

CULTURAL HERITAGE IMPACT ASSESSMENT



53 CENTRE STREET EAST
RICHMOND HILL, ONTARIO

Prepared By
JOAN BURT ARCHITECT

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To the Reader - Contact information

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**53 Centre Street East
Richmond Hill, Ontario**

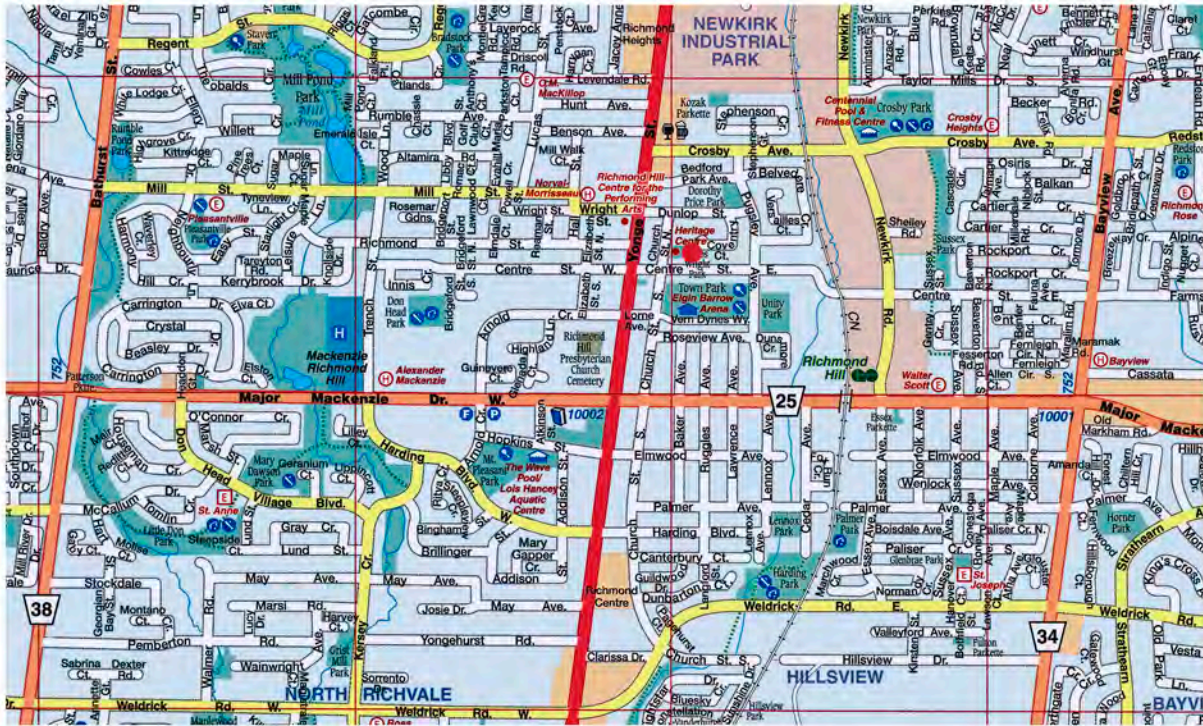
To the Reader

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1.0 INTRODUCTION TO THE SITE

1.1 Location Map



● Location 53 Centre Street East, Ontario

1.2 Legal Description

53 Centre Street East
Part Lot 47, Concession 1, Markham (village lot 22, Town Plan 481, Richmond Hill)
Part 1, plan 65R-31114, Pin 03172-0177LT

and

Part lot 1, Plan 409 being part 2, plan 65R-31114 Pin 03172-0780LT

1.3 Zoning

R2 By Law 66-71

1.4 Heritage Status

Listed with a wood plaque

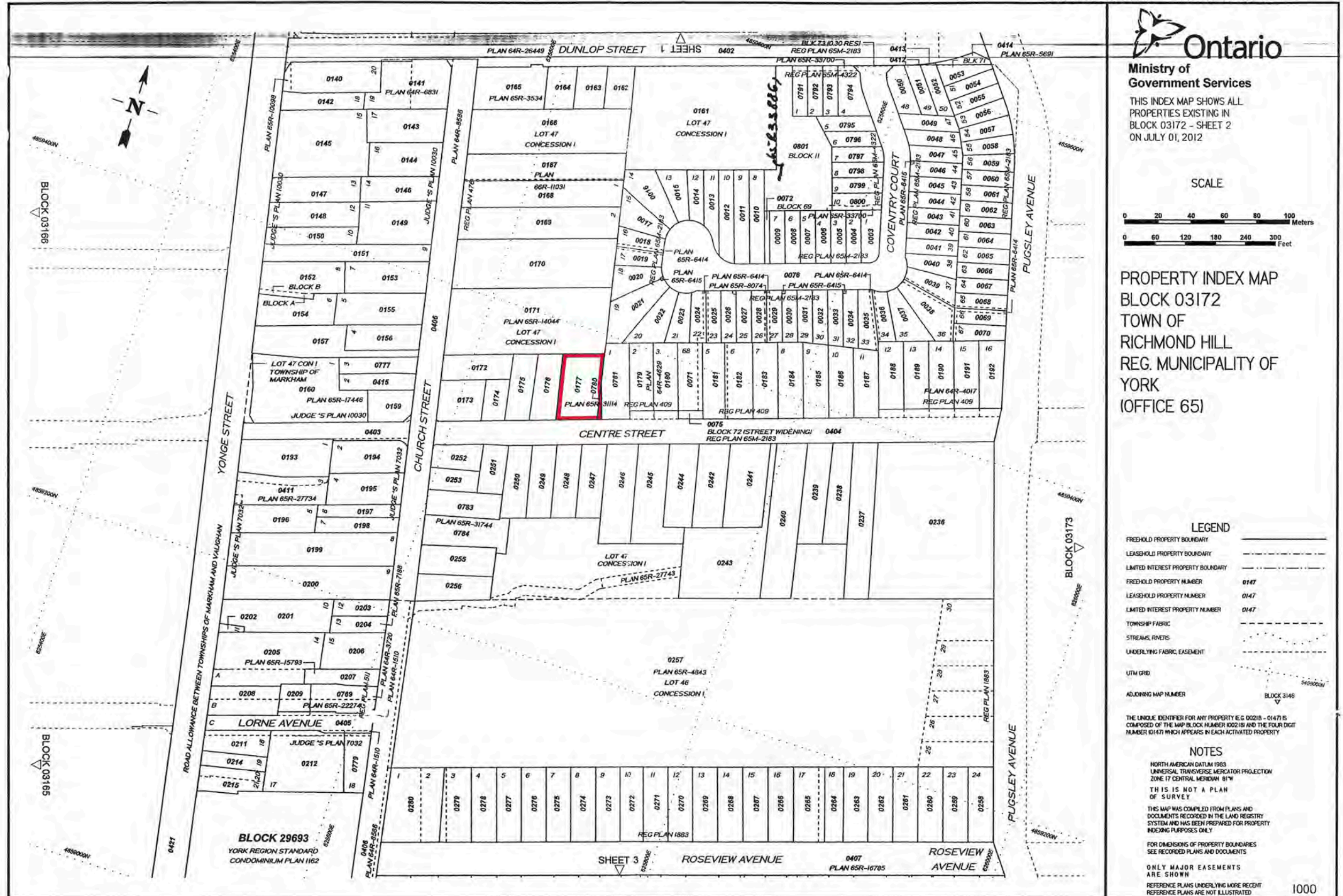
1.5 Planning Approval Being Sought

Demolition Permit for the existing building at 53 Centre Street East, and application for severance of the lot into two equal lots in order to build two detached houses of a design compatible with the neighbourhood.

