

HERITAGE VAUGHAN COMMITTEE NOVEMBER 19, 2014

2. DEMOLITION OF OUTBUILDING AT 9000 BATHURST STREET – WARD 4

Recommendation

Cultural Heritage staff recommends:

1. That Heritage Vaughan approve the demolition of the outbuilding at 9000 Bathurst Street.

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 the outbuilding at 9000 Bathurst Street.

Background - Analysis and Options

Subject Property Registered under Section 27

The subject property is listed on the City of Vaughan's Register of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act (as approved by Council on June 27, 2005). The focus of the listing is on the former Vaughan Glen Hospital, constructed circa 1914, however the entire address is included in the listing.

Registered Properties to be reviewed by Heritage Vaughan

As this outbuilding is located within an address that is listed on the Municipal Register, as noted above, it is being presented to Heritage Vaughan for approval.

Application for Demolition to Later School Addition Presented to HV in 2012

This property was the subject of an application that was presented to Heritage Vaughan on May 16, 2012. The later rear school additions to the Vaughan Glen Hospital were approved for demolition while the Vaughan Glen Hospital would be retained in situ. The application did not deal with any outbuildings or other buildings.

Built Heritage Evaluation provided a rating of 2 out of 100

Cultural Heritage staff conducted a site visit of the building on October 30, 2014 and created a Built Heritage Evaluation. The Built Heritage Evaluation provided a rating of 2/100 for the building, which is considered to be of "little or no significance" according to the grading system of the BHE. Therefore, staff has recommended approval for the proposed demolition of the outbuilding.

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

See recommendation.

Attachments

1-8 Built Heritage Evaluation Form

Report prepared by:

Daniel Rende
Cultural Heritage Coordinator, Ext. 8112
Urban Design and Cultural Heritage Section
Planning Department

Rob Bayley
Manager of Urban Design and Cultural Heritage, Ext. 8254
Planning Department

VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM

Attachment 1

BUILDING/STRUCTURE ADDRESS: 9000 Bathurst – outbuilding

COMMON NAME OF BUILDING/STRUCTURE:

BLOCK 20 CONCESSION: 2 **LOT:** 14

COMMUNITY: Carrville

Date: November 6, 2014

Staff: Daniel Rende



Yes	No
X	Included in the City of Vaughan Heritage Inventory
X	Included in the City of Vaughan Register of Property of Cultural Heritage Value or Interest
	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: 2/100

GROUP: D

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: 0

STYLE	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (i.e. change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E-Excellent to very good or extremely early example of its style.	E – 20	Building is one storey in front half and two storey in back half with a later addition at the rear. The building has 1920s Edwardian features, but the style is not clearly evident in details, layout, and massing.
	VG-Good example of its style with little to no changes to the structure.	VG –15	
	G- Good to fair example of its style (e.g. style evident in structure, however changes have occurred to building).	G- 8	
	F/P- Style is not evident or considered a good example.	<u>F/P – 0</u>	

CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS
Good, notable, rare, unique, or early example of a particular material or method of construction. (i.e.) log construction, pre-1850, stone, board on board construction, etc.)	E-Excellent or early example of its construction method.	E – 10	-Poor construction.
	VG- Good or early example of its construction method.	VG – 8	
	G/F- Good to fair example of its construction method.	G/F-5	
	P- Construction method is not significant in nature nor is it of particular interest.	<u>P – 0</u>	

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820.	E – 5	Between 1920 to 1950 approximately.
	VG- Built between dates 1821-1910.	VG – 3	
	G- Built between dates 1911-1939.	<u>G- 2</u>	
	F/P- Built since 1940.	F/P – 0	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exist.	E- Excellent interior (80-100%intact).	E – 5	Interior was not accessible due to a collapsed roof and a flooded basement.
	VG- Very good interior (70-79% intact).	VG – 3	
	G- Good interior (50-69% intact).	G- 2	
	F/P- Fair or poor (0-49% intact).	<u>F/P – 0</u>	

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	-Building has undergone significant alterations.
Checklist includes: Original Exterior Siding 30% Windows/doors 30% Verandahs/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)	G- 15	-More recent extension placed on rear of building -Nearly all windows and doors have been replaced (5%) -2 storey portion still has original siding, front portion has been covered with stucco(15%)
	F- Exterior of building has changed somewhat and original character compromised. (40-60% intact)	F- 8	- no veranda and trim has been destroyed or altered (0%)
	P- Original exterior character destroyed. (0-39% intact)	<u>P - 0</u>	-building has not been moved (10%) -there has been unsympathetic additions (0%)

CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.)	G- Good structural condition. (No evidence of decay)	G- 20	
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)	S- Somewhat good structural condition. (Minor/little evidence of decay)	S – 15	- Roof caved in - Basement flooded significantly - Entire building unstable
	F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay).	F- 10	- Cracks throughout entire structure
	P- Poor structural condition. (Significant/considerable evidence of decay.)	<u>P- 0</u>	

HISTORICAL SIGNIFICANCE
(Maximum 5 points)

