

Heritage Impact Assessment

**James Clifford House,
11061 Bayview Avenue,
Richmond Hill, Ontario**



Prepared for:
Richview 19 Holdings Inc.

Prepared By:



SRN Architects Inc.
Version 29 January 2020
Project No. S19049

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

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1.0 Introduction

1.1 Guiding Principles

Richview 19 Holdings Inc. has received a Plan of Subdivision approval for the property at 11061 Bayview Avenue in Richmond Hill. The property is located on the east side of Bayview Avenue, north of Elgin Mills Road. The parcel of land has an area of approximately 40.5943 HA (100 ac.) and has a water course running along the front of the lot. The property's main frontage along Bayview Avenue is approximately 400.248m and has a depth of approximately 1015.000m. A single detached home currently sits on the property. The remainder is under earthworks construction as the site is being developed as a low-rise residential community.

The Home on the property at 11061 Bayview Avenue is listed on the Town of Richmond Hill Inventory of Cultural Heritage Resources as having potential Heritage value. Though, the property has received an approved Plan of Subdivision, a Heritage Impact Assessment (HIA) is required to be performed to establish the Heritage value of the property and assess the impact of the proposed development on the Heritage value of the home. Richview 19 Holdings Inc. has retained SRN Architects Inc., CAHP to prepare a Heritage Impact Assessment of the impact on the Heritage Value of the building as a result of the proposed development.

The HIA performs an extensive Architectural, Cultural and Contextual research and analysis of the site as required by the Heritage Act following its regulations.

1.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statement
- The Ontario Heritage Act
- The York Region Official Plan 2004
- The Town of Richmond Hill Official Plan 2018
- Town of Richmond Hill Zoning By-law 144-2003
- The Ontario Building Code 2012
- Town of Richmond Hill Cultural Heritage Impact Assessment Terms of Reference, September 2018

2.0 Present Owner Contact Information:

Richview 19 Holdings Inc.
30 Floral Parkway, Suite 300,
Concord, Ontario.
L4K 4R1

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3.0 Site Documentation

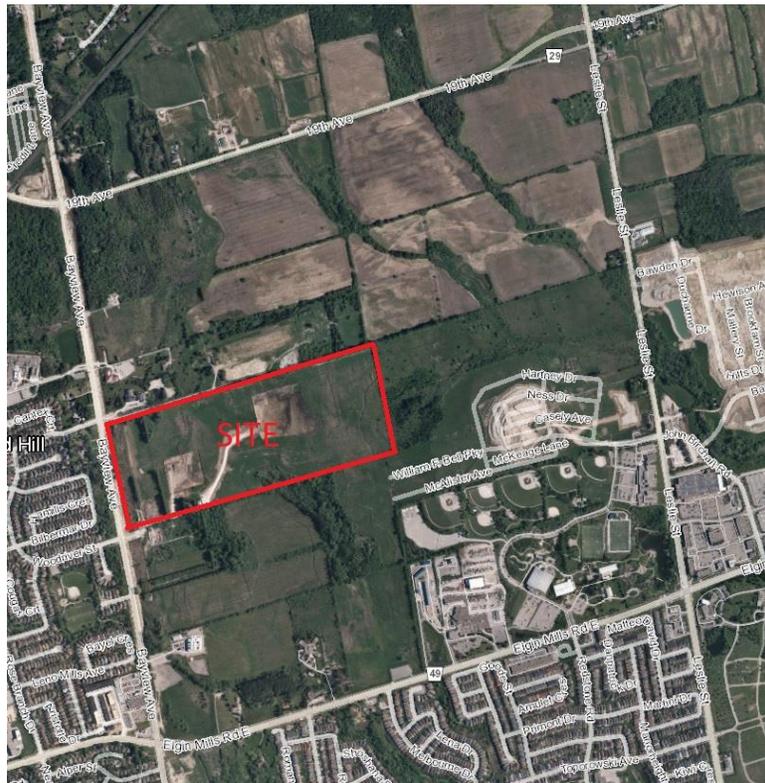
3.1 Site Inventory

3.1.1 Site Location – 11061 Bayview Avenue

The site is located east of the Town of Richmond Hill along Bayview Avenue, north of Elgin Mills Road East. One of the original early farms of the area, the property has remained intact since the early 1800's.

The parcel of land has a frontage of approximately 400.248m along Bayview Avenue and an approximate depth of 1015.00m. The west property line abuts a farm and the south property line abuts another farm (under Draft Plan of Subdivision). Existing residential subdivisions sit along the west side of Bayview Avenue. It has a water course running along the street frontage and a small woodlot in the southwest portion of it. The area of the parcel is approximately 40.5943 HA (100 ac.). The site is currently undergoing major earthworks for a new residential subdivision.

The building on the site consists of a period one and a half storey residential home and with a two storey rear addition.