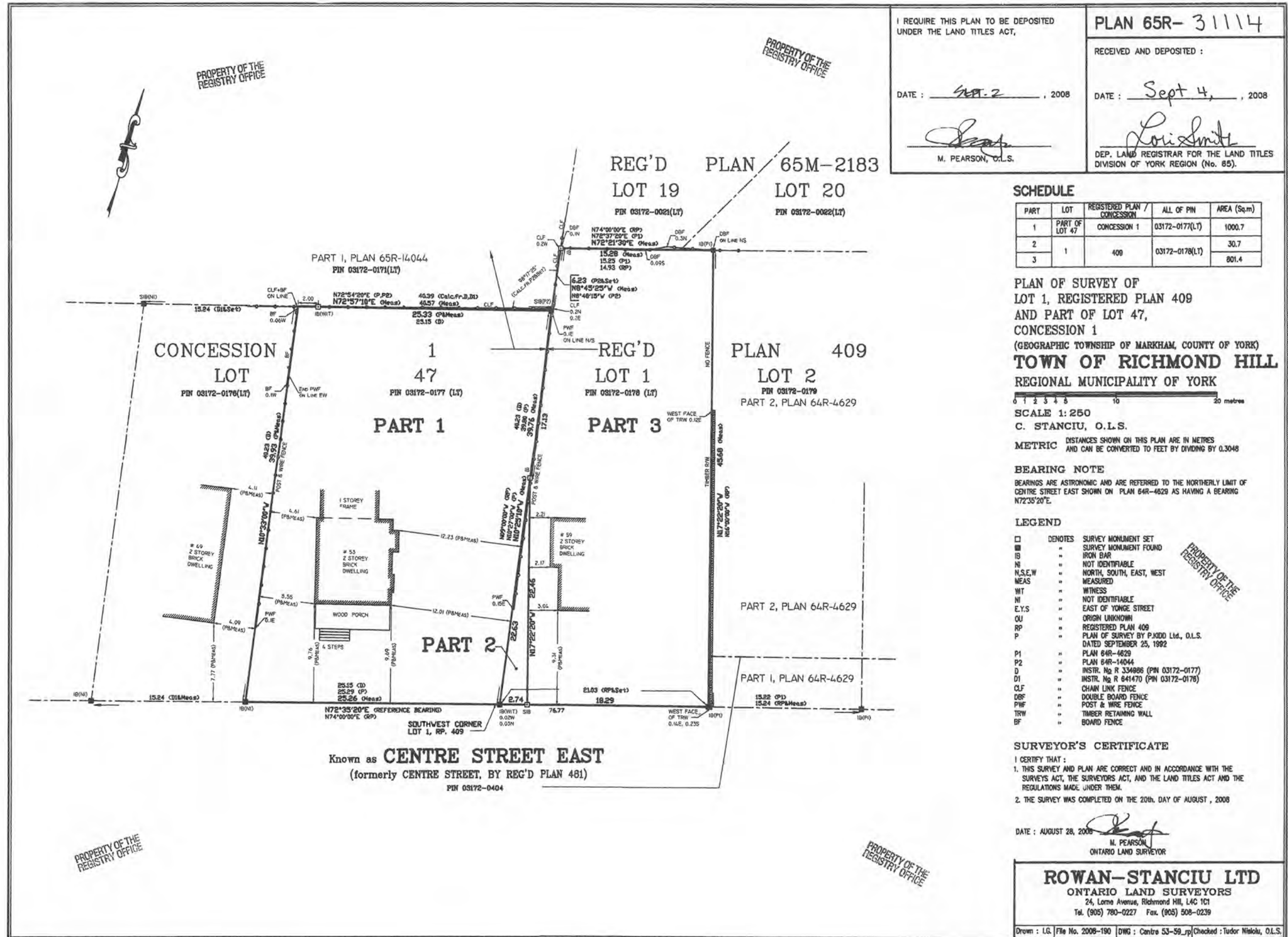
1.6 Property Data Map

53 Centre Street East is outlined in red

BLOCK 03172 - SHEET 2 OF 3



1.7 Survey of the Property



1.9 Description of the Property and Buildings on the Site

The property is located on the north side of Centre Street East, which is east of Yonge Street approximately one quarter of the way between Church Street and Pugsley Avenue. As the name implies, Centre Street is in the centre of the old Town of Richmond Hill. The house is in an older residential neighbourhood with mature trees, and well-maintained houses of differing architectural styles, many of which are included in the Richmond Hill Inventory of Buildings of Architectural and Historical Importance.

The lot is made up of 2 pieces: Part 1, the largest, is a slight parallelogram and Part 2, the smallest, is a long narrow triangle on the south-east property line, with the base on Centre Street East. (See Survey: Section 1.7). The lot is relatively flat, with a very slight slope to the south. There are many small tree/bushes, presently overgrown, on the property and around the house and garage. The remainder of the property is grass.

No. 53 is a 1913 Foursquare, two-storey brick veneer single-family house, with a hip roof, a gable roof front dormer and an enclosed hip roof verandah, and a rear one - storey frame addition. A long driveway immediately to the west of the house, leads to the one-storey, gable roof, frame garage located close to the north (rear) property line. On the east side of the property starting in line with the front of the house, a post and wire fence runs around the rear of the lot and ends on the west side, again in line with the front of the house.



Garage

53 Centre Street East

House

2.0 Background Research and Analysis

2.1 Chain of Title

53 Centre Street East

Part lot 47, Concession 1, Markham (village lot 22, Town Plan 481, Richmond Hill)

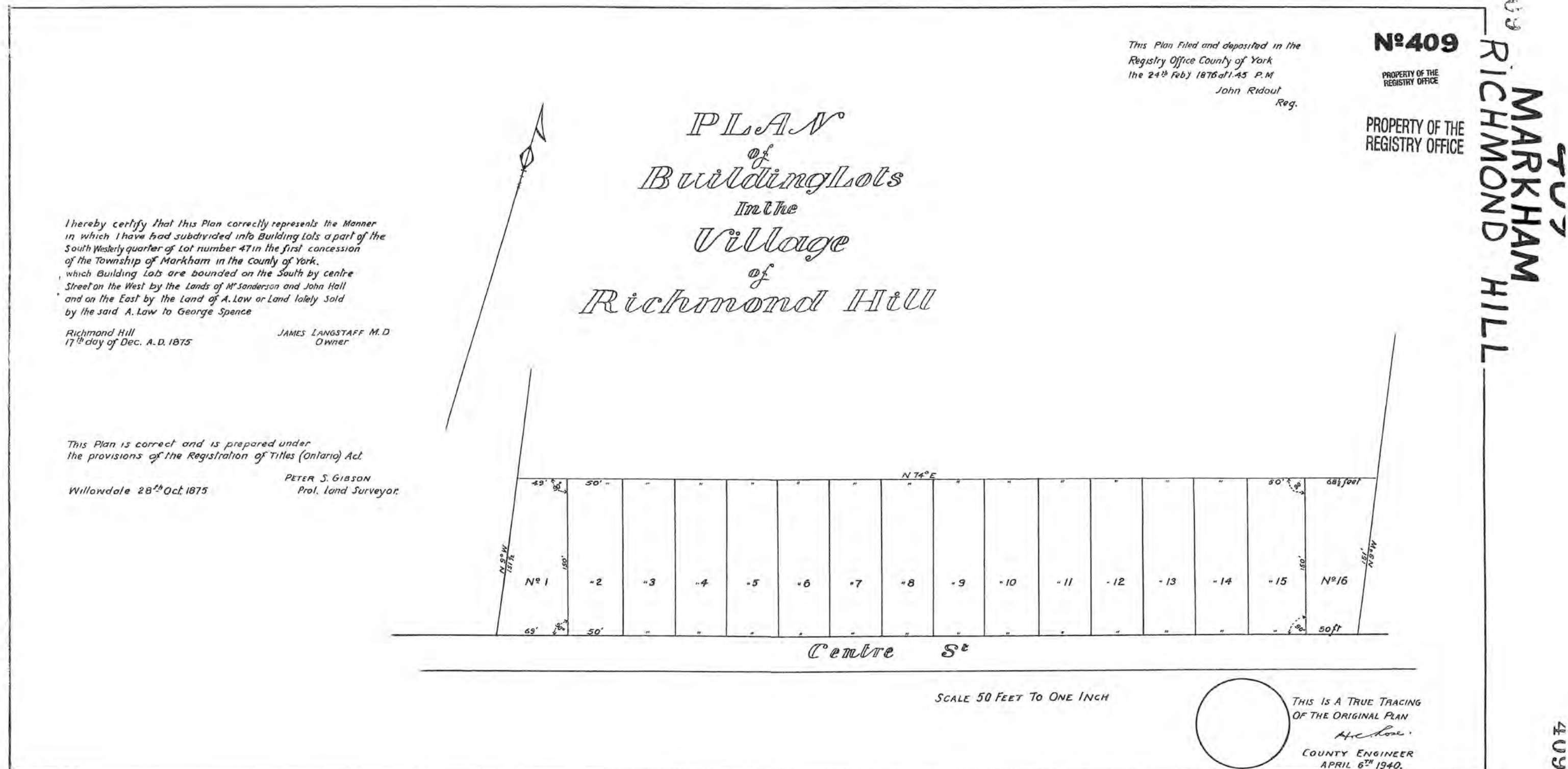
Part 1, Plan 65R-31114, PIN 03172-0177 LT

and Part lot 1, Plan 409 being part 2, plan 65R-31114, PIN 03172-0780 LT

Instrument #	Instrument type and amount paid	Date of instrument	Registration date	Vendor	Purchaser	Amount of land
Patent		1 7 May 1802		Crown	Andrew Davidson	All 190 ac. lot 47
499	B & S	6 Nov. 1804	6 Nov. 1804	Andrew Davidson	John H. Hudson	All 190 ac. lot 47
686	Rel.	11 Nov. 1805	16 Dec. 1805	John H. Hudson	William Allan	All 190 ac. lot 47
1036	B & S	10 Feb. 1808	12 Feb. 1808	William Allan	Samuel S. Wilmott	All 190 ac. lot 47
8708	B & S	10 July 1817	31 March 1832	Samuel S. Wilmott	Jabes Lynde	All 190 ac. lot 47
8709	B & S	21 Feb. 1832	31 March 1832	Jabes Lynde	Amos Wright	All 190 ac. lot 47
656	Grant \$40	13 June 1869	28 Jan. 1870	Amos Wright	Henry Sanderson	Pt. ¼ ac.
433 RH	Grant Nil	13 Jan. 1885	15 Jan. 1885	Henry Sanderson	William Atkinson Sanderson	Pt. 5 ½ ¼ ac.
829 RH	Grant \$75	22 Oct. 1901	5 Nov. 1901	James McCallum Sanderson, Executor of Henry Sanderson	William Atkinson Sanderson	¼ ac. village lot 22, town plan 481
1297	Grant \$400	10 Aug. /12	16 Sept./13	William Sanderson	Ira D. Ramer	¼ ac. village lot 22, town plan 481
1298	Grant \$4,250	13 Sept. /13	16 Sept./ 13	Ira D. Ramer	Joseph A. Monkman	¼ ac. village lot 22, town plan 481
14318	Grant \$10,000	23 Apr. 57	23 May/57	Joseph A. Monkman, widower	Russell Monkman	¼ ac. village lot 22, town plan 481
45179	Cert. For Registration	9 Dec./71	27 Jan. /72	Russell James Monkman		Lot 22 as in 14318 Note: abstracted as Russell Norman
105130 GR	Probate & Will	21 Dec. /72	27 Jan./72	Will of Russell J. Monkman	Subject to life interest of wife Ethel Gertrude Monkman	
67061	Grant Nil	28 Nov. /78	29 Dec. /78	Estate of Russell James Monkman	Velma Louise Monkman	¼ ac. village lot 22, town plan 481 As in 656
R334069	Probate & Will	11 Oct. /83	15 Dec./83	Velma Louise Monkman	Bequeaths entire estate to mother Ethel Gertrude Monkman	
R334986	Grant \$105,000	14 Dec./83	30 Dec./83	Estate of Velma Louise Monkman	Thomas N. Curley and Anne Marie Jewell, his wife as j.t.	¼ ac. village lot 22, town plan 481 As in 656
R640696	Transfer \$260,000	26 May /94	31 May /94	Thomas N. Curley and Anne Marie Jewell, his wife as j.t.	Peggy Maynard	village lot 22, town plan 481 As in 334896
YR1798954	Transfer nil		23 March 2012	Peggy Maynard	Peggy Maynard and Neil John Maynard, as j.t.	PIN 03172-0177 pt. lot 47, con. 1 as in R334986 PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114,
YR2111764	Survivorship Appln.		1 Apr. 2014	Peggy Maynard, deceased	Neil John Maynard applicant	PIN 03172-0177 pt. lot 47, con. 1 as in R334986 PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114,
YR2553152	Transfer \$1,200,000		30 Sept. 2016	Neil John Maynard	Thomas Frattaroli	PIN 03172-0177 pt. lot 47, con. 1 as in R334986 PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114,

