

# 4.0 HERITAGE EVALUATION

## 4.1 Building Inventory

The Building Inventory is:

- first, a method of compiling information property-by-property to assist with determining the heritage attributes and character of the study area; and
- second, it is a documentation of each property in the study area that assesses whether or not the property and related landscape and structures are contributing to the heritage character.

The inventory of buildings within the Woodbridge Study Area was first mapped out and identified in their location (see sample page on the following page). The study area was sectioned into eight parts for documentation:

- North Kipling Avenue
- Central Kipling Avenue
- Kipling Avenue and Woodbridge Avenue Intersection
- South Kipling Avenue
- Wallace Street
- Woodbridge Avenue
- Clarence Street
- Islington Avenue

The exterior front façade of each building in the study area was appraised by Goldsmith Borgal and Company Architects. Building Inventory sheets were created with the information gathered for each building. Each Inventory Sheet identifies the building and contains information related to its age, style, height, material composition, and heritage contribution. The Inventory Sheets are one of the essential elements of the Woodbridge Heritage Conservation District Plan. Over time, additional information should continue to be gathered and added to the inventory for the purpose of achieving as complete an assessment as possible. The full set of Building Inventory sheets is presented as an appendix to the Plan, which include a photographic documentation of each building within the study area.

### The Content of the Inventory Sheets

The characteristics used for the Inventory are described, below.

#### 1. Identification

The name of the building, its civic address and its heritage status (if applicable) are described. Heritage status refers to a prior recognition of the heritage value of the property by the Province of Ontario or by City Council. The property is further identified through current photographs of the building, and details of significant elements, if relevant. Its location is highlighted on building inventory maps of the area.

#### 2. Architecture

The various architectural attributes of the building, beginning with its height and the stylistic influences that contribute to its appearance is described under “comments” of the inventory sheets. Any significant element particular to the building is described.

#### 3. Period of Construction

The date of construction (if known), and principal modifications to the building over time are detailed.

#### 4. Contributing Status

A preliminary assessment of the building is made in terms of identifying a contributing versus non-contributing status is based on the collected inventory information. The contributing status of the building is further assessed in relation to the surrounding context to determine whether other characteristics such as the surrounding heritage landscape or the proximity to other contributing buildings would support it as a contributing building, and thus, be included within the heritage boundary.

Some buildings have undergone multiple renovation and often have lost some architectural detail along the way. However, buildings are considered contributing if they still display the architectural elements of the period and if missing elements are not too numerous and can reasonably be restored.

#### 6. Exceptions

Some exceptions stand out due to their architectural quality and/or their association to the history of the area. These contribute to the general diversity that characterizes the area.

# 1 - North Kipling Avenue



The illustrations below are a mapping of each heritage resource. The information within the boxes, related to each resource, can be found in the Building Inventory Sheets in the Appendix.

**8238 Kipling Avenue** Listed in VHI  
 + 2 Storey  
 + Edwardian, Circa 1810  
 + Red Brick  
 + Extended Roof element  
 + Entrance Portico  
 + Extended Architrave  
 + Small Single Dormer above

**8258 Kipling Avenue** Listed in LSHS  
 + 2 Storey  
 + Gothic Revival, Circa 1880  
 + Dichromatic Brick  
 + Bay Window  
 + Decorative Arches  
 + Verandah removed  
 + Later Garage Addition

**8265 Kipling Avenue** Listed in VHI  
 + 2 Storey  
 + Dated 1915  
 + Edwardian

**8248 Kipling Avenue**  
 + 2 Storey  
 + Queen Anne, Circa 1890  
 + Red Brick

**8228 Kipling Avenue** Listed in LSHS  
 + 2.5 Storey  
 + Queen Anne, Circa 1890  
 + Red Brick  
 + Wrapping Verandah  
 + Shingled Gable

**8204 Kipling Avenue** Listed in LSHS  
 + 2 Storey  
 + Gothic Revival, 1880  
 + Dichromatic Brick  
 + Decorative Brickwork  
 + Decorative Arches  
 + Bay Window  
 + Wrapping Verandah  
 + Decorative Ironwork

**8191 Kipling Avenue** Listed in LSHS  
 + 2 Storey  
 + Gothic Revival, Circa 1881  
 + Dichromatic Brick  
 + Decorative Brickwork  
 + Decorative Arches  
 + Decorative Verandah, Gingerbread  
 + Original Sash Windows  
 + Later addition to rear

