



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: June 4, 2018
Report Number: SRPRS.18.140

Department: Planning and Regulatory Services
Division: Policy Planning

Subject: Notice of Intent to Demolish 24 Dunlop Street
(File No. D12-07171)

Purpose:

To seek the Heritage Richmond Hill Committee's consideration regarding the cultural heritage merit of the property located at 24 Dunlop Street under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Heritage Richmond Hill advise Council the property located at 24 Dunlop Street does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*, and
- b) That 24 Dunlop Street be removed from the Town of Richmond Hill *Inventory of Buildings of Architectural and Historical Importance*.

Contact Person:

Isa James, Urban Designer/ Heritage Planner, phone number 905 771-5529.
Joanne Leung, Manager, Heritage and Urban Design, phone number 905 771-5498.

Submitted by:

"Signed version on file in the Office of the Clerk"

Kelvin Kwan
Commissioner of Planning and Regulatory Services

Approved by:

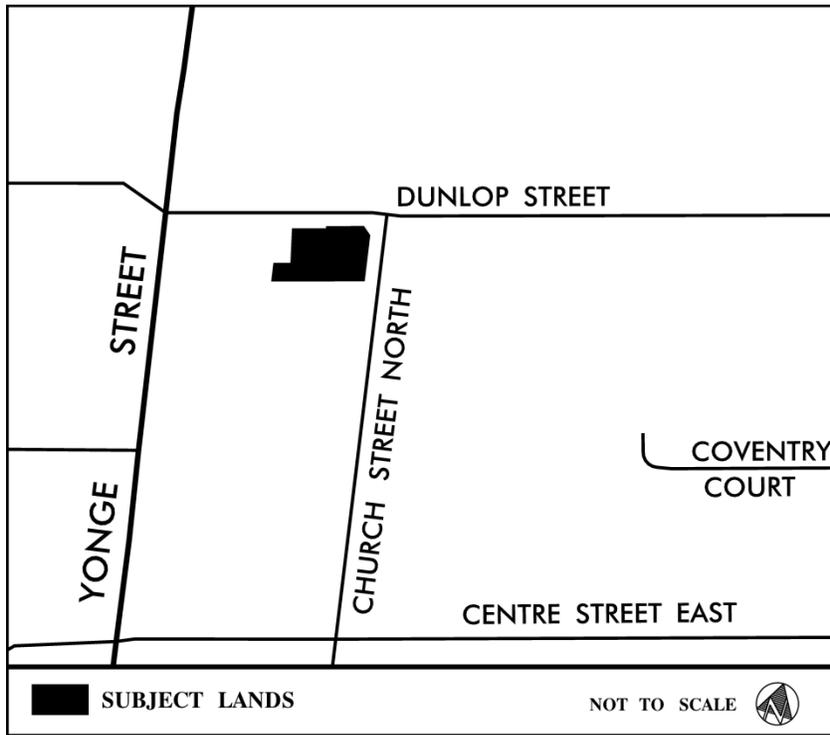
"Signed version on file in the Office of the Clerk"

Neil Garbe
Chief Administrative Officer

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Location Map:

The map below depicts the property location. Should you require an alternative format, call the contact person listed in this document.



Background:

This staff report provides a review of the subject property from a cultural heritage perspective and seeks Heritage Richmond Hill's (HRH) consideration of the cultural heritage significance of the subject property in accordance with the criteria set out in Regulation 9/06 of the *Ontario Heritage Act*.

24 Dunlop Street is located on the southwest corner of Dunlop Street and Church Street North. The property is listed in the Town's *Inventory of Buildings of Architectural and Historical Importance*. The dwelling is described as: "Brick, red; 1 ½ storeys; circa 1920; Lloyd Hill House".

On May 10, 2018, the Town received a demolition application from the owners of the property. A Cultural Heritage Impact Assessment was submitted in conjunction with the demolition application. The Cultural Heritage Impact Assessment (CHIA) was prepared by Joan Burt Architect (attached as Appendix A).

Staff has reviewed the material and deemed the request to be complete. If Council, after considering the Heritage Richmond Hill Committee's advice on the matter, determines

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the property to be unworthy of heritage designation, the property will be removed from the Heritage Inventory.

Cultural Heritage Evaluation:

Under the *Ontario Heritage Act*, in order for a building to be deemed worthy of designation under Part IV or V of the *Act*, it must meet at least one of the criteria defined under Regulation 9/06 of the *Act*. Council may designate the building under Part IV of the *Act* if one of these criteria is met. The criteria include the following set of three overarching values within which are nine sub-criteria:

1) Physical/Design Value:

- a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- b. Displays a high degree of craftsmanship or artistic merit; or
- c. Demonstrates a high degree of technical or scientific achievement.

2) Associative/Historical Value:

- a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- b. Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
- c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3) Contextual Value:

- a. Is important in defining, maintaining or supporting the character of an area;
- b. Is physically, functionally, visually or historically linked to its surrounding; or
- c. Is a landmark.

The following provides staff's consideration of the consultant report as viewed through the lens of Regulation 9/06.

Joan Burt Architect - Cultural Heritage Impact Assessment: 24 Dunlop Street, Richmond Hill

The Burt report satisfies the requirements of the Town's terms of reference for a cultural heritage impact assessment and provides a review of the potential cultural heritage value of the subject property through criteria established in Regulation 9/06. The following provides staff's consideration on the key findings from the report.

Physical/Design Value

In order for a property to be considered a candidate for physical/design value, the property must be a rare, unique, representative or early example of a style, type or expression of a particular period. Alternatively the property must display a high degree of craftsmanship or artistic merit. Lastly the building may demonstrate a high degree of technical or scientific achievement.

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It is suggested in the Town's *Inventory of Buildings of Architectural and Historical Importance* that the building was constructed circa 1920. The house was a very modest 1½ storey building at the time of its original construction. Numerous additions have been undertaken on the building since 1978 (date of submitted survey).

Although the Lloyd Hill House includes truncated gables that are not very common to Richmond Hill, the building remains unremarkable as a three-bay, centre door, gable end house. The brick veneer on the north wall has a significant crack and the east wall also shows signs of brick settlement and damage. No original windows remain in the house. Staff concurs with the CHIA's assessment that the structure is not a rare, unique or early example of its type and standard materials and construction methods were used. Overall, it does not exhibit a high degree of artistic merit either in its craftsmanship or in its design.



North Elevation -24 Dunlop Street

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East (Church Street) Elevation -24 Dunlop Street

Associative/Historical Value

In order for a property to be considered a candidate for associative historical value, a strong connection must be established between an activity or person of historical significance and the subject property.

Burt reports that the original lot, being Lot 47, Concession 1, Markham (Richmond Hill), was patented on May 17, 1802 to Andrew Davidson. After subsequent changes in ownership and creation of a subdivision plan, the northern portion of the subject property (Lot 30 Plan 481) came under the ownership of David Hill in 1908. Part of the record of the subject lands appears to be missing, but David Hill, Jean Mearns Hill and/or son Lloyd Allan Hill also acquired the south-lying Lot 31 at some point between 1908 and 1935. Lloyd Allan Hill also acquired the eastern portion of Lot 32 Plan 481 in 1935.

