

## FIGURE 1

**Owner/Applicant:**

Ms. Irina Gordon  
179 John Street  
Thornhill ON  
L3T 1Y8

Tel. (416) 831-8956  
Fax. (416) 321-0045

**Location Map:**

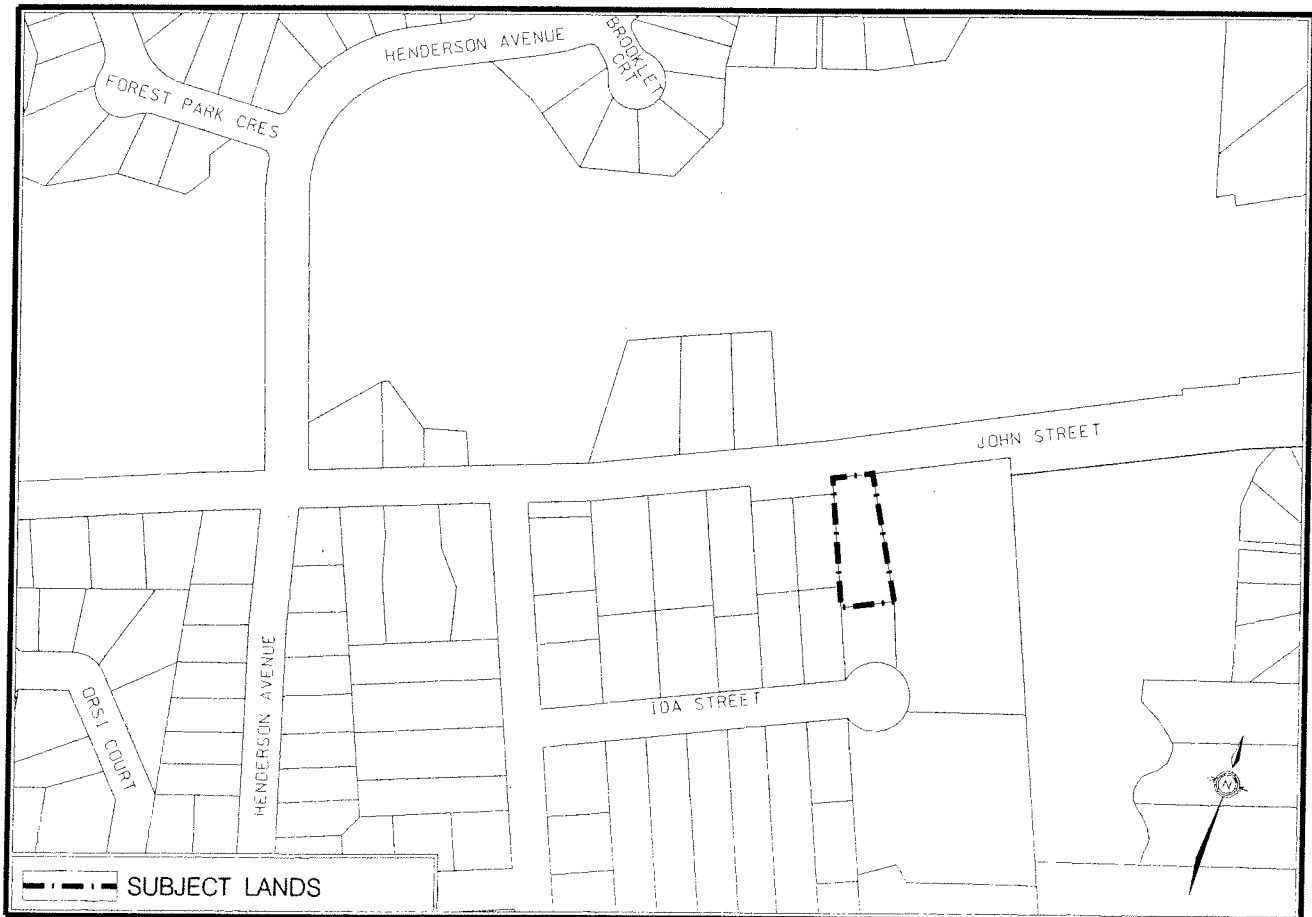


FIGURE 2



179 JOHN ST. - NORTH



EAST & NORTH



EAST



SOUTH



# Thornhill Heritage Conservation District Inventory

## History:

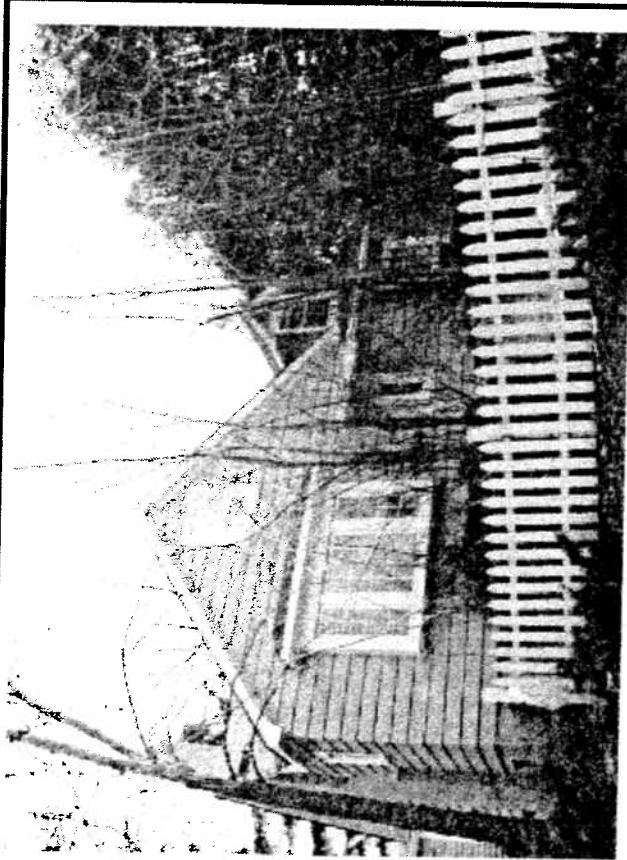
Comments: Very well executed example of a popular style. The siting on the hill over John Street makes it a gateway marker for the District, when foliage is not in bloom (otherwise quite hidden).

## Small Colonial Houses



Text by  
Pearl Augusta Parker  
Photograph by  
Kenneth Clark  
Originally published in 1931 as *White Pine Monographs*  
Volume XVII, Number 6

The Colonial Revival style was very popular in the early-to-mid 20th Century, particularly in the U.S. The White Pine Association published good quality scholarly monographs on 17th and 18th Century buildings. It was considered a good way to sell a lot of white pine clapboard.



Location: 179 John Street  
Year Built: 1948  
Style: Colonial Revival  
Storeys: 1-1/2  
Classification: C

## Foundation:

Cladding: Clapboard

Roof: Ell gable, asphalt shingles.

Windows: Georgian, double-hung and casements.

## Description:

Front-gable element on the left with a shallow square bay window on the left. The eaves are undercut on the right forming an entry porch. Small window in the gable end. Right side is recessed cross-gable block, 2 bays wide, including the entry in the undercut. Front-gable dormer above. Detached garage at rear. Dramatic hilltop siting, with driveway following contours to the left. Mature landscaping with large trees. Picket fence in front.

## Archives:

HERITAGE MARKHAM  
EXTRACT

APPENDIX B

DATE: February 17, 2006

TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #34 OF THE SECOND HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON FEBRUARY 8, 2006

---

34. HERITAGE STATUS  
179 JOHN STREET, THORNHILL HCD  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