**8177 Kipling Avenue** Listed in LSHS  
 + **Designated, The McGillivray-Shore House**  
 + 1.5 Storey  
 + Gothic Revival Cottage, 1884  
 + Dichromatic Brick  
 + Central Gable  
 + Bay Window  
 + Decorative Brickwork and Arches  
 + Decorative Verandah, Gingerbread

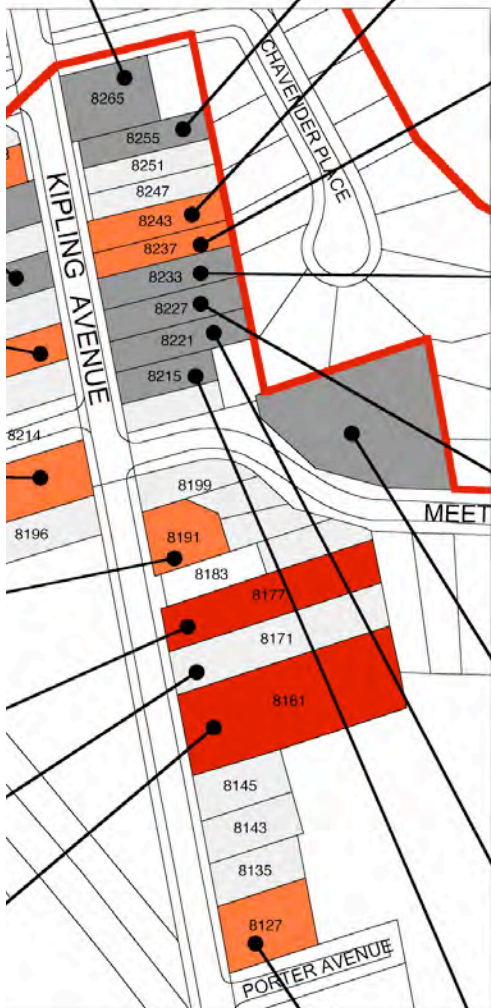
**8171 Kipling Avenue**  
 + **Designated**  
 + **Demolished**

**8161 Kipling Avenue** Listed in LSHS  
 + **Designated, Thomas Wright House**  
 + Note #'s 8109, 8177  
 + 1.5 Storey  
 + Gothic Revival Cottage, 1881  
 + Dichromatic Brick  
 + Central Gable  
 + Decorative Brickwork + Arches  
 + Decorative Verandah, Gingerbread  
 + Later addition to rear

# Building Inventory Maps (sample)



8255 Kipling Avenue Listed in VHI  
 + 1.5 Storey  
 + Gothic Revival, Circa 1870  
 + Whitewashed brick  
 + Central Gable  
 + Decorative Vergeboard  
 + Edwardian alterations at grade



8243 Kipling Avenue Listed in LSHS  
 + 2.5 Storey  
 + Edwardian, Circa 1910  
 + Red Brick  
 + Entrance Portico and Verandah  
 + Shingled Gable



8237 Kipling Avenue Listed in LSHS  
 + 2 Storey  
 + Edwardian, Circa 1910  
 + Brown Brick  
 + Entrance Portico  
 + Truncated Hip Roof  
 + Terra Cotta Tile



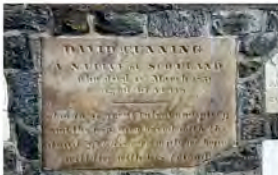
8233 Kipling Avenue  
 + 1.5 Storey  
 + Victory Housing, Circa 1950  
 + Red Brick  
 + Single Central Dormer



8227 Kipling Avenue  
 + 1.5 Storey  
 + Victory Housing, Circa 1950  
 + Buff Brick  
 + Single Central Dormer  
 + Later Garage Addition



Memorial Cemetery  
 + Includes pioneer headstones  
 + Restored 1972  
 + Requires restoration



8221 Kipling Avenue  
 + 1.5 Storey  
 + Victory Housing, Circa 1950  
 + Brown Brick  
 + Single Central Dormer  
 + Later Garage Addition