An examination of the building construction materials, consisting of smooth sawn 2x4s and the use of pressed paper sheathing under the brick veneer of the original portion of the existing 1½ storey residence, indicates that it was constructed after 1908. It is very likely that the house was built by David Hill or his son Lloyd Allan Hill.

David Hill was a baker and eventually the owner of Chrysler/Plymouth Dealership in Richmond Hill. Lloyd Hill was a clerk, who in 1940, together with sons Albert and Percy opened the Canadian Tire Store on Yonge Street north of Centre Street. Although these men were successful in business they are not considered to have played an important role in the history of Richmond Hill. Staff concurs with the CHIA that, according to the *Ontario Heritage Act* criteria for designation, there were no historically significant persons having a direct relationship to the property.

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Contextual Value

Contextual value is met if a building is important in defining, maintaining or supporting the character of an area. Alternatively contextual value could be met if the property is physically, functionally, visually or historically linked to its surrounding.

Church Street North between Centre Street East and Dunlop Street contains 8 listed properties and one designated property that are included in the Town's Heritage Register. However, the house on the subject lands is at the far north end of this grouping and is not directly adjacent to, nor across the street from, any property included in the Heritage Register. Staff concludes the house at 24 Dunlop Street is not significant to the heritage context of the area. It does not define the character of the neighbourhood.

Staff Review

Staff is in agreement with the heritage consultant with regard to the physical/design, associative/historical and contextual value of the property. The building fails to meet the criteria for determining cultural heritage value and does not merit designation under Part IV of the *Ontario Heritage Act*.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to the Strategic Plan:

A detailed consideration of the heritage merits of the subject property is in keeping with Goal 3 – Outcome 1 of the Strategic Plan which is to “Respect the past through promoting the awareness of the Town's heritage.”

Conclusion:

Staff is of the opinion that 24 Dunlop Street does not merit designation under Regulation 9/06 of the *Ontario Heritage Act* and recommend that the property be removed from the inventory of listed properties in the Town's Heritage Register.

Attachments:

The following attached documents may include scanned images, with maps and photographs. If you require an alternative format, please call the contact person listed in this document.

Appendix A Cultural Heritage Impact Assessment, 24 Dunlop Street, Richmond Hill, prepared by Joan Burt Architect (April, 2018)

CULTURAL HERITAGE IMPACT ASSESSMENT



**24 DUNLOP STREET
RICHMOND HILL
ONTARIO**

Prepared By
JOAN BURT ARCHITECT

APRIL 2018

To the Reader - Contact information

Property Owner

Houkht Commercial Holdings Ltd.
172 McKee Avenue
Toronto, ON M2N 4C7

Contact:

Parviz Ravani
C 416 906 8325
E ravani@hotmail.com

CHIA Prepared by:

Heritage Consultant
Joan Burt Architect
310 Delaware Avenue,
Toronto, Ontario, M6H 2T8

Contact:

Joan Burt, B.Arch, OAA, CAPH
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E joanburtarchitect@rogers.com

**24 Dunlop Street
Richmond Hill, Ontario**

To the Reader

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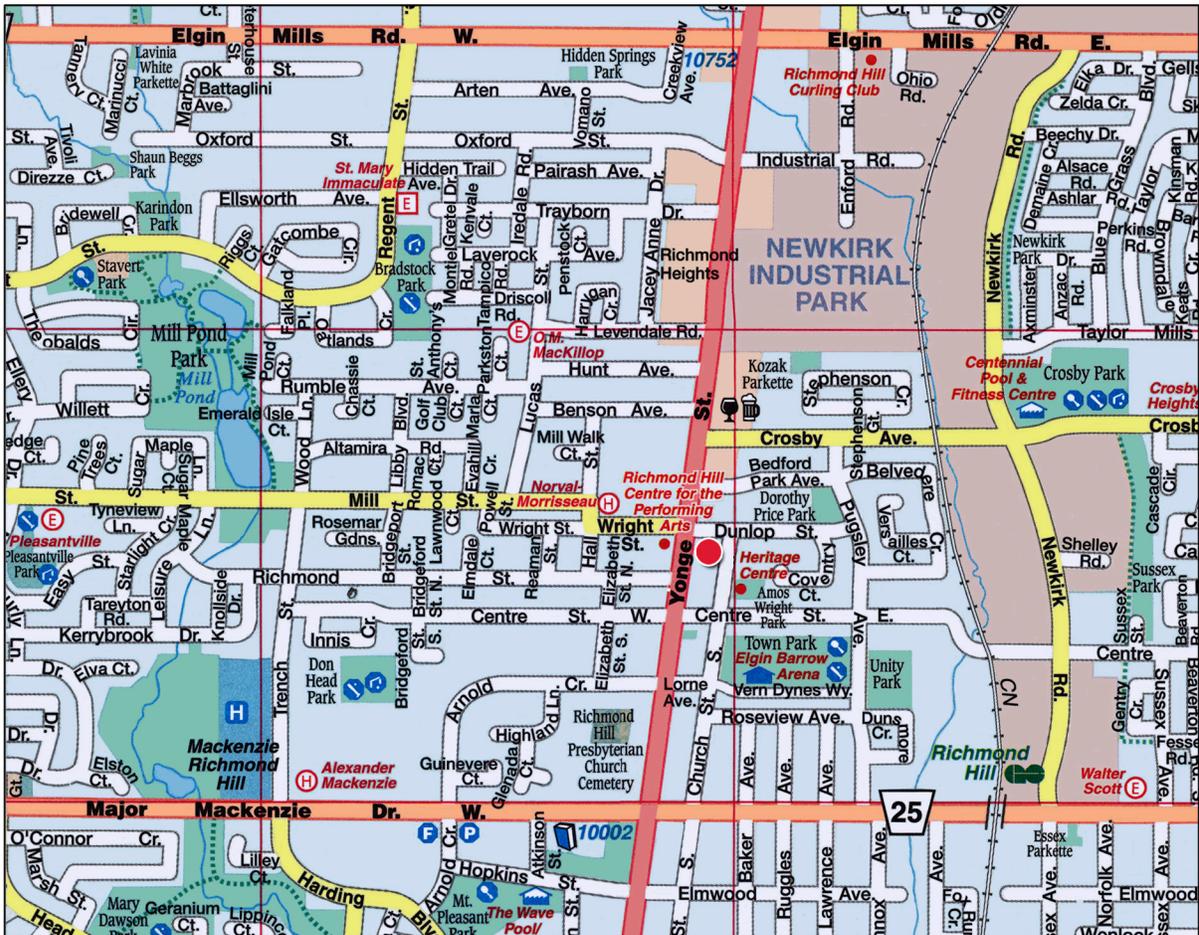
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1.0 INTRODUCTION TO THE SITE

1.1 Location Map

Dunlop Street runs east off Yonge Street one block north of Centre Street, No 24 is on the south west corner of Dunlop Street and Church Street, which is the first street east of Yonge.



