any historic relevance or significance in these houses worthy of preservation.

The Structural Assessment report, received April 5, 2013 concluded the following:

Based on the state of the structural support system and various defects observed at each building, to upgrade building will not be viable, and will not add any value to these buildings.

These buildings are not fit for continuous human occupancy, and long term use. The repairs will not add/replace the structural properties to the various failing components. These buildings should be demolished.

Cultural Services staff conducted several site visits and conducted its own built heritage evaluation and arrived at the same conclusions with the exception of 8 Church Street. As such, Cultural Services is requesting Heritage Vaughan render a decision regarding the proposed demolition of this building.

With respect to the new development, the applicant is proposing to preserve two of the heritage buildings in situ, incorporating them into the design, and constructing 45 townhouse units. The townhouse units will be arranged in 8 blocks around the site – 6 of these blocks will front onto Jackson Street, Church Street, Major Mackenzie Drive, and Keele Street while 2 blocks will be located off the interior street. 9980 Keele Street, will be separated from the development by a 1.5metre wide walkway and 1 Jackson street will have a sideyard setback of 0.71metres.

This application has been largely changed from earlier submissions and the current proposal is a 3-storey Second Empire townhouse design – a design that is recognized in the Maple Heritage Conservation District Guidelines. The applicant is proposing two basic models that will be repeated throughout the site – the same model will not be repeated on the same block twice.

1.5 Zoning Bylaw Amendment

The applicant is submitting a Zoning Bylaw amendment through the Development Planning Department to amend a previous site specific Zoning Bylaw Amendment- Bylaw 145-2010. This Zoning Bylaw Amendment displays the building envelopes for 7 buildings and two existing heritage buildings (1 Jackson Street and 9980 Keele Street). The proposed Zoning Bylaw Amendment will amend the existing site specific Zoning Bylaw with respect to the setbacks, envelopes, number of units, and heights set out in schedule E-1469A (see attachment 104). The height requested is 12metres where 11.8metres is the standard in the Zoning Bylaw and Maple HCD Guidelines. It should also be noted that a 0.71metre setback is proposed between Jackson Street and Block 8, whereas a 3metre setback was established through ZBLA 145-2010.

2. Analysis – Revision to Proposal

The following are changes to the elevations, received July 31, 2013, that will ensure the design of the development conforms to the Maple Heritage Conservation District:

Type A – Block 1, Block 4, Block 5, and Block 7

- Doors on third floor/attic not appropriate as there is no historic precedent for this detail – need to be removed or replaced with windows
- Window coverage should be between 15-20%. Please confirm number and/or revise (p.82 of Maple Heritage Conservation District Guidelines)
- On the window surround of the dormers, remove the raised panels on the right and left sides of the window and shrink this area slightly so that the eaves will project out further and then sill will extend out beyond the window left and right.
- The lintels with a second projecting piece at the top should be altered to create single piece lintels – for example, the lintel above the rightmost window on the first storey of Block 7, front elevation.

Type B – Block 2, Block 3, Block 6, Block 8

- Doors on third floor/attic not appropriate as there is no historic precedent for this detail – need to be removed or replaced with windows
- On Block 2, 3, 6, 8: Stone work surrounding the first storey windows are not appropriate
- Window coverage should be between 15-20%. Please confirm number and/or revise (p.82 of Maple Heritage Conservation District Guidelines)
- A larger buffer will need to be created between Block 8 and 1 Jackson Street.

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

Staff supports that the buildings listed in the recommendation for demolition may be demolished as they no longer contain substantial heritage value and their condition has deteriorated largely due to poor upkeep and protection.

Staff supports the proposed development, along with the various revisions included in this report, as it largely relates to the Maple HCD Guidelines and will contribute to the Maple HCD.

Finally, Heritage Vaughan must render a decision for the proposed demolition of 8 Church.

Please also refer to recommendation section of this report.

Attachments

1. Location Map
2. Nearby properties – July 2012
3. Keele Street and 9980 Keele Street – July 2012
4. Church Street – July 2012
5. Jackson Street and Major Mackenzie Drive – July 2012
6. Examples of Second Empire buildings from *Ontario Architecture*, John Blumenson (1990)
7. Heritage Impact Report – Received April 5, 2013 – Page 4
8. Heritage Impact Report – Received April 5, 2013 – Page 6
9. Heritage Impact Report – Received April 5, 2013 – Page 8
10. Heritage Impact Report – Received April 5, 2013 – Page 10
11. Heritage Impact Report – Received April 5, 2013 – Page 12
12. Structural Assessment – Received April 5, 2013 – Page 6
13. Structural Assessment – Received April 5, 2013 – Page 7
14. Structural Assessment – Received April 5, 2013 – Page 8
15. Structural Assessment – Received April 5, 2013 – Page 9
16. Structural Assessment – Received April 5, 2013 – Page 10
17. Structural Assessment – Received April 5, 2013 – Page 11
18. Structural Assessment – Received April 5, 2013 – Page 12
19. Structural Assessment – Received April 5, 2013 – Page 13
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21. Structural Assessment – Received April 5, 2013 – Page 15
22. Structural Assessment – Received April 5, 2013 – Page 16
23. Structural Assessment – Received April 5, 2013 – Page 17
24. Structural Assessment – Received April 5, 2013 – Page 18
25. 9964 Keele Street BHE – Page 1
26. 9964 Keele Street BHE – Page 2
27. 9964 Keele Street BHE – Page 3
28. 9964 Keele Street BHE – Page 4
29. 9964 Keele Street BHE – Page 5
30. 9964 Keele Street BHE – Page 6
31. 9964 Keele Street BHE – Page 7
32. 9964 Keele Street BHE – Page 8
33. 9964 Keele Street BHE – Page 9
34. 9964 Keele Street BHE – Page 10
35. 8 Church Street BHE – Page 1
36. 8 Church Street BHE – Page 2

37. 8 Church Street BHE – Page 3
38. 8 Church Street BHE – Page 4
39. 8 Church Street BHE – Page 5
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45. 8 Church Street BHE – Page 11
46. 8 Church Street BHE – Page 12
47. 10 Church Street BHE – Page 1
48. 10 Church Street BHE – Page 2
49. 10 Church Street BHE – Page 3
50. 10 Church Street BHE – Page 4
51. 10 Church Street BHE – Page 5
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54. 10 Church Street BHE – Page 8
55. 10 Church Street BHE – Page 9
56. 10 Church Street BHE – Page 10
57. 10 Church Street BHE – Page 11
58. 2285 Major Mackenzie BHE – Page 1
59. 2285 Major Mackenzie BHE –Page 2
60. 2285 Major Mackenzie BHE –Page 3
61. 2285 Major Mackenzie BHE –Page 4
62. 2285 Major Mackenzie BHE –Page 5
63. 2285 Major Mackenzie BHE –Page 6
64. 2285 Major Mackenzie BHE –Page 7
65. 2285 Major Mackenzie BHE –Page 8
66. 2279 Major Mackenzie Drive – Page 1
67. 2279 Major Mackenzie Drive – Page 2
68. 2279 Major Mackenzie Drive – Page 3
69. 2279 Major Mackenzie Drive – Page 4
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73. 2279 Major Mackenzie Drive – Page 8
74. 2279 Major Mackenzie Drive – Page 9
75. 2269 Major Mackenzie Drive – Page 1
76. 2269 Major Mackenzie Drive – Page 2
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78. 2269 Major Mackenzie Drive – Page 6
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80. 2269 Major Mackenzie Drive – Page 8
81. 2269 Major Mackenzie Drive – Page 9
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83. 2273 Major Mackenzie Drive – Page 1
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87. 2273 Major Mackenzie Drive – Page 5
88. 2273 Major Mackenzie Drive – Page 6
89. 2273 Major Mackenzie Drive – Page 7
90. 2273 Major Mackenzie Drive – Page 8
91. 2273 Major Mackenzie Drive – Page 9
92. 2273 Major Mackenzie Drive – Page 10
93. 2273 Major Mackenzie Drive – Page 11
94. Site Plan (layers removed and cropped for visibility purposes) – Received July 31, 2013
95. Block 1 Elevations – Received July 31, 2013
96. Block 2 Elevations – Received July 31, 2013

- 97. Block 3 Elevations – Received July 31, 2013
- 98. Block 4 Elevations – Received July 31, 2013
- 99. Block 5 Elevations – Received July 31, 2013
- 100. Block 6 Elevations – Received July 31, 2013
- 101. Block 7 Elevations – Received July 31, 2013
- 102. Block 8 Elevations – Received July 31, 2013
- 103. Schedule E-1469A from Bylaw 145-2010

Report prepared by:

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Attachment 1



Location Map

Attachment 2



Nearby properties – July 2012

Attachment 3



Keele Street and 9980 Keele Street – July 2012



Church Street – July 2012

Attachment 5



Jackson Street and Major Mackenzie Drive – July 2012

Second Empire (1860-1900)

The distinguishing feature of this vernacular interpretation of the Second Empire style near Amherstburg is the straight sided mansard roof punctuated with three gable dormers (see 10-3). The mildly projecting frontispiece or entrance bay rises upward three stories, but, failing to continue beyond the roof ridge, never really becomes a true tower or pavilion. The symmetry of the facade is slightly disturbed by the octagonal bay to one side. Adding to the vernacular design of the house are the varied shapes for the window treatments, gabled dormers framing round-headed openings and the peaked second floor window cornices. The rustication of the wood siding to imitate cut stone or ashlar is an attempt to emulate the grand high-style prototypes, such as the Kingston example. Common with many other examples are the corbelled moulded roof curbs differentiating changes in roof pitch.



10-3
Vernacular expressions are seen in this formal appearing house with peaked window cornices, gabled dormers and imitation ashlar wood siding.
(Amherstburg)

90

Second Empire (1860-1900)



10-4

Variations on the formal or symmetrically balanced versions of the Second Empire style are seen in these examples from:
10-4 Hamilton
10-5 Petrolia
10-6 Brockville



10-5



10-6

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ADDENDUM NO. 1

HERITAGE IMPACT REPORT FOR

Proposed Development at Major MacKenzie Drive and Keele Street

Vaughan, Ontario

9964 KEELE STREET

The existing home has a gable roof, and is a 1-1/2 storey building clad in horizontal aluminum siding on wood frame on a fieldstone foundation (c.1880). The entry is a small vestibule on a concrete block foundation. The exterior is horizontal aluminum siding. Shingle roof is in poor condition and needs to be replaced. Existing windows are single glazed. Wooden fence is in a state of disrepair.

Overall this house is in fair to poor condition and has been neglected.

Exterior walls and roof materials are not original. The stone foundation is original to the house but is not of any outstanding or significant importance or value. Exterior windows typically have been retrofit with aluminum and vinyl inserts and are no longer of significance.

The residence includes some wood trim wainscoting, decorative railings, wood flooring and wood doors which may date from original construction. However, most interior finishes have been replaced or modified over the life of the house and any remaining components are mismatched, damaged, altered and in fair to poor condition.

On review of the 1-1/2 storey residence at 9964 Keele Street, there are no elements of historic value worthy of preservation.



ADDENDUM NO. 1

HERITAGE IMPACT REPORT FOR

Proposed Development at Major MacKenzie Drive and Keele Street

Vaughan, Ontario

8 CHURCH STREET

The 1-1/2 storey Georgian home has clapboard horizontal siding and a shed roof above an open verandah along the front (south) side. Concrete block foundation below the verandah has settlement cracks. The wooden posts supporting the verandah roof are not totally vertical and the roof itself has started to sag over the years. A red brick chimney seems to be in good condition. Asphalt shingle roof needs to be replaced. The home is in fair condition, but has no historical value worthy of preservation.

Overall this house is in poor condition and has been neglected. The age of the house is not known.

Exterior wall finishes may be original but are of no significant interest and are in poor condition. Roof materials are not original.

The residence includes some minor wood elements which may date from the original construction. However, most interior finishes have been replaced, modified or damaged over the life of the building and are generally in fair to poor condition. Exterior windows and doors typically have been retrofit with aluminum and vinyl inserts and are no longer of significance.

On review of the 1-1/2 storey Georgian home at 8 Church Street, there are no elements of historic value worthy of preservation.



ADDENDUM NO. 1

HERITAGE IMPACT REPORT FOR

Proposed Development at Major MacKenzie Drive and Keele Street

Vaughan, Ontario

10 CHURCH STREET

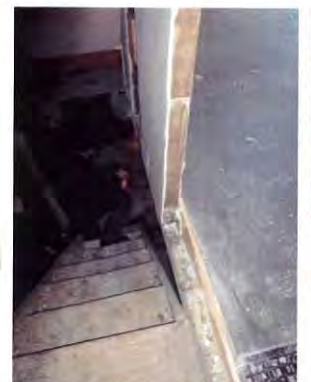
This 1-1/2 storey home has a sloped shed roof enclosing a verandah at the front. Exterior cladding is dark gray shingles. The main roof is asphalt shingles. The original foundation is fieldstone. Parging has been added along the west side of the foundation. The home is in need of serious repair: a plastic sheet covers the roof of the verandah to stop water from entering. Aluminum awnings have been added to the front of the enclosed porch. The verandah floor is not level and piers need to be straightened. The house is modest and does not contain historical features worth retaining.

Overall this house is in poor condition and has been neglected. The age of the house is not known.

Exterior wall finishes and roofing are not original and are in very poor condition.

The residence includes no components of significant interest.

On review of the 1-1/2 storey home at 10 Church Street, there are no elements of historic value worthy of preservation.



ADDENDUM NO. 1

HERITAGE IMPACT REPORT FOR

Proposed Development at Major MacKenzie Drive and Keele Street

Vaughan, Ontario

2273 MAJOR MACKENZIE DRIVE

The existing house is a 1-1/2 storey rectangular building constructed around 1880 with red-brown brick facade and simple punched window openings. Front and rear brick chimneys are present. A sloped shed roof at the front (north) side shelters a wooden verandah enclosed with wood lattice panels. The brick seems to be in good condition with some settlement cracking on the east and west sides of the building and a damaged arch at the west side window.

Overall this house is in fair condition. Exterior brickwork and detailing is typical of the age of the house and construction and is generally in good condition with the exception of cracking as noted above, but has no attributes of major significance.

Roofing materials are not original and are in very poor condition.

There are some minor interior and exterior elements somewhat worthy of salvaging, but generally the residence includes no elements of significant interest or heritage value.

On review of the 1-1/2 storey brick home at 2273 Major Mackenzie Drive, there are no elements of historic value worthy of preservation.



ADDENDUM NO. 1

HERITAGE IMPACT REPORT FOR

Proposed Development at Major MacKenzie Drive and Keele Street

Vaughan, Ontario

4.0 CONCLUSION


Further to our original report dated May 4, 2012, BBA and Martindale Planning visited the subject properties on March 8, 2013 to complete a follow up assessment of the four houses identified above including interior elements which were inaccessible at the time of our original review. While there may exist some limited opportunities for salvage, reclamation and recycling of some minor interior elements of these houses, it is our opinion that each house has undergone significant alteration over the years and that none of these house retain significant amounts of original design and character and that there is nothing of any historic relevance or significance in these houses worthy of preservation.