YR2553153	Charge \$800,000		30 Sept. 2016	Thomas Frattaroli	VC Capital Management Inc.	PIN 03172-0177 <u>(only)</u>
YR2553154	Assignment of Rents Re YR2553154		30 Sept. 2016	Thomas Frattaroli	VC Capital Management Inc.	PIN 03172-0177 <u>(only)</u>
Last instrument YR2553154						
<u>Chain continued from # 8709 owner Amos Wright</u>	<u>PART LOT 1, PLAN 409 part 2, 65R- 31114</u>					
474	Grant	17 Dec. 1869	27 Dec. 1869	Amos Wright	James Langstaff	Part lot 47, con. 1
Plan 409				James Langstaff owner		Part lot 47, conc. 1
426	Grant \$796	15 Oct. 1884	27 Nov. 1884	James Langstaff	Village of Richmond Hill	Plan 409
618	Grant Nil	5 May 1885	11 May 1891	Village of Richmond Hill	John Palmer	Plan 409
923	Grant \$640	22 July 1905	26 July 1905	John Palmer	John Sheardown	E.20' lot 1 & lot 2, Plan 409
1025	Grant \$800	17 Dec. 1908	19 Dec. 1908	John Palmer	John Sheardown	Lot 1 & other lots
1209	Grant \$275	13 Jan. /13	14 Jan. /13	John Sheardown	Joseph Henry Hall	Lot 1, Plan 481 (s/b 409)
3485	Grant of Interest Nil	28 Sept./36	9 Oct./ 36	Robert Walker Hall and Charles Edward Hall, Executors of Joseph Hall	Frederick Wellington Hall	Lot 1, Plan 481 (s/b 409)
33375	Grant N/L	25 March /66	5 Apr. 66	Estate of Frederick Wellington Hall <u>Note:</u> estate tax consent attached states Deed 1209 as 59 Centre St. E. being lot 1, Plan 409 house 50 yrs. old 69' x 150'	Charles R. Hall	Lot 1, Plan 409 <u>59 Centre St. East</u>
Deposit 40722	Stat. Dec.	18 Apr./66	19 Apr./66	Charles R. Hall		As in 33375
49831	Tax Arrears Cert. \$34.15	28 May /73	7 June /73	Tax arrears certificate Unpaid taxes \$34.15		Lot 1, Plan 409
50274	Redemption Cert.	20 June /73	10 July/73	Redemption Certificate		Lot 1, Plan 409
65R-311144			4 Sept. 2008			
YR1229120	Transfer \$10,800		24 Sept. 2008	Charles R. Hall	Peggy Maynard	Pt. lot 1, Plan 409 being pt. 2, 65R- 31114
YR1798954	Transfer N/L		23 March 2012	Peggy Maynard	Peggy Maynard and Neil John Maynard	PIN 03172-0177 pt. lot 47, con. 1 as in R334986 PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114
YR2111764	Survivorship Appln.		1 Apr. 2014	Peggy Maynard, deceased	Neil John Maynard applicant	PIN 03172-0177 pt. lot 47, con. 1 as in R334986 PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114
YR2553152	Transfer \$1,200,000		30 Sept. 2016	Neil John Maynard	Thomas Frattaroli	PIN 03172-0177 pt. lot 47, con. 1 as in R334986 PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114,
YR2556039	Charge \$800,000		5 Oct. 2016	Thomas Frattaroli	VC Capital Management Inc.	PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114
YR2556040	Assn. Of Rents re YR2556039		5 Oct. 2016	Thomas Frattaroli	VC Capital Management Inc.	PIN 03172-0780 pt. lot 1, plan 409 being, pt. 2 65R-31114
Last instrument						

2.2 No. 409 - Plan of Building Lots in the Village of Richmond Hill



COUNTY OF YORK.

Joan Burt Architect

2.4 Site History

On May 17, 1802, Andrew Davidson received from the Crown all 190 ac. Lot 47, and in November 1804 sold it to John H. Hudson, who then sold it to William Allan in November of 1805. William Allan in February 1808 sold the land to Samuel S. Wilmott, who held the land for nine years, and then sold it to Jabes Lynde in July of 1817. In February 1832 Jabes Lynde sold the 190 acres to Amos Wright.

The following tracks the original lot for 53 Centre Street East, from Amos Wright land.

In June 1869 Amos Wright sells to Henry Sanderson for \$40 Pt. 1/4 ac. Henry in January of 1885 gives William Atkinson Sanderson, for one dollar, Pt. S 1/2 of the 1/4 ac. In October 1901 the estate of Henry Sanderson gives William Atkinson Sanderson, for seventy-five dollars, 1/4 ac village lot 22, town plan 481 (see section 2.3 - Town Plan 481). In August 1912 William Sanderson sells this land to Ira Ramer for \$400. This piece of land makes up the large portion of what is now 53 Centre Street East. The history of the smaller piece of land will follow later.

Ira Ramer owns the property for a little more than a year, (13 months) and sells the property in September 1913 to Joseph A. Monkman for \$4,250. This selling price indicates that there is now a house on the lot, and the timing indicates that it would likely take approximately one year to construct a house.

Joseph A. Monkman, in April 1957, conveys the property to Russell Monkman for the consideration of \$10,000. In December 1972, Russell Monkman's will leaves a life interest in his estate to his wife Ethyl Gertrude Monkman, and after her death his Estate in November 1978 passed to his daughter Velma Louise Monkman. In October 1983 Velma Louise Monkman's Will leaves the entire estate to her mother Ethyl Gertrude Monkman, who has already died. The executors then sell the property to Thomas N. Curley and Anne Marie Jewell, his wife as joint tenants, in December 1983, for \$105,000.

In May 1994, Thomas N. Curley and Anne Marie Jewell sell the property to Peggy Maynard for \$260,000. Peggy Maynard transfers to herself and Neil John Maynard her husband Pin 03172-0177 pt. lot 47, con.1 as in R334036 (the larger piece of land at 53 Centre Street East. and Pin 03172-0780 pt. lot 1, plan 409 being pt 2 65R-31114 (see section 2.2 - Plan 409) which is the small part of the present lot at 53 Centre Street East. In April 2014 Peggy Maynard died and in September 2016 Neil John Maynard sold the properties to Thomas Frattaroli.

The following tracks the small triangular piece of land that was annexed onto 53 Centre Street East, that was severed and sold off from the lot to the east of No. 53.

In December 27, 1869, Amos write sold James Langstaff Part of lot 47 con.1. James Langstaff Registered Plan 409 on this parcel of land. In October 1884 James Langstaff sold the land in Plan 409 to the Village of Richmond Hill, who then sold it to John Palmer. Palmer, in July 1905, sold to John Sheardown E. 20' lot 1 & Lot 2 Plan 409. Then in December 1908, he sells Sheardown Lot 1 & other lots.

In January 1913 John Sheardown sells Lot 1 Plan 481 (s/b) 409 to Joseph Henry Hall. When Joseph Hall died his executors grant the interest of his property to Frederick Wellington Hall in September 1936. When Frederick Hall died the property now 59 Centre Street E., (being Lot 1, Plan 409 with a house 50 years old, Lot is 69' x 150)', is left to Charles R. Hall.

Charles Hall in September 2008 sells Pt. lot 1 Plan 409 being pt. 2, 65-31114 (the small triangle of land to Peggy Maynard, who already owns 53 Centre Street East. This now puts the large and the small pieces of land together, this now forms 53 Centre Street East as it is today. When Peggy Maynard died her husband sells both pieces of property to Thomas Frattaroli in October 2016.



