

5.0 Construction Date of the House

5.1 From the reference book *Early Days In Richmond Hill* by Robert M. Stamp

This book includes three maps (see 5.3) that show the location of the property at 24 Dunlop Street (William Street).

The map "*Village of Richmond Hill 1830 - 1840*" shows the name of Dunlop Street to be William Street and does not indicate a house on the property on the south west corner of Church Street and William Street.

The map "*Village of Richmond Hill 1840 - 1850*" shows the name of Dunlop Street to be William Street, and indicates that there is a building on the property with the long dimension, and the front entry, facing Church Street. Amos Wright bought the 190 acres from Jabez Lynde, in March 1832. It also indicates that Amos Wright now has a house on the north east section of Church and William Street.

The map "*Village of Richmond Hill 1850 to 1860*" also indicates that there is still a building with the long dimension and the front entry facing Church Street, however, Dunlop Street is now shown as Wright Street. It is possible that this was a rental property built by Amos Wright until it was sold for taxes.



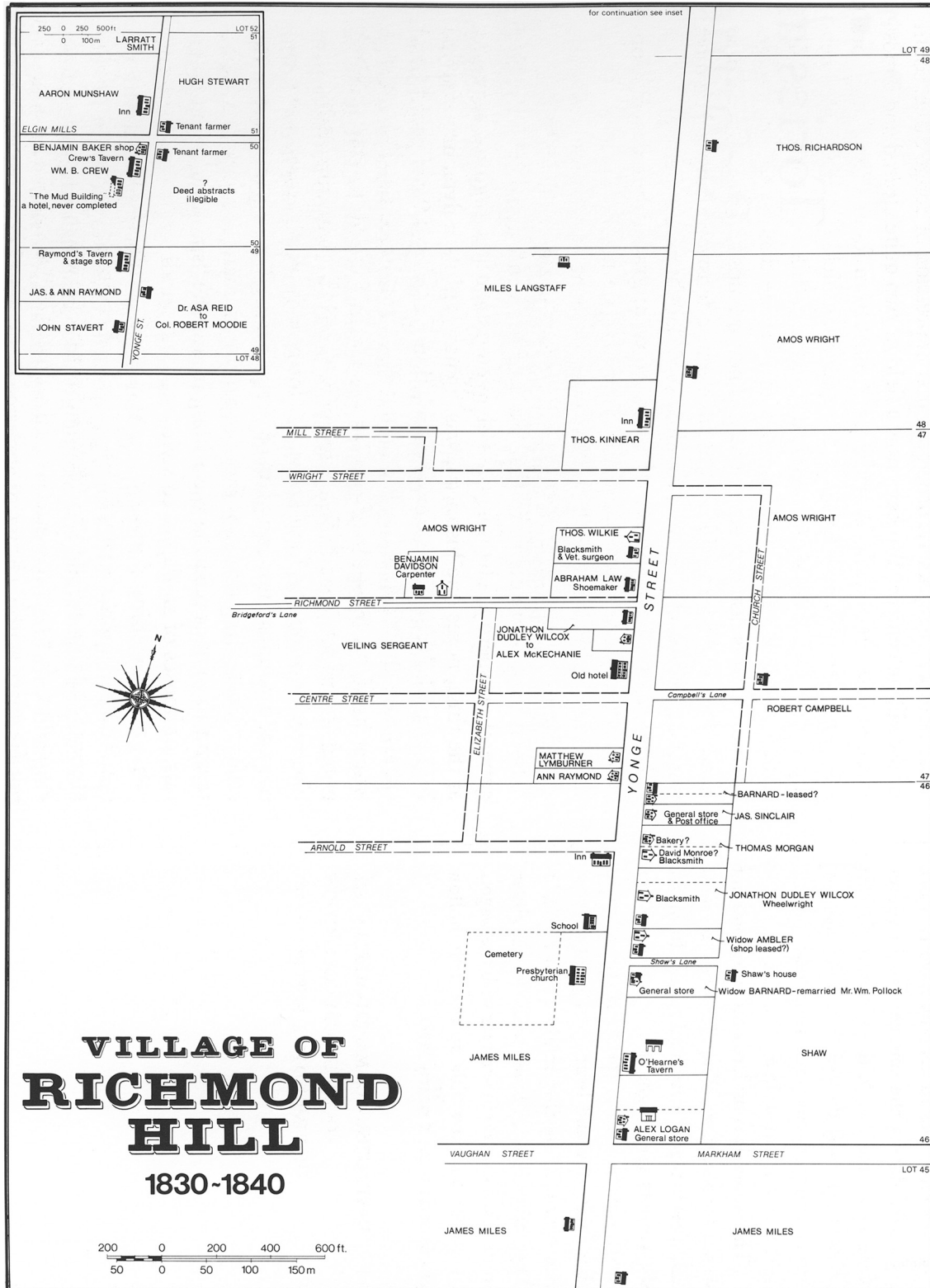
Church Street

Dunlop Street (Previously William Street and Wright Street)