Respectfully submitted,

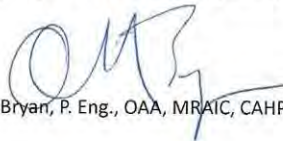
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/gs



D.L. Bryan, P. Eng., OAA, MRAIC, CAHP

*Structural Assessment
Goldpark Woodbridge Inc.
Vaughan, ON*

3. OBSERVATIONS AND ASSESSMENT/ LONGTERM STABILITY AND REPAIRS VIABILITY IMPACT

8 CHURCH STREET

ELEMENT	OBSERVATION	ASSESSMENT
FOUNDATION	<p>The building is founded on lime stones with cement mortar. The front porch having precast block masonry foundation, and noted with vertical crack at the wall joint (Photo#1).</p> <p>The foundation wall was noticed with deterioration of mortar joints. At some locations these deterioration was noted with cracks. (Photos # 1 to 3).</p>	<p>Absence of proper protection of the foundation wall and periodic freezing thawing of the joints has caused deterioration of the masonry joints. The crack on front porch foundation wall is evidence of settlement of the foundation. The deteriorations with cracks in the mortar joints lead to the penetration of water in to building interiors. The penetration of water in to the building interiors and in the basement has accelerated the degradation of the wooden structure, and dampness also enhances the growth of mold.</p>
OUTSIDE CLADDING AND EXTERIOR	<p>The exterior cladding of the building is made up of wooden siding. The siding shows varied degree of weathering.</p> <p>The backing plywood of siding was noted with severe weathering. (Photo# 4). The siding cracked at various locations. The trim joints, edges and corners were missing caulking and sealing.</p> <p>The fascia, doors/ windows, edges and corners of the eaves are noticed with extensive weathering.</p>	<p>The weathering of various elements attributes to the lack of proper protection, and exposure to weather condition has deteriorated with age.</p>

*Structural Assessment
Goldpark Woodbridge Inc.
Vaughan, ON*

ROOF STRUCTURE	<p>The roof is a standard asphalt shingle roof. Where visible the roof shows signs of weathering and edges and corners of the shingles warped and cracked. The valleys and hip joints caulking is cracked and was noticed with gaps. The state of roof leads to the water penetration and was noticed in the form of water marks in the ceiling of the second floor.</p>	<p>The roof appears to be at the end of service life, and is failing. The ceiling was noticed with cracks and watermarks attributes to the movement of the roof supports and ceiling joists.</p>
BUILDING INTERIORS	<p>The floor was uneven at some locations, wall and ceiling was noticed with cracks on the main floor (Please refer Photo # 7) and second floor. The ceiling of second floor was noticed with cracks and marks and stains of water leakage (Photo #6). The building interior was recorded with cracks which is evident of settlement/movement of the supporting framing system.</p> <p>Extent and type of insulation and presence of vapour barrier was unknown.</p> <p>The wooden stairs leading to basement was narrow.</p>	<p>The penetration of moisture has caused damage to the wall covering and suspected of presence of varied degrees of mold.</p>
BUILDING STRUCTURE	<p>The building comprises of wooden frame structure.</p> <p>The floor joists were supported on the foundation wall without wall plate. The floor joist noticed without bridging/strapping.</p> <p>The building has a front entrance porch. The porch was supported on 2"X4" vertical stud member on each side. The beam supporting the front roof structure is failing given the visual sag at the midpoint of the beam. (Please refer Photo #4) The supporting</p>	<p>The vertical support of the porch is undersized for the roof load supported on it. The improper support has caused the sag of the header supporting the load and caused settlement of the porch roof structure.</p> <p>The wooden elements of the stairs was rotten and missing support at the sides and at the bottom and was noted failing.</p>

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	<p>beam was noted with cracks in the middle. There a joint noted in the vicinity of the center of the header.</p> <p>The building interior (walls and ceiling) was noted with cracks.</p> <p>The wooden stair leading to basement was not properly supported.</p>	<p>The wooden structure where missing covering shows the evidence of degradation.</p> <p>The cracks on the walls and ceiling representative of the settlement and movement of the wooden frame structure.</p>
BASEMENT	<p>The basement head room was measured 1.60m from the lowest member in the basement.</p> <p>The Basement was unfinished. There was a hole on one of the interior wall. The hole was cut through the wall to facilitate a heating duct in the past, to carry heat to the crawl space located under the floor. The hole was not properly supported. The basement was noticed with water leakage in the corners.</p>	<p>The basement ceiling height from the lowest member/head room does not meets the current Building code requirements.</p>

Summary and conclusion: The current conditions of the materials that are integral components of this structure have been affected by varied degree of exposure and subjected to ongoing deterioration over the years in absence of proper protection.

This has exposed the building to continuous cycles of weathering and degradation. There is widespread moisture infiltration in to the building, and the building envelope of the structures has been compromised due to combination of all of the above.

The structural properties of the various load bearing components of the building have been compromised, this has been further evidenced by the movement and settlement of frame structure of the building.

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10 CHURCH STREET

ELEMENT	OBSERVATION	ASSESSMENT
FOUNDATION	<p>The building is founded on precast block masonry. The block masonry was noted fair to poor condition, and was noted with steeped cracks on the east face of the wall. (Photo # 9). The portion of the building on the north west side appears to have been added on to the original structure and was constructed at a lower level. The foundation wall away from the rest of the wall of the building (Photo # 10).</p>	<p>In absence of proper protection of the foundation wall, periodic freezing thawing of the joints has caused deterioration of these joints. The deteriorations resulted in to the cracks leads to penetration of water in to the building interior which include the wood frame of the building, and was inferred to be source of dampness in the basement.</p> <p>The presence of moisture has accelerated further degradation of the wooden structure. The stepped cracking appeared to be representative of the foundation movement/settlement.</p>
OUTSIDE CLADDING AND EXTERIOR	<p>The exterior cladding of the building is made up of having wooden and asphalt shingles siding. The siding shows varied degree of weathering. The asphalt siding cracked, warped and deteriorated.</p> <p>The wooden supports under the entrance steps were missing, and the wooden boards and other component were showing signs of deterioration. The siding details near the grade were improperly installed and were noticed with no flashing/insulation.</p>	<p>The weathering of cladding attributes to aging of the structure, and having been exposed to the elements over a long period of time is failing and is beyond its service life</p>

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	The condition of the wooden sidings, wooden support, and wooden floor plank deteriorated.	
ROOF STRUCTURE	The roof structure is a standard asphalt shingle roof. The roof shows signs of weathering and edges and corners of the shingles warped and cracked. The valleys and hip joints are missing caulking.	The ceiling was noticed with cracks and watermarks attributes movement of the roof rafters and ceiling joists. The degree of water staining is evidence that the asphalt shingles are beyond their service life.
BUILDING INTERIORS	<p>The Main floor level was uneven; the ceiling of main floor was noted with gap in the corner of the wall. The second floor ceiling was noticed with stains of water leakage, and cracks.</p> <p>The floor was uneven at some locations, wall and ceiling was noticed with some cracks on the main floor and second floor. The ceiling of second floor was noticed with cracks and marks and stains of water leakage. The building interior was recorded with cracks which is evident of settlement/movement of the supporting framing system.</p> <p>The wall covering at the wall and ceiling was noticed with holes, cracks and gaps at the joints of walls, and wall and ceiling (Photo# 12, 13 and 14). Extent and type of insulation and presence of vapour barrier was unknown. The wooden stairs leading to basement was narrow.</p>	The ingress of moisture has caused damage to the wall covering and suspected of presence of varied degrees of mold.
BUILDING STRUCTURE	The building comprises of wooden frame structure.	The cracks in the wall and ceiling attributes to the

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	<p>The building interior (walls and ceiling) was noted with cracks which is evident of settlement/movement of the supporting framing system. The wooden stair leading to basement was not properly supported. Photo # 11 (Improper floor support).</p> <p>The wooden structure shows the signs of degradation.</p>	<p>settlement/movement of the support structure, ceiling joist and or rafter. The wooden elements of the stairs was rotten and missing support at the sides and at the bottom and was noted failing.</p> <p>The integrity of frame structure has been compromised. The evidence of settlements and movement with cracks, gaps on walls, cracks on ceiling, presence of moisture with the degradation of the supporting shows that the various structure elements are failing.</p>
BASEMENT	<p>The basement stairs were not properly supported. The vertical clearance from lowest member (head room) was 1.70 m and the floor was unfinished. The floor joist was indicative of the degradation of the wood due to presence of moisture. At the time of visit the basement was noticed very damp. There was a circular wooden support with top wooden plate was found in the middle of the basement supporting the middle floor joist. The wooden support did not appear to be part of the original structure, was added at a later date.</p>	<p>The basement ceiling height from the lowest member/head room does not meets the current Building code requirements.</p>

Summary and conclusion: The current conditions of the materials that are integral components of this structure have been affected by exposure and ongoing deterioration. The building was observed with improper protection and having various level of exposure. The widespread moisture infiltration in to the building and in the building envelope has accelerated the degradation and deterioration of the wood frame structure.

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Vaughan, ON*

9964 KEELE STREET

ELEMENT	OBSERVATION	ASSESSMENT
FOUNDATION	<p>The limestone foundation generally appears to be in fair to poor condition where visible. The mortar at some locations on the north side, east side and south side shows sign of deterioration, with some cracks. Please refer Photo # 16 and 17.</p> <p>The lime stones are quarry dressed and being installed as per the available plane surface with cement mortar.</p>	<p>In absence of proper protection of the foundation wall, periodic freezing thawing of the joints has caused deterioration of these joints. The deteriorations resulted in to the cracks leading to penetration of water in to building.</p>
OUTSIDE CLADDING AND EXTERIOR	<p>The exterior cladding of the building is made up of wooden siding. The siding shows varied degree of weathering, and aging. The west portion of the wall was noticed having black covering other than sidings.</p> <p>A chimney comprised of brick masonry formed part of the structure. The chimney was shifting away from the wall and was leaning, and was determined to be in poor condition. (Please refer Photo #15) The masonry of the chimney was noticed with open mortar joints at some locations.</p> <p>The trim joints, edges and corners were noticed missing caulking and sealing.</p>	<p>The weathering of wooden siding was due to aging and loss of coating. The siding was exposed to cycles of weathering and deteriorated due to improper protection.</p>
ROOF STRUCTURE	<p>The roof structure is a standard asphalt shingle roof. The roof shows signs of weathering. The edges and corners of the shingles are warped and cracked. The valleys and hip joints are missing caulking</p>	<p>In absence of proper protections of the joints, the roof structure has caused penetration of water in to the interiors of the roof structure.</p>

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BUILDING INTERIORS	<p>The main floor ceiling was noticed with some cracks, second floor ceiling, walls noticed with water leakage marks, cracks. The cracks in the wall near ceiling and wall at some locations were evident of some settlement / movement of the stud wall framing of the building.</p> <p>The building interior was recorded with cracks which is evident of settlement/movement of the supporting framing system.</p> <p>The wall covering at the wall and ceiling was noticed with holes, cracks and gaps at the joints of walls, and wall and ceiling.</p> <p>Extent and type of insulation and presence of vapour barrier unknown.</p> <p>The wooden stairs leading to basement was narrow.</p>	<p>The penetration of moisture has caused damage to the wall covering and suspected of presence of varied degrees of mold.</p>
BUILDING STRUCTURE	<p>The building comprises of wood frame structure.</p> <p>The building interior (walls and ceiling) was noted with cracks which is evident of settlement/movement of the supporting framing system</p> <p>The wooden stair leading to basement was not properly supported.</p> <p>The floor joist was supported directly on the foundation wall, and there was no bearing plate on the wall.</p>	<p>The wood frame, where exposed shows evidence of degradation.</p> <p>The chimney is structurally unstable. The settlements and movement reflected in form of cracks, gaps on walls and ceiling, together with the presence of moisture; and the degradation of various members shows that the various structural elements are failing. The integrity of the frame structure has been compromised.</p>

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BASEMENT	<p>The basement was noticed with water leakage. The floor joist was supported directly on the foundation wall, and there was no bearing plate on the wall.</p> <p>The basement was unfinished and having lower head room, was measured 1.58m from the lowest member of the floor joist.</p>	<p>The basement head room does not meets the current Building code requirements.</p>
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Summary and conclusion: The deterioration of the foundation with cracking mortar joints evidence of the progressive stressing of the stone masonry. The further deterioration of the mortar joints appears to be caused by accumulation of water and freezing condition of the water detrimental to the integrity of this mortar and causes further deterioration in absence of effective protection.

There is widespread moisture infiltration in to the building, and the building envelope of the structures has been compromised. The cracks in the wall and ceiling evidence of movements of the frame structure, and appeared to be in progression.

The structural properties of the various load bearing components of the building have been compromised.

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2273 MAJOR MACKENZIE DRIVE

ELEMENT	OBSERVATION	ASSESSMENT
FOUNDATION	The limestone foundation generally appears to be in fair condition where visible. Some patch repairs were noted at some locations of the east and west side on the wall.	The deteriorations resulted in to the cracks leads to penetration of water in to building interiors which include the frame structure components and source of dampness in the basement. The presence of moisture has accelerated further degradation of the wooden structure.
OUTSIDE CLADDING AND EXTERIOR	<p>The building having brick masonry cladding.</p> <p>The masonry cladding was noticed with cracks above the sill and head locations of the windows on east and west side of the building (Please see the photo#20). The masonry was also noted with step cracking at some locations (Please refer photo # 23, 25, and 27). These steps cracking were re pointed at some spots (Photo # 24). These cracks were noticed on east and west face of the building at various locations of the masonry cladding.</p> <p>There was wooden storage sheds located in the rear on the east side of the building.</p> <p>The wooden support structure of the shed was observed rotten, decayed and was showing signs of extensive weathering. These sheds are safety hazards and should be demolished. (Photo # 28 and 29)</p>	Cracks on east and west face of the building at various location representatives of settlement of the support structure of the masonry cladding. The stepped cracking within the masonry wall had been re-pointed in some location and continued cracking was evidence of the brick cladding failing.
ROOF STRUCTURE	The roof structure is a standard	In absence of proper

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	asphalt shingle roof. The roof shows signs of weathering and edges and corners of the shingles warped and cracked. The valleys and hip joints are missing caulking	protections of the joints the water has penetrated in to the interiors of the roof structure. The ingress of water has caused varied degree of deterioration of wooden members of the roof structure and ceiling structure.
BUILDING INTERIORS	<p>The floor plank of the entrance porch was noticed loose, and having signs of weathering and were deteriorated at some locations. The rear porch was noticed with settlement. The wooden members of the porch having varied degree of deterioration,</p> <p>The main floor was floor was uneven at some locations, wall and ceiling was noticed with cracks on the main floor and second floor. The ceiling of second floor was noticed with cracks and marks and stains of water leakage. The building interior was recorded with cracks which is evident of settlement/movement of the supporting framing system.</p> <p>The wall covering at the wall and ceiling was noticed with holes, cracks and gaps at the joints of walls, and wall and ceiling.</p> <p>Extent and type of insulation and presence of vapour barrier was unknown. The wooden stairs leading to basement was narrow.</p>	The ingress of moisture has caused damage to the wall covering and suspected of presence of varied degrees of moulds.
BUILDING STRUCTURE	<p>The building comprises of wooden frame structure.</p> <p>The building interior (walls and ceiling) was noted with cracks which is evident of settlement/movement of</p>	The wooden elements of the stairs were rotten and missing support at the sides and at the bottom and was noted failing. The wooden structure, where exposed, shows evidence of

**Structural Assessment
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	<p>the supporting framing system</p> <p>The wooden stair leading to basement was not properly supported, and steps and stringers supporting the steps were rotten showing deterioration.</p> <p>The floor joist was supported on wall and there was no bearing plate. The floor joists was noticed having 2"x10" in size with unsupported span of 20'-00".</p> <p>There was a masonry block 2'-0" x2'-0" was noticed supporting some of the floor joist in the vicinity of a round wooden column, and did not appear to be part of the original structure. The round support appeared to be in weathered state, and was noticed rotten at the bottom (near floor, Refer Photo No. 19). The new block masonry support was appeared to be in support of the weathered wooden support.</p>	<p>degradation.</p> <p>The floor system in the basement does not meet the current building code requirements.</p> <p>The cracks on masonry cladding were in progression at certain locations. These cracks were re pointed at various locations.</p> <p>The location and pattern of cracks in the masonry cladding is evidence of failing cladding.</p>
BASEMENT	<p>The stairs of the basement was narrow. The head room of the basement was 1.20m measured at the lowest support member.</p> <p>The basement was not finished and was wet. South east corner of the basement was noticed having water leakage. (Refer photo # 20)</p>	<p>The moisture penetration and lack of proper protection was detrimental to the various structural elements.</p> <p>The basement head room does not meets the current Building code requirements.</p>

Summary and conclusion: The structural integrity of the structural system has been compromised due to failing masonry cladding, cracks on foundation wall at some location, presence of wet spots in the masonry cladding, improper floor construction, and infiltration/penetration of moisture.