View From The Large Section Of 53 Centre Street East Looking Towards The Small Triangular Section To The East

2.5 Property Owners

Property Owner	Occupation	Relationship to the Property
Andrew Davidson	Unknown	These property owners were possibly, farmers, loggers or speculators, none of them built the house at 53 Centre St.E.
John H. Hudson	Unknown	
William Allan	Unknown	
Samuel S. Wilmott	Loyalist Surveyor	
Jabes(z) Lynde	Unknown	
Amos Wright	Farmer 1850 first Reeve of Markham Township Member of Parliament for East York from 1851 -1867 Son-in-Law of Abraham Law	
The following are the owners of the land that eventually through many transactions formed the larger portion of the lot at 53 Centre Street East.		
Henry Sanderson	Veterinary Surgeon and Farrier	The amount of money paid for the property indicates that there is no house on the property
William Atkinson Sanderson	Chemist & Druggist Sanderson & Sons Drug Store at corner of Centre Street & Yonge Street	
James McCallum Sanderson William Sanderson's Executor		
Ira D. Ramer	Farmer & Grain Dealer	Had the house built as indicated by the selling price
Joseph A. Monkman	Farmer	These owners lived in the house
Ethel Gertrude Monkman	Wife of Joseph A. Monkman	
Velma Louise Monkman	Legal Secretary Spinster Daughter of Joseph & Ethel Monkman	
Thomas N. Curley	Unknown	
Anne Marie Jewell	Wife of Thomas N. Curley	
Peggy Maynard	Wife of Norman Maynard	
Neil John Maynard	Son of Peggy Maynard	
Thomas Frattaroli	Present owner	

The following are the owners of the land immediately to the east of No 53, that eventually through a few transactions, sold off a small triangular section to 53 Centre Street East, which was bought by Peggy Maynard from Charles R Hall. This brought the large section and the small triangular section together as one lot which was bought by Thomas Frattaroli.

James Langstaff	Doctor - built Holmwood on Yonge Street where he lived and had his practice. Holmwood has been moved to 107 Hall Street & is Designated
John Palmer	Owner of Palmer House Hotel (new in 1880) on the north-west corner of Arnold St. & Yonge St.
John Sheardown	Property owner
Joseph Henry Hall	Owner of Grocery Store on the south-west corner of Centre St.
Frederick Wellington Hall	Unknown
Charles R. Hall	unknown
Peggy Maynard	Unknown

Construction Date of the House

From the title search and the examination of the property owners, it can be concluded that Ira Ramer had the house built between Aug.10, 1912, when he bought the building lot, and Sept. 13, 1913, when he sold the lot with the house on it.

Ira D. Ramer

The Ramer family, who were farmers, came from Pennsylvania and settled in Richmond Hill. Ira was fourth generation, and came to Richmond Hill in 1913 from his farm in the Stouffville area to take over the Elevator, Grain, Fuel and Building Supplies business that he inherited from his father. Ira became one of Richmond Hills well - respected businessmen.

Ira owned the property on Centre St. E. for 13 months, and during this time William Graham built the house we see today. It must have taken most of that time for Graham to complete the house, leaving very little time for Ira to live there, if at all.

It is unusual that he would keep 53 Centre St. for such a short period of time, and then immediately after the house was completed, build another for himself at 33 Roseview Ave. Did he not like the house at 53 Centre St. E., or the district, or did he build it as a speculator? In any case, Ira Ramer is really is not associated with living in this house, but is really associated with the house at 33 Roseview Ave.

In 1914 Ira Ramer had a house built on a lot at 33 Roseview Avenue, which is an older, prestigious part of the old Town of Richmond Hill. This house was at the north east corner of Church Street and Roseview Avenue. A corner lot, which is situated to give the appearance that it is "the entry, gateway to the street". He lived for forty - one years in this house until he died in 1960. The house is now Designated and called the Ira D. Ramer House.

2.6 Architect, Designer, or Builder of the House

William H. Graham built the house at 53 Centre Street East sometime between August 10, 1912, and September 13, 1913.

He was born in York Mills on December 25, 1881, and died January 16, 1924, at the age of 43. William was the son of James and Marion Graham, who moved to a farm in Richmond Hill, when William was a child. He farmed for a short time, and then worked for the builder William MacKenzie for 4 years. In 1911 he went into business for himself, as a building contractor. He became a prolific and sought after builder.

In his very short career of 13 years, he built an amazing number of buildings. In Richmond Hill, he built over 30 Houses, 10 Public Buildings and numerous Renovations and Alterations, and outside of Richmond Hill he built in North Toronto, Aurora, and York Mills. It is believed that he designed most of his building plans.

Some of William Graham's most significant buildings like the Loyal True Blue and Orange Home and the Standard Bank are designated, as are some of his more significant houses. Many of his other buildings are listed.

The majority of his houses are Foursquare Edwardian Arts and Crafts, and these vary in their level of significance in terms of displaying a high degree of his craftsmanship and artistic merit. 53 Centre Street East, as an example of Edwardian Arts and Crafts, is not at the top level of William Graham's work. It is a modest, simple, example showing average craftsmanship and artistic merit.



William Graham's Own First Family House (Foursquare) At 90 Centre Street East, Later He Built And Moved To 13 Church Street With His Family *Photo From Early Days In Richmond Hill*

3.0 Architectural Description

3.1 53 Centre Street East - Elevations



South Elevation



West Elevation



North Elevation



East Elevation

3.2 53 Centre Street East - Three Quarter Views



South West View



North West View

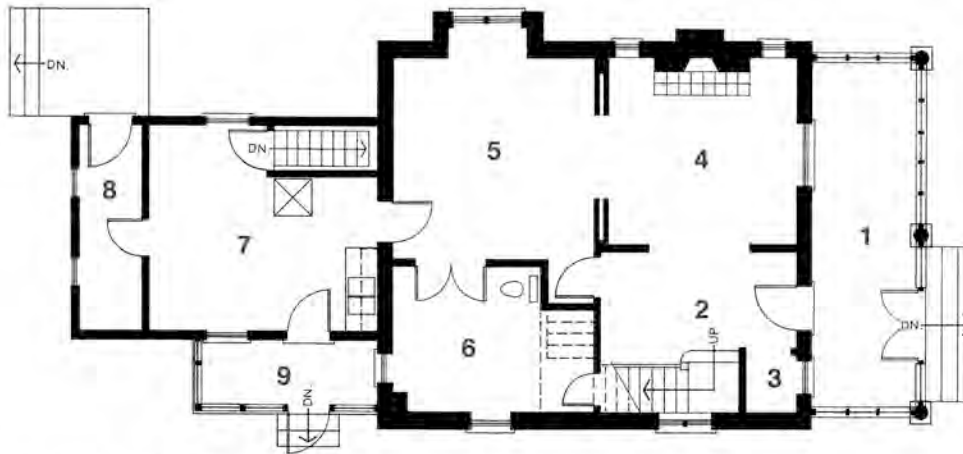


North East View



South East View

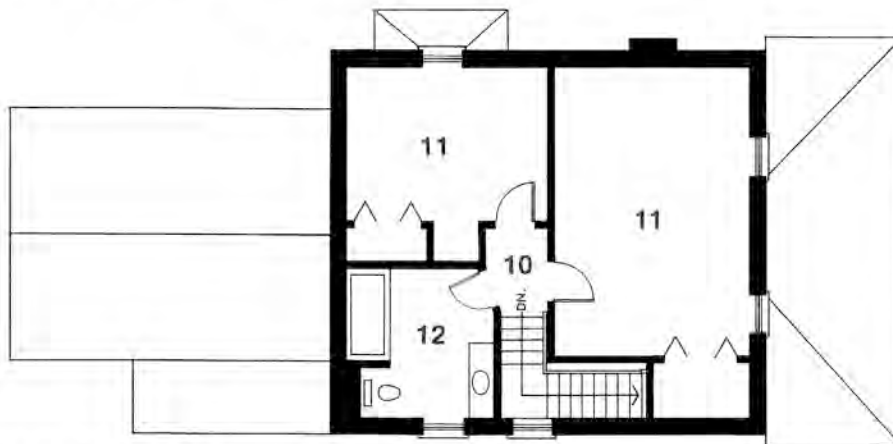
3.3 53 Centre Street East Measured Floor Plans of Existing Building



FIRST FLOOR

- 1 Enclosed Porch
- 2 Entry
- 3 Coats
- 4 Living Rm
- 5 Dining Rm
- 6 Den/Powder Rm
- 7 Kitchen
- 8 Mud Rm.
- 9 Side Porch

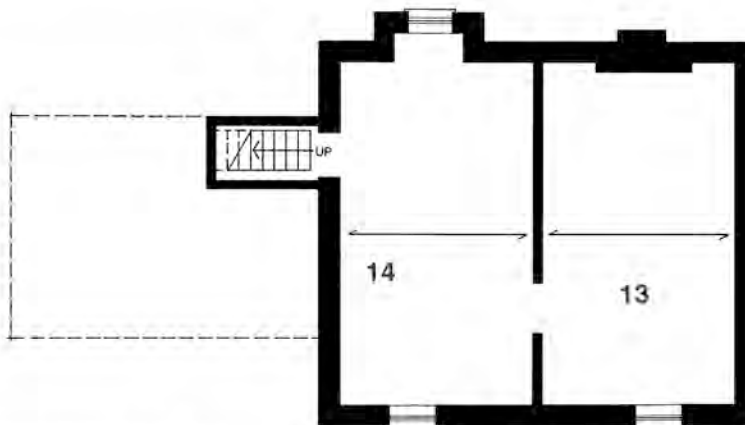
FIRST FLOOR PLAN



SECOND FLOOR

- 10 Hall
- 11 Bedrm
- 12 Bathrm

SECOND FLOOR PLAN



BASEMENT

- 13 Unfinished Basement
- 14 Laundry

0 1 2 3 4 5 6 7 8 9 10
SCALE: IMPERIAL

BASEMENT PLAN

4.0 Assessment of Existing Conditions

4.1 53 Centre Street East - Exterior



South Elevation Of 53 Centre Street East Showing The Foursquare House Characteristics
House

General

This Foursquare house, built in 1912-13 is a two-storey brick veneer building with a hip roof, and at the rear is a kitchen tail, clad in stucco on wood framing, with a gable roof. The east, south and west elevations are red brick and the north elevation is grey brick, no doubt a cost saving. The original front porch, which also has a hip roof, has been enclosed at a later date. On the west side of the kitchen tail is an original verandah, also enclosed at a later date. There is a square bay window on the north end of the east side elevation. A gable roof dormer on the south (front) side of the roof is primarily decorative, as there is no third floor. The house is 25'-3" wide by 28'-3" deep, and the kitchen tail is 14'-6" wide by 19'-9" deep. The front porch is 23'-6" wide by 7'-6" deep.