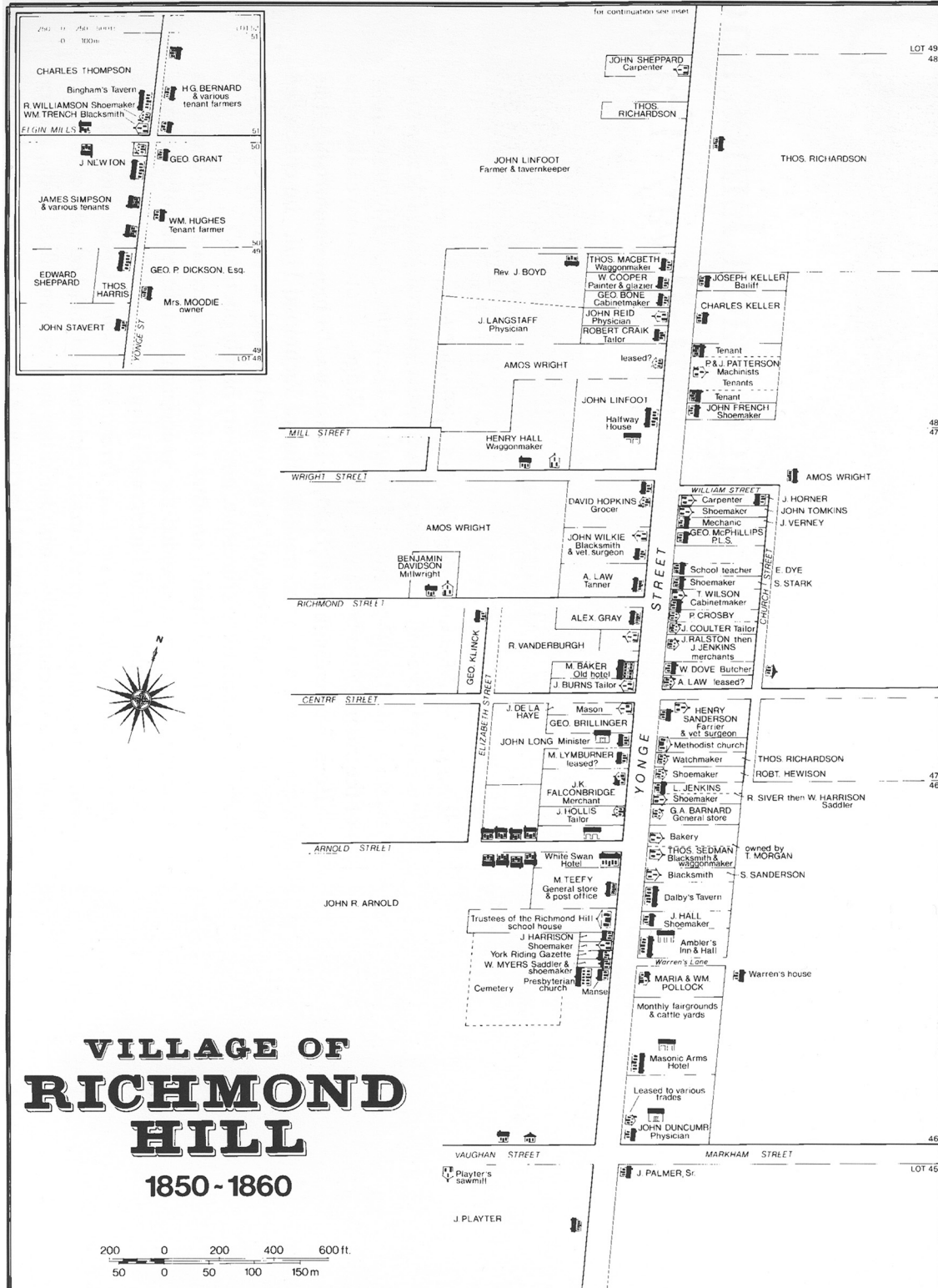
The Present Building Facing Dunlop Street

5.2 Maps From Early Days in Richmond Hill

Village of Richmond Hill 1830 - 1840



Village of Richmond Hill 1850 - 1860



5.3 Speculation

There is a possibility that the building shown on the maps, was on the property when it was bought by David Hopkins, Elizabeth Tyrrell and David Hill. We do not know the appearance of the building or its condition. It is possible that the land and the building sold to Elizabeth Tyrrell for \$500 was a fair value because of the condition of the building.

The next owners were Lloyd A. Hill & Jean Mearns Hill. The survey dated 1978 shows the house in its present location on the lot. So, there are three possibilities:

- a) there was no house when they bought the property
- b) they removed the older house and built a new one
- c) they built a new foundation and moved the old house to face Dunlop Street

Both a & b indicate that the house shown on the 1978 Survey was built by the Hills. To know if c is what happened, further investigation needed to be done.

5.4 Further Investigation

If the house shown on the 1978 Survey is the house shown on the *Village of Richmond Hill Maps* relocated and renovated, then this information could be obtained by opening up a section of the exterior wall of the present building (shown on the Survey) to see if under the new interior finishes there is an older building. The results of this investigation follow.



Interior Wall Opened In The First Floor Office Showing: 1/2" Drywall, 4 Mil Poly Vapour Barrier, 1 7/8" x 3 3/4" Wood Studs, Fiberglass Insulation, 1/2" Paper Composition Fiberboard, 1" Space, 4" Brick Veneer



Location of Interior Investigation On The East Wall of the Office



Location Of The Investigation On The Exterior East Wall of Original House (not on an addition)

From the above investigation it can be seen that the drywall, vapour barrier, and insulation are relatively new, and likely replace the original lath and plaster at the time of the major interior renovation (noted in section 4.4).