TOTAL HISTORY: 2

HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS
Structure is associated with the life or activities of a person, group, organization or event significant to the City of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.	E- Individual, group, event or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan.)	E- 5	This building was likely associated with the main heritage home fronting Bathurst Street and could have been used as storage or more likely as a caretaker's or maidservant's residence. The building appears to be too large for a shed and does contain a second floor and details that are characteristic of a dwelling.
	VG -Individual, group, event or site of some significance to the surrounding community. (Owner /family was long-standing member/s of community.)	VG- 3	
	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.)	<u>M-2</u>	The Bathurst building, was constructed in 1914 approximately, with this building possibly being constructed at the same time or later. The property was owned by the Prentice family, then Robert A. Campbell in the 1910s. The property was divided and sold in parts with owners that included: Robert A. Campbell, Andrew Krall, James Vanderburgh, Rennie C. Trimble, and Alice H. Clarkson. The Clarksons lived on the property from 1939 to 1956 with seven children. The land passed through a few more hands before being sold to Villa Private Hospital in 1987. It became Vaughan Glen Hospital a year later, which was eventually phased out and sold to the Islamic Shia Ithna-Asheri Jamaat of Toronto in 1994, the current owners.
	F/P-Site, structure, has no significance to Vaughan's history.	F/P- 0	

ENVIRONMENT
(Maximum 15 points)

TOTAL ENVIRONMENT: 0

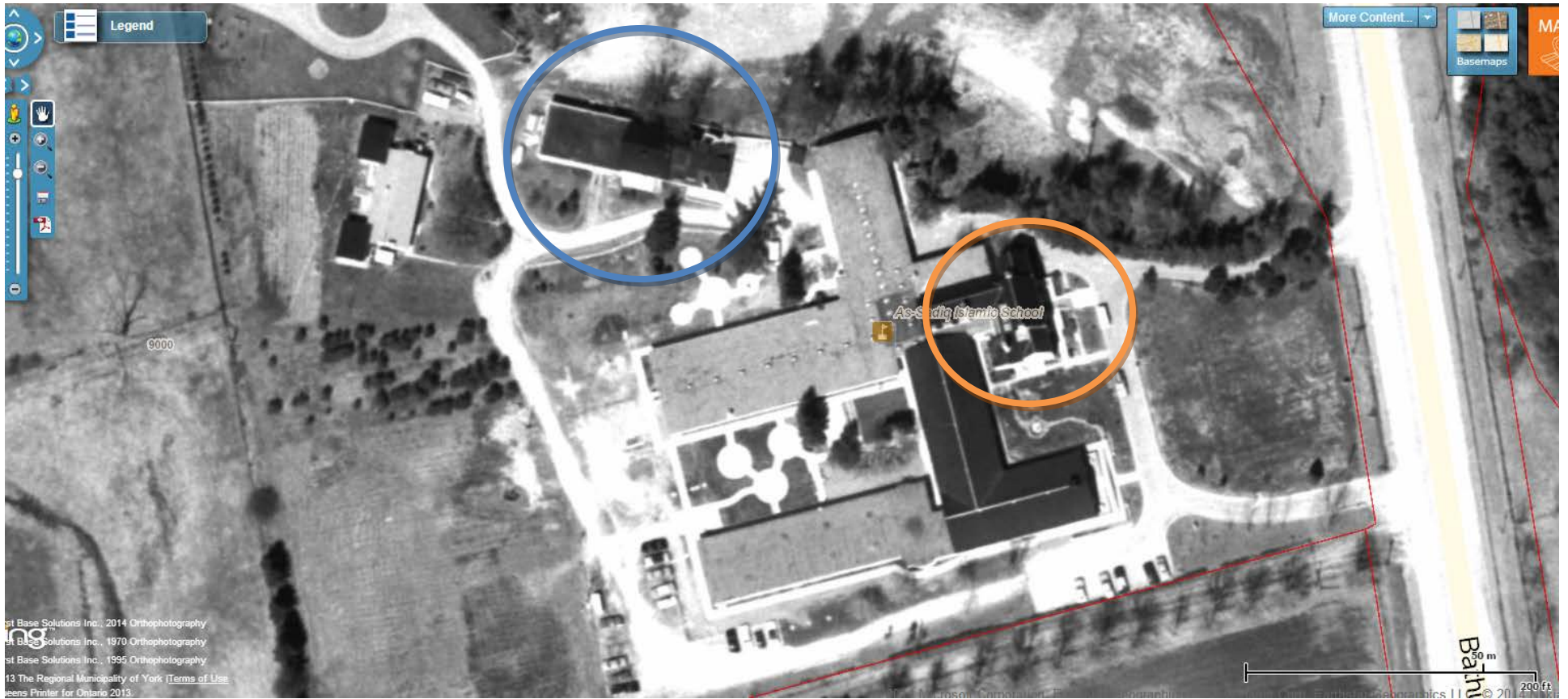
ENVIRONMENT/STREETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS
Structure contributes to the continuity or character of the street, community, or area.	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape.	E – 15	This mark is based on the architectural section
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.	<u>F/P – 0</u>	



Exterior photos, October 30, 2014



Exterior Details, October 30, 2014



Map from Yorkmaps.ca circa 1970 (Vaughan Glen Hospital in orange, subject building in blue)