● Location Of 24 Dunlop Street, Richmond Hill, Ontario

1.2 Legal Description

24 Dunlop Street
LOT 19, REGISTERED PLAN 10030
PART 1 & PART 3
Pin 03172-0141

1.3 Zoning

Professional Office & Medical Office

1.4 Heritage Status

Listed

Lloyd Hill House Ward 2

Brick; red; 1 1/2 storeys;
c1920; Lloyd Hill House

*From the Richmond Hill
Inventory of Buildings
of Architectural &
Historical Importance*

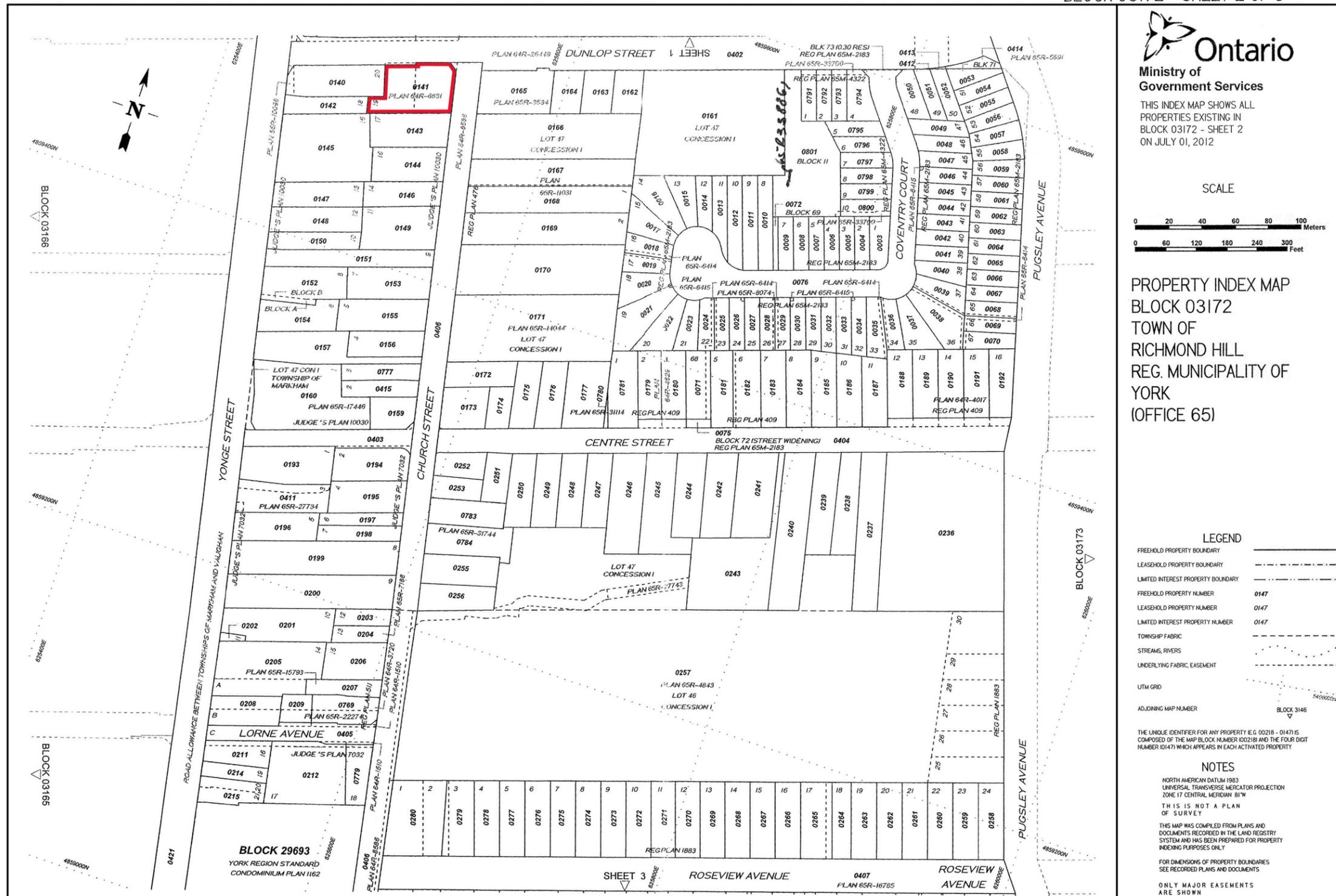


1.5 Approval Being Sought

Removal of the Listed building at 24 Dunlop Street from the Town of Richmond Hill's Inventory of Buildings of Architectural & Historical Importance, and a Demolition Permit for the existing building.

1.6 Property Data Map
 24 Dunlop Street is outlined in Red

BLOCK 03172 - SHEET 2 OF 3



Ontario
 Ministry of Government Services

THIS INDEX MAP SHOWS ALL PROPERTIES EXISTING IN BLOCK 03172 - SHEET 2 ON JULY 01, 2012

SCALE

0 20 40 60 80 100 Meters
 0 60 120 180 240 300 Feet

PROPERTY INDEX MAP
 BLOCK 03172
 TOWN OF RICHMOND HILL
 REG. MUNICIPALITY OF YORK
 (OFFICE 65)

LEGEND

- FREEHOLD PROPERTY BOUNDARY
- LEASEHOLD PROPERTY BOUNDARY
- LIMITED INTEREST PROPERTY BOUNDARY
- FREEHOLD PROPERTY NUMBER
- LEASEHOLD PROPERTY NUMBER
- LIMITED INTEREST PROPERTY NUMBER
- TOWNSHIP FABRIC
- STREAMS, RIVERS
- UNDERLYING FABRIC, EASEMENT
- UTM GRID
- ADJOINING MAP NUMBER

NOTES

NORTH AMERICAN DATUM 1983
 UNIVERSAL TRANSVERSE MERCATOR PROJECTION
 ZONE 17 CENTRAL MERIDIAN 81°W
 THIS IS NOT A PLAN OF SURVEY