The 1 7/8" x 3 3/4" wood studs are clean and smooth sawn. The wood studs in the building shown on the Map Village of Richmond Hill 1840 - 1850, would have been more aged and rougher sawn and closer to a full 2" x 4". No standard sizes existed before 1895, after which the common size in this area was 1 7/8" x 3 3/4". In 1969, the USA government set the Standard for 2" x 4" to be 1 1/2" x 3 1/2". It was the common practice to have 1" wood board sheathing, however the existing paper composition sheathing (no exact date established for this material) is a very weak material and possibly not designed for sheathing.

From this information, it can be seen that the present building on the lot is not the older building shown in the Village of Richmond Hill 1840 -1850 map, moved to a new foundation and turned through 90 degrees, but a new building entirely.

5.5 Conclusion

The following information from the Chain of Title, the Site History, the Owners of the Property and the Construction of the Building indicate a possible time for the construction of the house.

David Hopkins bought Part of lot 47 at Public Auction according to the Treasurer's Deed for \$4.54 (See Schedule 'A'). This would indicate that at this time, September 1871, there was no house on the property.

The Estate of David Hopkins sells to Elizabeth Tyrrell Lot 30 Plan 481 (see Schedule 'B'), in November 1896, for \$500. This amount of money for the time, possibly indicates that there was no house on the property, or if there was it was a small building, and not the one that we see today. Elizabeth Tyrrell sells the property in April 1908 for \$800 to David Hill (see Schedule 'C'). As this was only \$300 more than she paid, it is likely that this indicates only the rise in real estate prices in the 12 years that she owned the property.

Lloyd A. Hill, the son of David Hill, gets the property from the Village of Richmond Hill in December 1935 for \$94.85 for unpaid taxes (see Schedule 'D').

The Hills owned the property until June 1978, when their estates sold it for \$70,000. The survey dated April 7, 1978 shows the house without all the additions, and no other buildings on the property. This is a clear indication that there is now a house on the property, and it was built by the Hills likely soon after 1935, which was the date that he acquired the property. Therefore the date for the construction of the building would be circa 1935.

6.0 Summary of Present Building at 24 Dunlop Street

It can be seen in 4.1 Floor Plans Showing Original Building and Subsequent Additions, as well as the Photograph in 4.2, that the 1 1/2 storey later addition on the west end of the south elevation of the original building is completely covered by this addition. The one storey later addition, on the east end of the south elevation of the original building, almost completely covers this end of the circa 1935 building.

The enclosed front entry porch, canopy roof over new basement entry, and the west side storage addition are not shown on the 1978 Survey, and these have not been well integrated into the north and west elevations of the building. This storage addition covers approximately 40% of the west elevation of the original building.

All of the additions are later than 1978 and show no indication that they merit heritage consideration, and are not well integrated into the original building by covering up much of the circa 1935 elevations.

Although the 1978 Survey shows the bay windows, there is some question as to whether they were part of the original building, as previously noted. All of the windows are relatively recent vinyl replacements. The brickwork is of poor quality and in poor condition as noted in section 4.3 Exterior.

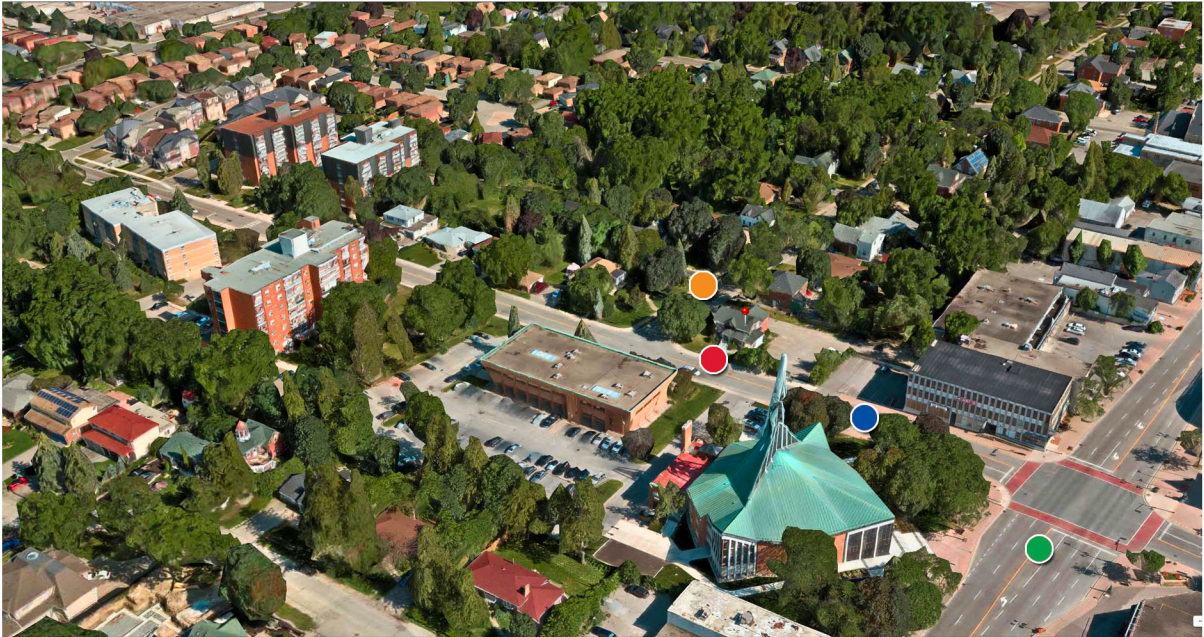
The original house is in the form of a loyalist vernacular house, however the window sizes, bay windows, and ill proportioned attempt at a monk's hood roof are not consistent with that style. This building is a combination of different elements of different periods, with the result the building really has no identifiable style of its own.



