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CIVIC CENTRE
2141 MAJOR MACKENZIE DRIVE, MAPLE, ONTARIO L0J 1E0 TELEPHONE (416) 832-2281

June 4, 1985

Ontario Heritage Foundation
77 Bloor St. West
Toronto, Ontario
M7A 2R9

Dear Sirs:

Please be advised that By-law 187-85 designating the John Jeffery (Troyer) House at 5451 Highway 7, Woodbridge was passed by Council on May 28, 1985.

A copy of the by-law together with the reasons for designation is enclosed.

Sincerely,

Patricia K. Neal
Clerk/Researcher
Town of Vaughan

PKN:jh
Encl.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 187-85

A By-law to designate the property known municipally as 5451 Highway 7, Woodbridge, in the Town of Vaughan, Regional Municipality of York, as being of architectural value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest; and,

WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the John Jeffery (Troyer) House at 5451 Highway 7, Woodbridge, being Part of Lot 5, Concession 8, in the Town of Vaughan, Regional Municipality of York, more particularly described in Schedule "A" hereto; and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

NOW THEREFORE the Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

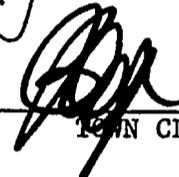
1. There is designated as being of architectural value or interest the real property known as the John Jeffery (Troyer) House situated at 5451 Highway 7, Woodbridge, being Part of Lot 5, Concession 8, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for the designation are set out in Schedule "B" attached hereto.
3. The Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A", attached hereto, in the proper land registry office.

4. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper in which notice of intention to so designate was published once for each of three consecutive weeks.

READ a FIRST and SECOND time this 28th day of May, 1985.



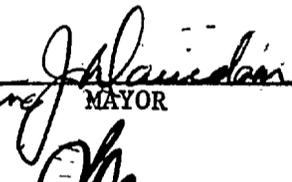
acting **MAYOR**



TOWN CLERK

DEPUTY CLERK

READ a THIRD time and finally passed, this 28th day of May, 1985.



acting **MAYOR**



TOWN CLERK

DEPUTY CLERK

SCHEDULE "A" TO BY-LAW 187-85

DESCRIPTION OF LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Vaughan and the Regional Municipality of York, being composed of part of Lot 5, Concession 8, of the said Town which parcel of land may be more particularly described as follows:

PREMISING that the Southerly limit of the King's Highway Number 7 as widened by Deposited Plan 5674, has a course of North 73 degrees 09 minutes 00 seconds East, relating all bearings hereon thereto;

BEGINNING at the northwesterly angle of the Easterly half of Lot 5, being a point in the original Southerly limit of the King's Highway No. 7, being the Road Allowance between Lots 5 and 6;

THENCE NORTH 72 degrees 53 minutes 30 seconds East following the original Southerly limit of the King's Highway No. 7 a distance of 33.25 feet to its intersection with the Easterly limit of the Little Concession Road;

THENCE NORTH 72 degrees 53 minutes 30 seconds East continuing along the original Southerly limit of the King's Highway No. 7 a distance of 1,499.56 feet to the Northwesterly angle of a Road Widening as shown on Deposited Plan No. 2790;

THENCE SOUTH 10 degrees 04 minutes 30 seconds East a distance of 27.20 feet to an iron bar marking an angle in the Southerly limit of the King's Highway No. 7 as widened by Deposited Plan 5674;

THENCE SOUTH 10 degrees 04 minutes 30 seconds East continuing along the Southerly limit of the King's Highway No. 7 as widened by Deposited Plan 5674 a distance of 10.08 feet to an iron bar marking an angle in the said road widening, the said iron bar marking the Point of Commencement;

THENCE NORTH 71 degrees 46 minutes 10 seconds East following the Southerly limit of the King's Highway No. 7 as widened by Deposited Plan 5674 a distance of 5.01 feet to an iron bar;

THENCE NORTH 73 degrees 09 minutes 00 seconds East continuing along the Southerly limit of the King's Highway No. 7 as widened a distance of 432.04 feet to an iron bar marking an angle in the same;

THENCE SOUTH 10 degrees 24 minutes 00 seconds East following the Southerly limit of the King's Highway No. 7 as widened a distance of 30.25 feet to an iron bar marking an angle in the same;

THENCE SOUTH 12 degrees 35 minutes 20 seconds East a distance of 288.89 feet to an iron tube;

THENCE SOUTH 13 degrees 16 minutes 50 seconds East a distance of 322.34 feet to an iron tube;

THENCE SOUTH 13 degrees 17 minutes 30 seconds East a distance of 658.47 feet to an iron tube planted in the existing limit between Lots 4 and 5;

THENCE SOUTH 74 degrees 26 minutes 10 seconds West following the existing limit between Lots 4 and 5 a distance of 26.18 feet to an iron bar marking an angle in the same;

