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THE TOWN OF VAUGHAN RECEIVED BY-LAW

JUL 12 1989
ONTARIO HERITAGE
FOUNDATION

BY-LAW NUMBER 229-89

A By-law to designate the Burkholder-Mounsey House located on the property known municipally as 8171 Kipling Avenue, 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 and/or historic 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 Burkholder-Mounsey House, 8171 Kipling Avenue, Woodbridge, being Part of Lot 8, Concession 7, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to 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,

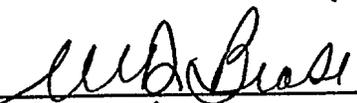
HEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

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 building known as the Burkholder-Mounsey House, 8171 Kipling Avenue, Woodbridge, being Part of Lot 8, Concession 7, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for 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 of each of three consecutive weeks.

READ a FIRST and SECOND time this 26th day of June, 1989.



M. Di Biase, Acting Mayor



R.A. Partridge, Town Clerk

READ a THIRD time and finally passed this 26th day of June, 1989.



M. Di Biase, Acting Mayor



R.A. Partridge, Town Clerk

REGISTRY OFFICE DESCRIPTION

SCHEDULE "A" TO BY-LAW 229-89

DESCRIPTION OF LANDS

All and singular that certain parcel of tract of land and premises situate, lying and being in the Town of Vaughan; in the regional Municipality of York in the Province of Ontario and being composed of:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan, in the Regional Municipality of York (formerly in the Village of Woodbridge, in the County of York), in the Province of Ontario, and being composed of part of Lot 12 according to a plan deposited in the Registry Office for the Registry Division for the East and West Ridings of York as number 546, being also a part of Lot 8, in Concession 7 (of the former Township of Vaughan), the boundaries of the said parcel, lying on the East side of Eighth Avenue, are described as follows:

PREMISING that the West limit of said Lot 8, being also the East limit of Eighth Avenue, has an assumed bearing of North 9 degrees West and all bearings herein are referred thereto:

COMMENCING at a point in the West limit of said Lot 12 distant 115.90 feet Southerly thereon from the North West angle of Lot 12, said point being also distant 312.42 feet measured South 9 degrees East from the North West angle of said Lot 8 in Concession 7;

THENCE South 9 degrees East along the West limit of Lot 12 a distance of 66.00 feet to an iron bar therein;

THENCE North 73 degrees 46 minutes East a distance of 334.95 feet to an iron bar in the East limit of said Lot 12 as defined by an old fence;

THENCE North 9 degrees 14 minutes West along the said East limit of Lot 12 a distance of 66.00 feet to an iron bar therein;

THENCE South 73 degrees 46 minutes West a distance of 334.70 feet to the POINT OF COMMENCEMENT, as set out in Instrument Number 479995.

The above described parcel is shown outlined on a plan of survey thereof by J.R. Dunning, an Ontario Land Surveyor, dated August 28, 1970.

BURKHOLDER-MOUNSEY HOUSE



8171 Kipling Avenue
Woodbridge
Part of Lot 8, Concession 7

Kathryn Anderson
Heritage Resources Department
Town of Vaughan

February 1989

PROPERTY: Burkholder - Mounsey House

ADDRESS: 8171 Kipling Avenue
Part Lot 12, Plan 546
Woodbridge

ORIGINAL OWNER Margaret Burkholder
(Estate of Jacob Burkholder)

CONSTRUCTION DATE: 1884

REASONS FOR DESIGNATION: The Burkholder-Mounsey House is recommended for designation for historical and architectural reasons.

The house was built in 1884 when the property was owned by the executors of the estate of Jacob Burkholder, who transferred the residence to Thomas Mounsey, an heir, in 1914. In 1943 the property was acquired as the site of the parsonage of the United Church of the Villages of Woodbridge and Emery.

The residence was constructed as a compressed version of the popular late 19th century ell-shaped house type. The design features pattern brick detailing for hood labels, string courses, diaper patterns, lozenge motifs, and triangular quoins. The dwelling is an integral part of a group of four houses of a similar vintage that share a common setback and display similar features.