**South East View Of The Building
Showing The 1 1/2 Storey
Original Section On The Right,
The Roof Of The 1 1/2 Storey
Addition On The Upper Left,
And The One Storey Addition
On The Lower Left**

7.0 Contextual Analysis

7.1 Present Context



24 Dunlop Street



Dunlop Street



Church Street North



Yonge Street

Dunlop Street

Dunlop Street started as a short street, that had various names in the earlier years. It terminated at Church Street, where Amos Wright had a house. At a later date, the street was extended to the greenhouses owned by John Dunlop. On the north side from Yonge Street across from No.24, is a Designated Contemporary Church and to the west of this, a contemporary office building, and then large residential apartment building or condominiums.

On the south side of Dunlop Street at the corner of Yonge Street there is a large contemporary office building which is the property adjacent to No.24, which is on the south west corner of Church Street and Dunlop. To the east of Church Street there are four single family houses of various designs built in the mid 1900s. To the east of that are more large scale residential apartments or condominiums.

Visually the building and the property at 24 Dunlop Street relate almost solely to Dunlop Street, firstly because it fronts on Dunlop Street, and secondly because there is a distinct divide between the commercial properties on Dunlop Street and the residential houses on Church Street. The building at No. 24 has a first floor much higher from the ground than the houses on Church Street, which sets it apart from these houses. 24 Dunlop Street is now a Professional Office and Medical Office.

Church Street North

This is a charming homogenous single family residential street. The house that is adjacent to the rear of No.24 is a relatively new two storey house, and across the street on the south east corner of Dunlop and Church Streets is a small single storey house that faces Church Street., that can be seen in the following Streetscape. There are a number of designated and listed houses, on the street. The following four houses are further to the south from Dunlop Street, and all have their own design style as seen in the images taken from The Inventory of Building of Architectural and Historical Importance.



40 Church Street North
James H. Ramsden House
Circa 1914 Listed



39 Church Street North
Dr. James Langstaff Rental House
Georgian Circa 1880 Listed



38 Church Street North
John Duncan House
1914 Listed



27 Church Street North
Dr. Rolph Langstaff House
Circa 1938 Listed

No. 38 Church Street North has a Monk's Hood gable roof, that is proportioned to be compatible with the Arts and Crafts style of the house. Traditionally, with this type of roof, the eaves of the sloping roof often come down to the ceiling of the first floor.

7.2 Streetscape Photographs of Dunlop Street
in the Vicinity of 24 Dunlop Street

North Side



7 Storey Large Residential Building
Contemporary Design

South Side



56 Dunlop Street
Two Storey House With Attached Garage & Later Addition



52 Dunlop Street
Hip Roof One Storey Bungalow
(Circa Mid1900's)



50 Dunlop Street
Split Level House (Circa 1950's Design)
Construction Date Unknown

Streetscape Photographs of Dunlop Street
in the Vicinity of 24 Dunlop Street

North Side



Dunlop Street Opposite Church Street
Contemporary Design Office Building
Well Designed, Scale Compatible With
Its Location



North East Corner Of Yonge & Dunlop Streets
St Mary Immaculate Catholic Church
1967 Contemporary Design - Designated

South Side



South East Corner Of Dunlop And Church Street
Front Elevation Is Facing Church Street (Circa 1940's)



24 Dunlop Street With Parking Lot To The West
(Listed)



South West Corner of Yonge & Church Street
Large 3 Storey Contemporary Office Building
In The Foreground is St. Mary Immaculate Catholic
Church Property (A Designated Contemporary Building)

7.3 Comments

As noted previously under the heading Dunlop Street (section 7.1), No. 24 relates visually to Dunlop Street, but does not especially contribute to the character of this area. Nor is it able to contribute to the heritage character of Church Street North because it does not represent a time or style in terms of design, which many of the houses on Church Street do. As it is positioned on Dunlop Street, it really is not associated with the Church Street residential character. The additions and the alterations, and the poorly designed Monk's Hood gable roof have not contributed to the original building. For a good example of this type of roof, see John Duncan House at 38 Church Street North, on page 35.

8.0 Statement of Cultural Heritage Value or Interest

The following is an evaluation of 24 Dunlop Street, Richmond Hill, Ontario, based on the previous information carried within this report, and with reference to the standard designation criteria prescribed in the Ontario Heritage Act (Ontario Regulation 9/06).

- **Design or Physical Value**

- **is a rare, unique, representation or early example of a style, type, expression, material or construction method**

The original one and a half storey building was not, nor is, a rare, unique, representative of an early example of a style, type, expression, material, or construction. It does not represent a time or style in terms of design. The building has been changed considerably with additions and alterations over the years, which perpetuated a building of no particular style, type or expression. It is built with standard building materials and uses standard construction methods.

Therefore it does not meet this criterion.

- **displays a high degree of craftsmanship or artistic merit**

The craftsmanship of the original building and the additions, is of average quality and the brickwork is of poor quality. It does not display a high degree of craftsmanship, nor does it exhibit a high degree of artistic merit. The design of the Monk's Hood Gable roof is very poorly proportioned giving the building an ungainly aspect.