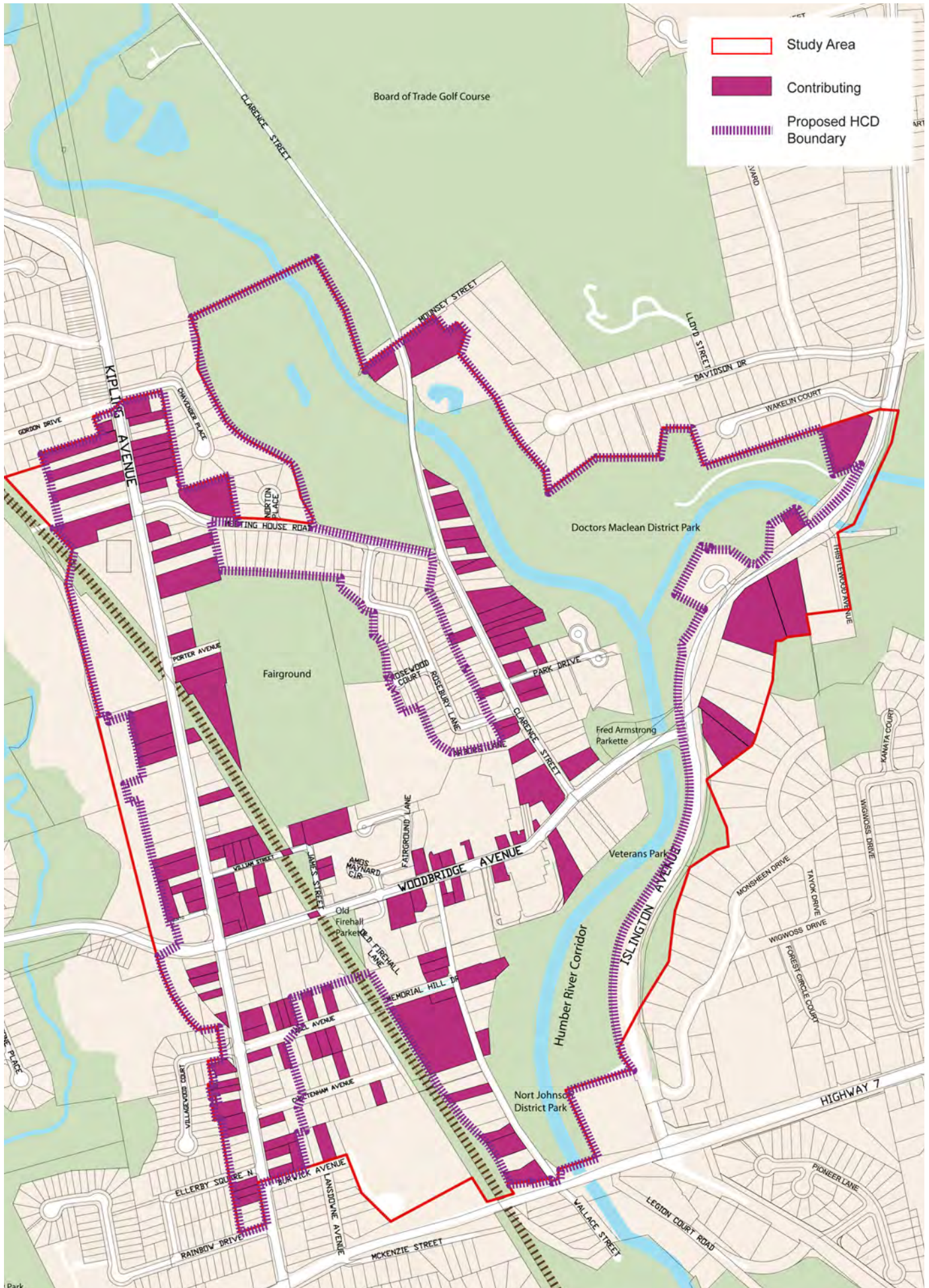


8215 Kipling Avenue  
 + 1.5 Storey  
 + Victory Housing, Circa 1950  
 + Buff Brick  
 + Single Central Dormer



8127 Kipling Avenue Listed in LSHS  
 + Note #'s 8066, 8074  
 + 2.5 Storey, Built as Manse  
 + Queen Anne/Edwardian, 1902  
 + Romanesque detailing  
 + Stone Arches  
 + Bracketed Cornice  
 + Portico and Wrapping Verandah  
 + Shingled Gable





Schedule 3: Properties that Contribute to the Heritage Character

## 4.2 Analysis of Inventory

### Contributing verses Non-Contributing

A primary objective of the Inventory Sheets is to understand which of the buildings within the study area contribute to the heritage character of the district. The classification of buildings as 'contributing' or 'non-contributing' arises from the consideration of multiple factors. Buildings that have been deemed 'contributing' (referred hereafter as "Contributing Buildings") tend to be characterized by most, if not all, of the elements listed below. Buildings that are categorized as 'non-contributing' do not have a sufficient number of the required attributes.