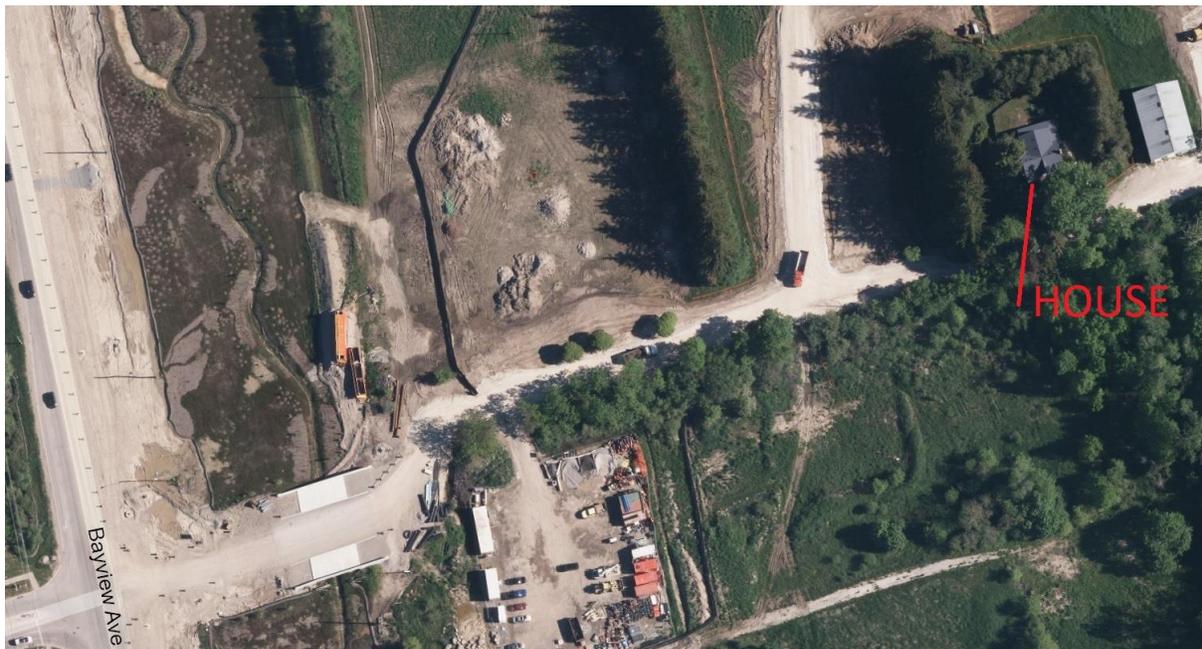
3.1.1.A – Aerial Photograph – Neighbourhood Context (2018)

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3.1.1.B – Aerial Photograph – Site (2018)



3.1.1.C – Aerial Photograph – Site (2018)

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3.1.2 Site Identification:

The parcel of land is defined as:

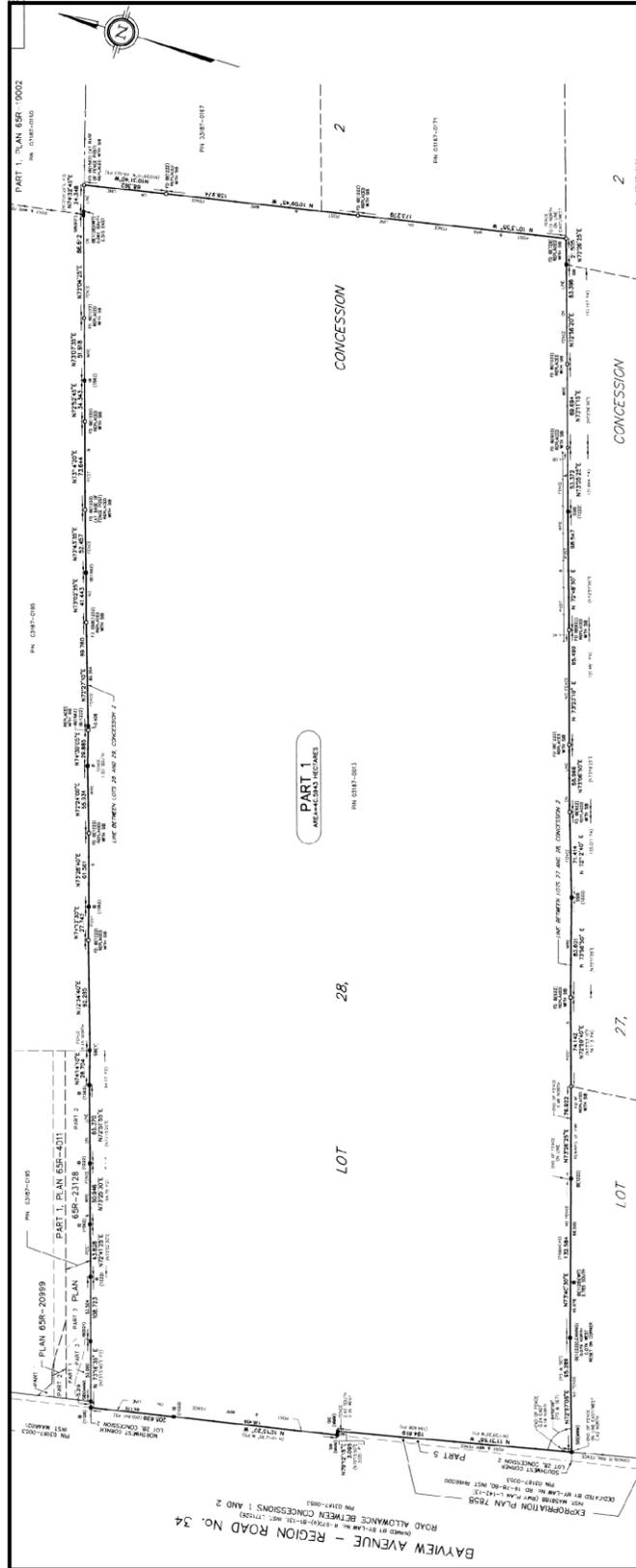
Part of Lot 26,
Concession 2
(Geographic Township of Markham, County of York)
Town of Richmond Hill
The Regional Municipality of York

The lot is addressed as:

11061 Bayview Avenue

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3.1.2.A – Survey – Boundary

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3.1.3 Current Applicable Designations:

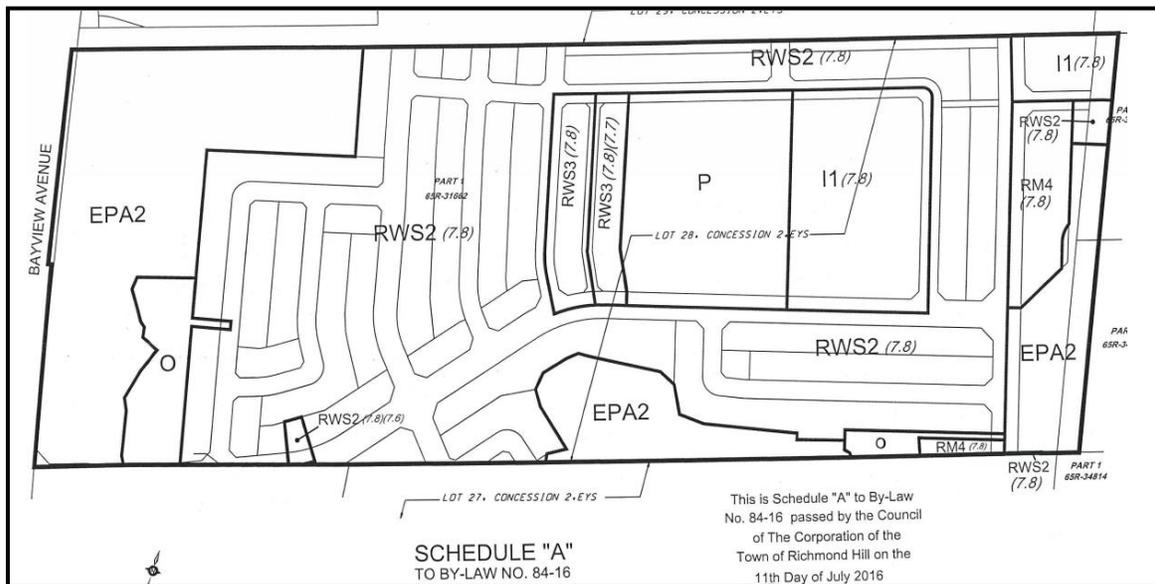
The Legislation and Authorities Having Jurisdiction below may override heritage concerns and recommendations included this Heritage Impact Statement. The lot is currently designated as follows:

3.1.3.1 City of Richmond Hill Official Plan:



Low Density Residential, Natural Heritage System, Protected Countryside

3.1.3.2 City of Richmond Hill Zoning By-Law 84-16



RWS2 – Residential, RM4-Multiple Residential, EPA2 – Environmental Protected

3.1.3.3 Town of Richmond Hill Inventory of Cultural Heritage Resources:

11061 Bayview Avenue - “Listed”

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3.1.4 Site Access

The property is accessed from Bayview Avenue. The existing driveway has been removed. A new road is being constructed with a bridge to span the existing watercourse and the associated environmentally protected area running north to south along the west property line. The home sits back from the road approximately 600.m. There is also a former access driveway which leads along the north side of the property.



3.1.4.A - Approach from the south



3.1.4.B - Approach from the north

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3.1.4.C – New Bridge/Road Access to the Home



3.1.4.D – Former Driveway and new access to the Home (new Road)

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3.1.4.E – Approach



3.1.4.F – Approach

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3.1.5 Existing Buildings & Structures

3.1.5.1 The Home

The building on the property at 11061 Bayview Avenue consists of a 1½ storey residential single detached dwelling with a 2 storey addition.

The main portion of the home consists of a 1 ½ storey building on a rubble foundation wall in the Architectural style of the traditional Ontario Gothic Farmhouse, but with an atypical flat window in the central dormer. The home is clad in aluminum siding. It was constructed circa 1875. It has a small projecting vestibule which may once have been a porch, but not typical of the style as it does not extend across the front of the home. A large wrap around verandah is located at the rear and east side of the home. Any original chimneys have been removed and a mid-20th century chimney has been added on the east side of the building. A few existing overgrown cedar trees provide for a partial windbreak on the west side of the home.

The home itself has overall dimensions of approximately 9.90m (32'-6") wide x 7.45m (24'-6") deep. The two storey addition has dimensions of approximately 6.04m (19'-10") wide x 3.81m (12'-6") deep. A one storey vestibule with dimensions of 3.05 (10'-0") wide x 3.05 (10'-0") deep projects beyond the front wall of the home. The building footprint is 106.06m² (1140 sf) and has a livable area of 193.52 m² (2080 sf). The Home has a building height of 5.08m (16'-8") to the eaves and 7.32m (24'-0") to the peak.

The building is currently vacant.



3.1.5.1.A – Existing East (Front) Elevation

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3.1.5.1.B – Existing East (Right) Elevation



3.1.5.1.C – View from Northeast

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3.1.5.1.D – Existing North (Rear) Elevation



3.1.5.1.E – View from Northwest

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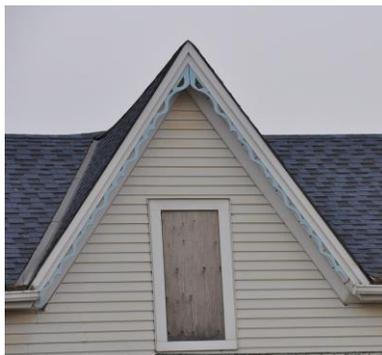
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3.1.5.1.E – Existing West (Left) Elevation

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3.1.5.1.J - Exterior Details

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Exterior details include:

- 4" Aluminum siding (non- original, late 20th century),
- Fibreglas vergeboard on the dormer (non-original, late 20th century),
- 6 over 6 single hung vinyl windows with plastic muntins, (non-original, late 20th century),
- Octagonal wood frame windows with authentic muntin bars (non-original mid-20th century),
- 4" Aluminum window surrounds (non-original, late 20th century),
- Aluminum clad wood frieze boards (non-original, late 20th century),
- Masonry chimney added (non-original, mid-20th century)
(All original chimneys have been removed),
- Asphalt shingles (non-original, late 20th century),
- The verandah consists of:
 - 2 x 4 T & G strip flooring
 - 6" x 6" beveled square columns
 - 2 x 6 rafters w 2 x 4 T & G strip sheathing and decorative scrolled brackets

The floor plan is a wide and shallow 2-bay plan with a central front door and 6 over 6 vinyl single hung windows in each room on either side of a central stair and vestibule without a central hall. The floor plan is symmetrical with a central stair separating a dining room to the west, and a large living room to the east. A fireplace has been added in the living room and a chimney sticks out of the wall and roof on the east side. A powder room and study are located behind the dining room. A dormer with a flat window sits directly above the front door. The central stair leads up to a second floor within the roof has a hallway that leads to 4 small bedrooms – one of which has been renovated into a bathroom.