At the request of the owner, the Heritage Planner and members of the Architectural Review Sub-Committee made a site visit to assess the heritage value of the house at 179 John Street.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is of the opinion that the dwelling at 179 John Street is of cultural heritage value or interest and contributes to the Thornhill Heritage Conservation District in the following manner:

- Its prominent location at the eastern boundary of the Heritage Conservation District helps define an architectural gateway;
- Its construction and siting are complimentary to the Heritage Conservation District and helps to reinforce the village-like atmosphere of Old Thornhill;
- The house is a well preserved example of mid 20<sup>th</sup> century domestic architecture and represents a style that is increasingly significant and worthy of preservation.

AND THAT Heritage Markham has no objection to the removal of the garage building located to the rear of the existing dwelling located at 179 John Street, Thornhill.

CARRIED.

HERITAGE MARKHAM  
EXTRACT

**APPENDIX C**

DATE: July 17, 2007

TO: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM # 13 OF THE SEVENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON JULY 11, 2007, 2006

13. REQUEST FOR FEEDBACK  
179 JOHN STREET, THORNHILL  
PROPOSED DEMOLITION AND NEW DWELLING (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

The Heritage Planner gave a presentation on this application. The owner wishes to demolish the existing dwelling (c. 1949) and has prepared plans for a replacement dwelling.

Victor Guitberg, M.A., IAOAA, M-ARCH Design Group Inc., addressed the Heritage Markham Committee on behalf of the property owner.

The following persons addressed the Heritage Markham Committee in opposition to the proposed demolition and new dwelling at 179 John Street:

- Marion Matthias; and
- Evelin Ellison, Vice-President, Ward 1 Thornhill Residents' Association, and filed a written submission.