Factors that influenced the classification of Contributing vs non-contributing properties:

- listed and designated properties,
- period or age of construction,
- architectural style and material pallet (see Part 2 - section 6.3.3),
- building height (see Part 2 - Section 6.4.2),
- cultural heritage significance - the association of people and events,
- environment

The last factor, the environment, is the contribution of the property to the character of the area and the significance of the elements of the property as a landmark or significant feature of the area.

The following maps present a summary of the analysis of the contributing and non-contributing properties.

Once the inventory was conducted and an understanding of the contributing verses non-contributing buildings within the study area was established, this allowed for a series of conclusions from the analysis about Woodbridge's heritage resources as follows:

**First**, the total **sum** of the heritage resource "parts" within the study area confirms Woodbridge as a "Village", having village-like quality and characteristics. It is the sum of parts that is stronger in defining Woodbridge as a Village than the individual parts or groupings, due mainly because the heritage resources are very scattered throughout the study area.

**Second**, there is an HCD Heritage Character that emerges from the collection and association of landscapes, properties and structures within the district.

**Third**, there are a number of properties that contribute to the HCD Heritage Character. (see Schedule 3, page 52)

**Fourth**, there are significant clusters of properties that contribute to the HCD Heritage Character. (see Schedule 8, page 58)

**Fifth**, there are a number of properties that individually do not contribute to the HCD Heritage Character, but given their location and proximity to contributing heritage resources, or similarity in characteristics such as scale, height, building materials; have the potential to significantly influence the long-term heritage character of the HCD. (see Schedule 8, page 58)

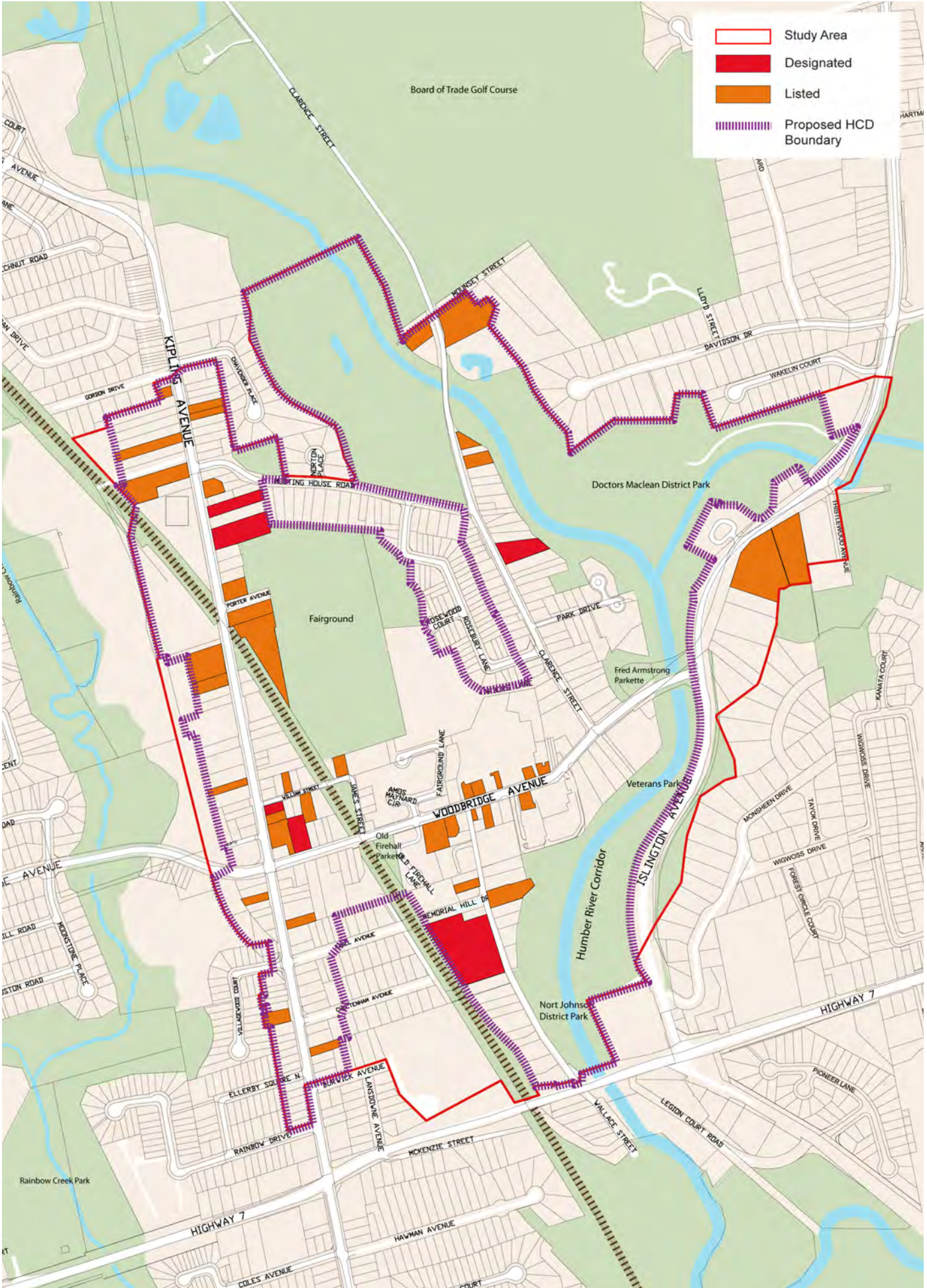
**Sixth**, the collection of 'contributing' and 'non-contributing' properties with the potential to significantly influence the HCD heritage character, have a distinct and definable boundary. (see Schedule 8, page 58)