The two storey addition to the north, has a kitchen and mudroom behind the living room on the ground floor, and a large bedroom and ensuite on the second floor at the top of the stairs.



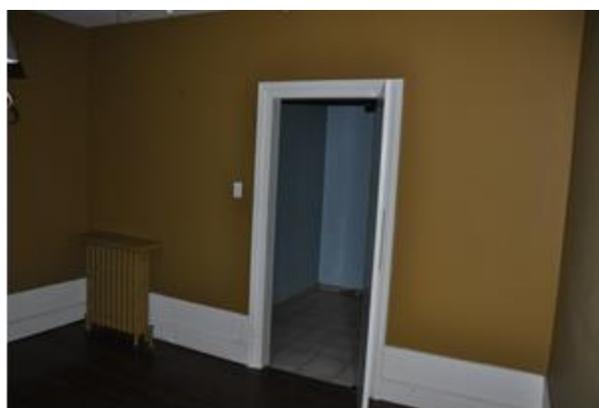
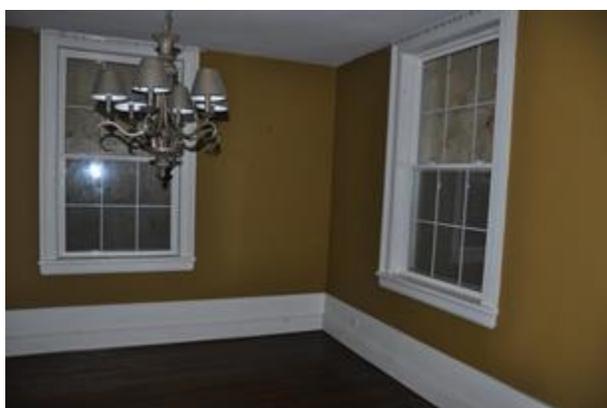
3.1.5.1.K - Entry/Foyer

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3.1.5.1.L - Living Room



3.1.5.1.M - Dining Room



3.1.5.1.N - Powder room/Study

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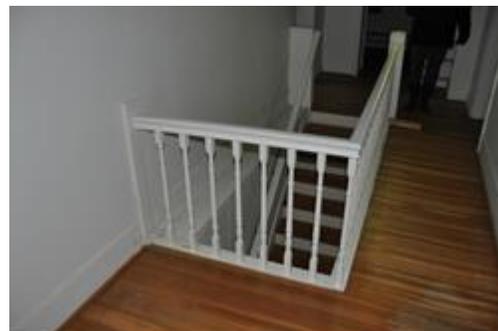
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3.1.5.1.O - Kitchen/Mudroom



3.1.5.1.P - Central Stairs to second floor and basement



3.1.5.1.Q - Upper Hall

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3.1.5.1.R - Bedrooms (original Home)



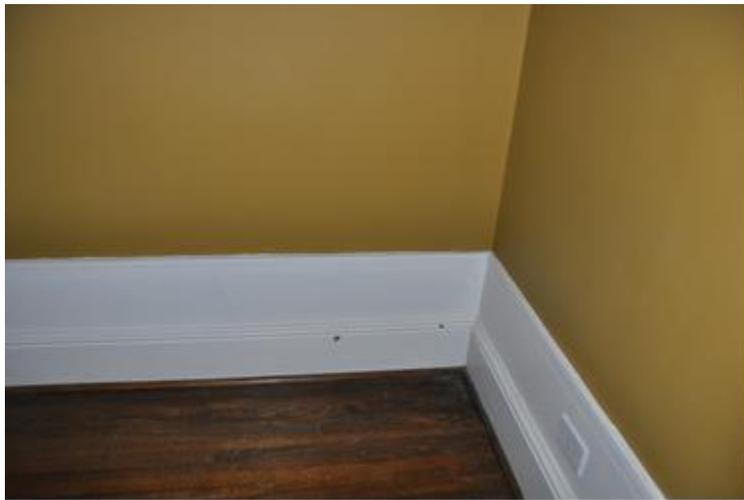
3.1.5.1.S - Master Bedroom – (Addition)



3.1.5.1.T - Bathrooms

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3.1.5.1.U - Interior Details

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The interior floor plan of the overall building is largely intact except for renovations over the years such as:

- the construction of bathrooms;
- the renovation of the kitchen;
- the introduction of indoor plumbing;
- the replacement of windows,
- recladding of the exterior,
- the introduction of electricity and
- the introduction of hydronic baseboard heaters.

Interior details include:

- 1" X 6" thick tongue and groove sheathing/flooring (early 20th century),
- 1" x 4" oak strip flooring,
- Sheet Vinyl flooring (non-original late 20th century),
- Oak tread, riser and square picket bannister stairs (early 20th century),
- Ceramic tile flooring and surrounds in bathrooms (non-original),
- 4" Painted moulded window trim with backband and stool (late 20th century),
- 16" chamfered wood baseboard (early 20th century),
- Painted gypsum wallboard (mid-20th century),

The physical condition of the Home is fair.

The cellar would have been constructed for root storage. It has a simple stair leading to it from the kitchen. It is unfinished, and of rubble wall construction. It houses electrical service and heating equipment. Parts of the basement have been lowered. The ceiling height is approximately 6'-0" clear.