The varied degree of degradation and weathering of the wood frame structure over the years reduced the structural capacity of the structure.

5. RECOMMENDATIONS

**Structural Assessment
Goldpark Woodbridge Inc.
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Based on the state of the structural support system and various defects observed at each building, to upgrade building will not be viable, and will not add any value to these buildings. The damage of the structural components and the materials used are too far deteriorated that any attempt to repair will not add to their service life. These buildings are constructed of standard wood frame construction. Wood properties will degrade under cyclic wet and dry conditions. These building have been noticed with moisture penetration, and having absence of effective and proper protection.

The structural system of the building has been compromised due to material defects resulted due to various degrees of exposure, degradations, loading and age of the structure and the resulting settlement /movement of the various components which has been accumulated since the original construction.

These buildings are not fit for continuous human occupancy, and long term use. The repairs will not add/replace the structural properties to the various failing components. These buildings should be demolished.



Ilyas Siddiqui, P. Eng.
Structural Engineer and Project Manager

CANTECH SERVICES LIMITED

VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 9964 Keele Street

COMMON NAME OF BUILDING/STRUCTURE:

BLOCK: CONCESSION: 4 LOT: Part Lot 20

COMMUNITY: Maple, ON

Date: July 20/12 Update May 2013
Staff: C. Nin Hernandez and D. Rende



Yes	No X
X	Included in the City of Vaughan Heritage Inventory
X	Included in the City of Vaughan Listing of Buildings of Architectural and Historical Value
X	Designated under Part IV of the Ontario Heritage Act
X	Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

TOTAL GRADING: 57

GROUP: C

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

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 profile, 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. VG-Good example of its style with little to no changes to the structure. G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building) F/P- Style is not evident or considered a good example.	E - 20 <u>VG -15</u> G- 8 F/P - 0	<ul style="list-style-type: none"> ▪ L-shaped Victorian w/modest Queen Anne influence. Two storey single detached house. ▪ Built in 1890 with rear kitchen tail could be part of earlier structure. ▪ Aluminum cladding has been installed on top of original wood cladding. ▪ Original form intact, typical front veranda not present. ▪ Original windows have been changed, though a few key ones remain, although retains original window openings in most cases. ▪ Original window with storm window in large living room fronting on Keele. ▪ Interior wood trim (tall profiled baseboard, extra wide window casement and unique apron design with thick half rounded edge window stool) still present in living room and most selected rooms in the house. ▪ One of few surviving wood framed and clad L-shaped Victorian in the HCD, with unique front bay projection spanning two levels). ▪ Kitchen tail is likely older than front portion of home.

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. VG- <u>Good</u> or early example of its construction method. G/F- Good to fair example of its construction method. P- Construction method is not significant in nature nor is it of particular interest.	E - 10 <u>VG - 8</u> G/F- 5 P- 0	<ul style="list-style-type: none"> ▪ Fieldstone foundation. ▪ Only surviving wood framed and clad L-shaped Victorian in the HCD with unique 2 storey front bay projection, at front bay. ▪ 1936 FI Map shows it as a frame and wood clad dwelling ▪ Interior walls are plaster on sawn lath (approx. 1.5" thick lath strips). ▪ Kitchen tail could be older than front portion. It was not uncommon practice in older days to reuse an older structure as a kitchen tail, and add a larger improved one at the front. Although the wall thickness does not suggest log construction, it may be timber frame or early balloon frame. ▪ South facade, corner of kitchen tail and main portion of house, there is the profile cut out on the aluminum siding, of a covered structure; possible indication of a mid century retrofitted third entrance, possibly to make the room upstairs from the kitchen a separate unit that was later closed up. The entrance, of smaller than standard dimensions, is blocked from the inside as well. ▪ Main portion of house: Balloon frame construction is expected although not visible. ▪ Very tall and higher-end interior baseboards and unique window apron design at main room. ▪ Orig. front door with glass inserts and applied decorative woodwork. ▪ 1936 Fire Insurance map ID construction as wood with "tar and gravel" composition" roofing cladding material.

AGE	EVALUATION CRITERIA	GRADING	COMMENTS														
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820. VG- Built between dates 1821-1910. G- Built between dates 1911-1939. F/P- Built since 1940.	E - 5 VG - 3 G- 2 F/P - 0	Built c. 1890 with older kitchen tail c. 1860.														
INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS														
Integrity of interior arrangement, finish, craftsmanship, and/or detail is 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	Original trim and hardware, found throughout with some exceptions, dating to early part of 20 th century.														
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) 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) P- Original exterior character destroyed. (0-30% intact)	E - 20 G- 15 F- 8 P - 0	<table border="1"> <thead> <tr> <th>Category</th><th>Percentage</th></tr> </thead> <tbody> <tr> <td>Original Exterior Siding % ext'd</td><td>18 (likely underneath)</td></tr> <tr> <td>Windows/doors %</td><td>25 (orig location and size, two orig and orig front door)</td></tr> <tr> <td>Verandahs/trim %</td><td>15</td></tr> <tr> <td>Foundation/location %</td><td>10</td></tr> <tr> <td>Structural Plan (no modern or unsympathetic additions)%</td><td>10</td></tr> <tr> <td>TOTAL %</td><td>73</td></tr> </tbody> </table> <p>Note: No change in roof line.</p>	Category	Percentage	Original Exterior Siding % ext'd	18 (likely underneath)	Windows/doors %	25 (orig location and size, two orig and orig front door)	Verandahs/trim %	15	Foundation/location %	10	Structural Plan (no modern or unsympathetic additions)%	10	TOTAL %	73
Category	Percentage																
Original Exterior Siding % ext'd	18 (likely underneath)																
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Verandahs/trim %	15																
Foundation/location %	10																
Structural Plan (no modern or unsympathetic additions)%	10																
TOTAL %	73																
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) S- Somewhat good structural condition. (Minor/little evidence of decay) F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P- Poor structural condition. (Significant/considerable evidence of decay.)	G- 20 S - 15 F- 10 P- 0	Basement / cellar had water damage. Second floor and walls had water damage. Condition had deteriorated between 2 site visits (March 2013 and July 2012) Also noted minor floor depressions, minor wall cracks.														
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)

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 members 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.) F/P- Site, structure, has no significance to Vaughan's history.	E- 5 VG- 3 M- 2 F/P- 0	Starting in 1836, Lot 20 Concession 4 was sold and subdivided with Adam Rupert purchasing the eastern quarter, totaling 50 acres, from King's College. He sold 49 acres to John Rupert and the remaining acre to Joseph Noble. Throughout 1855 and 1856, John Rupert subdivided his 49 acres further and sold off pieces to Samuel Blake, Jacob Cober, Thomas Whitty, Jacob P. Rupert, James Shuter, Peter Rupert, and William H. Dyer. In 1848, the community now known as Maple was called Rupertsville. Its founding families included the Ruperts, the two Noble families, the James Woods family, and the Olivers (P. 110 Reeman). Sarah Noble, of the Noble family, would go on to give birth to Lord Beaverbrook, born Max Aikens (Reeman, p. 145). It is known that in 1910, Leeds Richardson resided in the property although it is unclear how long he lived there. Born in 1846, approximately Richardson was a harness maker and marriage license draftsman who was married to Mary. In 1936, 9964 Keele Street was the home of Gavin J. Lawrie and his wife Margaret. Gavin was likely the son of Arthur Lawrie and the grandson of Guy Lawrie. Guy and Arthur Lawrie ran a funeral home, originally run by Mr. Knight in the Emery Mathewson house.

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. 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).	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape. 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). 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) 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.	E – 15 <u>VG – 10</u> G – 8 F/P – 0	The building is part of the original streetscape, however many windows have been changed, the original cladding has been covered. The original form of the house has been unaltered, except for a small front entrance vestibule.

PHOTOS



Entrance Room

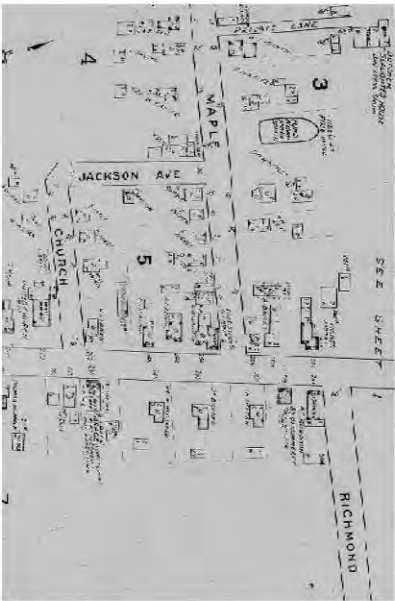


Kitchen



Main Room





March 2013 Update



Built Heritage Evaluation Form -

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VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 8 Church Street

COMMON NAME OF BUILDING/STRUCTURE:

BLOCK: CONCESSION: 4 LOT: Part Lot 20

COMMUNITY: Maple, ON

Date: July 20/12 Updated May 2013
Staff: C. Nin Hernandez and Daniel Rende



TOTAL GRADING: 71

GROUP: B

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

Yes	No X
X	Included in the City of Vaughan Heritage Inventory
X	Included in the City of Vaughan <i>Listing of Buildings of Architectural and Historical Value</i>
X	Designated under Part IV of the Ontario Heritage Act
X	Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

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. VG-Good example of its style with little to no changes to the structure G-Good to fair example of its style (e.g., style evident in structure, however changes have occurred to building). F/P- Style is not evident or considered a good example.	E - 20 <u>VG -15</u> G- 8 F/P - 0	<ul style="list-style-type: none"> Georgian house, T-plan w/ kitchen addition, one and half single detached house. Built c. 1860 Original wood cladding. Original form intact Front porch roof and foundation are recent but sympathetic. Chamfered posts are sympathetic in material and style (chamfered posts were removed and roof vandalized) Windows are sympathetic 2 over 2 pane wood windows, from end of 19th, early 20th century. Interior moldings still present in living room and most selected rooms in the house. Original interior layout almost intact: orig. stairs, bathrooms added Soffits are finished with wood boards and fascias return in typical Georgian/New-classical style.

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. VG- <u>Good</u> or early example of its construction method. G/F- Good to fair example of its construction method. P- Construction method is not significant in nature nor is it of particular interest.	E - 10 <u>VG - 8</u> G/F - 5 P - 0	<ul style="list-style-type: none"> It dates back to 1860, when the Village was first established. Exterior front door surround is neo-classical, with tapered pilasters, Tuscan capitals and classical entablature. All windows have original wood surrounds and wood sills. Home is painted white, giving it a sympathetic look to original lime wash paints. Original wood cladding with flat narrow corner boards.

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820. VG- Built between dates 1821-1910. G- Built between dates 1911-1939. F/P- Built since 1940.	E - 5 <u>VG - 3</u> G- 2 F/P - 0	Built c. 1860. It is one of the earliest structures in Maple.

INTERIOR		EVALUATION CRITERIA	GRADING	COMMENTS														
Integrity of interior arrangement, finish, craftsmanship, and/or detail is particularly attractive or unique and/or still exists.		E- Excellent interior (80-100%intact). VG- Very good interior (70-79% intact). G- Good interior (50-59% intact). F/P- Fair or poor (0-49% intact).	E - 5 VG - 3 G- 2 F/P - 0	<ul style="list-style-type: none">Original trim and stair railings. These still have rectangular head, likely machine cut, made nails holding it in place. Found in mid 19th century buildings.Upper level interior doors have cast iron door latch hardware. (First patented in 1840*, then the exterior cast iron box and in 1887, there was a patent for a lock system internally mounted within the door*).Interior moldings still present in living room and most selected rooms in the house.Original interior layout almost intact: org. stairs, bathrooms addedTail completely redone as kitchen; finishes date to 1970-80's.														
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) 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) P- Original exterior character destroyed. (0-30% intact)	E - 20 G- 15 F- 8 P - 0	<table><tr><th>Category</th><th>Percentage</th></tr><tr><td>Original Exterior Siding %</td><td>20</td></tr><tr><td>Windows/doors %</td><td>25 (org location and size and two org- door is late 20th c)</td></tr><tr><td>Verandahs/trim %</td><td>14 (porch damaged)</td></tr><tr><td>Foundation/location %</td><td>10</td></tr><tr><td>Structural Plan (no modern or unsympathetic additions)%</td><td>10</td></tr><tr><td>TOTAL %</td><td>79</td></tr></table>	Category	Percentage	Original Exterior Siding %	20	Windows/doors %	25 (org location and size and two org- door is late 20 th c)	Verandahs/trim %	14 (porch damaged)	Foundation/location %	10	Structural Plan (no modern or unsympathetic additions)%	10	TOTAL %	79
Category	Percentage																	
Original Exterior Siding %	20																	
Windows/doors %	25 (org location and size and two org- door is late 20 th c)																	
Verandahs/trim %	14 (porch damaged)																	
Foundation/location %	10																	
Structural Plan (no modern or unsympathetic additions)%	10																	
TOTAL %	79																	
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) S- Somewhat good structural condition. (Minor/little evidence of decay) F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P- Poor structural condition. (Significant/considerable evidence of decay.)	G- 20 S - 15 F- 10 P- 0	<ul style="list-style-type: none">From the list the following were perceivable: water damage on the second floor bedroom ceilings, from water penetration due to poor water moisture barrier on roof deck, rotting wooden joists in basementFoundation is rubble stone, lime washed in the interior (typical) in good condition.Cracking in porch foundation, though this is recent concrete block, and porch vandalized.														
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)																		

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.	<p>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.)</p> <p>VG- Individual, group, event or site of some significance to the surrounding community. (Owner/family was long-standing member/s of community.)</p> <p>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.)</p> <p>F/P- Site, structure, has no significance to Vaughan's history.</p>	<p>E- 5</p> <p><u>VG- 3</u></p> <p>M- 2</p> <p>F/P- 0</p>	<p>Starting in 1836, Lot 20 Concession 4 was sold and subdivided with Adam Rupert purchasing the eastern quarter, totaling 50 acres, from King's College. He sold 49 acres to John Rupert and the remaining acre to Joseph Noble. Throughout 1855 and 1856, John Rupert subdivided his 49 acres further and sold off pieces to Samuel Blake, Jacob Cober, Thomas Whitty, Jacob P. Rupert, James Shuter, Peter Rupert, and William H. Dyer.</p> <p>In 1848, the community now known as Maple was called Rupertsville. Its founding families included the Ruperts, the two Noble families, the James Woods family, and the Olivers (p. 110 Reaman). Sarah Noble, of the Noble family, would go on to give birth to Lord Beaverbrook, born Max Aitken (Reaman, p. 145).</p> <p>It is unclear how the residence found itself in the possession of John Hannah, but in 1893, Hannah sold the house to Andrew Duffy. Duffy was a 35 year old farmer and was married to Sarah, age 30. Duffy lived there until at least 1904 and possibly longer. There is a large gap in records currently available in the archives, but according to Fire Insurance maps, it is known that in 1936, Miss Morris, a schoolteacher, resided there.</p>

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 building is part of the original streetscape and it is important in setting the tranquil village-residential nature of Church Street. This home and the one across the street at 11 Church Street, recently restored, make up a complementary pair in maintaining the unique village residential character of Church Street. Church Street and Jackson Streets are the only two original streets in Maple, which have been characterized by mostly single family residential structures, since the Village beginnings in the 1850's, in the 1850's the developed land was 1 property deep and the remainder land to the south and west was farmland. The crossroads of Jackson and Church marked the western edge of the village. (See Fire Insurance Map 1936). Church Street is the only original remaining residential street within the Heritage Conservation District that still contains heritage buildings on both sides of it. The village residential character of Church Street adds Cultural value to the Heritage District, as more than a cross roads of commercial streets (Major Mackenzie and Keele). It is representative of the residential aspect of the original Village Core.
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 G-8 F/P-0	
	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)		
	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.		