**Seventh**, there are unique Heritage Character Areas, with unique Heritage Attributes as described in Part 2 - Section 6.1, that can be further identified within the HCD. (see Schedule 9, page 59)

**Eighth**, open space is a large defining factor in the heritage character of Woodbridge. Key open spaces within the study area have been identified as heritage landscapes, (see Schedule 17, page 90), and are described in terms of their particular heritage characteristics or features.

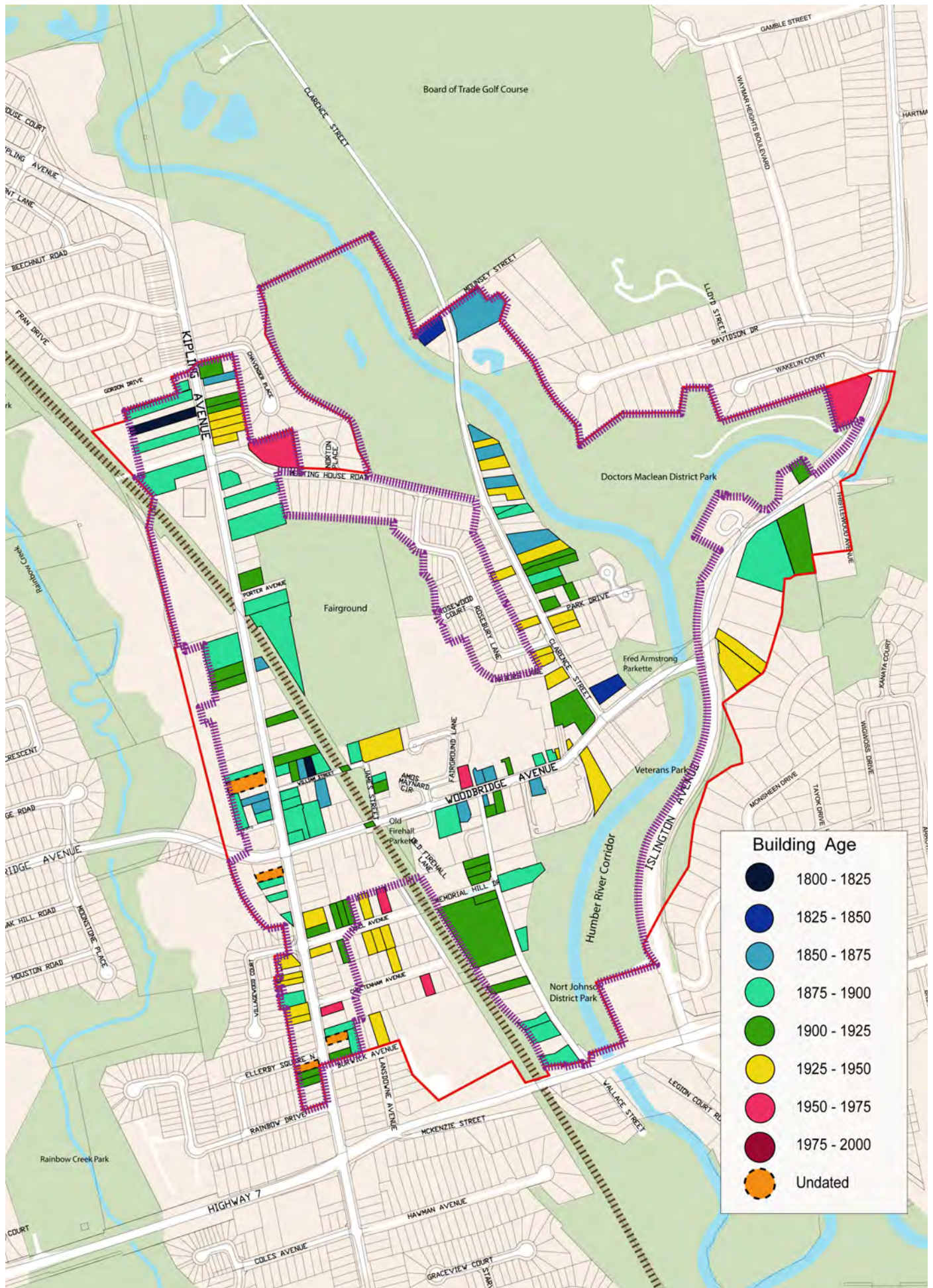
### HCD Boundary and Character Areas

The analysis resulted in the creation of a distinct HCD boundary and in the identification of distinct character areas, within the HCD Boundary. (see Schedule 10, page 62)