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3.1.5.1.V – Basement

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The structure of the home consists of:

- A rubble foundation wall, with poured concrete and concrete block walls,
- Wood beams and wood posts in basement,
- Floors of 2 x 8 floor joists and 1" x 6" T & G wood sheathing/flooring,
- 2" x 4" wood frame stud walls with 1" x 6" T & G wood sheathing,
- Vinyl siding,
- Painted gypsum wallboard on the interior,
(It was not possible to confirm the existence of any insulation in the walls.)
- Floors of 2 x 8 floor joists and 1" x 6" T & G wood sheathing/flooring,
- 2" x 6" wood rafters with 1" x 6" sheathing,
- Asphalt shingles.



3.1.5.1.W – Structure

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3.2 Cultural Inventory

3.2.1 Chain of Title for: Part of Lot 28, Concession 2 EYS (Geographic Township of Markham) Town of Richmond Hill Regional Municipality of York

The enclosed lists identify the owners of the properties since the Crown Patent:

		Grantor	Grantee	
Grant	27Oct1807	The Crown	Hannah Overhold	All 200 ac.
1709 Deed Poll	25Apr1811	Christopher Overhold	Christian Hendricks	All 200 ac.
3806 B&S	17Oct1820	Christian Hendricks	John Atkinson	All 200 ac.
20154 Will	19Sep1842	John Atkinson	Est. John Atkinson, dec.	All 200 ac.
20920 B&S	03Apr1843	Est. John Atkinson, dec.	Andrew McGlashan	All 200 ac.
26971 L&R	15Jun1846	Andrew McGlashan	James Harris, Thomas Marshall	All 200 ac.
68516 Release	17Jul1857	Andrew Clifford	James Clifford	All 200 ac.
2534 Gr.	25Apr1876	Elison Clifford Et AL	David Boyle	All 200 ac.
5593 Gr.	06Apr1886	Dave Boyle	James Cosgrove (& Ellen Cosgrove)	W. 100 ac.
9571 Grant	02Apr1901	James Cosgrove (& Ellen Cosgrove)	David Boyle	W. 100 ac.
10913 Grant	10Oct1905	David Boyle	David Boyle, Jr. (Est.)	W. 100 ac.
9258 Grant Will	19Dec1928	David Boyle Jr. (Est.)	Agnes H. Boyle Sarah M. Boyle (Sara M. Boyle)	Front 100 ac.
19858 Grant	123Feb1931	Agnes H. Boyle Sarah H. Boyle (Sara M. Boyle)	Endean Nurseries Ltd.	W.100 ac.
49814 Grant	01Apr1963	Endean Nurseries Ltd.	Edith Endean	W.100 ac.
Prior No's Markham				

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Following No's Richmond Hill

R.H. 46267 Cert.	08Jun1972	Edith Endean	Estate Edith I. Endean, dec.	W. 100 ac.
R.H. 46423 Grant	26Jun1972	Frank H. Endean Exor of Edith Endean, dec.	Frank H. Endean	W. 100 ac. Desc: W.33373.356' (100ac.) Except lands in Plan 7858 No. 58188
673533 Trans	23Feb1996	Frank H. Endean (Est.)	Shirley E. Endean	as in 46423 RH
YR 1113175 Tr	15Jan2008	Shirley E. Endean	Richview 19 Holdings Inc.	W. 100 ac
YR 2785398 Tr	18Jan2018	Richview 19 Holdings	Richview 19 Holdings Inc. Endean Properties Limited Partnership	W. 100ac

Definitions:

B & S = Bargain and Sale GR. = Grant of Land D = Deed of Land
MEM = Memorial Grant/Deed/Conveyance CONV.= Conveyance of Land
TRAN. = Transfer of Land

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3.2.2 Assessment/Census Review 1841 - 1901

The census/assessment rolls are useful sources for dating buildings and for finding out more about the people who lived in or used the structures. However, there can be problems or challenges:

- early assessors frequently omitted the plan and lot number—the legal description;
- street numbers were not used in the rolls until 1951;
- an error, once made, tended to be carried forward year after year;
- Census zones and Township boundaries changed are communities grew.

The persons who owned the property were as follows:

Hannah Overhold	1807 to 1811	original 200 acres
Christian Hendricks	1811 to 1820	“
John Atkinson	1820 to 1843	“
Andrew McGlashan	1843 to 1846	“
James Harris/ Thomas Marshall	1846 to 1857	“
James Clifford	1857 to 1876	“
David Boyle	1876 to 1886	“
James Cosgrove/ Ellen Cosgrove	1886 to 1901	West 100 Acres (the site)
David Boyle Jr. and Family	1901 to 1931	“
Endean Nurseries & Endean Family	1931 to 2008	“
Richview 19 Hold Endean Properties	2008 to present	“

The notes below reflect changes or indicate lack of change over a period of years.

3.2.2.1 – The Hannah Overhold Family:

Records for the Overhold Family on the property were not found in the Census of Canada or assessment rolls.

3.2.2.2 – The Christian Hendricks Family:

Records for the Hendricks Family on the property were not found in the Census of Canada or Assessment rolls.

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3.2.2.3 – The John Atkinson Family:

Records for the Atkinson Family on the property were not found in the 1841 Census of Canada or Assessment rolls.

3.2.2.4 – The Andrew McGlashan Family

Records for the McGlashan Family on the property were not found in the 1841 and 1851 Census of Canada or Assessment rolls.

3.2.2.5 – The James Harris Family

Records for the Harris Family on the property were not found in the 1851 Census of Canada or Assessment rolls.

3.2.2.6 – The Thomas Marshall Family

Records for the Marshall Family were found in the 1851 Census of Canada, listing Thomas as a Shoemaker of Scottish birth and, apparently, a widower with 4 young children. This may suggest he did not live on the property but in Town.

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L. James Vaughan OF

PERSONAL CENSUS—ENUMERATION DISTRICT, No.