Therefore it does not meet this criterion.

- **demonstrates a high degree of technical or scientific achievement**

Not applicable to this building as conventional construction methods and materials are employed.

Therefore it does not meet this criterion.

- **Historical or Associative Value**

- **has direct associations with theme, event, belief, person, activity, organization, or institution that is significant to a community**

No evidence was found to indicate that the building has any direct association with any of the above categories.

Therefore it does not meet this criterion.

- **yields, or has potential to yield, information that contributes to an understanding of a community or culture**

The original building was an undistinguished modest 1 1/2 storey building, whose external appearance is presently obscured by the substantial alterations and additions. The building, including these changes, is unable to yield any information that contributes to an understanding of the community or its culture.

Therefore it does meet this criterion.

- **demonstrates or reflects the work or ideas of an architect, artist, building designer or theorist who is significant to a community**

Not applicable, as none were found.

Therefore it does not meet this criterion.

- **Contextual Value**

- **is important in defining, maintaining or supporting the character of an area**

The original building may have supported the earlier residential character of the area, however Dunlop Street now has new contemporary office buildings, large apartment buildings or condominiums, and one large contemporary church, diagonally across from No.24. There are only 4 houses on Dunlop Street with one of these facing Church Street. None of these houses form the character of either Dunlop Street or Church Street North. The building is not important in defining, maintaining or supporting the character of the area.

Therefore it does not meet this criterion.

- **is physically, functionally, visually or historically linked to its surroundings**

No evidence was found to indicate that the building was especially linked to its surroundings physically, functionally, visually or historically.

Therefore it does not meet this criterion

- **is a Landmark**

Not applicable - It is not a landmark.

Therefore it does not meet this criterion.

CONCLUSION

24 Dunlop Street, Richmond Hill does not meet the criteria in any of the categories in "*The Criteria for Determining Cultural or Heritage Value or Interest as set forth in the Ontario Heritage Act Ontario Regulation 9/06*", and therefore does not merit designation. It is recommended that the property be removed from the Town's Inventory of Buildings of Architectural & Historical Importance.

To all to whom these Presents shall come:

We, *John Patterson*
of the village of *Patterson*
Esquire, Warden, and *John Kay Macdonald* of the City of
Toronto, Esquire, Treasurer of the County of
York

Send Greeting:

Know ye, that by virtue of a warrant under the hand of *William Austin Wallis*
Warden, and the Seal of the said County, I, the said Treasurer, did, on the *twenty eighth*
day of *June* in the year of our Lord one thousand eight hundred and
seventy, sell by Public Auction, to

David Hopkins

of *Richmond Hill*, in the County of *York* *the village of*
that certain parcel or tract of land and premises hereinafter mentioned and described,
and intended to be hereby conveyed, at and for the price or sum of *four dollars*
and fifty four cents
of lawful money of Canada, to pay the Arrears of Taxes alleged to
be due on *quarter of an acre of the West part of Lot Number Forty Seven*
in the First Concession of the Township of Markham. for *two years*
up to the Thirty-first day of December, in the year of our Lord one thousand eight
hundred and *seventy*, together with costs.

Now know ye, that we, the said Warden and Treasurer, in pursuance of such sale, and
for the consideration aforesaid, and in pursuance of the statute in that behalf, do hereby
grant, bargain, and sell unto the said *David Hopkins*
his heirs and assigns forever, all that certain parcel or tract of land and premises, being
composed of *One Eighth of an* *acre of the West part of*
Lot Number *Forty Seven* in the *First Concession of the*
Township of Markham in the said County, which said
One Eighth of an *acre* may be known and described as follows:

Commencing in the West limit of the said Lot
Number Forty Seven at the distance measured South, Nine degrees
East, Two thousand and fifty links from the North West angle thereof and
being at the South side of King Street. Thence North, twenty four
degrees East Nine chains to Church Street. Thence South, Nine
degrees East Thirty thousand one third links. Thence South, twenty
four degrees West Nine chains to Yonge Street. Thence North, Nine degrees
West Thirty thousand one third links Nine or less to the place of beginning.

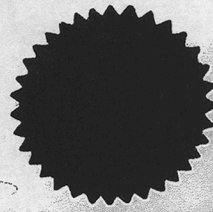
In Witness whereof, we, the said Warden and Treasurer, have hereunto set our
hands and affixed the seal of the said County, this *twenty eighth* day of
December in the year of our Lord one thousand eight hundred and
seventy, and the Clerk of the said Municipality hath countersigned the same.

Countersigned by

John Patterson
Clerk County of York

John Patterson
Warden.

William Austin Wallis
Treasurer.



No. 1126.
Markham

COUNTY OF

York

Treasurer's Deed.

Geo. Patterson
Warden.

John Ray Macdonald
Treasurer.

27th Dec 1871

David Hopkins

Johnston
of

Westward of Lot 147 1/2 Con.

Markham

97257

I certify that the within instrument is
due entered and registered in the Registry
Office for the County of York, in Book
No. 100th Township of Markham
conveyance, M. of the 29th day of
December, A.D. 1871, Number

1126. J. M. Johnston
Registrar
97257.

STATUTORY DEED

Newsome & Co., Law Stationers Toronto.