PHOTOS



Basement



Main Room



Built Heritage Evaluation Form –

Kitchen

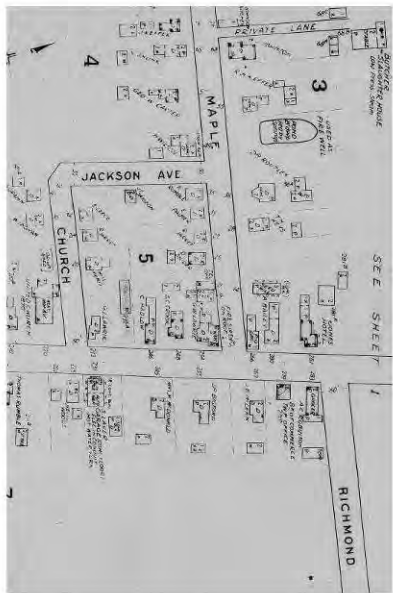


2nd Floor





Built Heritage Evaluation Form –



March 2013 Update photos



Built Heritage Evaluation Form –



Built Heritage Evaluation Form –

VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 10 Church Street

COMMON NAME OF BUILDING/STRUCTURE:

BLOCK: CONCESSION: 4 LOT: Part Lot 20

COMMUNITY: Maple, ON

Date: July 20/12 Update May/13
Staff: C. Nin Hernandez and D. Rende



Yes	No X
X	Included in the City of Vaughan Heritage Inventory
	Included in the City of Vaughan <i>Listing of Buildings of Architectural and Historical Value</i>
	X Designated under Part IV of the Ontario Heritage Act
X	Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

TOTAL GRADING: 54

GROUP: C

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

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. VG-Good example of its style with little to no changes to the structure. G-Good to fair example of its style (e.g., style evident in structure, however changes have occurred to building). F/P-Style is not evident or considered a good example.	E-20 VG-15 G-8 F/P-0	<ul style="list-style-type: none"> Vernacular Homestead, one and half single detached house. Built c.1900 Insul brick, dark grey, with wood trim (corner, base, soffit, fascia, etc.). Original form intact, rectangular footprint with rear rectangular kitchen addition. Poured concrete foundation. Front porch roof structure is lean-to style, same cladding as rest of house. The porch was enclosed later in the 20th century. Space between 3 original square wood posts, while have been filled to enclosed porch structure, but still visible. Chattered posts are sympathetic in material and style. Windows are sympathetic 2 over 2 pane wood windows, from end of 19th, early 20th century. Two front windows are 1 over 1 style. Some interior baseboards and door trim are still present (flat stock with quarter round, white). Original interior layout intact: upstairs, orig. stairs, bedrooms added Main level (downstairs) original layout has been altered. Original detached exterior storage/garage.

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. VG-Good or early example of its construction method. G/F-Good to fair example of its construction method. P-Construction method is not significant in nature nor is it of particular interest.	E-10 VG-8 G/F-5 P-0	<ul style="list-style-type: none"> It dates back to 1900, conc. Foundation appears to be original. All windows have original wood surrounds and wood sills. Poured concrete foundation: coarse aggregate, horizontal plank formwork imprint. Concrete in north America was known as early as 1853, Orson Fowler's "grave" wall" in "A Home For All, or The Grave Wall and Octagon Mode of Building" Thomas Edison 1908 (wood formwork). 1870's First reinforced concrete house in US, Ward House, NY 1900 basic cement tests were standardized. 1903 first concrete high-rise built in Cincinnati, OH. ("The History of Concrete", University of Illinois).

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820. VG- Built between dates 1821-1910. G- Built between dates 1911-1939. F/P- Built since 1940.	E-5 VG-3 G-2 F/P-0	Built c. 1904. (Inventory notes it as c. 1880)

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS														
<p>Integrity of interior arrangement, finish, craftsmanship, and/or detail is particularly attractive or unique and/or still exists.</p>	<p>E- Excellent interior (80-100% intact).</p> <p>VG- Very good interior (70-79% intact).</p> <p>G- Good interior (50-69% intact).</p> <p>F/P- Fair or poor (0-49% intact).</p>	<p>E - 5</p> <p>VG - 3</p> <p>G- 2</p> <p>F/P - 0</p>	<p>Some original trim including some of the main door between living room area and what perhaps used to be a family room.</p>														
ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS														
<p>Building has undergone minor exterior alterations, and retains most of its original materials and design features.</p> <p>Checklist includes:</p> <p>Original Exterior Siding 20%</p> <p>Windows/doors 30%</p> <p>Verandas/trim 30%</p> <p>Foundation/location 10%</p> <p>Structural Plan (no modern or unsympathetic additions) 10%</p>	<p>E- Exterior of building is unchanged. (90-100% intact)</p> <p>G- Exterior of building has changed somewhat but character retained. (61-89% intact)</p> <p>F- Exterior of building has changed somewhat and original character compromised. (40-60% intact)</p> <p>P- Original exterior character destroyed. (0-30% intact)</p>	<p>E - 20</p> <p>G- 15</p> <p>F- 8</p> <p>P - 0</p>	<table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Original Exterior Siding %</td> <td>15</td> </tr> <tr> <td>Windows/doors %</td> <td>15 (several broken)</td> </tr> <tr> <td>Veranda/trim %</td> <td>20</td> </tr> <tr> <td>Foundation/location %</td> <td>10</td> </tr> <tr> <td>Structural Plan (no modern or unsympathetic additions) %</td> <td>9</td> </tr> <tr> <td>TOTAL %</td> <td>69</td> </tr> </tbody> </table> <p>Note: No change in original form.</p>	Category	Percentage	Original Exterior Siding %	15	Windows/doors %	15 (several broken)	Veranda/trim %	20	Foundation/location %	10	Structural Plan (no modern or unsympathetic additions) %	9	TOTAL %	69
Category	Percentage																
Original Exterior Siding %	15																
Windows/doors %	15 (several broken)																
Veranda/trim %	20																
Foundation/location %	10																
Structural Plan (no modern or unsympathetic additions) %	9																
TOTAL %	69																
CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS														
<p>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)</p> <p>Checklist:</p> <p>Exterior Siding/Gutters (cracks, spalling)</p> <p>Roof/interior Ceiling/Gutters</p> <p>Flooring, unstable, depressions</p> <p>Interior Wall surface, cracks, etc</p> <p>Basement (leaks mold, dry or wet rot on beams)</p>	<p>G- Good structural condition. (No evidence of decay)</p> <p>S- Somewhat good structural condition. (Minor/little evidence of decay)</p> <p>F- Fair structural condition (Some (i.e. 2 from adjacent lots) evidence of decay).</p> <p>P- Poor structural condition. (Significant/considerable evidence of decay.)</p>	<p>G- 20</p> <p>S - 15</p> <p>F- 10</p> <p>P- 0</p>	<ul style="list-style-type: none"> Foundation is coarse aggregate poured concrete. It shows signs of erosion/delaminating due to continuous water absorption into concrete over a long period of time. Interior finishes are in unkept condition. 														

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.	<p>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.)</p> <p>VG- Individual, group, event or site of some significance to the surrounding community. (Owner/family was long-standing members of community.)</p> <p>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.)</p> <p>F/P- Site, structure, has no significance to Vaughan's history.</p>	<p>E- 5</p> <p><u>VG- 3</u></p> <p>M- 2</p> <p>F/P- 0</p>	<p>Starting in 1836, Lot 20 Concession 4 was sold and subdivided with Adam Rupert purchasing the eastern quarter, totaling 50 acres, from King's College. He sold 49 acres to John Rupert and the remaining acre to Joseph Noble. Throughout 1856 and 1856, John Rupert subdivided his 49 acres further and sold off pieces to Samuel Blake, Jacob Cobe, Thomas Winty, Jacob P. Rupert, James Shuter, Peter Rupert, and William H. Dyer.</p> <p>In 1848, the community now known as Maple was called Rupertsville. Its founding families included the Ruperts, the two Noble families, the James Woods family, and the Olivers (p. 110 Reaman). Sarah Noble, of the Noble family, would go on to give birth to Lord Beaverbrook, born Max Aitken (Reaman, p. 145).</p> <p>This house existed prior to 1904, however it is unclear who its first inhabitants were. According to Fire Insurance maps from 1936, however, it is known that R. Jarret owned this property along with 2279 Major Mackenzie, located immediately north.</p>

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	<p>The building is part of the original streetscape at the turn of the century in Maple. Its style is included in the Maple Heritage Conservation District Guidelines as a heritage style. Church Street is the only original remaining residential street within the Heritage Conservation District that still contains heritage buildings on both sides of it, and the only one to be included in its entirety within the District Boundary. The subject building and property is contributing to the tranquil village-residential nature of Church Street. They have always been characterized by mostly single family residential structures, since the Village's beginnings in the 1850's. This home, in particular its style (Vernacular Homestead) is a representative piece in the chronology of development in Maple Village and Church Street.</p> <p>In the 1850's the developed land was 1 property deep and the remainder land to the south and west was farmland. The crossroads of Jackson and Church marked the western edge of the village. (See Fire Insurance Map 1938). The village residential character of Church Street adds Cultural value to the Heritage District, as more than a cross roads of commercial streets (Major Mackenzie and Keele). It is representative of the residential aspect of the original Village Core.</p>
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 G – 8 F/P – 0	
	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.		
	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.		

PHOTOS
Exterior



Basement



Main Room



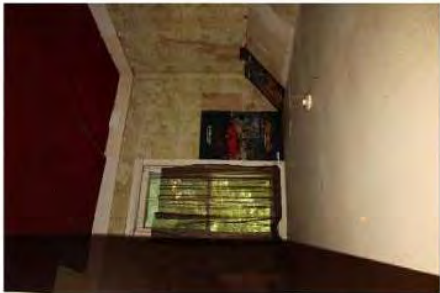
Kitchen



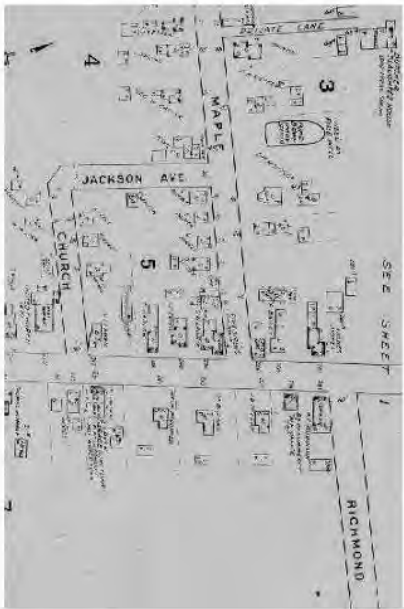
2nd Floor



Built Heritage Evaluation Form –



Built Heritage Evaluation Form –



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March 2013 Update



Built Heritage Evaluation Form -

VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 2285 Major Mackenzie Drive

COMMON NAME OF BUILDING/STRUCTURE: Patterson worker cottages

BLOCK: CONCESSION: 4 LOT: Part Lot 20

COMMUNITY: Maple, ON

Date: July 2012
Staff: C. Nin Hernandez



Yes	No	X
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Included in the City of Vaughan Heritage Inventory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Included in the City of Vaughan Listing of Buildings of Architectural and Historical Value
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Designated under Part IV of the Ontario Heritage Act
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

TOTAL GRADING: 56

GROUP: C

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

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 roofing, 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. VG-Good example of its style with little to no changes to the structure. G-Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building). F/P-Style is not evident or considered a good example.	E - 20 VG - 15 G - 8 F/P - 0	<ul style="list-style-type: none"> Vermacular Homestead/McLellan workers cottage, one and half single detached house. Built c. 1880 Insul brick, red, installed on top of original wood clapboard. Original form intact, rectangular footprint with rear rectangular kitchen addition. Stone and concrete foundation. Front porch roof structure is lean-to style, added later in the 20th century. Original windows only on bay window. Some interior baseboards, door and window trim are still present. Original interior layout intact upstairs, orig. stairs, bathrooms added - downstairs original layout has been altered between kitchen and adjacent room, originally likely separate rooms. 	
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. VG-Good or early example of its construction method. G/F-Good to fair example of its construction method. P-Construction method is not significant in nature nor is it of particular interest.	E - 10 VG - 8 G/F - 5 P - 0	<ul style="list-style-type: none"> It dates back to late 1880's. Stone and concrete foundation. All windows have original wood surrounds and wood sills. 3 Original windows in the bay. Original cladding may exist under insul brick. 	
AGE	EVALUATION CRITERIA	GRADING	COMMENTS	
Comparatively old in the context of the City of Vaughan's architectural history.	E-Built between dates 1790-1820. VG- Built between dates 1821-1910. G- Built between dates 1911-1939. F/P- Built since 1940.	E - 5 VG - 3 G - 2 F/P - 0	Built c. 1880's - or built sometime after 1850 and moved to present site from the former Patterson industry when it closed in late 1880's.	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail is 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	<ul style="list-style-type: none"> Some original trim, interior doors, stairs and stair banister and pickets. Original floors have been covered over with vinyl or carpet. Tongue and groove ceiling at main room on ground floor. Second floor original vertical panel and head doors with cast iron latch hardware. (First patented in 1840*, then the exterior cast iron box and by 1867, there was a patent for a lock system internally mounted within the door**). Front door could date from 1880's, with large glass panel and two panel at bottom, with orig. knob hardware. Back door: 4 raised panels, wood, orig. cast iron box hardware and knob.

*edifice, number 7.

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	<table><thead><tr><th>Category</th><th>Percentage</th></tr></thead><tbody><tr><td>Original Exterior Siding %</td><td>15 (may exist under insul brick)</td></tr><tr><td>Windows/doors %</td><td>20</td></tr><tr><td>Veranda/s/trim %</td><td>10</td></tr><tr><td>Foundation/location %</td><td>8 (relocated in 1880's)</td></tr><tr><td>Structural Plan (no modern or unsympathetic additions)%</td><td>9 (storm porch lean-to, reversible)</td></tr><tr><td>TOTAL %</td><td>62</td></tr></tbody></table>	Category	Percentage	Original Exterior Siding %	15 (may exist under insul brick)	Windows/doors %	20	Veranda/s/trim %	10	Foundation/location %	8 (relocated in 1880's)	Structural Plan (no modern or unsympathetic additions)%	9 (storm porch lean-to, reversible)	TOTAL %	62
Category	Percentage																
Original Exterior Siding %	15 (may exist under insul brick)																
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Veranda/s/trim %	10																
Foundation/location %	8 (relocated in 1880's)																
Structural Plan (no modern or unsympathetic additions)%	9 (storm porch lean-to, reversible)																
TOTAL %	62																
Checklist includes: Original Exterior Siding 20% Windows/doors 30% Veranda/s/trim 30% Foundation/location 10% Structural Plan (no modern or unsympathetic additions) 10%	G- Exterior of building has changed somewhat, but character retained. (61-89% intact)	F- 8															
		P - 0															
	F- Exterior of building has changed somewhat and original character compromised. (40-60% intact)																
	P- Original exterior character destroyed. (0-30% intact)																
		Note: No change in original form.															

Note: No change in original form.