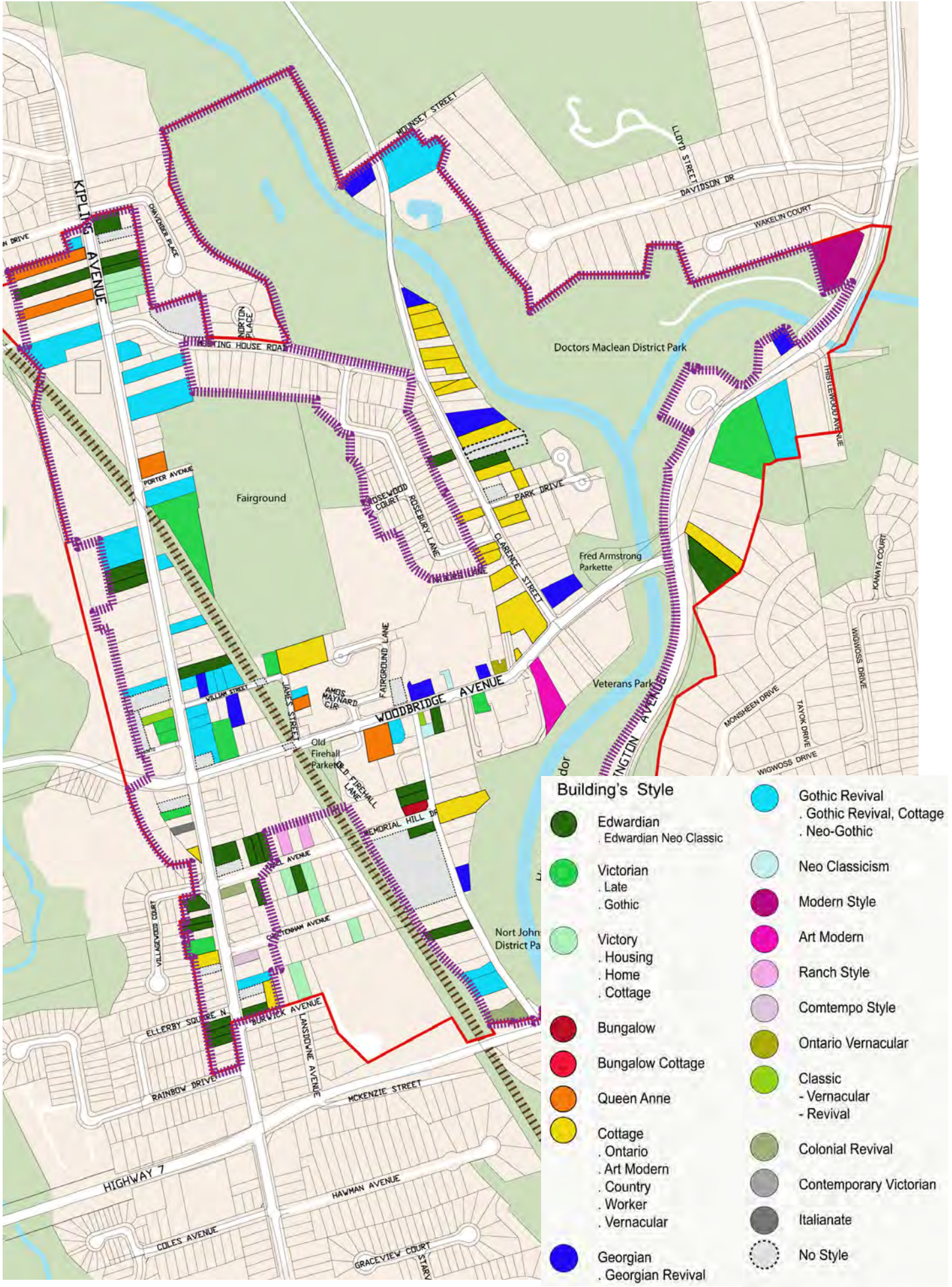


Schedule 4: Listed and Designated Heritage Properties