53 Centre Street East is a modest Edwardian style Foursquare house, which is characterized by a square form, simple lines, smooth brick, hip and / or gable roof with a central dormer, a relatively plain verandah and balustrades, and a minimum of ornament. These Foursquare houses were about economy and function, rather than about architectural embellishment. According to Tom Cruickshank in *Old Toronto Houses*, "*the appeal of the Foursquare lay in its 'air of massiveness', 'created by 'the square, so significant of massiveness and strength'.*" It should be noted that the Foursquare was not a revival style.

Roof

The brick section of the house has a hip roof with flared eaves and a roof pitch of approximately 12-6. The kitchen tail has a gable roof with approximately the same pitch. Presently the roofing is green asphalt shingles, however the original roofing was likely wood shingles. Asphalt shingles were invented in the USA in 1901, it is unlikely that this product would be used in Canada at this time. Red tile roofing was used on important Foursquare houses, but this is a modest house so it is very doubtful that they would have been used here. Further, when the builder of this house, William Graham, built his own house in 1911 on Centre Street East, his roofing material was wood shingles.

Fascia and Soffit

The roof overhang is about 2' - 0" and has an 8" wood fascia and narrow wood T & G boards that run parallel to the walls. Presently, all of these have been covered in metal flashing. This deep overhang is characteristic of the Canadian Foursquare houses and shows the influence of the American Prairie Houses.

The Dormer

The dormer is typical of this building type, and is one of its distinctive features having very pronounced eaves and a small gable roof. As noted earlier, this dormer is totally decorative, except for its function as a roof vent.

Chimney

There is one chimney on the east side of the house that services the furnace and the living room fireplace. It is a very simple design, with two corbelled courses two courses down from the top, and is very prominent because of its height.



South Elevation Showing Roof, Fascia, Soffit, Dormer, & 2nd Floor Replacement Windows

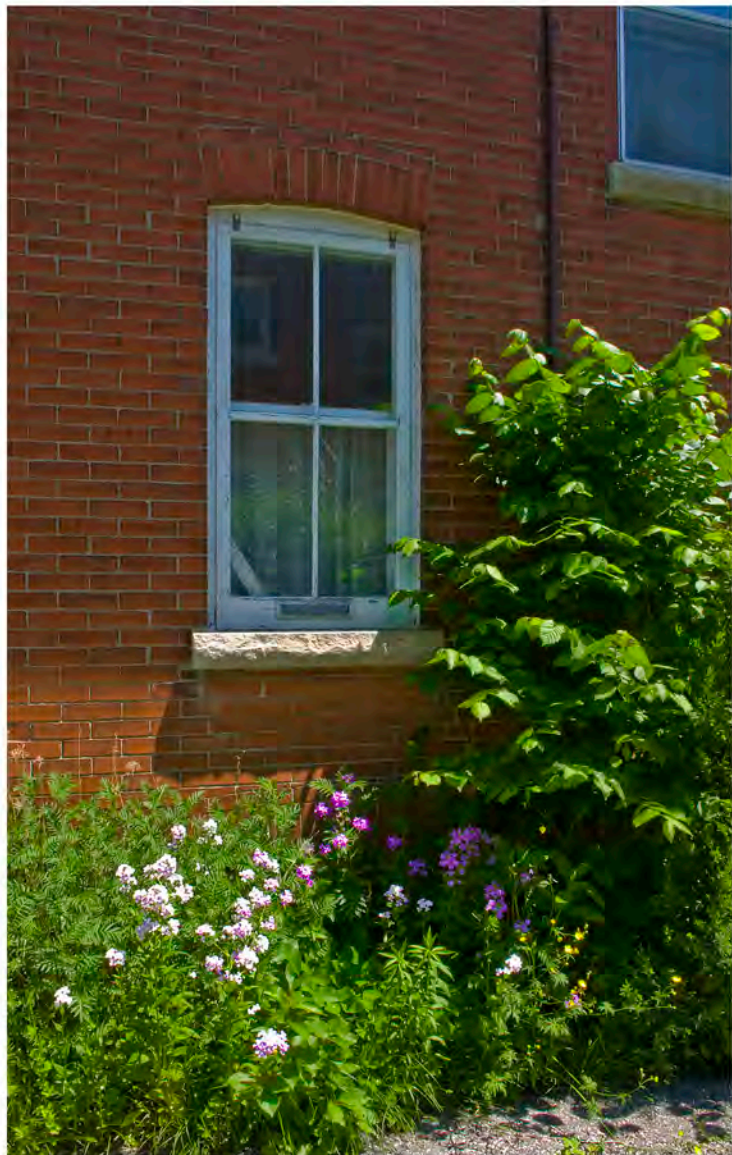
Windows and Doors

The majority of the windows in the house are one over one, and some have two over two storm windows. There are two small casement windows in the living room beside the fireplace, a pair of casements in the entry hall over the stairs, and an oval window in the entry hall closet. All of the windows are original with the exception of the second floor south windows. There are three original wood exterior doors. The front door and the side door are of similar design: half glass with one or two panels below, the rear door has no glass, and has horizontal panels. All the windows and doors appear to be original, and are typical of the time period and style of the house.

Structure

53 Centre Street East has a poured concrete foundation, with wood frame construction above with brick veneer. The floor joists are 2" by 7 $\frac{3}{4}$ " at 16" on centre and run front to back, with a centre concrete bearing wall. The basement ceiling height is 6' - 1 $\frac{1}{2}$ ", the first floor is 8' - 11" and the second floor is 8' - 0".

The red brick, which is on the east, south and west sides of the house, is quite hard baked and a very strong red colour. This brick is laid up in running bond, with the brick arches over the windows constructed of a soldier course with a row of headers on top. The arch is achieved by tapering the mortar joints, unlike brick voussoirs. The rear elevation is grey brick, however, the brick courses in the upper portion of the rear elevation do not line up with the red brick on the sides. The craftsmanship of the brickwork is generally good. The window sills are rock faced stone.



One Over One Double Hung Window With Two Over Two Storm Window, And Noted Brick Arch Above

Front Porch

The original porch runs nearly the full length of the front elevation, which is typical of a Foursquare house. The porch has a hip roof with three brick piers approximately 36" high from the porch floor, supporting three Tuscan type structural wood columns which supports a Tuscan proportioned entablature detail covering a wood beam. At some time the fascia, soffit, and beam have been covered in metal.

After the construction of the house, the front porch was enclosed. The exterior and the interior were carefully detailed, with wood panels in place of the original railing and casement windows of a slightly incompatible design installed above. The new double front doors are located opposite the single entry door to the house. This enclosed porch detracts from the original design, as Foursquares had well - proportioned open porches.

Side Porch

This porch was a covered open verandah off the kitchen with wood stairs to grade and was originally detailed with careful attention to the eaves, fascia and ceiling. This entry to the house gave access to the garage, backyard, and the kitchen tail, all of the much - used working parts of the house and property. It has been enclosed at a much later date, with aluminum type double hung windows, which do not support the original design intent of the house.



Side Porch On West Elevation Showing Closed In Verandah, As Well As The Connection Of The Red Brick On The East Wall And The Grey Brick On The Rear Elevation.

4.2 53 Centre Street East - Interior

General

The interior design of this Foursquare house was intended to be suitable for a middle class family of that time. The entry hall is spacious and quite large relative to the size of the house, and like the principle rooms is paneled and trimmed in stained wood with Edwardian Arts and Crafts detailing. The interior is very bright, due to the size and number of windows.

The house interior is in nearly original condition with a few minor alterations. The front porch has been enclosed to provide a sunroom, which is a desirable feature in this climate, and it also acts as a windbreak and a more formal mudroom, as there is no vestibule. The centre pattern in the living room hardwood floor, was likely a decorative panel, has been replaced by simple hardwood boards. The kitchen, which would have had a layout more related to a farm kitchen, now has a kitchen that shows signs of the current laboratory kitchen aesthetic. The second floor bathroom has been slightly modernized. The closets in each bedroom have been added.

On the second floor of a Foursquare house, there is usually a room in each quadrant, as the name implies. This would provide three bedrooms and a washroom. However, in this house there is one large bedroom across the front, and one other bedroom and a bathroom and a very tight hall. The second floor may have been altered, as it is not in keeping with the general character of the first floor.