4

775

This Indenture

made in duplicate the *Twenty* day of *November*
one thousand eight hundred and ninety-*six*

In Pursuance of the Act respecting Short Forms of Conveyances :

Between *Matthew Mc Nair of the Village of Richmond Hill, in the County of York, Builder, sole surviving executor of the last will and Testament of David Hopkins, late of the same place, Farmer, deceased.*
- and - *of the First Part.*

Elizabeth Tyrell of the said village of Richmond Hill, widow of Thomas Tyrell, deceased
of the second part.

Witnesseth, that in consideration of *Five Hundred Dollars*

paid by the said part *y* of the *Second* part, to the said part *y* of the first part (the receipt whereof is hereby by *him* acknowledged), *he* the said part *y* of the first part *doth* Grant unto the said part *y* of the *Second* part in fee simple

All and Singular that certain parcel — or tract — of land and premises, situate lying and being *in the village of Richmond Hill, in the County of York, and being composed of village lot number Thirty on the south side of Wright Street, now Dufferin Street, having a frontage on Yonge Street of Thirty-Three feet more or less by a line of Four Hundred and Thirty-Three feet more or less to the westerly limit of Church Street, being more*

particulars described as commencing at the point where the South side of Wright (now Dufferin) Street commences intersects the Eastern limit of George Street. Thence North seventy-four degrees East Five chains more or less to the Westerly limit of Church Street. Thence South nine degrees East Fifty links to a point. Thence South Seventy Four degrees west five chains to George Street. Thence North nine degrees west fifty links more or less to the place of beginning. being part of Lot Forty Seven in the First Division of the Township of Macpherson

We have and to hold unto the said part of the second part Her
 heirs and assigns to and for her and
 their sole and only use for ever Subject nevertheless, to the reservations, limitations,
 previous and conditions expressed in the original Grant thereof from the Crown.

~~The said part~~ of the first part ~~Government~~ with the said part of the
 part ~~that~~ he ~~has~~ the right to convey the said lands to the said part of the
 part notwithstanding any act of the said part of the first part.

And that the said part of the part shall have quiet possession of the said
 lands, free from all incumbrances.

And the said part of the first part ~~Government~~ with the said part of the
 part that will execute such further assurances of the said lands as may
 be requisite.

And the said part of the first part ~~Government~~ with the said part of the
second part that he has done no act to encumber the said lands. *y*

And the said part of the first part ~~Belouse S~~ to the said part of the
second part *in his* claims upon the said lands. *y*

In Witness Whereof the said parties hereto have hereunto set their Hands and
 Seals.

Signed, Sealed and Delivered
 in the presence of

William Cook

Matthew H. Harris

Prosecutor



RECORDS HILL No. 775

Dated Nov 12th 1896

Matthew McNeil

-70-

Elizabeth Gynell.

DEED OF LAND

SITUATE

McNamee & Co., Law Stationers Toronto, Ont.

NOV 7 - 1896

1782

Cork & Macdonald.

I Certify that the within Instrument is duly Entered and Registered in the Registry Office for the County of York in Book 18 for the Village of Richmond Hill at 12 o'clock P.M. of the 7 day of November A.D. 1896

Registrar Dep

County of York } J. William Cork, of the
City of Toronto, in the
County of York, Recorder-at-law
doth oath and say

1. THAT I was personally present, and did see the within Instrument and Duplicates thereof duly signed, sealed and executed by Matthew McNeil

2. THAT the said Instrument and Duplicates were executed at the parties thereto

3. THAT I know the said part of

4. THAT I am a subscribing witness to the said Instrument and Duplicates

Sworn before me at the City in the
County of York day of
this November in the
year of our Lord 1896

Johnnie Cork

A Commissioner for taking Affidavits in H. C. Y., &c.

4

1012

This Indenture,

made in duplicate the tenth day of June
in the year of Our Lord one thousand nine hundred and Eight

**In pursuance of the Act respecting Short
Suits of Conveyances;**

Between Elizabeth Tyrell of the Village of
Richmond Hill in the County of York, widow
of the late Thomas Tyrell, Deceased, of the
first part, and

David Hill of the said Village of
Richmond Hill, Baker, of the
second part

Witnesseth that in consideration of Eight
hundred dollars of lawful
money of Canada now paid by the said party of the
second part to the said party of the first part (the
receipt whereof is hereby by her acknowledged) the
said party of the first part **Doth grant** unto the said
party of the second part in fee simple

All and Singular that certain parcel or tract of
land and premises situate lying and being in the Village of
Richmond Hill in the County of York and being comprised
of Village Lot No. 36, situate on the South East corner of Yonge
and Baffin Streets, and having a frontage on Yonge Street of
thirty three feet, more or less, and a depth of three hundred and thirty
feet, more or less, to the Westerly limit of Church Street being more
particularly described as follows, — commencing at the point

where the South side of Supperin Street intersects the Easterly
 limit of Yonge Street, thence North seventy four degrees East, five
 chains more or less to the Westerly limit of Church Street,
 Thence South nine degrees East fifty links to a point
 Thence South seventy four degrees West five chains to Yonge
 Street, Thence North nine degrees West fifty links more or less
 to the place of beginning, Being part of Lot forty seven
 in the first Concession of the Township of Macklem,
 and containing by actual measurement one quarter of an
 acre more or less, -

To have and To hold unto the said party of the
 second part his heirs and assigns to and for ~~his~~
 their sole and only use for ever **Subject nevertheless** to
 the reservations limitations provisions and conditions expressed
 in the original Grant thereof from the Crown.