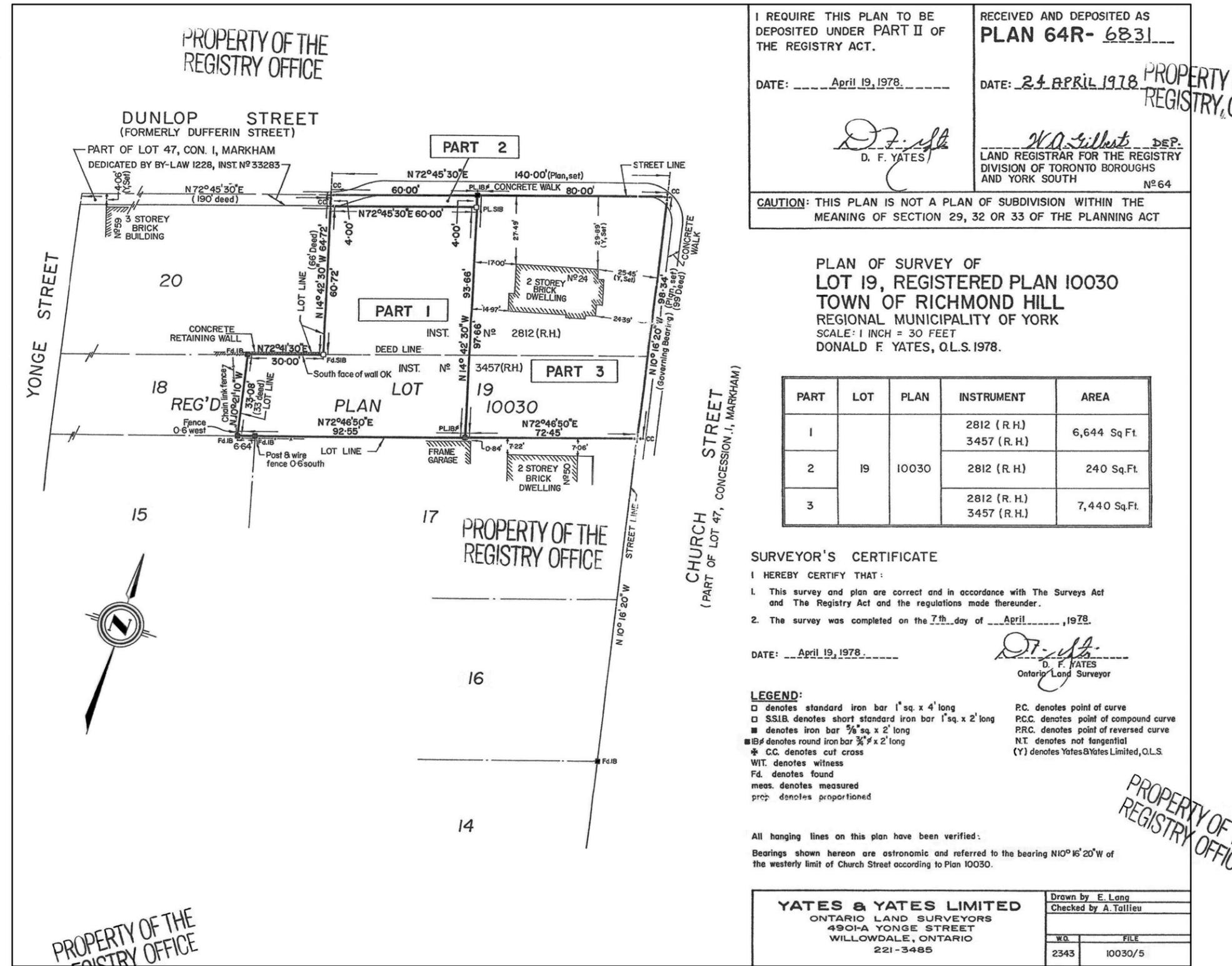
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRY SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

1.7 Survey of the Property

This Survey prepared by Yates and Yates, Ontario Land Surveyors in 1978, is the only Survey, that could be located. It was prepared before any of the later additions were added after 1978.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.
 DATE: April 19, 1978.
 RECEIVED AND DEPOSITED AS
PLAN 64R- 6831
 DATE: 24 APRIL 1978
 D. F. YATES
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF TORONTO BOROUGH AND YORK SOUTH

PLAN OF SURVEY OF
 LOT 19, REGISTERED PLAN 10030
 TOWN OF RICHMOND HILL
 REGIONAL MUNICIPALITY OF YORK
 SCALE: 1 INCH = 30 FEET
 DONALD F. YATES, O.L.S. 1978.

PART	LOT	PLAN	INSTRUMENT	AREA
1			2812 (R.H.) 3457 (R.H.)	6,644 Sq.Ft.
2	19	10030	2812 (R.H.)	240 Sq.Ft.
3			2812 (R.H.) 3457 (R.H.)	7,440 Sq.Ft.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT:
 1. This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder.
 2. The survey was completed on the 7th day of April, 1978.
 DATE: April 19, 1978.
 D. F. YATES
 Ontario Land Surveyor

LEGEND:
 □ denotes standard iron bar 1" sq. x 4' long
 □ SS.I.B. denotes short standard iron bar 1" sq. x 2' long
 ■ denotes iron bar 5/8" sq. x 2' long
 ■ IB# denotes round iron bar 3/8" x 2' long
 * C.C. denotes cut cross
 WIT. denotes witness
 Fd. denotes found
 meas. denotes measured
 prop. denotes proportioned
 P.C. denotes point of curve
 P.C.C. denotes point of compound curve
 P.R.C. denotes point of reversed curve
 N.T. denotes not tangential
 (Y) denotes Yates & Yates Limited, O.L.S.

All hanging lines on this plan have been verified.
 Bearings shown hereon are astronomic and referred to the bearing N10° 15' 20" W of the westerly limit of Church Street according to Plan 10030.

YATES & YATES LIMITED
 ONTARIO LAND SURVEYORS
 4901-A YONGE STREET
 WILLOWDALE, ONTARIO
 221-3485
 Drawn by E. Long
 Checked by A. Tallieu
 W.D. 2343
 FILE 10030/5

PROPERTY OF THE REGISTRY OFFICE

PROPERTY OF THE REGISTRY OFFICE

1.8 Description of the Property

This property is Lot 19 on Plan 10030 and is made up of Part 1 and Part 3 (See Survey 1.7). The building and access to the property is on Lot 3, and parking is on Lot 1.

The lot is approximately 140 ft. on the north property line on Dunlop Street, 98.34 ft. on the east property line on Church Street, 165 ft. on the south line, and 33.08 ft. north on the west line jogging back to the east 30 ft. and then north 64.72 ft. back to Dunlop Street.

The property is relatively flat with a slight slope to the south and west, with a catch basin in the driveway and another in the parking area. There is a sidewalk on Dunlop Street but none on Church Street.

As can be seen in the aerial view of the site, around the building is grass with one larger tree on the north-east corner of the property with some foundation planting around the building. The driveway is very wide with diagonal parking on the south side for 5 or 6 cars, as well as a large parking area for approximately 19 or 20 cars; both areas are asphalt with a little planting at the lot lines.



Aerial View Of The Property, With Dunlop Street To The Top And Church Street On The Right, Showing The Building And The Parking Area

1.9 Description of the Building on the Site

On the property is a 1 1/2 storey Professional Office and Medical Office building, with no other buildings on the site. The building is located on the south west corner of Dunlop and Church Streets. It faces Dunlop Street and is set back on the west side 27' - 6" and on the east side 29' - 10" from Dunlop Street. The building is set back from Church Street at the north end 25' - 5" and at the south end 24' - 4".

The building is red rug brick veneer. The 1978 Survey (section 1.7) shows a 1 1/2 storey building with the long dimension facing Dunlop Street. Presently this building has two major additions, one on the south west and one on the south east of the building, as well as the addition of a front entry and porch which also covers the entry to the basement office, and a storage addition on west side. The building has a mix of hip roofs and monk's hood gable roofs, all clad in green asphalt shingles.