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) S- Somewhat good structural condition. (Minor/little evidence of decay)	G- 20 S - 15	<ul style="list-style-type: none"> Foundation is made up of very large rubble stones, significant amount of mortar missing. Early 20th c. concrete repairs and reinforcement evident in areas. Depression towards west side of house as evident on the first floor door frames leading to back room. Interior finishes are in unkempt condition. Basement/Cellar was inaccessible.
Checklist: Exterior Siding/Gutters (tracks, 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.)	F- 10 P- 0	

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.	<p>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)</p> <p>VG- Individual, group, event or site of some significance to the surrounding community. (Owner family was long-standing member/s of community.)</p> <p>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)</p> <p>F/P- Site, structure, has no significance to Vaughan's history.</p>	<p>E- 5</p> <p><u>VG- 3</u></p> <p>M- 2</p> <p>F/P- 0</p>	<p>Starting in 1836, Lot 20 Concession 4 was sold and subdivided with Adam Rupert purchasing the eastern quarter, totaling 50 acres, from King's College. He sold 49 acres to John Rupert and the remaining acre to Joseph Noble. Throughout 1855 and 1856, John Rupert subdivided his 49 acres further and sold off pieces to Samuel Blake, Jacob Coker, Thomas Whitty, Jacob P. Rupert, James Shuler, Peter Rupert, and William H. Dyer.</p> <p>In 1848, the community now known as Maple was called Rupertsville. Its founding families included the Ruperts, the two Noble families, the James Woods family, and the Olivers (p.110 Reaman). Sarah Noble, of the Noble family, would go on to give birth to Lord Beaverbrook, born Max Aitken (Reaman, p.145).</p> <p>This house was built as a workers' cottage for Patterson Industries and in 1904 was likely the home of William Campbell, a carpenter for Patterson's. According to fire insurance maps, E. Palmer resided at this address in 1936.</p> <p>Located further east on Major Mackenzie Drive, near the intersection of Bathurst and Major Mackenzie, was the Patterson factory town. From 1850 to 1886, Patterson specialized in agricultural implements at that location and was extremely successful in this endeavor.</p> <p>The village of Patterson was one of the first "company communities" in Ontario, complete with residences, a church, school, and post office. In 1867, there were roughly 25 houses in the village, known locally as "the patch", that were rented from 2 to 4 dollars a month. Patterson Industries was a major contributor to the Town of Richmond Hill and its presence was felt both physically and economically. By 1885 however, Patterson's decided it was due time to move its facilities to a larger centre. Enticed with a financial bonus from the town, Patterson Industries relocated to Woodstock where it enjoyed a location with excellent railway service. Of the residences in Patterson's village, the Patterson farm was retained as a seasonal home and the modest mansions were sold to locals, while some of the buildings were moved to other locations. It is a fair assumption that some of these workers' cottages were moved westward along Major Mackenzie to Maple. Local oral history echoes that the subject house and its neighbour directly next door to the east, were in fact once workers' cottages part of the Patterson industrial village.</p>	

(compiled by Daniel Rende)

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 <u>VG – 10</u>	The building is part of the original streetscape at the turn of the century in Maple. The photo below shows the house within its context. Its style is included in the Maple Heritage Conservation District Guidelines as a heritage style.
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).	G – 8 F/P – 0	This home, in particular its style (Vernacular Homestead) is a representative piece in the chronology of early development in Maple Village.
	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)		This structure is part of the collection of homestead style homes in this block within the HCD. 2273 Major Mackenzie being a brick clad variation, 10 Church Street as a larger and later type, 2278, together with 2285 Major Mackenzie, next door, are the earliest of this style within the HCD.
	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.		

Attachment 63

PHOTOS



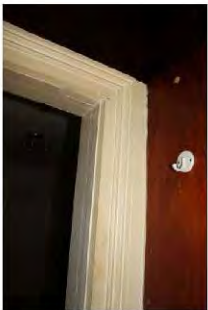
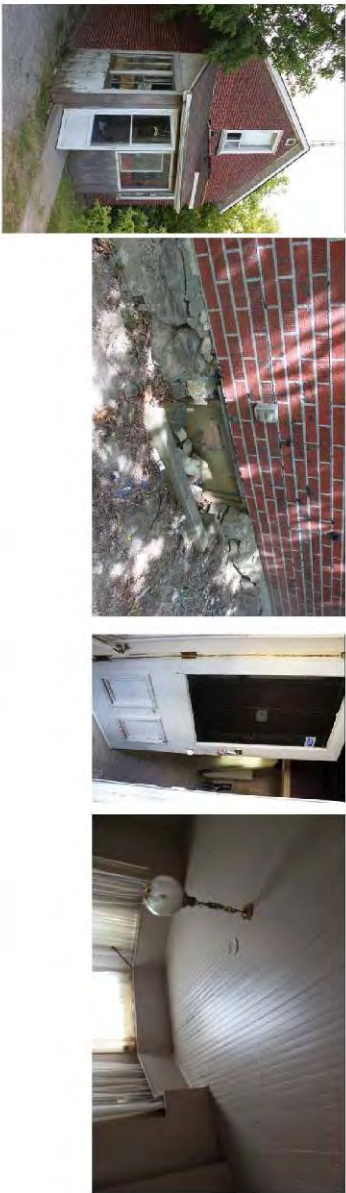
Above: c.1900
Below: 2012



Built Heritage Evaluation Form –

Page 6 of 9

Exterior and Ground Level



Kitchen



2nd Floor



VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 2279 Major Mackenzie Drive

COMMON NAME OF BUILDING/STRUCTURE: Patterson worker cottages

BLOCK: CONCESSION: 4 LOT: Part Lot 20

COMMUNITY: Maple, ON

Date: July 20/12
Staff: C. Nin Hernandez



Yes	No X
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Included in the City of Vaughan Heritage Inventory	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Included in the City of Vaughan <i>Listing of Buildings of Architectural and Historical Value</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Designated under Part IV of the Ontario Heritage Act	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District	

TOTAL GRADING: 64

GROUP: C

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

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. VG-Good example of its style with little to no changes to the structure. G-Good to fair example of its style (e.g., style evident in structure, however changes have occurred to building). F/P-Style is not evident or considered a good example.	E - 20 VG - 15 G - 8 F/P - 0	<ul style="list-style-type: none"> Vernacular Homestead/Victorian workers cottage, one and half single detached house. Built c. 1880's Insul brick, grey, installed on top of original wood clapboard. Original form intact, rectangular footprint with rear rectangular kitchen addition. Stone and concrete foundation. Front porch roof structure is lean-to style, added later in the 20th century. Some interior baseboards, door and window trim are still present. Original interior layout intact upstairs, org. stairs, bedrooms added - downstairs original layout has been altered between kitchen and adjacent room, originally likely separate rooms.

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 VG- Good or early example of its construction method G/F- Good to fair example of its construction method. P- Construction method is not significant in nature nor is it of particular interest.	E - 10 VG - 8 G/F - 5 P - 0	<ul style="list-style-type: none"> It dates back to late 1880's. Stone and concrete foundation. All windows have original wood surrounds and wood sills None original windows survive. Cellar was inaccessible.

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820. VG- Built between dates 1821-1910. G- Built between dates 1911-1939. F/P- Built since 1940.	E - 5 VG - 3 G - 2 F/P - 0	Built c. 1880's - or built sometime after 1850 and moved to present site from the former Patterson industry when these closed in late 1880's.

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
<p>Integrity of interior arrangement, finish, craftsmanship, and/or detail is particularly attractive or unique and/or still exists.</p>	<p>E- Excellent interior (80-100% intact).</p> <p>VG- Very good interior (70-79% intact).</p> <p>G- Good interior (50-69% intact).</p> <p>F/P- Fair or poor (0-49% intact).</p>	<p>E - 5</p> <p>VG - 3</p> <p>G - 2</p> <p>F/P - 0</p>	<ul style="list-style-type: none"> Some original trim, interior doors, stairs and stair banister (excluding pickets). Original floors have been covered over with vinyl, carpet or hardwood strips late 20th c. Most original plaster covered with composite wood panels and painted mid to late 20c. Second floor original vertical panel and bead doors with cast iron latch hardware. Upper level interior doors have cast iron door latch hardware. (First patented in 1840*, then the exterior cast iron box and in 1887, there was a patent for a lock system internally mounted within the door*).

*Edifice number 7.

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS														
<p>Building has undergone minor exterior alterations, and retains most of its original materials and design features.</p> <p>Checklist includes:</p> <p>Original Exterior Siding 20%</p> <p>Windows/doors 30%</p> <p>Verandah/s/trim 30%</p> <p>Foundation/location 10%</p> <p>Structural Plan (no modern or unsympathetic additions) 10%</p>	<p>E- Exterior of building is unchanged. (90-100% intact)</p> <p>G- Exterior of building has changed somewhat, but character retained. (61-89% intact)</p> <p>F- Exterior of building has changed somewhat and original character compromised. (40-59% intact)</p> <p>P- Original exterior character destroyed. (0-39% intact)</p>	<p>E - 20</p> <p>G - 15</p> <p>F - 8</p> <p>P - 0</p>	<table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Original Exterior Siding %</td> <td>20 (exists under insul brick -visually confirmed)</td> </tr> <tr> <td>Windows/doors %</td> <td>15 (long openings)</td> </tr> <tr> <td>Verandah/s/trim %</td> <td>15</td> </tr> <tr> <td>Foundation/location %</td> <td>8 (relocated in 1880 s)</td> </tr> <tr> <td>Structural Plan (no modern or unsympathetic additions)%</td> <td>10 (additions in back sympathetic, bad condition)</td> </tr> <tr> <td>TOTAL %</td> <td>68</td> </tr> </tbody> </table> <p>Note: No change in original form.</p>	Category	Percentage	Original Exterior Siding %	20 (exists under insul brick -visually confirmed)	Windows/doors %	15 (long openings)	Verandah/s/trim %	15	Foundation/location %	8 (relocated in 1880 s)	Structural Plan (no modern or unsympathetic additions)%	10 (additions in back sympathetic, bad condition)	TOTAL %	68
Category	Percentage																
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Structural Plan (no modern or unsympathetic additions)%	10 (additions in back sympathetic, bad condition)																
TOTAL %	68																

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
<p>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.)</p> <p>Checklist:</p> <p>Exterior Siding/Gutters (cracks, spalling)</p> <p>Roof/Interior Ceiling/Gutters</p> <p>Flooring, unstable, depressions</p> <p>Interior Wall surface, cracks, etc</p> <p>Basement (leaks, mold, dry or wet rot on beams)</p>	<p>G- Good structural condition. (No evidence of decay)</p> <p>S- Somewhat good structural condition. (Minor/little evidence of decay)</p> <p>F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay).</p> <p>P- Poor structural condition. (Significant/considerable evidence of decay.)</p>	<p>G- 20</p> <p>S - 15</p> <p>F- 10</p> <p>P - 0</p>	<ul style="list-style-type: none"> Foundation is made up of very large rubble stones, significant amount of mortar missing. Early 20th c. concrete repairs and reinforcement evident in areas. Evidence of water damage at upstairs closet ceiling, likely from inadequate moisture protection in roof. Interior finishes are in unkept condition. Basement/Cellar was inaccessible.

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.	<p>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.)</p> <p>VG- Individual, group, event or site of some significance to the surrounding community. (Owner family was long-standing member/s of community.)</p> <p>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.)</p> <p>F/P- Site, structure, has no significance to Vaughan's history.</p>	<p>E- 5</p> <p>VG- 3</p> <p>M- 2</p> <p>F/P- 0</p>	<p>Starting in 1836, Lot 20 Concession 4 was sold and subdivided with Adam Rupert purchasing the eastern quarter, totaling 50 acres, from King's College. He sold 49 acres to John Rupert and the remaining acre to Joseph Noble. Throughout 1855 and 1856, John Rupert subdivided his 49 acres further and sold off pieces to Samuel Blake, Jacob Coder, Thomas Whitty, Jacob P. Rupert, James Shuter, Peter Rupert, and William H. Dyer.</p> <p>In 1848, the community now known as Maple was called Rupertsville. Its founding families included the Ruperts, the two Noble families, the Jamies Woods family, and the Olivers (p. 110 Reisman). Sarah Noble, of the Noble family, would go on to give birth to Lord Beaverbrook, born Max Aitken (Reisman, p. 145).</p> <p>This house was built as a worker's cottage for Patterson Industries and in 1904 was likely the home of William Campbell, a carpenter for Patterson's. It is also possible that in 1904 someone from the Burgess family, Charlotte or Eliza, resided there. They are likely related to Thomas Burgess, one of the first trustees of the Hope Methodist Church, settled at Concession 4, Lot 24, in 1858. According to fire insurance maps, R. Jarret resided there in 1936.</p> <p>Located further east on Major Mackenzie Drive, near the intersection of Bathurst and Major Mackenzie, was the Patterson factory town. From 1850 to 1886, Patterson specialized in agricultural implements at that location and was extremely successful in this endeavor.</p> <p>The village of Patterson was one of the first "company communities" in Ontario, complete with residences, a church, school, and post office. In 1867, there were roughly 25 houses in the village, known locally as the "patch", that were rented from 2 to 4 dollars a month. Patterson Industries was a major contributor to the Town of Richmond Hill and its presence was felt both physically and economically. By 1885 however, Patterson's decided it was due time to move its facilities to a larger centre. Enticed with a financial bonus from the town, Patterson Industries relocated to Woodstock where it enjoyed a location with excellent railway service. Of the residences in Patterson's village, the Patterson farm was retained as a seasonal home and the modest mansions were sold to locals, while some of the buildings were moved to other locations. It is a fair assumption that some of these workers' cottages were moved westward along Major Mackenzie to Maple. Local oral history echoes that the subject house and its neighbour directly next door to the west, were in fact once workers' cottages part of the Patterson industrial village.</p> <p>(compiled by Daniel Rende)</p>

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 <u>Y/G-10</u>	The building is part of the original streetscape at the turn of the century in Maple. The photo below shows the house within its context. Its style is included in the Maple Heritage Conservation District Guidelines as a heritage style.
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).	Y/G- 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).	G – 8 F/P – 0	This home, in particular its style (Vernacular Homestead) is a representative piece in the chronology of early development in Maple Village.
	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)		This structure is part of the collection of homestead style homes in this block within the HCD. 2273 Major Mackenzie being a brick clad variation, 710 Church Street as a larger and later type. 2279, together with 2265 Major Mackenzie, next door, are the earliest of this style within the HCD.
	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.		

PHOTOS



Above: c.1900
Below: 2012



Built Heritage Evaluation Form –

Exterior



Main Level



Second Level



VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 2269 Major Mackenzie Drive

COMMON NAME OF BUILDING/STRUCTURE:

BLOCK: CONCESSION: 4 LOT: Part Lot 20
COMMUNITY: Maple, ON

Date: July 2012
Staff: C. Nim Hernandez



TOTAL GRADING: 26

GROUP: D

KEY TO GRADING

- 80-100 = GROUP A - VERY SIGNIFICANT
- 50-79 = GROUP B - SIGNIFICANT
- 40-59 = GROUP C - MODEST SIGNIFICANCE
- 0-39 = GROUP D - LITTLE OR NO SIGNIFICANCE

Yes	No X
X	Included in the City of Vaughan Heritage Inventory
X	Included in the City of Vaughan Listing of Buildings of Architectural and Historical Value
X	Designated under Part IV of the Ontario Heritage Act
X	Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

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. VG-Good example of its style with little to no changes to the structure. G-Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building). F/P- Style is not evident or considered a good example.	E -20 VG -15 G- 8 <u>F/P = 0</u>	<ul style="list-style-type: none"> One story, single detached commercial building of modest proportions. Built c. 1880's Buff brick, Ontario size Original form compromised, back town store front destroyed, rest of massing intact. Stone foundation Front porch roof structure is lean-to style, added later in the 20th century All unsympathetic style windows.

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. VG- <u>Good</u> or early example of its construction method. G/F- Good to fair example of its construction method. P- Construction method is not significant in nature nor is it of particular interest.	E -10 VG - 8 G/F-5 <u>P-0</u>	<ul style="list-style-type: none"> It dates back to late 1880's Original storefront design destroyed c. 1980 All other windows have been replaced. Original brick still visible, though painted in all exterior elevations except front. East, West exterior brick wall construction reveals bricks on their header, regularly every 8th course, suggesting a structural brick wall. This method is not consistent every 8" course on the South facade. Not discernable on North facade. Foundation material is not visible from exterior- brick all the way to grade. Windows on east, west and south elevations are jack arches; bricks appear to have been installed at an angled soldier course and top and bottom cut to make horizontal edges. Wood sills have been clad in prefinished aluminum. Painted and deteriorating on south facade. Original front (North facade) parapet wall removed previously. Coursed range stone veneer added to front elevation sometime c. 1980. Gable end clad with vertical wood plank siding (rounded surface). Gabled roof is clad in asphalt shingles in much worn condition. Wood fascia and soffit may contain original portions, some profiled. 1936 notes it as roof cladding being metal.

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820. VG- Built between dates 1821-1910. G- Built between dates 1911-1939.	E - 5 <u>VG = 3</u> G- 2	Built c. 1880's

F/P- Built since 1940.		F/P - 0	
INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail is 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	Interior has been completely updated multiple times since c. 1960.