The general consensus was that the existing dwelling (identified as a class C in the Thornhill Heritage Conservation District Plan 2007) was complementary to the character of the heritage district.

**HERITAGE MARKHAM RECOMMENDS:**

THAT Heritage Markham is of the opinion that the dwelling at 179 John Street is of cultural heritage value or interest and contributes to the Thornhill Heritage Conservation District in the following manner:



- its prominent location at the eastern boundary of the Heritage Conservation District helps define an architectural gateway;
- its construction and siting are complementary to the Heritage Conservation District and helps to reinforce the village-like atmosphere of Old Thornhill;
- the house is a well preserved example of mid 20<sup>th</sup> century domestic architecture and represents a style that is increasingly significant and worthy of preservation;

AND THAT Heritage Markham would support a complementary addition to the existing dwelling;

AND THAT Heritage Markham has no objection to the removal of the garage building located to the rear of the existing dwelling located at 179 John Street, Thornhill.

CARRIED.

HERITAGE MARKHAM  
EXTRACT

**APPENDIX D**

DATE: September 25, 2007

TO: R. Hutcheson, Manager of Heritage Planning  
T. Cabral, Applications Administrator

EXTRACT CONTAINING ITEM # 14 OF THE NINTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON SEPTEMBER 12, 2007

14. BUILDING PERMIT APPLICATION (DEMOLITION)  
FILE NO. 07 126030 DP  
179 JOHN STREET  
DEMOLITION OF C. 1949 HOUSE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
T. Cabral, Applications Administrator
- 

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the demolition of the existing house at 179 John Street due to its cultural heritage value, contributing to the Thornhill Heritage Conservation District in the following manner:

- its prominent location at the eastern boundary of the Thornhill Heritage Conservation District helps to define an architectural gateway;
- its construction, siting and scale are complementary to the Thornhill Heritage Conservation District and helps reinforce the village-like atmosphere of Old Thornhill;
- the house is a well-preserved example of mid-20<sup>th</sup> century domestic architecture and represents a style and period that is becoming increasingly significant and worthy of preservation.

CARRIED.

## European Construction

# Proposed Work and Associated Costs

## APPENDIX E

### Additional Clauses

#### 1. General Contractor Responsibilities :

Disclose all trades, material suppliers, and prices on the following construction stages

- 1) Construction plan; Builder risk insurance, materials garbage and waste removal;
- 2) Basement insulation & water proofing;
- 3) Plumbing (rough in and fixtures)
- 4) Heating and Air Conditioning (new install of ductless air –conditioner)
- 5) Electrical (rough in and fixtures)
- 6) Walls fixtures and plaster
- 7) Hardwood fixtures
- 8) Windows install (family room)
- 9) Locks and keys replacements (5 doors)
- 10) Appliances (install; washer, dryer, stove, fridge, dishwasher, water filter)
- 11) Alarm
- 12) Carpet (basement area and stairs)
- 13) Painting (walls and ceiling, doors, windows)
- 14) Landscaping (remove dead trees and branches)
- 15) Drive way (form and gravel)
- 16) Exterior paint;

#### 2. Service Cost Estimates :

### **Building Improvements**

Construction plan; Builder risk insurance, materials garbage and waste removal	1,500
Basement insulation & water proofing; Plumbing (rough in and fixtures)	3,000
	1,300
Heating and Air Conditioning (new install of ductless air –conditioner)	2,500
Electrical (rough in and fixtures)	2,000
Walls fixtures and plaster	1,000
Hardwood fixtures	2,500
Windows install (family room)	500
Locks and keys replacements (5 doors)	1,000
Appliances (install; washer, dryer, stove, fridge, dishwasher, water filter)	5,000

## European Construction


Alarm	300
Carpet (basement area and stairs)	1,000
Painting (walls and ceiling, doors, windows)	2,000
Landscaping (remove dead threes and branches)	5,000
Drive way (form and gravel)	3,000
Exterior paint	3,000
<b>Total</b>	<b><u>33,600</u></b>

### IN WITNESS WHEREOF

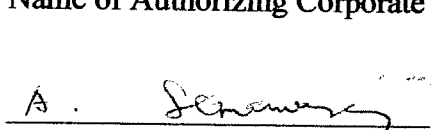
the parties have duly executed this Service Agreement this 2th day of April, 2006.

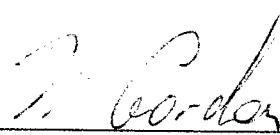
SIGNED, SEALED AND DELIVERED  
in the presence of

  
Witness

  
European Construction

Per: Yuri Gavris (Corp seal)  
Name of Authorizing Corporate Agent

  
Witness

  
Irina Gordon

Per: Irina Gordon  
Name of Authorizing Corporate Agent