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

June 5, 1987

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

Dear Sir/Madam:

MCGILLIVRAY-SHORE HOUSE
8177 KIPLING AVENUE
WOODBIDGE, ONTARIO

Please find enclosed a copy of By-law 201-87 designating the McGillivray-Shore House under the Ontario Heritage Act, R.S.O. 1980, Chapter 337.

Yours truly,

Patricia K. Neal
Heritage Researcher

/rt

Encl.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 201-87

A By-law to designate the property known municipally as 8177 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 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 McGillivray-Shore House at 8177 Kipling Avenue, Woodbridge, being Part of Lot 8, Concession 7, 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 one 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:

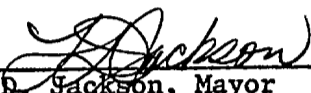
1. There is designated as being of architectural value or interest the building known as the McGillivray-Shore House, the municipal address being 8177 Kipling Avenue, Woodbridge, and located on lands being Part of Lot 8, Concession 7, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.

TOWN OF VAUGHAN
CERTIFIED TRUE COPY
DATE JUNE 10/87
R.A. P. 127
TOWN CLERK


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 1st day of June, 1987.

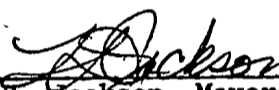


L. D. Jackson, Mayor




R. Panfili, Town Clerk

READ a THIRD time and finally passed, this 1st day of June, 1987.



L. D. Jackson, Mayor



R. Panfili, Town Clerk

SCHEDULE "A" TO BY-LAW 201-87

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 Woodbridge), consisting of one-half acres of land being composed of a portion of lot number twelve (12) on the east side of Eighth Avenue, in the said Village of Woodbridge, as shown on the registered plan of John J. Dalton, D.O.S. and P.L.S. bearing the date the 9th day of May, A.D. 1883, and which said parcel or tract of land may be more particularly known and described as follows, that is to say:

That part of Lot 8, in Concession 7 West of Yonge Street

COMMENCING at the distance of twelve feet from the northwest corner of said lot number twelve on Eighth Avenue.

THENCE SOUTH sixty-six feet along Eighth Avenue;

THENCE EAST in a line parallel to the boundary between lots number twelve and thirteen, three hundred and thirty feet more or less to the rear of said lot number twelve;

THENCE NORTH sixty-six feet to a post twelve feet from the northeast corner of said lot twelve;

THENCE WEST three hundred and thirty feet to the place of beginning, as in Registered Instrument No. 422146.

**SCHEDULE "B"
TO BY-LAW**

**MCGILLIVRAY-SHORE HOUSE
8177 KIPLING AVE.
WOODBIDGE, ONTARIO
PT. LOT 8, CONCESSION 7
TOWN OF VAUGHAN**

**SCHEDULE "B"
TO BY-LAW 201-**

DATE CONSTRUCTED: circa 1885

REASON FOR DESIGNATION

The McGillivray-Shore House is an elaborately detailed, well-maintained brick building. It was built circa 1885 with red and buff brick from the Norton Brick yard in Woodbridge. Designed in the Gothic Revival style, the McGillivray-Shore House features diamond patterned brickwork, iron cresting, bargeboard, corbelled chimneys and asymmetrical massing.

The McGillivray-Shore House is recommended for designation based on its architectural significance.

HISTORICAL BACKGROUND

The patent for all 200 acres of Lot 8, Concession 7 was issued to the Canada Company on July 9, 1829. Washington Peck, a cooper by trade, acquired the western half of Lot 8 from the Canada Company five years later.

In 1837, Mr. Peck traded 78 acres for Rowland Burr's farm on Yonge Street. Rowland Burr was a well known architect and builder. He erected a flour mill and saw mill which resulted in a considerable migration of labourers to the area. Mr. Burr subdivided his land and sold off several small, irregular parcels. The new village known as Burwick was created. Rowland Burr held land on Lot 8, Concession 7 until 1865.

The parcel of land on which the McGillivray-Shore House sits exchanged hands several times before it was purchased by Neil McGillivray.

The McGillivray family emigrated from Scotland in the early part of the nineteenth century. Neil McGillivray purchased the parcel of land under discussion in 1918. It was sold by his heirs to George W. Shore in 1939.

Mr. Shore was principal of the Woodbridge Public School, S.S. Number 14, between 1916 and 1939. All five of his children were teachers. Mr. Shore was active in his community. He sat on the Board of Directors for the Woodbridge Horticultural Society and was a Past Master of the Blackwood Masonic Lodge who received Grand Lodge Honours.

The house remained in the Shore family for nearly fifty years until it was sold in January 1987.

ARCHITECTURAL SIGNIFICANCE

The McGillivray-Shore House is a residential structure designed in a T-plan. The storey and a half building is constructed mainly of red brick used in a stretcher bond motif. Also, liberal use is made of buff brick that is utilized primarily in a decorative manner. The structure rests upon a full below ground level basement, the wall of which is composed of uncut stone and concrete. The house is capped with a medium gable roof that is distinguished by a centre gable located on the facade. The roof's surface is covered with green asphalt shingles.

The roof trim, the eaves and verges, are generally undistinguished and plain in style. A notable exception, however, is the iron cresting located on the trim of the bay windows that are situated on the facade and south elevation. Further roof detail includes two single chimney stack massings that are located on the right and left side of the house. Each stack is constructed of red brick. A third chimney is located to the rear of the structure on the exterior wall of the north elevation.

The structural opening shape of the building's typical window is segmental in design. The tall and narrow single sash windows rest on a plain wood lug sill. The trim outside the opening is distinguished by voussoirs consisting of buff brick. These voussoirs, located at the head of the opening are further accentuated by segments of brick that are raised from the surface of the wall. The basement windows are also capped by buff brick voussoirs. The atypical design of the voussoirs is best illustrated by the accompanying photographs.

The main entrance's structural opening is flat, rather than arched. Buff brick voussiors cap the entrance. A flat transom with multiple lights is situated at the head of the structural opening. Also, side lights are located on each side of the door. Situated immediately above the main entrance, on the second story is another doorway that exits onto a small balcony.

Other significant architectural features of the house include the main verandah that is located on the facade. Its more significant features include wood posts resting on supporting pedestals and topped with doric style capitals. The verandah is further characterized by the decorative, gothic-arched bargeboard.

The McGillivray-Shore House has seen few alterations over the years. Indeed, the only noticeable physical change to the building is the removal of the back verandah. What appears to have once encircled the three walls of the kitchen ell now terminates at the back wall leaving two smaller verandahs that flank either side of the ell. The removal of the back portion of the rear verandah affects the appearance of the house only slightly and then only when viewing the house from the rear.

SOURCES

Reaman, G. E., A History of Vaughan Township, 1971

Wood, Mary I., Pictorial Woodbridge, 1984

Land Registry Office, Newmarket

Prepared by: Mark Cunliffe
and
Patricia K. Neal
March 1987