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 20% Windows/doors 30% Verandahs/trim 30% Foundation/location 10% Structural Plan (no modern or unsympathetic additions) 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) P- Original exterior character destroyed (0-30% intact)	E - 20 G- 15 F- 8 P- 0	<table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>* Original Exterior Siding %</td> <td>* 15</td> </tr> <tr> <td>* Windows/doors %</td> <td>* 10 (orig openings, except front, no orig windows)</td> </tr> <tr> <td>* Verandahs/trim %</td> <td>* 0</td> </tr> <tr> <td>* Foundation/location %</td> <td>* 10</td> </tr> <tr> <td>* Structural Plan (no modern or unsympathetic additions)%</td> <td>* 8 (orig front facade destroyed)</td> </tr> <tr> <td>TOTAL %</td> <td>* 43</td> </tr> </tbody> </table>	Category	Percentage	* Original Exterior Siding %	* 15	* Windows/doors %	* 10 (orig openings, except front, no orig windows)	* Verandahs/trim %	* 0	* Foundation/location %	* 10	* Structural Plan (no modern or unsympathetic additions)%	* 8 (orig front facade destroyed)	TOTAL %	* 43
Category	Percentage																
* Original Exterior Siding %	* 15																
* Windows/doors %	* 10 (orig openings, except front, no orig windows)																
* Verandahs/trim %	* 0																
* Foundation/location %	* 10																
* Structural Plan (no modern or unsympathetic additions)%	* 8 (orig front facade destroyed)																
TOTAL %	* 43																

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) 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)	G- Good structural condition. (No evidence of decay) S- Somewhat good structural condition. (Minor/little evidence of decay) F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay). P- Poor structural condition. (Significant/considerable evidence of decay.)	G- 20 S - 15 F- 10 P- 0	Reporting of mortar in small areas throughout the exterior is needed. The brick wall is structural and therefore a structural assessment would be required to determine the extent of the deterioration. West exterior wall has been covered at about 1 1/2 feet with thin layer of mortar. This could have been done years ago in attempt to protect deteriorating brick from further damage. This layer has cracked and fallen off in a small area, revealing brick all the way down to the level of the asphalt paving. No stone foundation is visible.

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.	<p>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.)</p> <p>VG- Individual, group, event or site of some significance to the surrounding community. (Owner family was long-standing members of community.)</p> <p>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.)</p> <p>F/P- Site, structure, has no significance to Vaughan's history.</p>	<p>E- 5</p> <p>VG- 3</p> <p>M- 2</p> <p>F/P- 0</p>	<p>Starting in 1836, Lot 20 Concession 4 was sold and subdivided with Adam Rupert purchasing the eastern quarter, totaling 50 acres, from King's College. He sold 49 acres to John Rupert and the remaining acre to Joseph Noble. Throughout 1855 and 1856, John Rupert subdivided his 49 acres further and sold off pieces to Samuel Blake, Jacob Coker, Thomas Whitty, Jacob P. Rupert, James Shuter, Peter Rupert, and William H. Dyer.</p> <p>In 1848, the community now known as Maple was called Rupertsville. Its founding families included the Ruperts, the two Noble families, the James Woods family, and the Olivers. (p. 110 Reaman). Sarah Noble, of the Noble family, would go on to give birth to Lord Beaverbrook, born Max Aitken (Reaman, p. 145).</p> <p>According to records, there appears to be confusion with this property and 2273 Major Mackenzie Drive.</p> <p>According to the 1850-1891 directory and census of 1891, John R. Collis, age 24, was a tinsmith who likely resided next door, at 2273 Major Mackenzie, along with his wife Martha, age 21, and housed his tinsmith shop at this property. In 1904, James Rose's tinsmith shop occupied this property while he resided in the house next door to the west at 2273 Major Mackenzie. Later, according to fire insurance maps from 1926, it was a telephone office and at some point later it became Dr. Cameron's office.</p> <p>(compiled by Daniel Rende)</p>

ENVIRONMENT (Maximum 15 points)		TOTAL ENVIRONMENT:	
ENVIRONMENT/STREETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity of character of the street, community, or area. 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).	<p>E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape.</p> <p>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)</p> <p>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</p> <p>(i.e. building is not part of historic streetscape, but an architecturally good building, based on a total rating of 60-89 under the architectural evaluation section of this form)</p> <p>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.</p>	<p>E – 15</p> <p>VG – 10</p> <p>G – 8</p> <p><u>F/P – 0</u></p>	<p>The building is part of the original streetscape at the turn of the century in Maple. The photo below shows the house within its context. Its style is included in the Maple Heritage Conservation District Guidelines as a heritage style.</p> <p>The character defining features of the original building have been altered to a great extent, to the point that its contributing nature to the distinct character has been compromised. The current building only retains the original massing as a main contributor to the Heritage District Streetscape.</p>

PHOTOS

Historic Photos



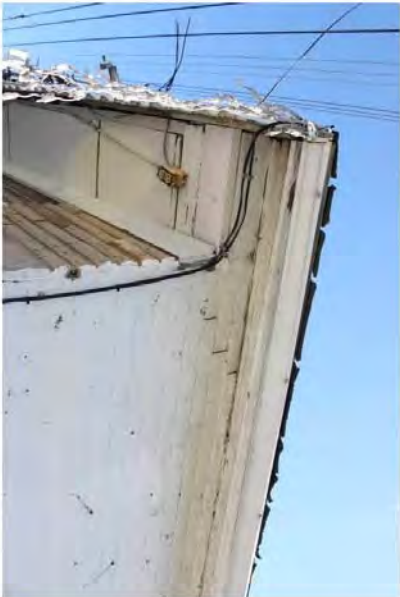
Built Heritage Evaluation Form –

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Exterior



Main Level



Built Heritage Evaluation Form –



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VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

BUILDING/STRUCTURE ADDRESS: 2273 Major Mackenzie Drive

COMMON NAME OF BUILDING/STRUCTURE:

BLOCK: CONCESSION: 4 LOT: Part Lot 20

COMMUNITY: Maple, ON

Date: July 2012 Updated May13
Staff: C. Nin Hernandez and D. Rende



Yes No X

X Included in the City of Vaughan Heritage Inventory

X Included in the City of Vaughan Listing of Buildings of Architectural and Historical Value

X Designated under Part IV of the Ontario Heritage Act

X Designated under Part V of the Ontario Heritage Act within a Heritage Conservation District

TOTAL GRADING: C

GROUP: 56

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

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, stylistic 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. VG- Good example of its style with little to no changes to the structure. G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building) F/P- Style is not evident or considered a good example.	E - 20 VG -15 G- 8 F/P - 0	<ul style="list-style-type: none"> Vermacular Homestead, one and half single detached house on main HCD street. Built c.1880's Red brick, Ontario size. Original form intact, rectangular footprint with rear rectangular, 1 storey lean-to enclosed addition. Stone foundation. Front porch roof structure is lean-to style, added later in early 20th century. Original 2/2 windows on square bay window (front facade) and one at west elevation. Some interior baseboards, door and window trim are still present. Original interior layout intact upstairs, orig. stairs, orig. bedroom upstairs converted to bathroom – downstairs original layout has been altered between kitchen and adjacent room, originally likely separate rooms. Originally 3 bedrooms (basic layout intact)

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. VG- Good or early example of its construction method. G/F- Good to fair example of its construction method. P- Construction method is not significant in nature nor is it of particular interest.	E - 10 VG - 8 G/F- 5 P- 0	<ul style="list-style-type: none"> It dates back to late 1880's. All windows have original interior trim and exterior wood sills and frame. All original window openings. Three original windows exist out of the total 9 original window openings. Likely early balloon framing (structure not visible). Brick laid in running bond. Functions as rainscreen – non structural. Refer also to architectural section Jack arch on West side are laid in traditional Jack arch style, as depicted in page 91 of HCDG.

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history	E- Built between dates 1790-1820. VG- Built between dates 1821-1910 G- Built between dates 1911-1939 F/P- Built since 1940	E - 5 VG - 3 G- 2 F/P - 0	Built c. 1880's

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS														
Integrity of interior arrangement, finish, craftsmanship, and/or detail is particularly attractive or unique and/or still exists.	E- Excellent interior (80-100% intact) V/G- Very good interior (70-79% intact) G- Good interior (50-69% intact) F/P- Fair or poor (0-49% intact).	E- 5 V/G- 3 G- 2 F/P- 0	<ul style="list-style-type: none"> Most original trim, interior doors, stairs. Baseboards and trim are plank board. Stair banister has been removed/dandelized. Original wood plank floors (pine) have been covered over with vinyl, carpet or ceramic tile= 20" c. Walls are constructed out of sawn lath and plaster. Layout has not been altered significantly. Wood stove pipe used to connect a downstairs stove on the main floor to the front bedroom, through a hole in the floor still there today. This floor would have been protected from the heat of the stove pipe by a clay (stone masonry buildings) insert. It was not possible to determine if the original insert was still present, although there is a possibility. Main floor door to cellar has original hardware. (cast iron box with knob) 														
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 Cladding 20% Windows/doors 30% Verandahs/trim 30% Foundation/location 10% Structural Plan (no modern or unsympathetic additions), 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) P- Original exterior character destroyed. (0-39% intact)	E- 20 G- 15 F- 8 P- 0	<table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Original Exterior Cladding %</td> <td>20</td> </tr> <tr> <td>Windows/doors %</td> <td>20 (long openings and orig windows in front bay and one at west side main room)</td> </tr> <tr> <td>Verandahs/trim %</td> <td>28 (addition of front porch, all orig or sympathetic ext trim and soffits)</td> </tr> <tr> <td>Foundation/location %</td> <td>10</td> </tr> <tr> <td>Structural Plan (no modern or unsympathetic additions)%</td> <td>10 (additions in back porch, front porch sympathetic)</td> </tr> <tr> <td>TOTAL %</td> <td>88</td> </tr> </tbody> </table> <p>Note: No change in original form.</p>	Category	Percentage	Original Exterior Cladding %	20	Windows/doors %	20 (long openings and orig windows in front bay and one at west side main room)	Verandahs/trim %	28 (addition of front porch, all orig or sympathetic ext trim and soffits)	Foundation/location %	10	Structural Plan (no modern or unsympathetic additions)%	10 (additions in back porch, front porch sympathetic)	TOTAL %	88
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CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
<p>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.)</p> <p>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>	<p>G- Good structural condition. (No evidence of decay)</p> <p>S- Somewhat good structural condition. (Minor/tittle evidence of decay)</p> <p>F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay):</p> <p>P- Poor structural condition. (Significant/considerable evidence of decay.)</p>	<p>G- 20</p> <p>S- 15</p> <p>F- 10</p> <p><u>P- 0</u></p>	<ul style="list-style-type: none"> • Several leaks in stone foundation • Vertical wooden beam in basement rotting, supplemented support with wooden blocks • Interior finishes are in unkempt condition since it has been vacant for some months • questionable safety of wood access stairs. Photo reveals dirt floor (typical of age of home) and rubble stone foundation which has not been linewashed in a long time • East facade window, some small repairs on repointing of mortar in the exterior, where done unsympathetically to the original material, and do not display good craftsmanship (bond type and color not sympathetic to original red stained lime mortar and jack arch is not properly rebuilt). • Most brick and mortar is in excellent condition. In sporadic areas brick has been subject to cleaning.
<p>HISTORICAL SIGNIFICANCE (Maximum 5 points)</p>			
<p>HISTORICAL SIGNIFICANCE</p> <p>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.</p>			
<p>EVALUATION CRITERIA</p> <p>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)</p> <p>VG- Individual, group, event or site of some significance to the surrounding community. (Owner/ family was long-standing members of community.)</p> <p>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.)</p> <p>F/P- Site, structure, has no significance to Vaughan's history.</p>			
<p>GRADING</p> <p>E- 5</p> <p><u>VG- 3</u></p> <p>M- 2</p> <p>F/P- 0</p>			
<p>COMMENTS</p> <p>Starting in 1838, Lot 20 Concession 4 was sold and subdivided with Adam Rupert purchasing the eastern quarter, totaling 50 acres, from King's College. He sold 49 acres to John Rupert and the remaining acre to Joseph Noble. Throughout 1855 and 1856, John Rupert subdivided his 49 acres further and sold off pieces to Samuel Blake, Jacob Cober, Thomas Whitty, Jacob P. Rupert, James Shuter, Peter Rupert, and William H. Dyer.</p> <p>In 1848, the community now known as Maple was called Rupertsville. Its founding families included the Ruperts, the two Noble families, the James Woods family, and the Olivers (p. 110 Reeman). Sarah Noble, of the Noble family, would go on to give birth to Lord Beaverbrook, born Max Aitken (Reeman, p. 145).</p> <p>According to records, there appears to be confusion with this property and 2269 Major Mackenzie.</p> <p>According to the 1890-1891 directory and census of 1891, John R. Colls, age 24, was a linemith who resided at this property, or possibly next door at 2269 Major Mackenzie, along with his wife Martha, age 21. In 1904, James Rose, also a linemith, lived here and had his linemith shop next door to the east at 2269 Major Mackenzie. Later, according to fire insurance maps from 1938, D. Snider resided at this address.</p>			
<p>TOTAL HISTORY:</p>			

Attachment 87

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	<ul style="list-style-type: none"> The building is part of the original streetscape at the turn of the century in Maple. The photo below shows the house within its context. Its style is included in the Maple Heritage Conservation District Guidelines as a heritage style. This home, in particular its style (Vernacular Homestead) is a representative piece in the chronology of early development in Maple Village: main street, the only surviving example within the Maple District clad in brick, textbook example of this modest style. Given its history, it is representative of the history of Major Mackenzie Drive as commercial/mixed use, as the tinsmith lived here and worked next door at his shop.
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	
	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	

PHOTOS

Historic Photos



Built Heritage Evaluation Form –

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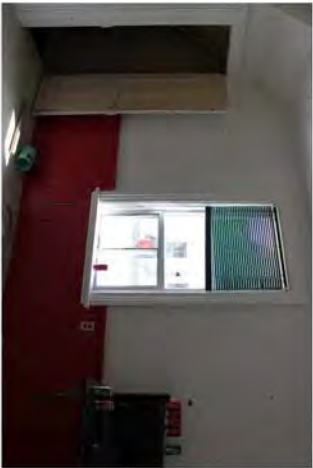
Exterior