Interior Of The Front Porch Showing The Original Tuscan Columns On Brick Piers That Have Been Incorporated Into The New Enclosure Of The Previously Open Porch



Front Door To House From Porch, (Now Enclosed), With Oval Window That Lights The Entry Hall Closet



Spacious Entry Hall With Edwardian Arts And Crafts Detailing - Window And Door Trim, Paneling, Newel Posts And Balustrade



Entry Hall Looking Toward Front Porch With The Living Room Though The Archway To The Left, All With Edwardian Arts and Crafts Trim



Living Room, Looking East Towards The Brick Faced Fireplace With A Pleasantly Proportioned Mantle, Dining Room To The Left, Crown Moulding Is Likely Not Original



Dining Room Looking East To The Bay Window, With Two Joined One Over One Double Hung Windows With Two Over Two Storm Windows, And Sliding Pocket Doors To Living Room



Kitchen Located In The Tail With Painted Wood Wainscoting And Trim, Dining Room To The Right And Stairs To Basement In The South East Corner



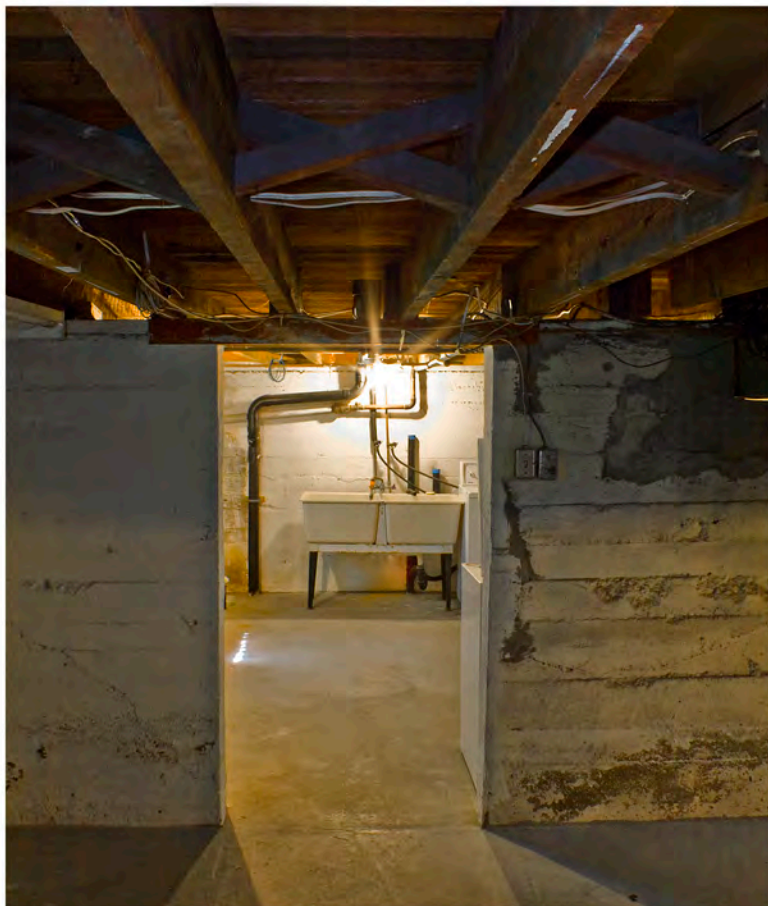
North East Bedroom With Original Edwardian Arts & Crafts Doors, And Trim, All Now Painted. Original Wood Flooring, Closet Added Later



South Bedroom With Replacement One Over One Double Hung Window, New Trim, Flooring And Closet



(Above)
South - West Corner Of
Renovated Washroom On
The Second Floor With
Replacement Window



(Right)
Looking North From
South Half Of Unfinished
Basement Through The
Opening In Middle
Structural Wall Showing
Concrete Floor, Poured
Concrete Foundation
Walls, Painted White,
Wood Joists - Running
North & South

4.3 Garage

The garage is situated in the north-west corner of the lot with a long driveway from the street along the west side of the house. This garage was built at sometime later than the house. It is a two-car wood frame garage, with a gable roof, and 8" wood siding. On the east side there is a half glass entry door, a joined pair of one over one double hung windows and relatively new metal garage doors on the south side. The interior is unfinished, has a concrete floor, and access to a storage loft.

This is a simple utilitarian building, which has no particular architectural merit, and is presently in poor condition.



South - East Three Quarter View Of The Garage, Which Is Situated In The North - West Corner Of The Property

4.4 Comments

53 Centre Street East is a typical example of an unassuming middle class Edwardian Foursquare house, with a modest Edwardian Arts and Crafts interior. Cost saving measures were taken, with respect to the construction materials and the detailing (grey brick on the rear elevation, and the flooring on the second floor).

The construction, materials, and detailing are conventional, and the craftsmanship is slightly above average quality.

The garage is likely a later addition to the property, and is unexceptional in terms of its architecture and construction.

5.0 Contextual Analysis

5.1 Historical Overview

The west end of Centre Street East was developed about 1880 when the Methodist Church (now United) was built on the north-east corner of Yonge Street and Centre Street, and the manse built at the north-east corner of Church and Centre Street. The land on the north side of Centre Street East to the east of 53 Centre Street was subdivided into lots in 1875. However, building on the lots did not take place until after the 1900's with many being built after 1910. From the dates of the buildings on the south side in the vicinity of No. 53 many were built around 1918 to 1922. The development of this subdivision took place in the first quarter of the twentieth century.

The buildings were built to support the lifestyle of middle - income owners or purchasers. Many of the buildings on Centre Street East are Foursquare designs, including No 53. William Graham built nine houses on the street, however not all of these were Foursquare.

It would appear that Centre Street East was considered, at the time, a street of lesser quality than Roseview Avenue or Church Street as both Ira Ramer and William Graham sold their houses on Centre Street and then moved to larger houses that they built on Roseview Avenue and Church Street (further south). These areas were closer to the earlier development on Yonge Street, which they considered to be a better neighbourhood, and larger and more impressive houses were being built.



View Of Centre Street East From The Church At The Corner Of Yonge Street And Centre Street East, Through To Church Street With The Manse On The North East Corner, And Then Past The Houses That Form The Community Around No 53, Through To Pugsley Avenue

5.2 Present Streetscape



Map Showing The Location Of The Some Of The Houses On The Street Around 53 Centre Street East (Shown On The Following Pages)



Aerial View Of The Section Of Centre Street East Showing The Houses That Form The Context In Which No. 53 Is Located, Looking East From The Red Brick Manse In The Lower Left Corner

Houses on the North Side of Centre Street East

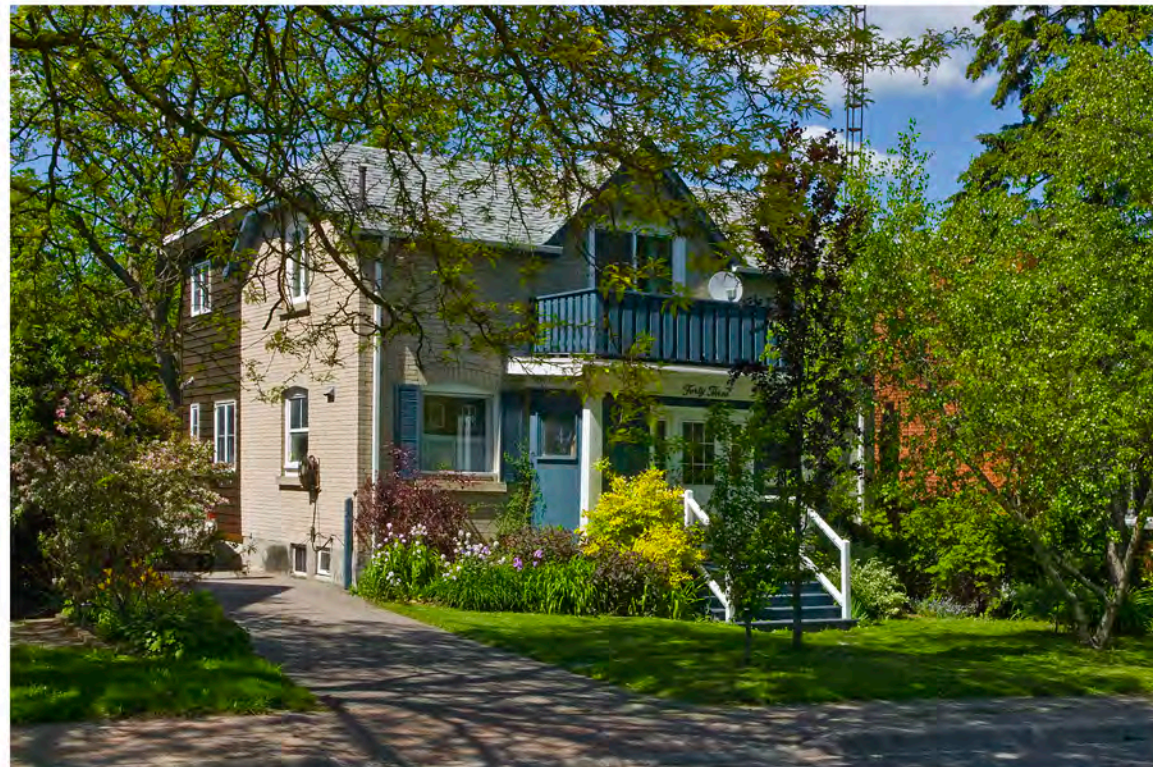
The photographs are arranged starting at the manse on the north - east corner of Centre Street East and Church Street and proceeding east along the street.