She said party of the first part **Covenants** with the said party of the second part **That** she has the right to convey the said lands to the said party of the second part notwithstanding any act of the said party of the first part

And that the said party of the second part shall have quiet possession of the said lands free from all incumbrances..

And the said party of the first part **Covenants** with the said party of the second part **That** she will execute such further assurances of the said lands as may be requisite.

And the said party of the first part **Covenants** with the said party of the second part **That** she has done no act to incumber the said lands..

And the said party of the first part **Releases** to the said party of the second part all her claims upon the said lands..

In Witness whereof the said parties hereto have hereunto set their hands and seals

Signed Sealed and Delivered
In the Presence of

A. J. Hume

Elizabeth Tyrrell



RICHMOND HILL No. 3457²

TO ALL TO WHOM THESE PRESENTS SHALL COME:

WE, JOHN A. GREENE, of the Village of Richmond Hill, in the County of York, Esquire, Mayor, and ALEXANDER J. HUIE of the Village of Richmond Hill, in the County of York, Esquire, Treasurer, SEND GRANTING:

WHEREAS, by virtue of a Warrant under the hand of John A. Greene, and seal of the said Corporation of Richmond Hill, bearing date the fifth day of July, in the year of our Lord one thousand nine hundred and thirty-four, commanding the Treasurer of the said Corporation to levy upon the land hereinafter mentioned, for the arrears of Taxes due thereon, with his costs, the Treasurer of the said Corporation did, on the fifteenth day of November, 1934, sell by public auction to ALCYD A. HILL of the Village of Richmond Hill, in the County of York, Province of Ontario, Clerk, that certain parcel or tract of land and premises hereinafter mentioned, at and for the price or sum of ninety-four dollars and eighty-five cents (\$94.85) of lawful money of Canada on account of the arrears of taxes alleged to be due thereon up to the thirty-first day of December in the year of our Lord, One Thousand nine hundred and thirty-three.

NOT KNOWING that we, the said JOHN A. GREENE and ALEXANDER J. HUIE, as Mayor and Treasurer of the said Corporation, in pursuance of such sale, and of "The Assessment Act," and for the consideration aforesaid, do hereby grant, bargain and sell unto the said ALCYD A. HILL, his heirs and assigns, all that certain parcel or tract of land and premises being in the Village of Richmond Hill, in the County of York and being part of Original Lot number 47, in the first Concession of the township of Markham, in the Village of Richmond Hill and more particularly described as follows:- COMMENCING at a point in the westerly limit of Church Street, in the said Village of Richmond Hill, sixty-six feet (66') south of the south limit of Dufferin Street in the said Village; THENCE westerly parallel with the southerly limit of Dufferin Street one hundred and sixty-five feet (165'); THENCE southerly parallel with the westerly limit of Church Street thirty-three feet (33'); THENCE easterly parallel with the southerly limit of

Dufferin Street one hundred and sixty-five feet (165') to the westerly limit of Church Street; THENCE northerly along the westerly limit of Church Street thirty-three feet (33') to the place of beginning, and being the east half of Lot 319 according to Reuben's Plan.

IN WITNESS WHEREOF, we, the said John A. Greene, Mayor, and Alexander J. Buma, treasurer of the said Corporation, have hereto set our hands and affixed the Seal of the said Corporation, this 30th day of December, in the year of our Lord, One Thousand Nine Hundred and Thirty-five; and the Clerk of the Municipal Council has countersigned.

Countersigned by

A. J. Buma

Clerk.

J. A. Greene
A. J. Buma

Treasurer.



4
RICHMOND HILL No. 3457

Oye & Durham, 9-11 Yonge-Street Arcade, Toronto, Can.
Form No. 443

Affidavit, Land Transfer Tax Act
IN THE MATTER OF THE LAND TRANSFER TAX ACT, 1921 AND 1922

PROVINCE OF ONTARIO
COUNTY OF York

1. John Henry Raughter
of the City of Toronto
in the County of York
named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the grantor or vendor or by one or more persons of attorney or by a duly qualified person in writing by the grantor or vendor or by the attorney of either of them.

- To Whom:
1. I am John Henry Raughter named in the within (or annexed) transfer.
 2. I have a personal knowledge of the facts stated in this affidavit.
 3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash.....	\$.....	94.85
(b) Property transferred in exchange to the equity value of.....	\$.....	
(c) Securities transferred to the value of.....	\$.....	
(d) Balances of existing encumbrances with interest owing at date of transfer.....	\$.....	
(e) Monies secured by mortgage under this transaction.....	\$.....	
(f) Liens, annuities and maintenance charges to which transfer is subject.....	\$.....	
Total consideration.....	\$.....	94.85
 4. If consideration is nominal, is the transfer for natural love and affection?.....
 5. If so, what is the relationship between Grantor and Grantee?.....
 6. Other remarks and explanations, if necessary.....

Sworn before me at the City of Toronto in the County of York this 25 day of February

A.D. 1907

A Commissioner, etc.

John Henry Raughter

RICHMOND HILL No. 8457

I certify that the within instrument
is duly entered and registered in the
Registry Office for the Registry District
of the East and West Riding of the
County of York in Book *2*.

Village of RICHMOND HILL
at 3.11 o'clock P. M. of D.

19 day of FEB AD. 1936

No. *3457*

Jacobsen
Registrar

RICHMOND HILL No. 8457

No Tax

750.