Front Entry Addition

Storage Addition

1 1/2 Storey Addition

Covered Porch Addition &
Covered Basement Entry Addition

1 1/2 Storey Original Building

North West View Of 24 Dunlop Street Showing Building And Some Of The Additions

2.0 Background Research and Analysis

2.1 Chain of Title

24 Dunlop Street

Part lot 19, Plan10030, Richmond Hill

PIN 03172-0141

Instrument #	Instrument type and amount paid	Date of instrument	Registration date	Vendor	Purchaser	Amount of land
Patent		17 May 1802		Crown	Andrew Davidson	All 190 AC. Lot 47, con. 1, Markham/Richmond Hill
499	B & S	6 Nov. 1804	6 Nov. 1804	Andrew Davidson	John H Hudson	All 190 ac.
686	Release	11 & 12 Nov. 1805	16 Dec. 1805	John H Hudson	William Allan	All 190 ac.
1036	B & S	10 Feb. 1808	12 Feb. 1808	William Allan	Samuel S Wilmott	All 190 ac.
8708	B & S	10 July 1817	31 March 1832	Samuel S Wilmott	Jabez Lynde	All 190 ac.
8709	B & S	21 Feb. 1832	31 March 1832	Jabez Lynde	Amos Wright	All 190 ac.
1126	Sold by public auction \$4.54	28 Sept. 1871	29 Dec. 1871	Sherriff, County of York	David Hopkins	Part lot 47
775 RH	Grant \$500	12 Nov. 1896	7 Nov. 1898	Matthew McNair, Executor Estate of David Hopkins	Elizabeth Tyrrell	Lot 30, Plan 481
1012 RH	Grant \$800	10 April 1908	18 June 1908	Elizabeth Tyrrell	David Hill	Lot 30, Plan 481
3457	Tax Deed \$94.85	30 Dec. 1935	19 Feb. 1936	Village of Richmond Hill	Lloyd A. Hill	Lot 19, Plan 10030 (formerly part of lot 30, Plan 481)
64R-6831				Land in 2812 and 3457		
67076	Grant nil	15 June 1978	13 July 1978	Estate of Jean Mearns Hill	Lloyd Allan Hill and Edward David Hill	Land in 64R-6831 part 1
67110	Grant \$70,000	28 June 1978	19 July 1978	Estate of Jean Mearns Hill and Estate of Lloyd Allan Hill	John B. Grimmon and Myrna L. Grimmon	Part 3, 64R-6831
71150	Grant \$79,000	31 Aug. 1979	12 Sept. 1979	John B. Grimmon and Myrna L. Grimmon	James Osborne and Gisele Osborne	Part 3, 64R-6831
73920	Grant \$42,500	22 Aug. 1981	28 Aug. 1981	Lloyd Allan Hill and Edward David Hill	454488 Ontario Inc.	Part 1, 64R-6831
259198	Grant \$105,000	12 Aug. 1980	16 Oct. 1980	James Osborne and Gisele Osborne	Alexander Golab and John Bate as partnership property	Part 3, 64R-6831
297059	Grant Nil trustee to beneficial owner		29 July 1982	Alexander Golab and John Bate as partnership property	454488 Ontario Inc.	Part 3, 64R-6831
Deposit 673186	Declaration	14 Feb. 1996	-----	John Bate and Alexander Golab		Parts 1 and 3, 64R-6831
R673187	Transfer \$360,000		15 Feb. 1996	454488 Ontario Inc.	1165303 Ontario Inc.	Parts 1 & 3 less part 4, 64R-6831 PIN 03172-0141
YR1641528	Transfer \$1,320,000		2 May 2011	1165303 Ontario Inc.	Top Management and Assessment Ltd.	Parts 1 & 3 less part 4 64R-6831 PIN 03172-0141
YR2405612	Transfer \$1,650,000		16 Dec. 2015	Top Management and Assessment Ltd.	Houkht Commercial Holdings Ltd.	As in R673187 PIN 03172-0141
YR2405613	Charge \$1,000,000		16 Dec. 2015	Houkht Commercial Holdings Ltd.	Italian Canadian Savings & Credit Union Limited	As in R673187 PIN 03172-0141
YR2405614	Assignment of Rents		16 Dec. 2015	Houkht Commercial Holdings Ltd.	Italian Canadian Savings & Credit Union Limited	As in R673187 PIN 03172-0141

2.2 Site History

The following tracks Andrew Davidson's Crown land to the land that presently makes up 24 Dunlop Street (formerly Dufferin Street).

On May 17, 1802, Andrew Davidson received from the Crown all 190 ac. Lot 47, con.1, Markham/Richmond Hill, and on November 6, 1804 sold it to John H. Hudson, who then released it to William Allan on November 11 & 12, 1805. William Allan on February 10, 1808 sold the land to Samuel S. Wilmott, who held the land for nine years, and then sold it to Jabez Lynde on July 10, 1817. On February 21, 1832 Jabez Lynde sold the 190 acres to Amos Wright.

On September 28, 1871 the Sheriff, County of York sells by Public Auction Part lot 47 to David Hopkins for \$4.54 (back taxes and costs). This seems to be a rather low amount.

On November 12, 1896, Mathew McNair, the Executor of David Hopkins, sells to Elizabeth Tyrrell Lot 30 Plan 481 for \$500, who on April 10, 1908 sells the property to David Hill for \$800.

The Village of Richmond Hill on December 30, 1935 gives Lot 19, Plan 10030 (formerly part of lot 30 Plan 481) to Lloyd A. Hill, for the Tax Deed amount of \$94.85.

Lot 19 on 10030 Judges Plan dated October 20, 1975 (see following Plan) replaces instruments 2812 and 3457 & Plan 64 R-6831 shows the subject land as Lot 19.

On June 15, 1978 the estate of Jean Mearns Hill registers the land in Part 1 on Plan 64R - 6831 to Lloyd Allan Hill and Edward David Hill her two sons.

The Estate of Jean Mearns Hill and the Estate of Lloyd Allan Hill sells to John B. Grimmon and Myrna L. Grimmon Part 3 64R - 6831 for \$70,000, on June 28, 1978, who then on August 31, 1979 sells the same property to James Osborne and his wife Gisele Osborne for \$79,000, and then on August 12, 1980 the Osbornes sell Alexander Golab and John Bate Part 3, 64R 6831 for \$105,000.