8171 KIPLING AVENUE: BURKHOLDER-MOUNSEY HOUSE

HISTORICAL BACKGROUND

The property located at 8171 Kipling Avenue is the only one in the series of five sites that was not first owned and personally developed by Thomas P. Wright. The similarity of the dwelling to neighbouring structures suggests, however, that the house may have been constructed under his direction.

The property was secured by the Burkholder family as early as 1849, when Henry Burkholder purchased one-and-two-sevenths acres of land from Benjamin Handy for an undisclosed sum. While Burkholder may have realized the future potential of the location, the parcel remained vacant as late as 1884 when Margaret Burkholder (born 1821), the widow of Jacob Burkholder, and a resident of the City of Toronto, was assessed \$100 for "Lot 12-and-1/2", an empty half acre of land. The dwelling was evidently constructed during the building season of 1884, resulting in an increase in the assessed value of the site to \$700 the following year.

Continuous occupancy of the property began as late as 1914 when the executors of Jacob Burkholder sold part of Village Lot 12 to Thomas D. Mounsey (born 1855), the husband of Susannah Burkholder, for \$1600. The Mounsey family retired to Woodbridge from a farm where, according to the Census of 1891, they housed two lodgers, George and John McClure, relatives of William McClure, owner of the neighbouring site at 8161 Kipling Avenue. By 1936 Susannah Mounsey (1858-1939) and her two children, James Mounsey and Agnes Needham, sold the parcel.

In 1943, trustees of the United Church of Canada of the Village of Woodbridge and the Village of Emery acquired the half-acre property as a residence for their minister. While a Wesleyan Methodist congregation had been formed in Burwick (Woodbridge) in 1834, and amalgamated with the Primitive Methodists to form the Canada Methodist Church in 1884, the church remained part of the Weston Circuit until 1897, when the Woodbridge and Emery Circuit was organized. Parsonages were first acquired on William Street (1897-1906) and Woodbridge Avenue (1906-43).

Following the sale of the Kipling Avenue property in 1963, the minister's abode was relocated to the Seneca Heights subdivision. The association of the United Church with the site is particularly interesting since the earlier owner, Thomas Mounsey -- and several of his neighbours -- served on the building committee for the Presbyterian Manse, constructed a short distance away on the corner of Porter Avenue.

The dwelling was transferred into private hands, followed by an uninterrupted tenure of two decades. The most recent change of ownership took place in August, 1988.

ARCHITECTURAL DESCRIPTION

The Burkholder-Mounsey House at 8171 Kipling Avenue is a compressed version of the popular late 19th century ell-shaped house, augmented with pattern brickwork. While standard designs feature a short projecting "ell" wing on a larger body, this example focuses attention on the wing, with the bulk of the plan tucked behind.

While plans for ell-shaped dwellings generally place the principal entrance on the body near the intersection of the wing, on the Burkholder-Mounsey House the doorway, adorned with a segmental multi-pane transom and three-quarter-length sidelights, is located on the narrow face of the wing. The wallspace next to the entry is filled by a projecting bay window. Overhead, a window and door are slightly offset to fit under the verges of the gable roof. The asymmetry is continued with the introduction of a second bay window on the south elevation of the main body.

Variety is added to the red clay brick (in a random mixture of orange-red and near burnt) with buff brick hood labels over all structural openings, string courses in diaper patterns, lozenge motifs in the gables, and triangular quoining along the edges of the walls. Similar detailing is found on houses at 8177 and 8191 Kipling Avenue, suggesting that the same mason was employed. While decorative bargeboard is missing from the gable ends, king posts survive at the apex of each roofline. Iron cresting has been removed from the roofs of the bay windows.

The original ell-shaped verandah has been replaced by an open two-storey porch on the facade, with a shed roof porch sheltering another entry at the intersection of the main body and the wing. The dwelling was extended by a single storey brick tail. The colour of the brickwork indicates that it was either a later addition, or less expensive material was employed.

The dwelling shares a common setback with the adjacent properties, while the unusual divisions of Plan 546 place the Burkholder-Mounsey House and its neighbour at 8177 Kipling Avenue closer together on narrow, but deep lots.

February 1989

SOURCES

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