# HERITAGE EVALUATION



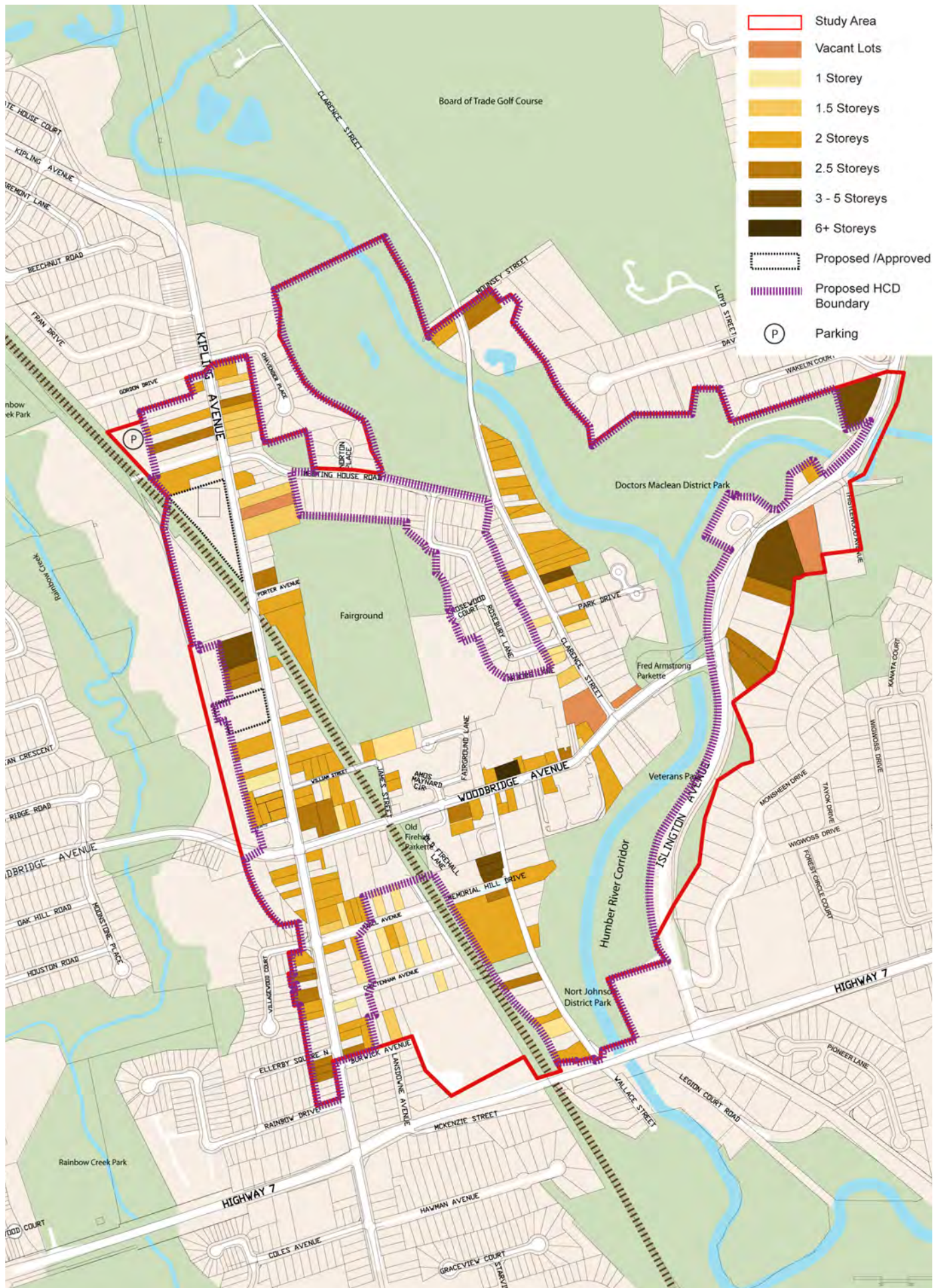
Schedule 5: Age of Contributing Properties