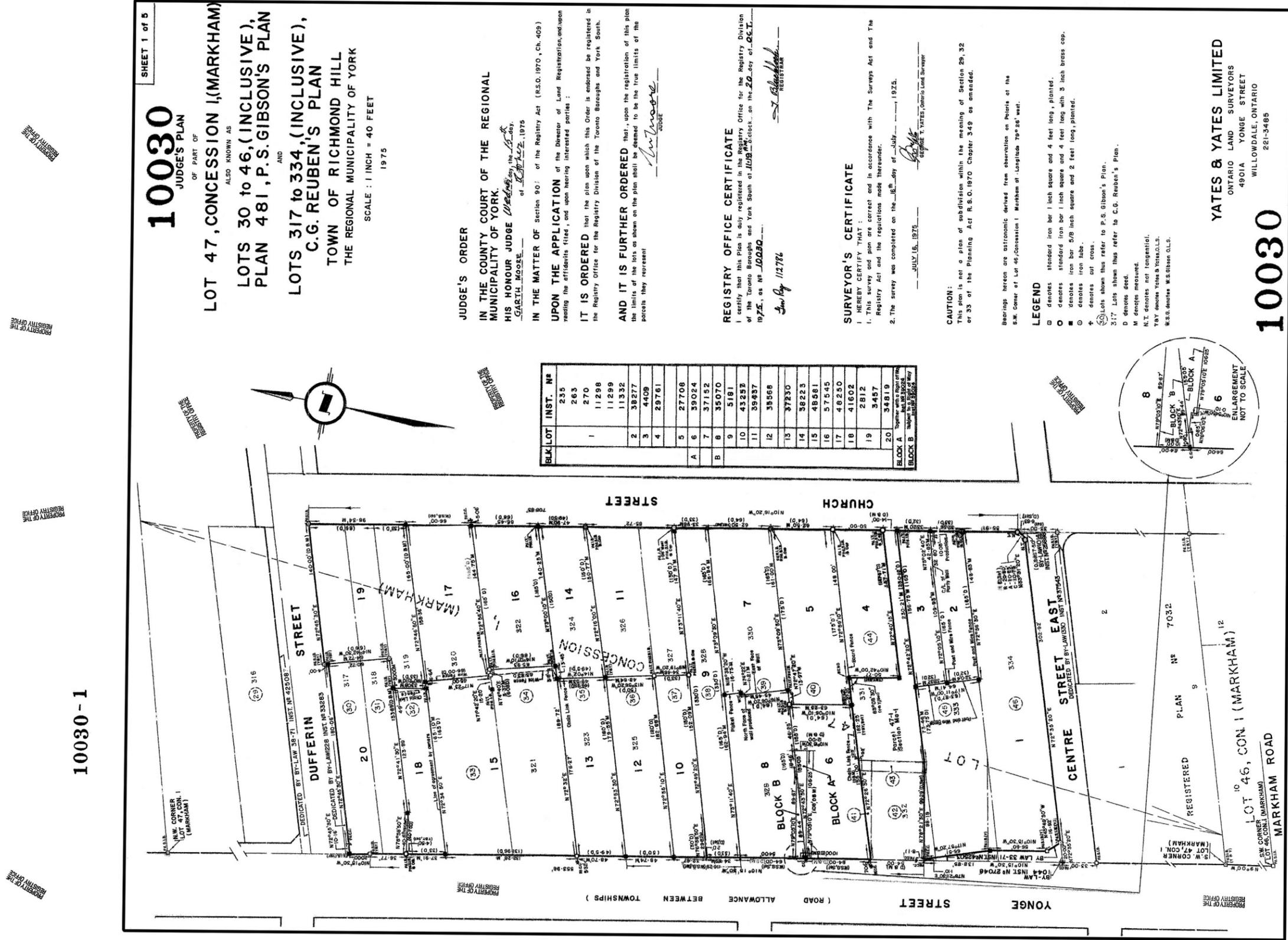
On August 22, 1981, Lloyd Allan Hill and Edward David Hill sell Part 1, 64R - 6831 to 454488 Ontario Inc. for \$42,500.

On July 29, 1982 Alexander Golab and John Bate convey Part 3, 64 - 6831 to 454488 Ontario Inc.

On February 15, 1996, 454488 Ontario Inc. transferred Part 1 & 3 less Part 4 (Pin 031720141) to 1165303 Ontario Inc. for \$360,000. Then on May 2, 2011, 1165303 Ontario Inc, transferred this same land to Top Management and Assessment Ltd. for \$ 1,320,000.

On December 16, 2015 Top Management and Assessment Ltd. transfers the land to Houkht Commercial Holding Ltd., the present owners.

2.3 10030 Judge's Plan Dated October 20, 1975



2.4 Property Owners

The following are the owners of the land that eventually, through many transactions, formed the present property at 24 Dunlop Street.

Property Owner	Occupation	Relationship to the Property
Andrew Davidson	Unknown at this time	
John H. Hudson	Unknown at this time	
William Allan	Unknown at this time	
Samuel S. Wilmott	Loyalist Surveyor	
Jabez Lynde	Farmer	This group of owners, were possibly: speculators, land developers, farmers or loggers, and did not build the house
Amos Wright	Farmer 1850 first Reeve of Markham Township, Member of Parliament for East York from 1851 -1867 Son-in-Law of Abraham Law	
David Hopkins	Storekeeper and Farmer Councilor on 1st Richmond Hill Municipal Council in 1873	
Elizabeth Tyrrell	Widow of Thomas Tyrrell - Labourer	See 5.0 Construction Date of the House
David Hill	Baker (from Instrument # 1012 & Early Days in Richmond Hill) Owner of Chrysler/Plymouth Dealership (from Later Days in Richmond Hill)	See 5.0 Construction Date of the House
Lloyd Allan Hill	Clerk/General Manager Husband of Jean Mearns Hill Son of David Hill	See 5.0 Construction Date of the House
Jean Mearns Hill	Widow of Lloyd Allan Hill Mother of Lloyd Allan Hill and Edward David Hill	
Edward David Hill Lloyd Allan Hill	Solicitor and son of Jean Mearns Hill Lloyd Allan Hill son of Jean Mearns Hill	
John B. Grimmon Myrna L. Grimmon	Maintenance supervisor Wife of John B. Grimmon	People who occupied the property or leased it
James Osborne Gisele Osborne	Unknown at this time	
Alexander Golab John Bate	Unknown at this time Unknown at this time	

2.5 Person Significant to the Community Associated with the House

No evidence was found to support the idea that any of the people who lived in this house made a significant contribution to the community.

2.6 Architect, Designer or Builder

No architect, designer, or builder has been found in connection with the building at 24 Dunlop Street, at this time.

The original building was a small modest house before the additions were added and alterations made over time, so it is unlikely that an architect or designer was involved. However, there would have been a builder, but as in most cases the name is not recorded.