	Names of Inmates.	Profession, Trade or Occupation.	Place of Birth.	Religion.	Residence if out of limits.	Age next birth day.	Sex.	
							Male.	Female.
	1	2	3	4	5	6	7	8
29	Alexander Cameron	do	do	Pres. Meth.				
30	Thomas Marshall	Shoe Maker ✓	Scotland	United Co	W	40.	1	
31	Margret Marshall		Canada	do		11		1
32	Thomas Marshall		do	do		9	1	
33	Elisabeth Marshall		do	do		7		1
34	William Marshall		do	do		5	1	

3.2.2.6.A – Census of Canada 1851

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Page 36 Province of Ontario District No. 45 East York Sub-District 11 Markham Schedule No. 1.—Nominal Return of the Living. Division 2. Robinson

Numbers in the order of valuation.						Name	Sex	Age	Date when last married	Country or Province of Birth	Religion	Origin	Profession, Occupation or Trade	Married within last twelve months	Institutions				Date of Operation and Remarks
Wages	Profits	Real-estate	Personal	Other	Chapel										School	Hotel	Other		
						Clifford James	M	42		England	Ch. of Eng.	England	Farmer						
						Bliss	F	63		Ontario	Conc. Presb.	Scotland							
						James	M	28				England	Farmer						
						Alexander	M	24											
						Davidson	F	22											

Page 37 Province of Ontario District No. 45 East York Sub-District 11 Markham Schedule No. 1.—Nominal Return of the Living. Division 2. Robinson

Numbers in the order of valuation.						Name	Sex	Age	Date when last married	Country or Province of Birth	Religion	Origin	Profession, Occupation or Trade	Married within last twelve months	Institutions				Date of Operation and Remarks
Wages	Profits	Real-estate	Personal	Other	Chapel										School	Hotel	Other		
						Clifford James	M	42		Ontario	Conc. Presb.	England							
						Roberts Anna	F	8											

3.2.2.7.C - Census of Canada 1871 – Census

3.2.2.8 – The David Boyle Family

Records for the David Boyle Family residing on this property were not found. The Family is listed in the 1851, 1861, 1871, 1881, 1891 and 1901 Canadian censuses as living in Richmond Hill, on the west side of Yonge Street. This farm was part of their extensive land holdings around the Township.

3.2.2.9 – The James Cosgrove Family

Records for the Cosgrove Family were found in the 1881, 1891 Census of Canada, firstly, listing James as a son of Bernard Cosgrove (1881) and then listing James as a Farmer of Ontario birth of Irish parents, and Married to Ellie with no children (1891). They lived in a 1 ½ wood frame home. The Tremaine Atlas of 1860 and the Miles Atlas of 1878 show the Bernard Cosgrove farm up the Concession Road from the David Boyle farm. (See Section 3.2.5.)

CENSUS OF CANADA, 1891. Province Ontario District No. 130 York East S. District 11 Markham

TABLEAU No. 1.—Dénombrement des Vivants. Énumérés par moi ce jour de 1891.

NOMENCLATURE					NAME	Sex	Age	Date when last married	Country or Province of Birth	Religion	Place of Birth of Father	Place of Birth of Mother	RELIGION	Profession, Occupation or Trade	Married	Institutions				Date of Operation and Remarks
Wages	Profits	Real-estate	Personal	Other												Chapel	School	Hotel	Other	
						Cosgrove James	M	43		Ontario	Ireland	Ireland	R. Catholic	Farmer						
						Ellie	F	29				Ontario								

3.2.2.9.A – Census of Canada 1891

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3.2.2.10 – The Endean Family

Records in the Canada Census were not found for the Endean Family on the land as their ownership was beyond the dates of the availability of Canada Census information. The property was part of the Endean Brothers Greenhouses and Nursery commercial operation and did not have a residential component to it. However, the Canada Census of 1911 shows the family living in North Toronto, and the 1921 Canada Census shows them living on Centre St. W., Richmond Hill.

FIFTH CENSUS OF CANADA, 1911. 138 23. SCHEDULE } No. 1. { POPULATION BY NAME, PERSONAL DESCRIPTION, ETC. TABLEAU } No. 1. { POPULATION - NOM, RENSEIGNEMENTS PERSONNELS, ETC.

Province Ontario District No. 138 S. District No. 2 (Enumeration District) No. 28 in dans

Page 9 Nominal return of living persons by District du recenseur

RESIDENCE AND PERSONAL DESCRIPTION		CITIZENSHIP, NATIONALITY AND RELIGION										PROFESSION, OCCUPATION, TRADE OR MEANS OF LIVING										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
1	1020 Sarah	Wife of Harry	Wife	1859	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
2	1021 Alice	Wife of Harry	Wife	1861	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
3	1022 Harry	Head of household	Head	1859	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
4	1023 Robert	Son of Harry	Son	1881	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
5	1024 Margaret	Daughter of Harry	Daughter	1884	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870

3.2.2.10.A – Census of Canada 1911

FORM 1. DOMINION BUREAU OF STATISTICS - BUREAU FÉDÉRAL DE LA STATISTIQUE. SIXTH CENSUS OF CANADA, 1921. SIXIEME RECENSEMENT

Province Ontario District No. 144 (York South) Enumeration Sub-District No. 8 in dans Richmond Hill (City, town, village, township or Cité, ville, village, canton ou p

Page 14 Enumerated by M. J. Wellwood Enumerator.

NAME AND RESIDENCE		PLACE OF BIRTH		TENURE AND CLASS OF HOME		PERSONAL DESCRIPTION		ACTIVITY		CITIZENSHIP		RACE, LANGUAGE AND RELIGION		EDUCATION		PROFESSION		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1020	Jones, Mary	Centre St. W.	England	Owned	Female	1859	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
1021	Endean, Alice	Centre St. W.	England	Owned	Female	1861	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
1022	Endean, Harry	Centre St. W.	England	Owned	Male	1859	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
1023	Endean, Robert	Centre St. W.	England	Owned	Male	1881	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
1024	Endean, Margaret	Centre St. W.	England	Owned	Female	1884	02	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870

3.2.2.10.B – Census of Canada 1921

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

3.2.3 References – Newspapers:

The York Herald, 13 April 1860 - "James Clifford appointed "Fence Viewer"

MARKHAM COUNCIL.