Main Level



Built Heritage Evaluation Form -



Second Level



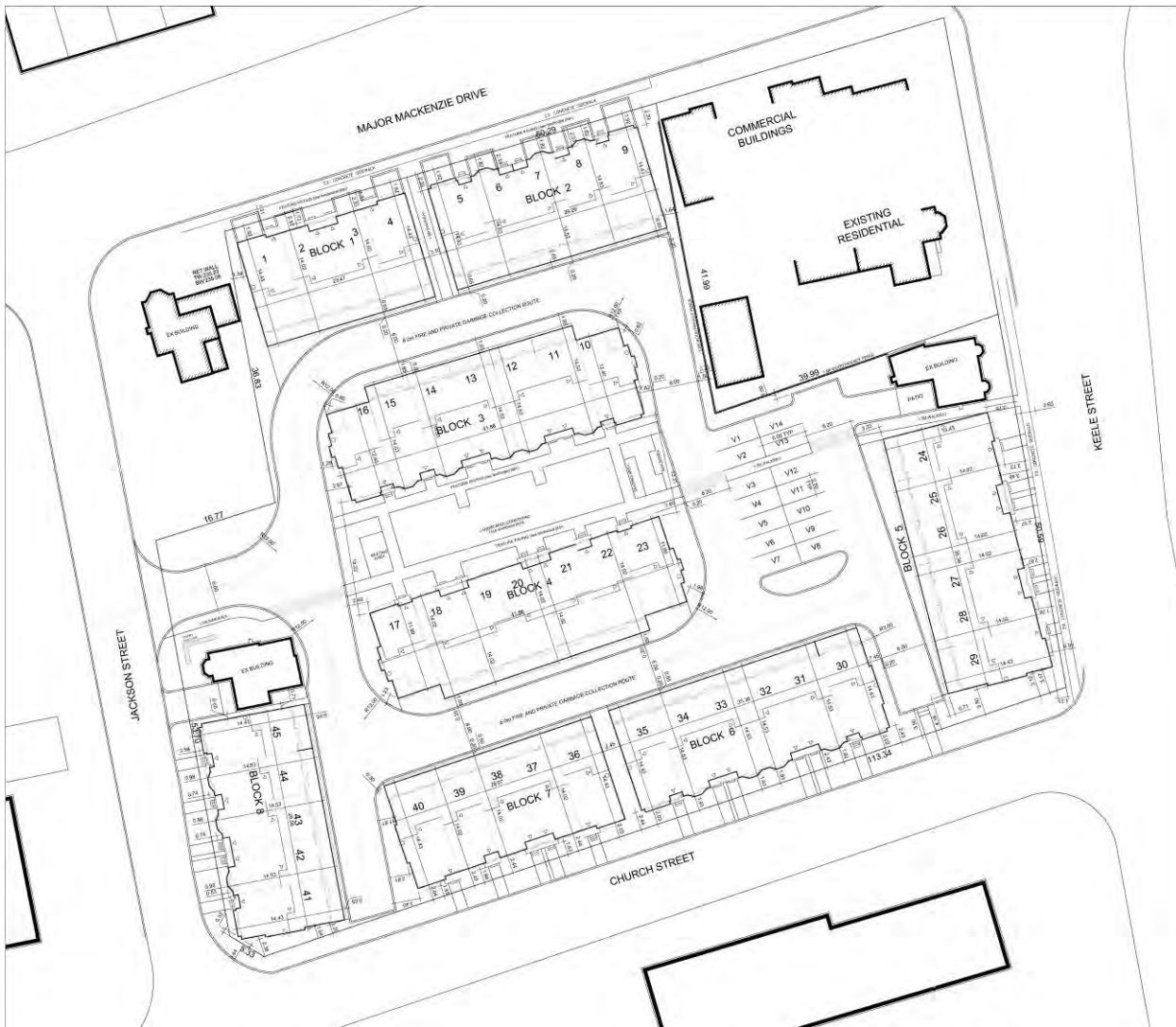
March 2013 Update



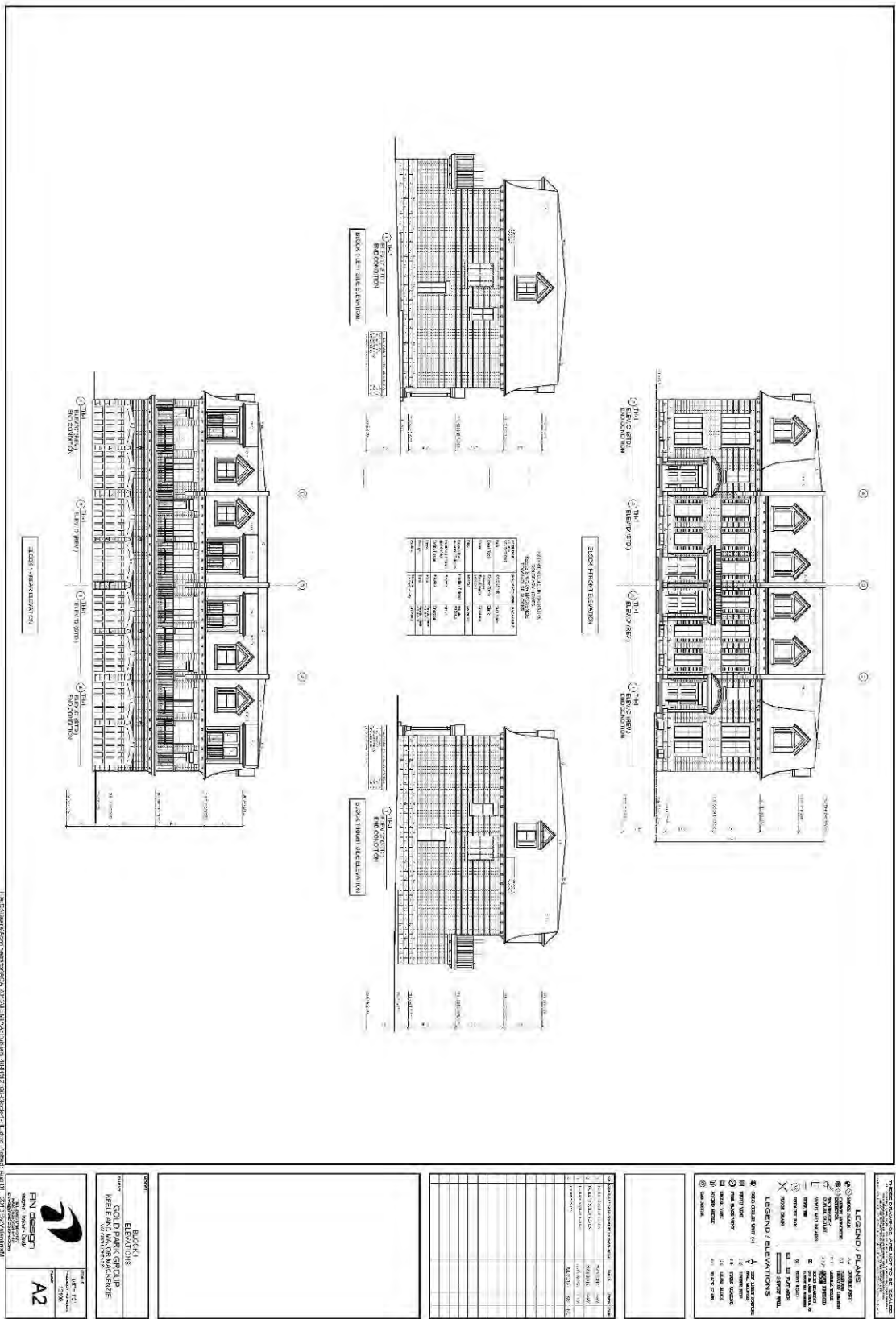
Built Heritage Evaluation Form –

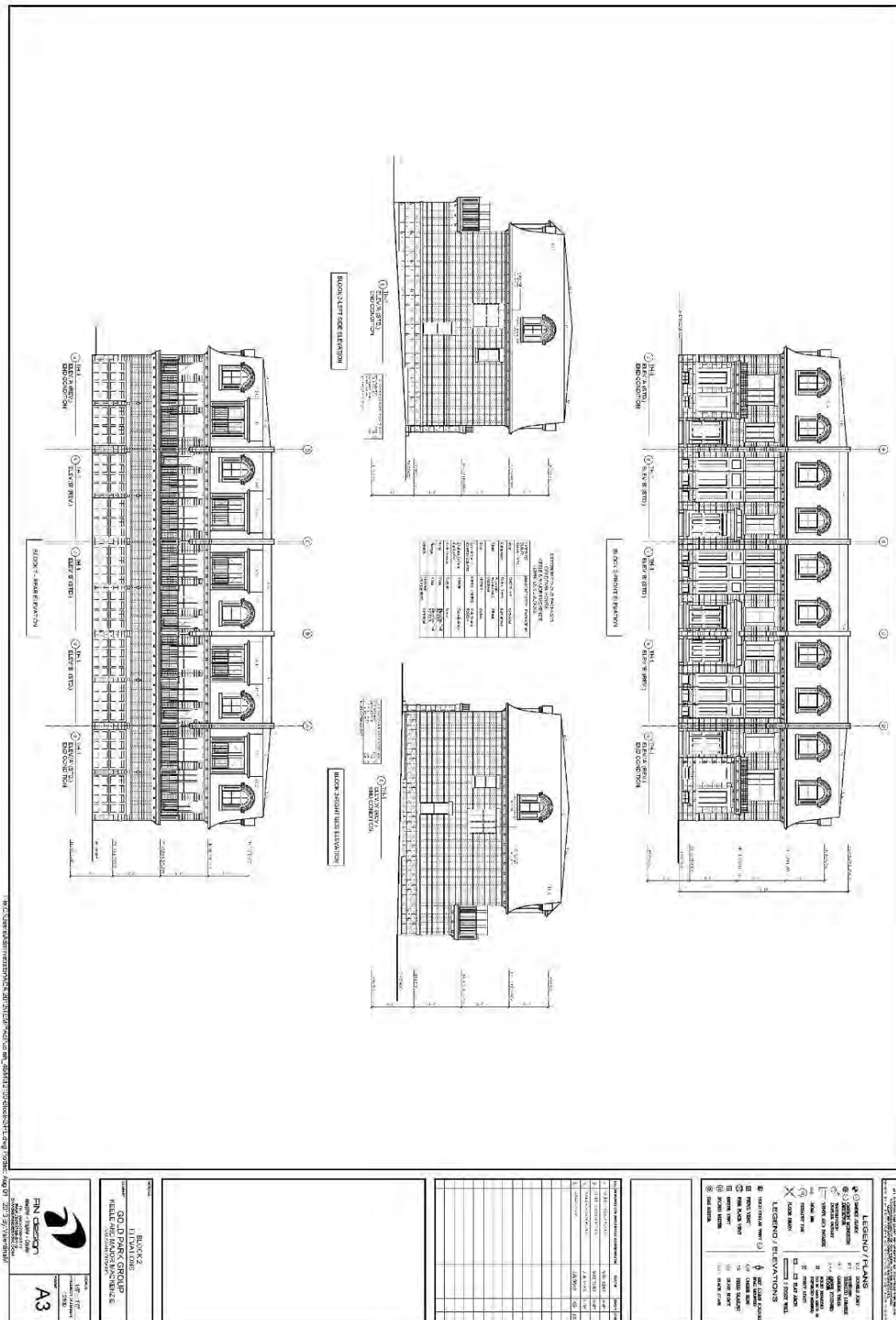
Page 10 of 11

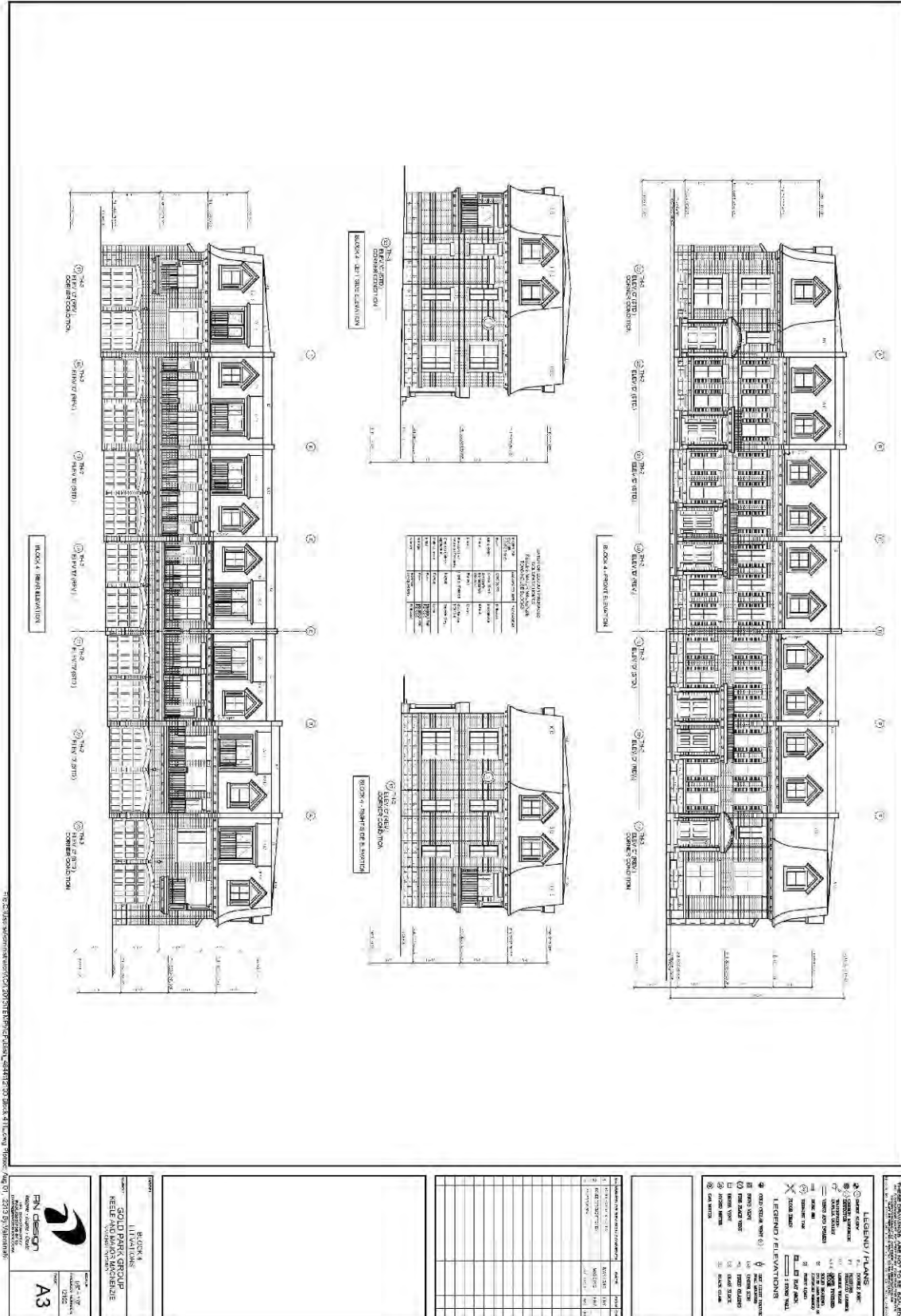


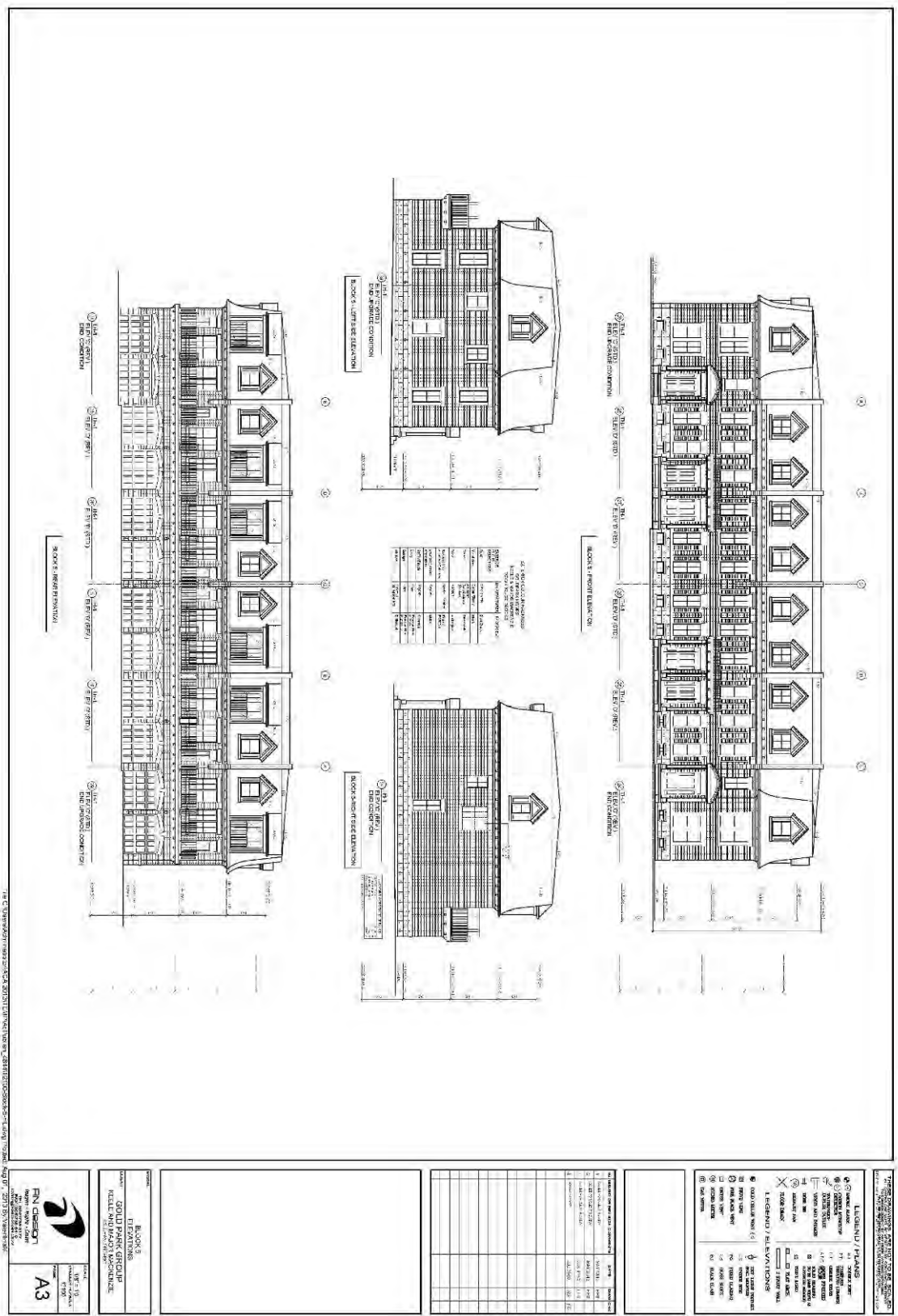