3.0 Architectural Description

3.1 24 Dunlop Street - Elevations



North Elevation



East Elevation



South Elevation



West Elevation

3.2 24 Dunlop Street - Three Quarter Views



North East View



South East View

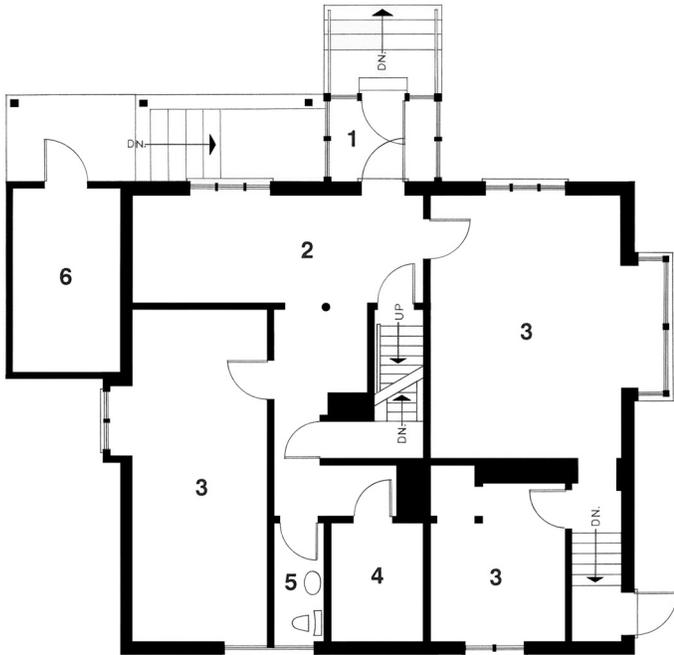


South West View

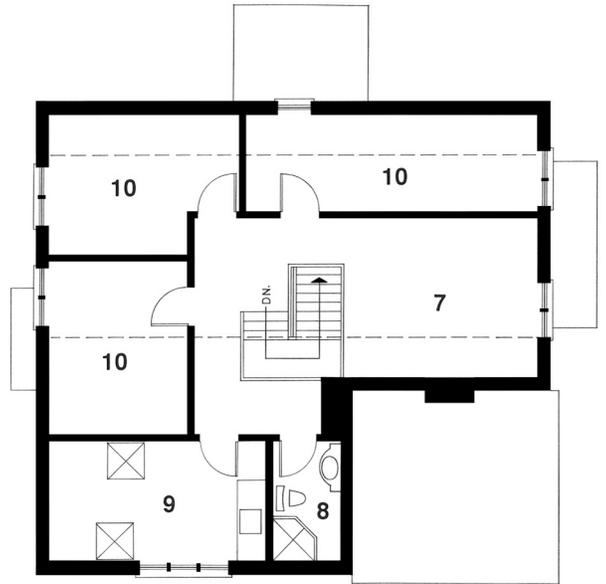


North West View

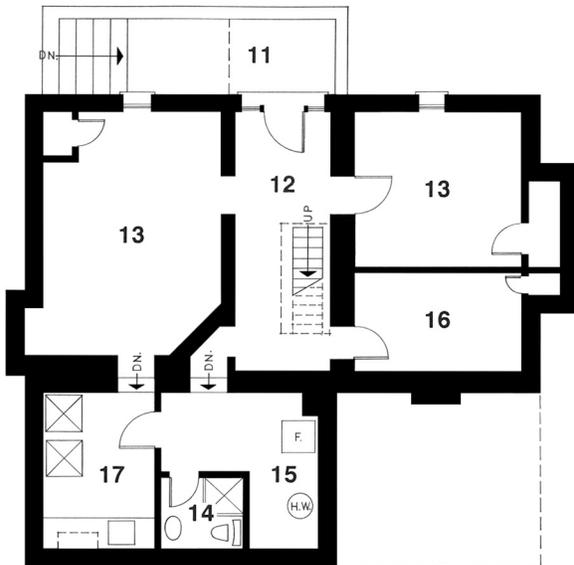
3.3 24 Dunlop Street Measured Floor Plans of Existing Building



FIRST FLOOR



SECOND FLOOR



LOWER LEVEL

First Floor

- 1 Entry Porch
- 2 Reception
- 3 Office
- 4 Storage
- 5 Washroom
- 6 Yard Storage

Lower Level

- 11 Entry
- 12 Hall
- 13 Office
- 14 Washroom
- 15 Furnace Room¹
- 16 Storage
- 17 Staff Room

Second Floor

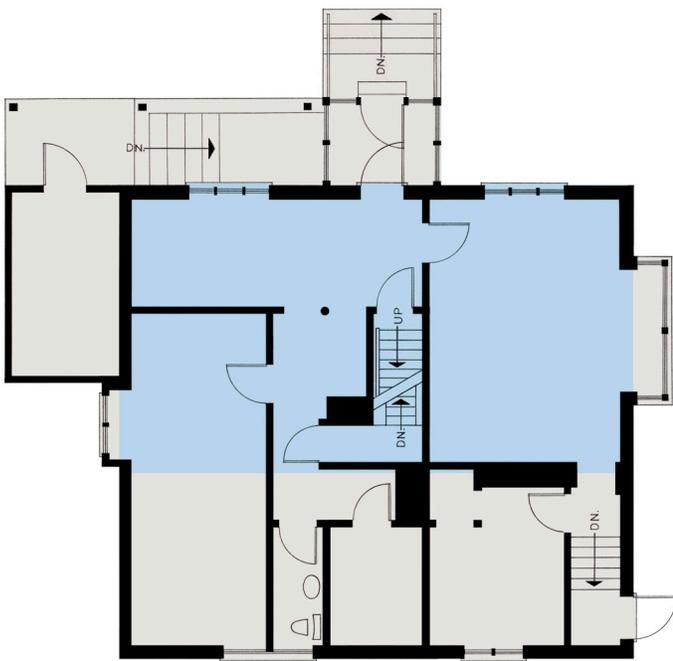
- 7 Waiting Room
- 8 Washroom
- 9 Staff Room
- 10 Office



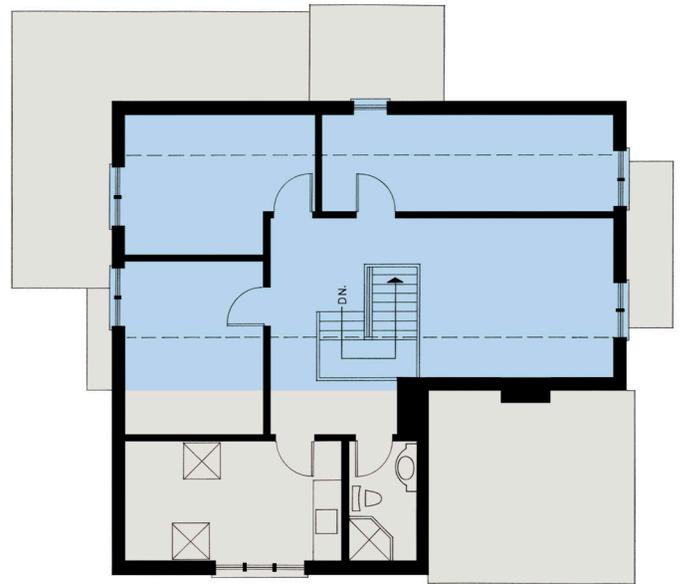
IMPERIAL SCALE

4.0 Assessment of Existing Condition

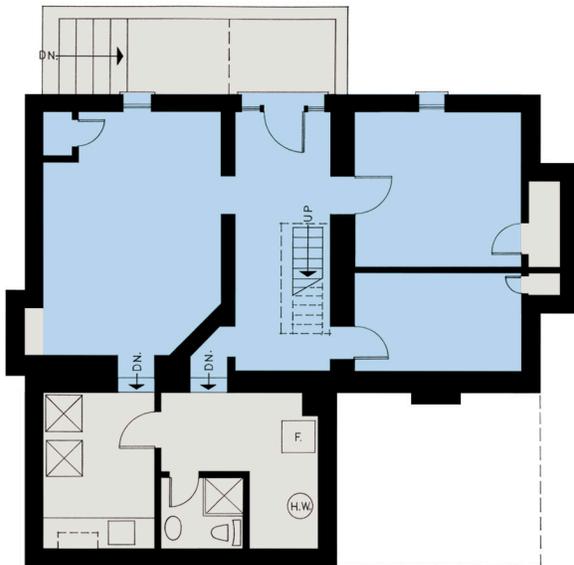
4.1 Floor Plans Showing Original Building and Subsequent Additions



FIRST FLOOR



SECOND FLOOR



LOWER LEVEL

-  ORIGINAL BUILDING
-  SUBSEQUENT ADDITIONS



IMPERIAL SCALE

4.2 Description of the Original Building and the Subsequent Additions

The original house was 1 1/2 storeys with a basement. It was approximately 35' - 0" wide, parallel to Dunlop Street, and 20' - 0" deep, parallel to Church Street. In the 1978 Survey there is no indication of a porch, however some exterior entrance would have been necessary to enter the house. Unfortunately no photograph of the original house could be located. As can be seen on the previous page there have been several additions which are outlined below.