The above Council met at Size's Hotel, Unionville, on Saturday, April 7th, 1860.— Members all present, The Reeve in the chair, Minutes of last meeting were read and approved.

Mr. BURTON presented a petition from John Millroy and others, praying that the 11th concession be opened from lots Nos. 1 to 5, inclusive.

Mr. BOWMAN presented a petition from Clement, Harriss and others, praying for the opening of the 3rd line, from lots Nos. 1 to 5, inclusive.

The REEVE presented a petition from Mr. EAKIN, praying for the privilege of commuting his statute labor for a period of 4 or 5 years, with a view of applying the same to the improvement and opening of the road allowance, in front of lot No. 12, in the 6th concession.

Mr. MARSH presented a petition from Levi Brillinger and others, praying for aid to open the townline of Whitechurch and Markham, from the 3rd concession to Yonge Street.

Moved by Mr. BURTON, seconded by Mr. PINGLE, that the Reeve be authorised to get the bill of costs rendered by Mr. Eccles, in the suit of Eccles vs. Marrs, taxed, and to sign an order for the payment of the same.—Carried.

On motion of Mr. MARSH, seconded by Mr. PINGLE, the following gentlemen were appointed Fence Viewers for the ensuing year:—

FENCE VIEWERS.

Joseph Lundy, Michael Cross, John Cameron, Richard Vanderburgh, John C. Burr, James Clifford, William Robb, Andrew Crosby, Jacob Wisamer, Benjamin Bowman, George Huacke, Joseph Barkey, Benjamin Willnot, Henry Reynolds, C. G. Reesor.

On motion of Mr. BOWMAN, seconded by Mr. BURTON, the following gentlemen were appointed Pound-keepers for the ensuing year :

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The York Herald, 4 January 1861 - "James Clifford bridges on Con 3 East"

THE ANSWER.

To the Editor of the York Herald.

Sir,—In answer to several false statements made in a communication under the signature of "W," and dated at Victoria Square on the 24th instant, which appeared in the *Markham Economist* of the 25th, I would make the following reply. First, as regards the expenditure between lots 30 and 31, in the second concession, it being a special grant made by the Council, by whom also the Commissioners were appointed, I had no further connection with the transaction until I received an order for the payment of the money, signed by the three Commissioners, stating that the work was done to their satisfaction. I afterwards examined the work that had been done by them, and from the amount of labour that had been expended, and the great improvement made in the road, I considered that good value had been given for the money, and I defy any person to say with truth to the contrary.

In regard to the two bridges built on the 3rd Concession, I was notified by Mr. James Clifford, a man of standing and respectability in that neighbourhood—that the old bridges were in a dangerous state, and unless they were replaced by new ones during the summer, some accident would happen by their breaking down. I also spoke to Mr. McCague concerning them and he said that it was necessary that they should be attended to. As to the durability of the new ones time will tell; as for the present, I think there would not be so much fault found with them were it not for electioneering purposes.

And as to filling up the gully on the same concession, it was begun by the Ratepayers of that section, and finished at their request—the Palanesters of both last year and this being anxious to have the work completed; and I considered them the best judges whether the work was necessary to be done or not. Now these are the facts!—As for the remainder of the communication, it is altogether beneath my notice; nor should I have noticed it thus far, were it not that by allowing such falsehoods to go uncontradicted, they might be relied by those that are unacquainted with the circumstances.

I remain, yours &c.,

ROBERT MARSH.

Richmond Hill, Jan. 2, 1861.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The York Herald, 1 September 1861 – “James Clifford – unpicked up mail”

Letters	
Remaining in RICHMOND HILL Post Office SEPTEMBER 1, 1862.	
Arnold, William (2)	Heslop, Gideon
Adams, John	Hodson, William
Brillinger, Mary R. (2)	Herbert, John
Brillinger, Jonathan	Houghby, George
Blake, Joseph	Klinck, J. A.
Cober, Peter (2)	Linfoot, John
Curry, J. K.	Leaf, George
Clifford, James	Medelton, James
Collie, Henry	Murphy, John
Coombs, George	McMaster, Dr.
Davis, Nathaniel	McPherson, Mr.
Dancy, Sarah	Ostertag, Mr.
Duncan, William	Pool, Miss Anny
Fuller, Mrs. Emma	Ratcliffe, Miss E.
Grant, George (2)	Simpson, James & W
Gray, Robert	Stephenson, James
Goodwell, John	Simpson, James
Graham, A.	Wiles, John
Hoson, Edward	Washington, John
Humphrey, J.	Yale, William
Hoxie, Joseph (2)	
	M. TEEFY, P.M.

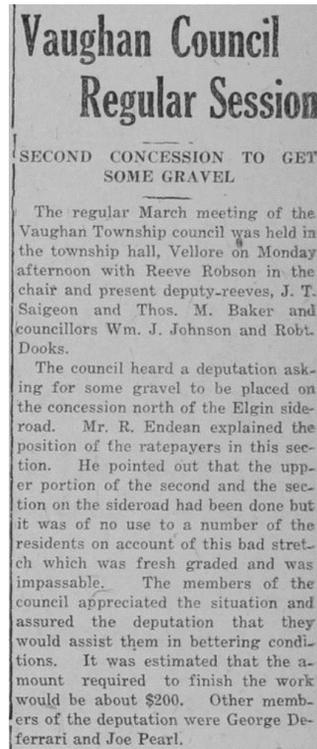
The York Herald 25 February 1870 – “David Boyle, council member”

