

53 Centre Street East

Draft Statement of Cultural Heritage Value or Interest

The subject property municipally known as 53 Centre Street East is recommended for designation under Part IV of the *Ontario Heritage Act* for its associative/historical and contextual value.

Associative or Historical Value

The subject property entails an Edwardian Foursquare two storey brick veneered dwelling constructed in 1912-1913 by William Graham. William Graham was a prolific builder who, in his short career of 13 years, built over 30 houses and 10 public buildings in Richmond Hill, including M.L. McConaghy Public School, the Standard Bank of Canada building, and the Loyal True Blue & Orange Home. He also built in north Toronto, Aurora, and York Mills. He is believed to have designed most of his building plans. The subject property has direct associations with a person who was significant to the community.

Built during the early 20th century when Richmond Hill saw exponential growth due to a booming rose industry, the dwelling on the subject property has historical value because it has the potential to yield information on the elevation of the Richmond Hill middle class.

Contextual Value

As one of approximately nine houses built by Graham on the block of Centre Street East between Church Street North and Pugsley Avenue, the subject property is part of the largest cluster of houses built by William Graham in Richmond Hill. It is also part of a smaller cluster of Foursquare homes built by Graham, being adjacent to 59 Centre Street East (built c.1913), and across the street from 48 Centre Street East (built c.1920) and 58 Centre Street East (built c.1921). There is also a c.1930 dwelling at 52 Centre Street East, whose builder is unknown. As one of 18 identified historic properties within this block of Centre Street East, with all but one believed to have been built in the first quarter of the twentieth century, the subject property is also part of a larger early 20th century streetscape. The subject is physically, visually, and historically linked to its surroundings.

Description of Heritage Attributes

The heritage attributes of the property at 53 Centre Street East pertain to the exterior of the two storey dwelling:

- The composition of the house c.1913 as a typical Edwardian Foursquare;

- The red brick cladding on the east, south and west elevations and grey brick cladding on the north elevation;
- The hip roof with flared eaves;
- All window and door openings;
- The rock-faced stone window sills;
- The oval window opening on the south elevation;
- The square bay window on the east elevation;
- All original windows and doors, including frames;
- The dormer with pronounced eaves and small gable roof;
- The brick chimney;
- The relationship to the street and to the surrounding historic houses.