33 Centre Street East - Methodist Church Manse 1864 (v)
Designated



37 Centre Street East - Bungalow 1930 - 1945



43 Centre Street East - 1 1/2 Stories Lovica Stong House c 1920
Listed



47 Centre Street East - Possibly Foursquare House
With The Roof Removed And Then Further Altered



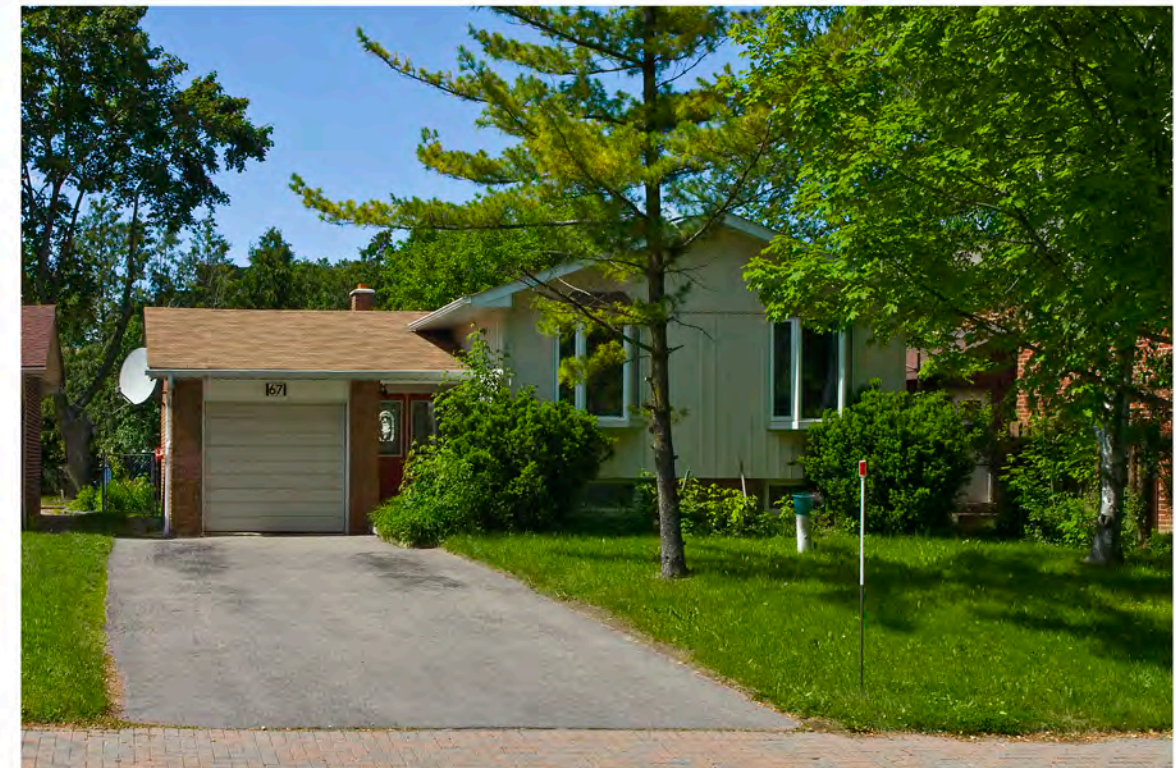
53 Centre Street East - Foursquare 1912 -1913
 Listed



59 Centre Street East - Joseph H. Hall House 1913 (v)
 Queen Anne Revival



65 Centre Street East - Bungalow



67 Centre Street - Bungalow



71 Centre Street East - New Recent House 2 Stories



**75 Centre Street East - 1 1/2 Stories John B. Hickson House 1910 (v)
Listed**

Houses on the South Side of Centre Street East

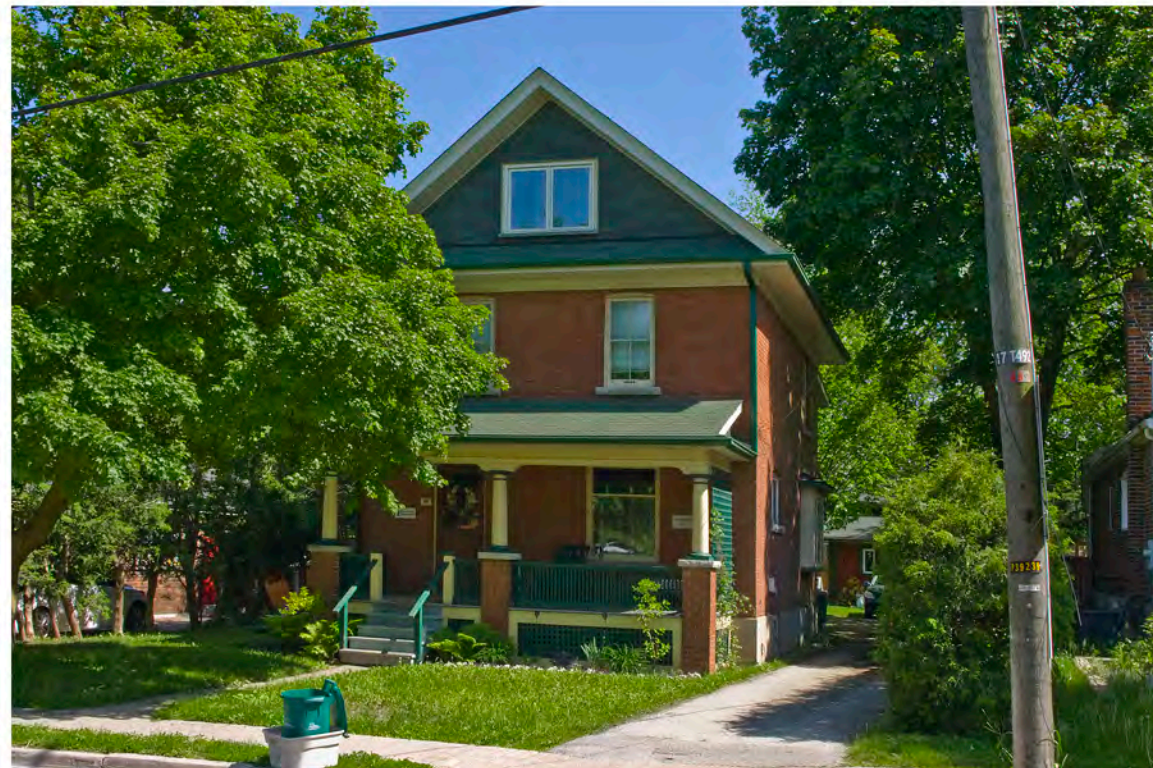
The photographs are arranged starting a few houses to the east of Church Street and proceeding east along the street.



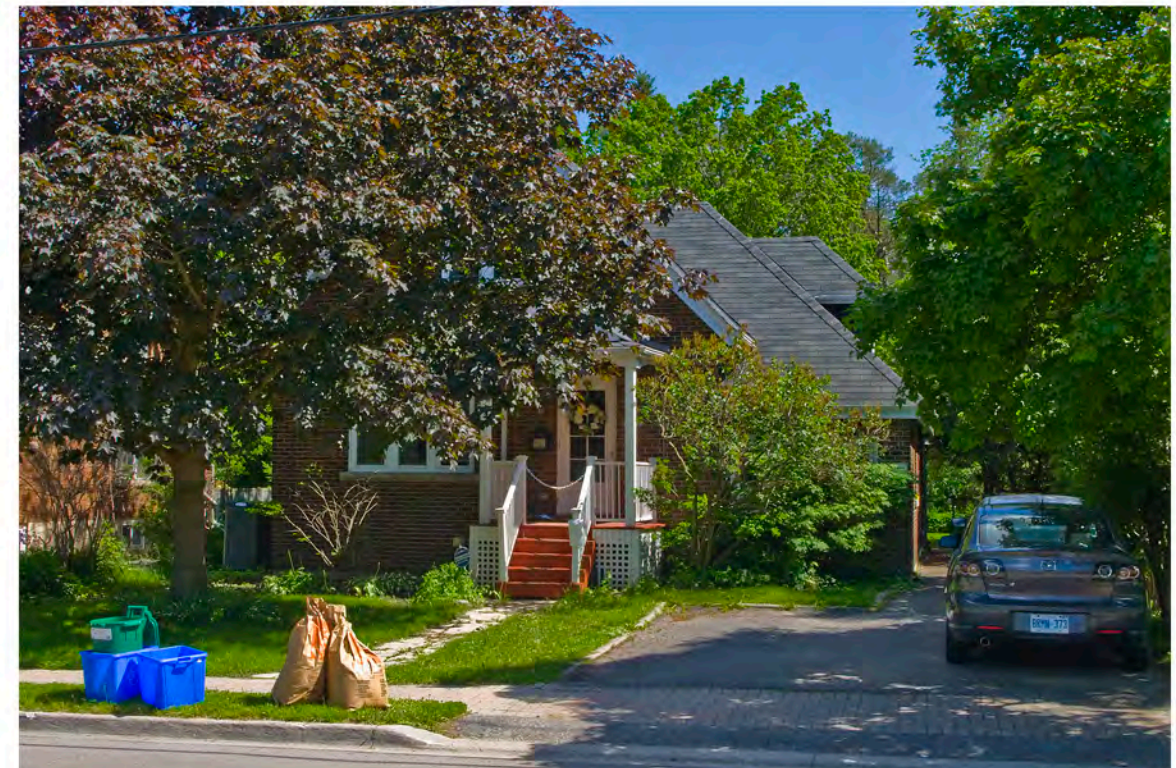
40 Centre Street East - 1 1/2 Stories - 1940 - 45