Dated the 10th day of December, 1935.

THE CORPORATION OF THE
VILLAGE OF RICHMOND

L. A. HILL

(20)

--- TAX RECEIPT ---

JOHN A. FREER Esq.
ALEXANDER J. HIDE Treasurer.

LLOYD A. HILL

Church St.
Richmond Hill

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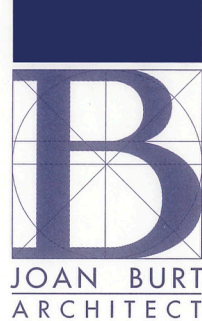
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Naughton and Jenkins,
Solicitors &c.,
85 Richmond Street, West,
Toronto, 2.

1264

Sources

- **Town of Richmond Hill**
Cultural Heritage Impact Assessment
Terms of Reference
- **The Ontario Heritage Act**
- **The Ontario Provincial Policy Statement**
- **Ontario Heritage Tool Kit**
Ministry of Culture
- **Canada Historic Places**
- **Standards and Guidelines for the**
Conservation of Historic Places in Canada
- **Land Registry Office**
Abstract Research Material
Linda Clark - Title Searcher
- **The Ancestral Roof**
Domestic Architecture in Upper Canada
by Marion MacRae and Anthony Adamson
- **Early Days In Richmond Hill**
Robert M. Stamp
- **Later Days in Richmond Hill**
Marney Beck Robinson
Joan M. Clark
- **Richmond Hill Public Library**
Heritage Librarian
- **Richmond Hill Building Department**
Building Permits
- **Well - Preserved**
The Ontario Heritage Foundation Manual
Of Principles and Practices
for Architectural Conservation
by Mark Fram
- **Richard Zaplitney**
Photographer & Production
- **Cultural Heritage Impact Assessments**
Prepared by Joan Burt Architect



Joan Burt Architect

Qualifications

Joan Burt is an architect and a member of the Ontario Association of Architects License # 1466, and The Canadian Association of Heritage Professionals

Firm's History

The firm of Joan Burt Architect was established in 1958
The firm specializes in a combination of residential, commercial, and heritage work. This includes restoration, renovations and additions, new construction, architectural interiors, as well as planning & development.

Joan Burt Architect has received the following awards and recognition:

- Beautify Toronto Award for work to buildings on Berkeley Street between King and Adelaide including the Klaus Neinkamper Building which was featured in a *Canadian Interiors* publication (City of Toronto Designated List)
- Niagara-on-the-Lake Historical Society recognition for dismantling, relocating and reconstructing an 1840 Port Hope house to 115 Ricardo Street, Niagara-on-the-Lake.
- Plaques for Heritage Buildings, Toronto Historical Board, City of Toronto Sesquicentennial, including Belmont Street, No.'s 4, 14, 16, 18, 20; Alpha Avenue No.'s 4, 9, 11, 13; Beaconsfield Avenue, No.57
- Credited with having started the revitalization of Cabbagetown at a time when the City of Toronto was planning major demolition in the area.

Project Experience

Joan Burt, principal of the firm, graduated from the University of Toronto School of Architecture, in 1956. At that time the curriculum had a strong basis in a traditional architectural approach. As well as contemporary design there was a strong emphasis on architectural history, and structural design.

From the beginning, the focus of her practice has been the restoration of downtown Toronto districts and buildings. Experience was acquired by locating architecturally significant buildings to restore and renovate, matching a client to the building, performing architectural services that included both exterior facade and the interior spaces and assisting with the marketing of the project.

The firm of Joan Burt Architect has revitalized architecturally significant building areas in Toronto that include: Belmont Street, Cabbagetown, King and Berkeley, King and Jarvis, King and Wilkins, the Beaches and outside of Toronto in Niagara-on-the-Lake, St. Anns and Collingwood, as well as The Dundalk Community Improvement Plan

Joan Burt has 20 years experience as Chair of the Department of Design at the Ontario College of Art. She was the founder of a multi-disciplinary Department of Design that included Environmental Design (Interior Design), Ceramics, Textiles (woven and printed), and Glass. The curriculum that she developed had a strong basis in History of Design and the Decorative Arts.

Because of our interest in interior design and the decorative arts, the firm has also focuses on interior architecture (interior design) for our own architectural client projects, independent client projects, as well as consultant to other architects.

Architectural Specialization

Joan Burt Architect heritage projects provide for contemporary life while retaining the historical architecture of the building. The projects range from small restorations to large Toronto developments. The scope of these projects include all aspects of heritage work including restoration, dismantling heritage buildings and reconstruction, to the restoration of the exterior and interior, as well as making alterations and/or additions to accommodate new living patterns within heritage buildings.

The nature of projects undertaken by our firm requires a major design component and a highly specialized hands-on approach. Consultants are retained as required, such as: architectural historians, structural engineers, landscape architects, and mechanical and electrical engineers, all who have experience with heritage work.

The skills available include: Heritage Impact Statements, historical research and detailing, technical detailing, specification writing, photography, model making, and architectural rendering. The firm has a strong liaison with traditional craftsmen in both architecture and the decorative arts.

Contact Information

Joan Burt, B. Arch, OAA, CAHP
 Joan Burt Architect
 310 Delaware Avenue
 Toronto, Ontario, M6H 2T8
 T 416 533 0072
 E joanburtarchitect@rogers.com