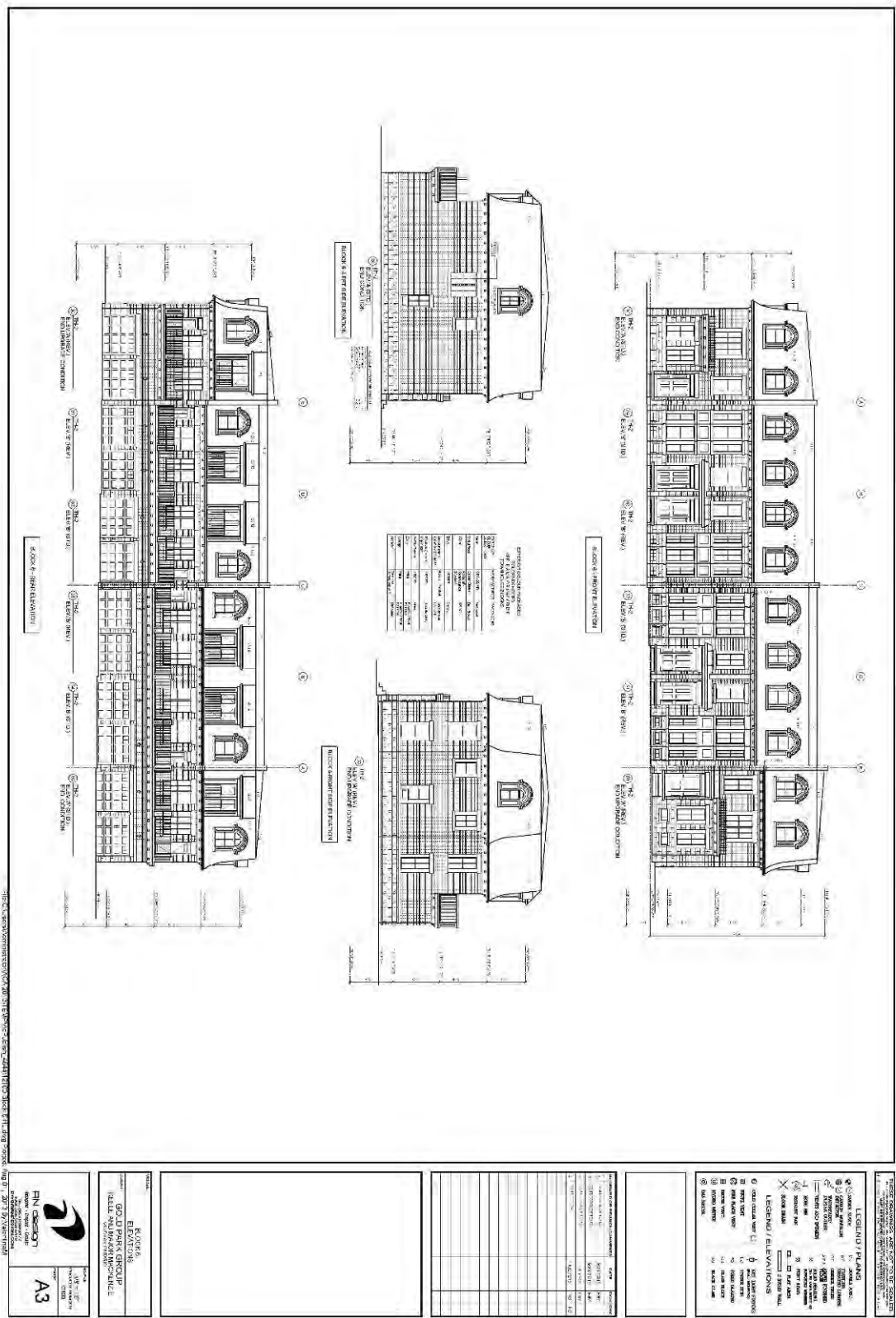
Site Plan (layers removed and cropped for visibility purposes) – Received July 31, 2013



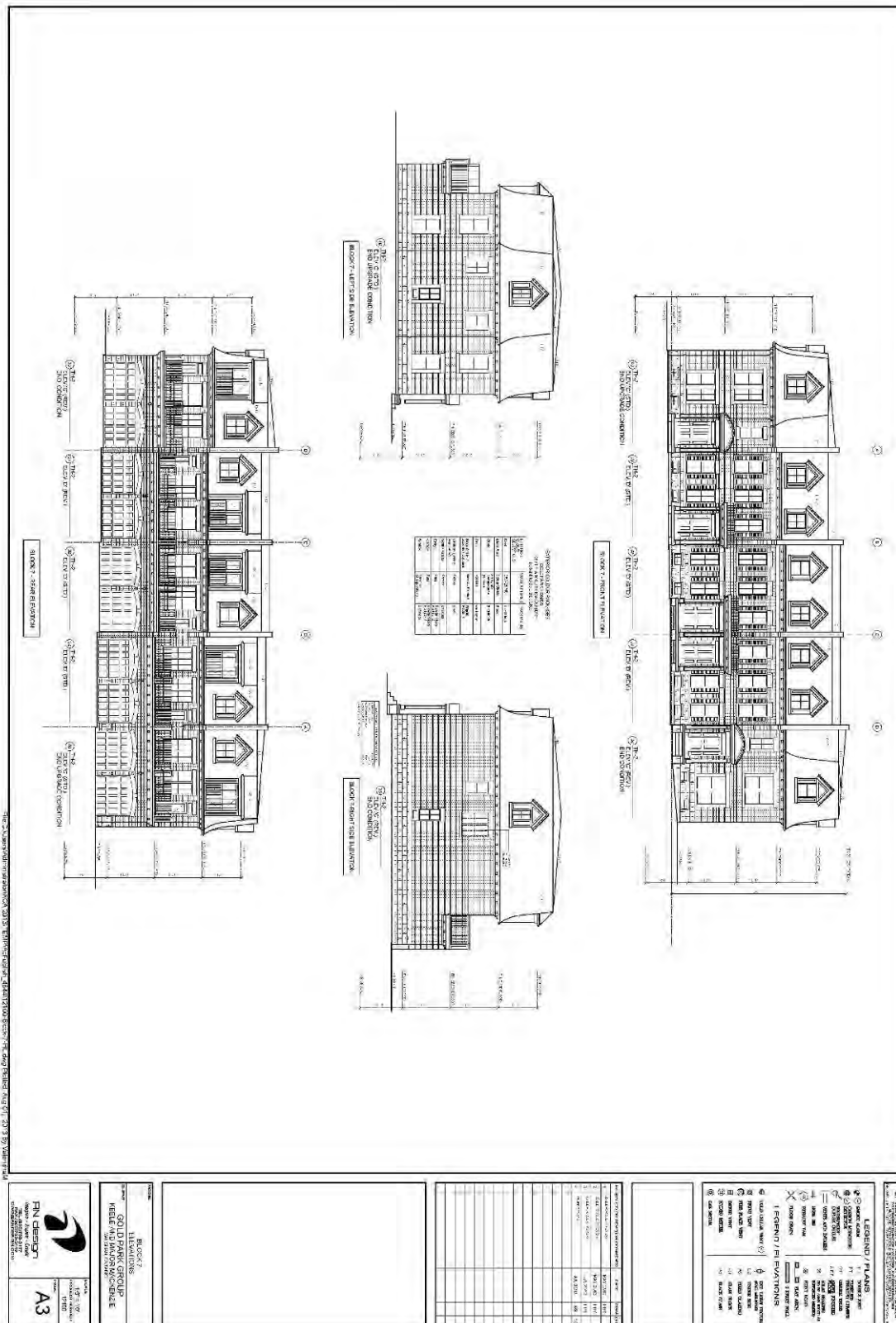


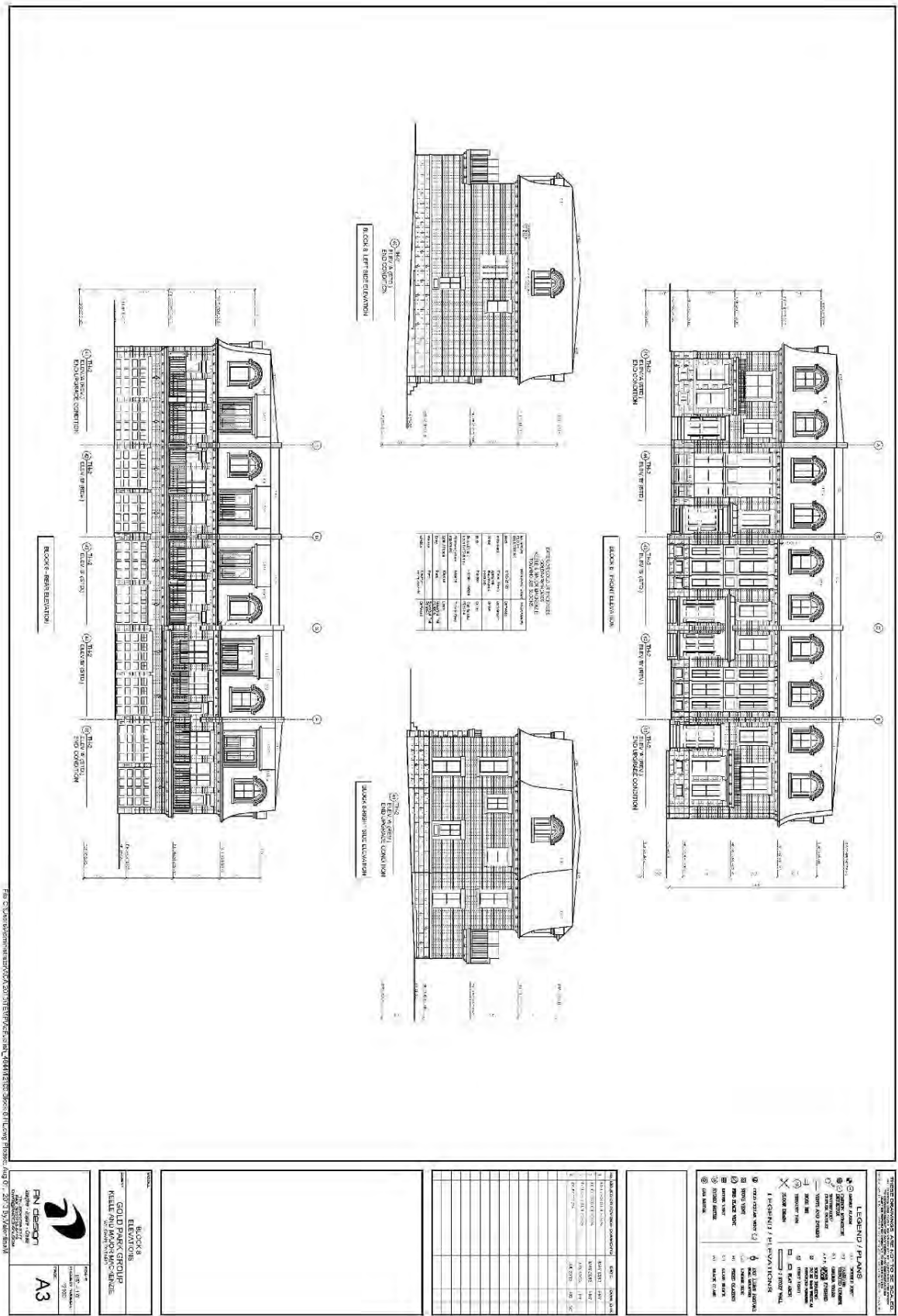


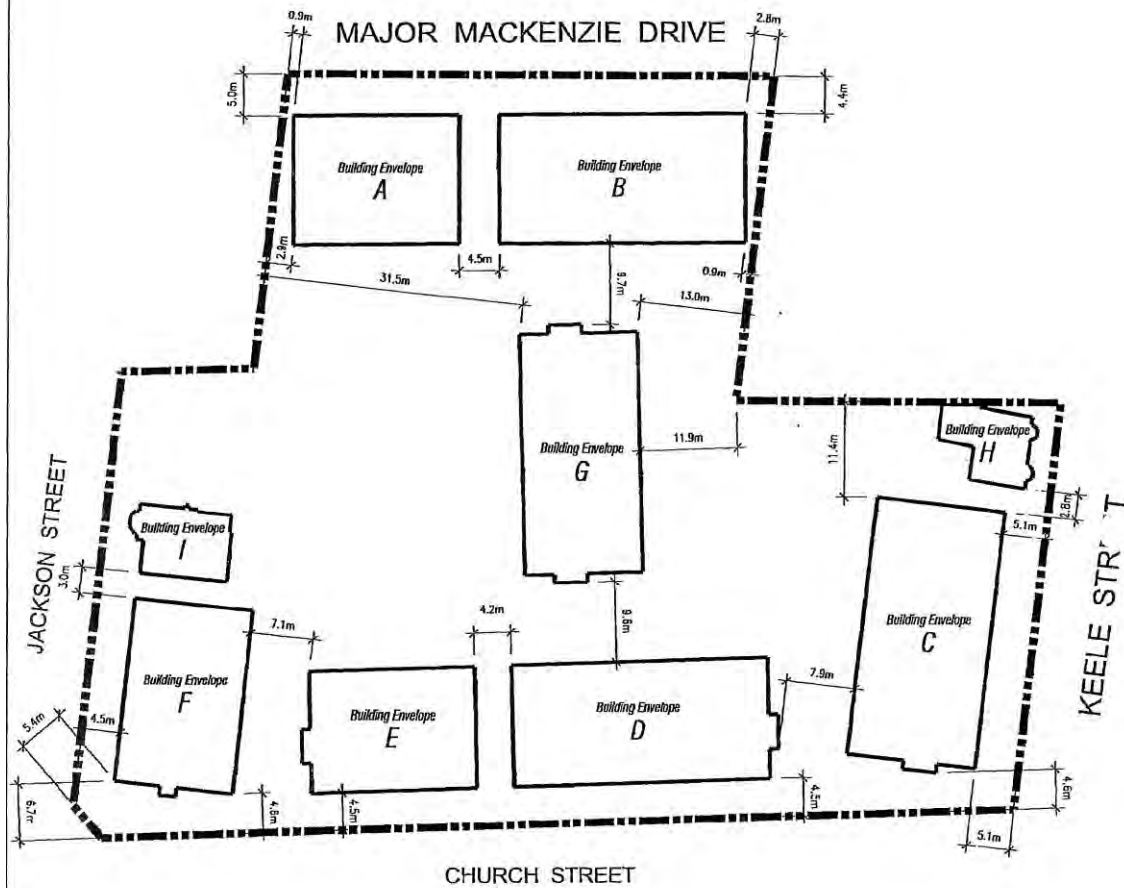




Block 6 Elevations – Received July 31, 2013







THIS IS SCHEDULE 'E-1469A'
TO BY-LAW 1-88, SECTION 9(134)