44 Centre Street East - Bungalow 1930 - 1945



48 Centre Street East - William Hord House c1920 Queen Anne Revival Listed



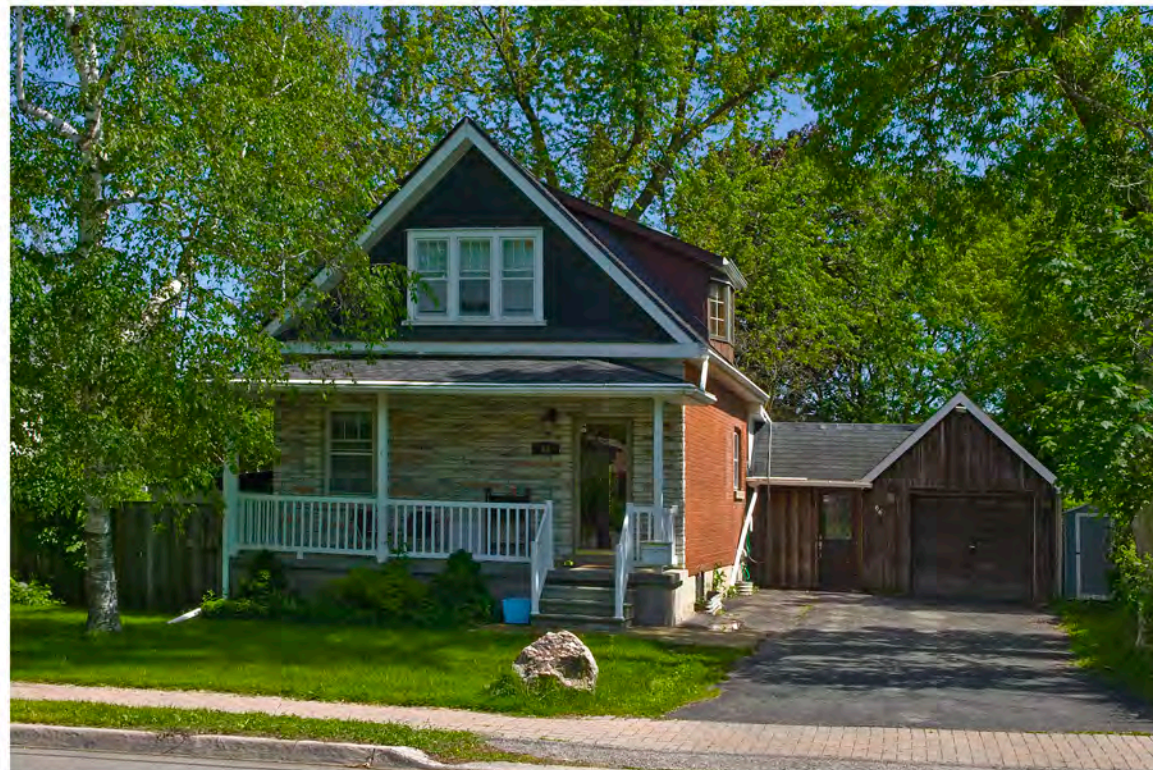
52 Centre Street East - Warren H. Ramer House c 1930 1 1/2 Stories Listed



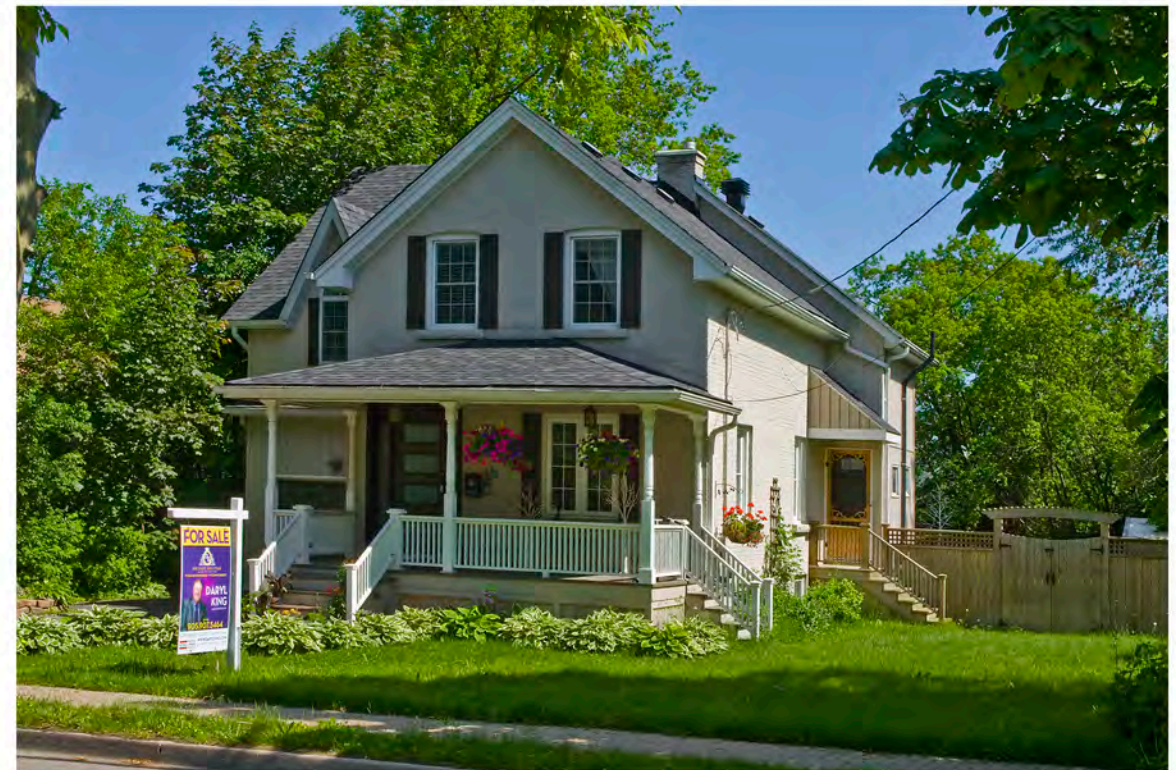
58 Centre Street East - George Glenn House 1921(v) 2 Stories - Queen Anne Revival Listed



62 Centre Street East - Bungalow - Date Unknown, Recently Renovated



66 Centre Street East - William Guest House c 1923 (v) 1 1/2 Stories Listed



72 Centre Street East - William R. Robinson House 1920 (v) 1 1/2 Stories Listed

5.3 Comments

The photographs of the present houses on Centre Street East indicate that there is quite a variety of styles, scale and building periods of the houses on the street. This diversity is a characteristic of Centre Street, and in general the older residential Streets in Richmond Hill.

It is noted that No. 53 is one of several Foursquare houses on Centre Street East and in this district, including Roseview Avenue, and an average example.

By itself, the house at 53 Centre Street East does not define the nature of the street, and is not especially significant to the streetscape because of the diverse nature both in style and building periods of the buildings that make up the street. Any appropriately designed building, sympathetically sited on this lot, and respecting the materials, scale and massing of the houses on the street would fit the context equally well, and fulfill its role as a compatible element to the nature of the street.

6.0 Statement of Cultural Heritage Value or Interest

The following is an evaluation of 53 Centre Street East, Richmond Hill, 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**

This two - storey house, built between August 1912 and September 1913, is not an early, unique or rare example of its type but is a typical example of a middle income Edwardian Foursquare house of the time, with a modest Edwardian Arts and Crafts interior. 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**

This house has slightly above average craftsmanship but not approaching excellent and has no particular artistic merit as it is a typical modest Foursquare house design.

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**

The house at 53 Centre Street East has a minor association with the well respected business man Ira Ramer, who owned the property for 13 months during which time he had the house built. It is doubtful that he lived there for any length of time. In 1914 he moved to the house he had built at 33 Roseview Avenue, where he lived for 44 years until his death. This is the house that he is associated with, it is called the Ira D. Ramer House and is Designated.

William H. Graham built the house at 53 Centre Street East. He was a prolific builder who built many buildings in Richmond Hill, approximately 9 houses on Centre Street East, including one for himself. He made some contribution to the community by constructing buildings in the community, but so does every builder who builds in any community. It is unreasonable to assume

that all of a builder's buildings would be designated. It would be reasonable to assume that his best buildings might be designated if merited. However No. 53 is one of his very average buildings, not one of his best.

Therefore it does not meet this criterion.

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

All buildings have the potential to yield the above to a greater or lesser degree. This building is an average example of an Arts & Crafts Foursquare house, one of many in the district, and it does not especially yield information that contributes to an understanding of a community or a 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

No architect, artist, building designer or theorist who is significant to the community was found.

Therefore it does not meet this criterion.

• Contextual Value- is important in defining, maintaining or supporting the character of an area

53 Centre Street East is one of several Foursquare houses on a street that has many houses of differing styles and time periods. Any house that respected the materials, scale, and massing of the surrounding buildings would fit the character of the area equally as well. It 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

This house is located on a typical, relatively flat, residential street. It has a design that could be situated on any street or flat site, and is not particular to this street or this site. Builders often built Foursquare houses from design plans that they bought from catalogues. Nothing was found to especially link this house historically to its surroundings.

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

53 Centre Street East does not meet the criteria in any 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.

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
- Old Toronto Houses
Tom Cruickshank & John De Visser
- Old Ontario Houses
Kim Ondaatij and Lois MacKenzie
- 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.

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