Bay Windows

These show on the 1978 Survey, and they each have a basement.

1 1/2 Storey Addition

This addition, with basement, is on the south west 3/5 of the original house, and was added in 1981. (Building Permit)

1 Storey Addition

This addition, with no basement, is on the south east corner of the original house, and as the brick indicates at the connection of the two additions, was built later than the 1981 1 1/2 storey addition. Both additions together cover the full width of the south elevation of the original house.

Front Porch and Basement Entry

The enclosed entry and covered front porch on the north elevation, which also covers the new open basement entry, wraps around to the west elevation to form the entry to a newer one storey storage addition.



1 1/2 Storey Addition

1 Storey Addition

Bay Window

View Of The Building Showing East Elevation On Church Street & Rear South Elevation

4.3 Exterior



Enclosed Entry & Covered Front Porch Covering Basement Entry Storage Addition
View Of Building With North Elevation On Dunlop Street & West Elevation Facing Parking Lot

Roof

The original building shaded in blue (section 4.1), and the 1 ½ storey addition have Monk's Hood gable roofs. When the 1 1/2 storey addition was added it is likely that the whole roof was modified to a Monk's Hood design. The bay windows, the one storey south addition, the front entry and canopy over the basement entry as well as the storage addition all have hip roofs. The present roofing is asphalt shingles, and if the building was built shortly after 1935, it is likely that this was the original roofing material. Asphalt shingles were invented in 1901, so earlier buildings would have had cedar shingles. The wood eaves are relatively deep, in excess of 12", and follow the line of the roof rafters. The wood fascias are very narrow.

Brick

The building is red rug brick veneer. There are some structural problems which have resulted in diagonal cracks above the brick arches as well as undulating brick courses above the bay windows. The bricks on the additions are not toothed into the bricks on the brick veneer on the original building, and because they are later the bricks are a different shade of red. The brickwork on the original building appears to have been added after the building was originally constructed. In general, the brickwork is in poor condition, which may be the result of some structural problems, or poor workmanship.



View Of North Elevation Showing New Front Entry, Steps To Platform & Added Step, As Well As Wrap Around Porch To Storage Addition

Front Entry Porch

The front entry porch and steps were added or changed at some time later than 1978. The steps to the entry porch platform were one step short to reach the first floor, so a small step of a different width needed to be added on top of the platform.

Foundation

The material of the foundation walls could not be seen as they have been newly parged over on the exterior and totally drywalled over on the interior.

Building Style

The original brick walls of the building that we see today (shaded in blue in Section 4.1), is in the form of a loyalist vernacular house. It would have had a gable roof with a small gable in the centre of the front elevation, however this building has a monk's hood roof which is usually found in Queen Anne revivalist buildings, and sometimes in Arts and Crafts Buildings as well. The bay windows are more of an Art and Crafts detail and not a typical feature of a loyalist vernacular house. In general, the building is rather poorly proportioned partly because of the window sizes.

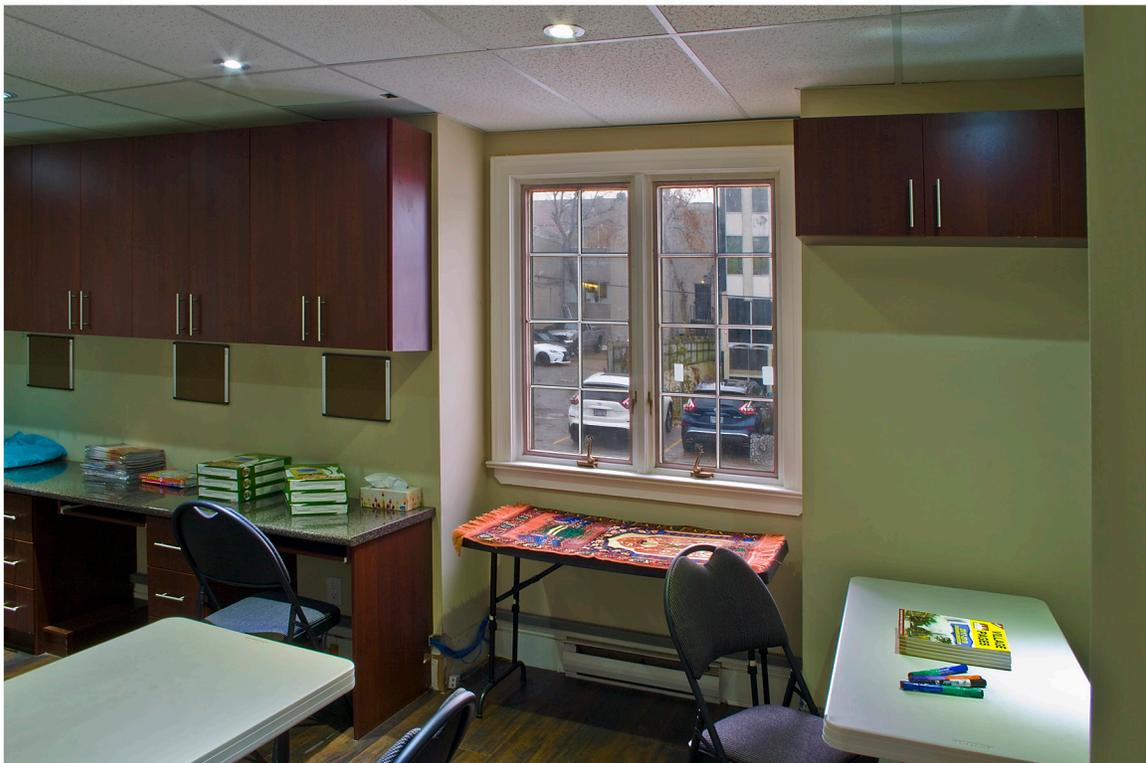
In summary, this building is an anachronism in terms of style because it does not really belong to any design period or has a specific style, but rather has been altered substantially over time.

4.4 Interior

All of the interior, with the exception of the handrail and stairs are new.



First Floor Reception Area Showing All New Interior Finishes, Trim And Windows



South West Office Looking To Parking Lot



North End of Large East First Floor Office Looking Towards Dunlop Street



South End Of Large East First Floor Office Looking Towards Church Street



Top Left
First Floor Office Entry Looking Toward
Dunlop Street

Top Right
Original Stairs, Railing And Newel Post
To Second Floor Offices

Bottom Left
First Floor Client Washroom



Second Floor Waiting Room Facing Church Street



Second Floor Staff Room In South West Corner Of 1 1/2 Storey Addition



Basement Office Hallway Looking Towards New Entry From Dunlop Street



Basement Office Located in North West Corner of Original Building