THENCE SOUTH 72 degrees 32 minutes 30 seconds West continuing along the existing limit between Lots 4 and 5 a distance of 155.95 feet to an iron bar marking an angle in the same;

THENCE SOUTH 73 degrees 09 minutes 30 seconds West continuing along the existing limit between Lots 4 and 5 a distance of 322.91 feet to an old wooden stake planted in a line having a course of South 19 degrees 06 minutes 20 seconds East drawn from the said Point of Commencement, the said wooden stake now being replaced by an iron bar;

THENCE NORTH 10 degrees 06 minutes 20 seconds West a distance of 1,307.08 feet more or less to the Point of Commencement as in Registered Instrument No. 366914.

SCHEDULE "B"

TO BY-LAW 187-85

PROPERTY: The John Jeffery House

ADDRESS: 5451 Highway #7, Woodbridge
Lot 5, Concession 8
Town of Vaughan
Regional Municipality of York

CONSTRUCTION DATE: 1860

ORIGINAL OWNER: John Jeffery, Farmer

PRESENT OWNER & USE: [REDACTED] in trust)
Box 25
Commerce Court West
Toronto, Ontario
M5L 1A9

Residential

REASONS FOR DESIGNATION

The John Jeffery Farmhouse (1860) is recommended for designation on architectural grounds as a superb example of a 19th century Loyalist style stone house. The semi-elliptical, fan transomed doorway, the balanced displacement of window openings in the front facade, and the cornice returns under the eaves all contribute to the stylistic excellence of this heritage property.

THE JOHN JEFFERY HOUSE

(Troyer House)
5451 Highway 7
Lot 5, Concession 8
Woodbridge

SCHEDULE "B"

TO BY-LAW 187-85

ARCHITECTURAL DESCRIPTION

Situated well back from Highway #7, the John Jeffery farmhouse commands a spectacular view of the surrounding countryside. Although the river running along the west of the property has long since dried up, when this stone house was erected in 1860 we can be sure that it was from this riverbed that most of the fieldstones were obtained. As common with many 19th century stone houses, the fieldstones have been randomly laid on the side elevations while being cut, and laid in a broken course, along the front.

Being designed in the Upper Canada Neo-Classic, or Loyalist, style the Jeffery House presents us with three bays on the front elevation. With order and balance being two of the key elements of the Neo-Classic style, we find a ground floor with a centrally-located doorway and one window on either side. The same arrangement is found on the second floor, except that a window replaces the doorway. These square-headed window openings, topped by stone voussoirs, would have all been filled with six over six, double hung, two sash windows. The original windows in the upper storey are covered with four-pane storm windows and flanked by dark green shutters.

The original entranceway is a textbook example of the traditional Loyalist doorway with a semi-elliptical fan transom set above a panelled door with sidelights. Unfortunately, the glass has been removed from the transom, the sidelights have been covered with sheets of plywood and the four-panel door has been partially defaced with black paint (see Appendix III).

In addition to an ordered internal displacement of space, the Jeffery House also displays a balanced massing. Attached to each side of the main rectangular block is a one-storey wing: on the east this wing is of frame construction, while the west one is constructed of fieldstone to match the main house unit. The enclosed wooden porch on the east has fallen into a poor state of repair and the window openings on the western wing have been blocked in with boards and steel bars.

It was common for Loyalist style houses to be capped with a flat-pitched roof, but regional variations in style can probably account for the medium sloped, shingled roof atop the Jeffery House. Although lacking the traditional pitch, we do find cornice returns, so common on Loyalist dwellings, tucked under the corner of the eaves. The stone wing on the west also has a cornice return on the front of the eaves, but passes on the opportunity at the back, in favour of a projecting verandah roof.

Lacking an ornate cornice and all other forms of roof decoration, the Jeffery House provides its ornamentation in two types of stonework. Running up the front corners of the house are cut stone quoins, being as much supportive as decorative. In the centre of the west wall, above the window voussoirs and under the gable eaves, is the property's date stone: 1860. If no one displays interest in the protection of this house, it may soon turn out to be its gravestone.

Although entrance into the house was forbidden, this researcher was able to glean, by glancing through an open front doorway, a view of the bottom end of a semi-spiral wooden staircase. This typically durable Loyalist staircase has probably undergone great stress from its present masters, but has still got the strength to support itself.

In comparison to the other half dozen or so 19th century stone houses still remaining in Vaughan, the Jeffery House stands alone in terms of stamina and endurance. Stylistically it also supercedes the rest of them. What the Somerville House (Lot 14, Concession X) has in its quoining and what the McClure House (Lot 14, Concession VIII) has in its tidiness pales in architectural significance to the arched doorway and balanced front facade of the Jeffery House.