Schedule 6: Style of Contributing Properties



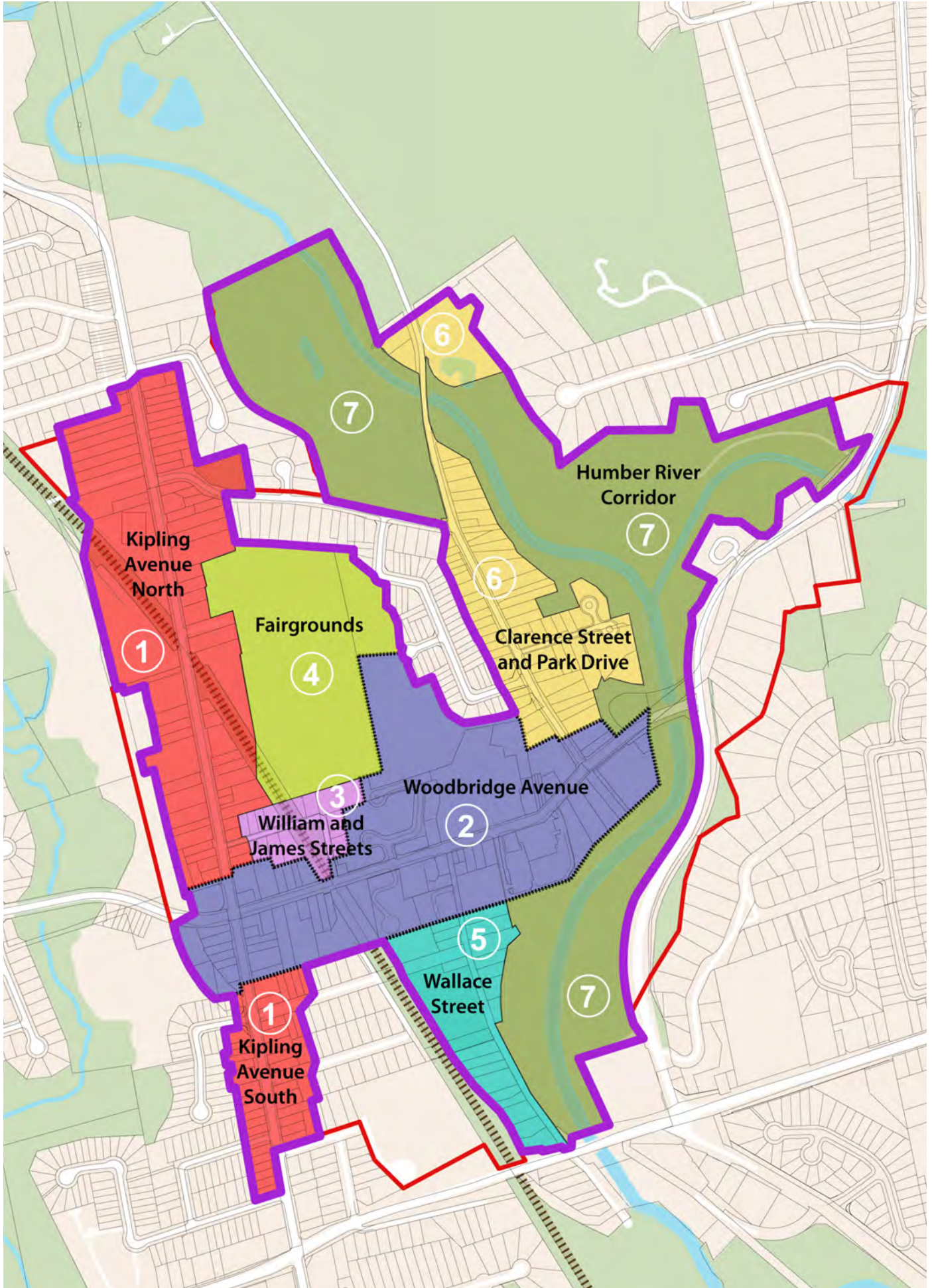
# HERITAGE EVALUATION



Schedule 7: Heights of Contributing Properties



# HERITAGE EVALUATION



Schedule 9: HCD Character Areas