VAUGHAN COUNCIL.	
The Municipal Council of the Township of Vaughan, met at the Town Hall, on Monday, the 14th day of February, at ten A.M.	
Members present—P. Patterson, Reeve; David Boyle, Deputy Reeve; D. Raeman, and Thos. Webster, Councillors.	
The minutes of last meeting were read and on motion approved.	
The following petitions were laid before the Council:	
From W. Slaney and twelve others, praying for aid to Sarah Livingstone—by Mr. Boyle.	Also to William Patton, David Gould, and Nixon Robinson, on receiving their petitions for the same.—Carried.
From James Langstaff, M.D., and seventeen others, for aid to Mrs. Collins.—by Mr. Boyle.	Mr. Raeman, seconded by Mr. Boyle, moves that the Reeve and Clerk be and they are hereby authorized to issue certificates to the undermentioned persons, to enable them to obtain shop license from the Issuer of License for the County of York, for the license year:
From Joel Raeman and twenty four others, for aid to James Abram.—by Mr. Raeman.	To Henry McElroy, Roe & Bro., Wallace & Bro.—Carried.
From George Weldrick and fourteen others, for aid to Jane Hesby.—by Mr. Boyle	Mr. Webster, seconded by Mr. Raeman, moves that the Treasurer be and is hereby instructed to pay to William Denton the sum of six dollars, for damages done to his sheep by a dog or dogs.—Carried.
From Walter Dalziel and twelve others, for aid to Mrs. Muir, for the support of an orphan child.—by Mr. Boyle.	Mr. Raeman, seconded by Mr. Boyle, moves that J. A. Franks be paid the sum of five dollars, for repairs on Town Hall. Also that the Treasurer be and he is hereby instructed to pay said amount.—Carried.
From R. Jeffrey and eighteen others, for aid to James Plumridge.—by Mr. Raeman.	Mr. Raeman, seconded by Mr. Boyle, moves that the Treasurer be and he is hereby authorized to refund to Thomas Gunn, Collector for District No. 3, the sum of \$21.20, he being unable to collect said amount.—Carried.
From George Weldrick, and ten others, for a special grant for cutting down and straightening the road between lots 35 and 36, in the 1st concession.—by Mr. Raeman.	Mr. Webster, seconded by Mr. Boyle, moves that the Treasurer be and he is hereby authorized to pay to Thomas Gunn, Collector for District No. 3, the sum of two per cent, for collecting said District, as per amount of said Roll.—Carried.
From James Ness and seventy-five others, residents of Union School Sections Nos. 3, 5, 6 and 10, praying for certain alterations of boundaries of said sections.—Mr. Raeman	Mr. Boyle, seconded by Mr. Webster, moves that the Treasurer be and is hereby instructed to pay to John Frank, the appropriations made to Sarah Nye and Charlotte Haystead. Also that all monies granted to indigent persons, for quarter ending 31st March next, be paid on application to the proper parties.—Carried.
From W. C. Patterson and thirty-four others, ratepayers of School Sections Nos. 3, and 19, praying that the petition of Mr. Graham and others, be not granted.—by Mr. Boyle.	Mr. Raeman, seconded by Mr. Webster, moves that the report of the Auditors, of the Treasurer's account, for the year ending 31st December, 1869, be, and the same is herewith received and adopted by this Council; and that the Clerk is hereby instructed to have four hundred copies printed in the usual manner, to be divided amongst the several Councillors for distribution.—Carried
From J. C. McQuarrie, and twenty-four others, praying that the petition of W. C. Patterson and others be not granted. Also to have lots No. 22, in the 3rd and 4th concession, severed from School Section No. 5, and added to School Section No. 6.—by Mr. Boyle.	
Mr. Boyle, seconded by Mr. Raeman, moves that the following Standing Rules and Regulations be and they are hereby adopted:	

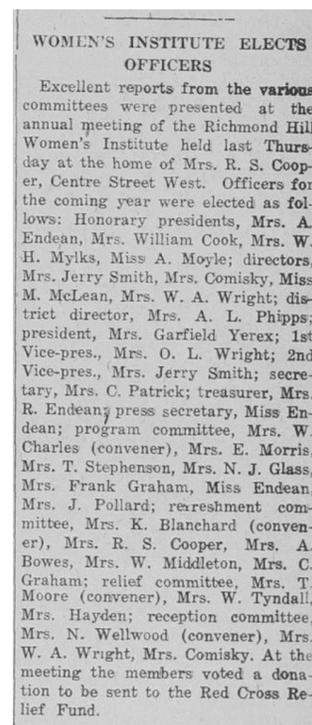
Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The Liberal, 7 March 1929, "Robert Endeane regarding paving the road in front of his Nursery on Con. 2"



The Liberal, 20 May 1937 – "Alice Endeane and the Women's Institute"



Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The Liberal, 14 September 1939 – “Robert Endean Obituary”

Community Mourns The Sudden Passing Of Robert N. Endean

The community was shocked by the sudden death Sunday morning of Robert N. Endean, a prominent and popular citizen of Richmond Hill for the past twenty-six years. Associated with other members of his family in the well known firm of Endean Nurseries he was widely recognized as an authority in his own business and enjoyed the esteem and respect of a wide circle of friends and acquaintances. He was about his business as usual on Saturday and his sudden passing Sunday morning about eleven o'clock cast a gloom over the entire community. In his 49th year he was in the prime of life and his sudden death cut short a life successful in the world of business, deeply devoted to his family and freely given in the service of many social and community undertakings.

The son of Mrs. Alice Endean and the late Mr. Harry Endean he was born in North Toronto and moved to Richmond Hill twenty-six years ago. Devoting himself and his talents to the nursery business he saw it grow from a comparatively small start to the large business which it is today. Although he had heavy business responsibilities he always had time for public service and took a keen interest in all matters of public interest. In 1924 he served as a member of the Richmond Hill Municipal Council and at the time of his death was a member of the Richmond Hill School Board. During his tenure of office on public bodies his work and counsel were always highly appreciated by his associates.

He was a member of long standing of the Masonic Order, and was Worshipful Master of Richmond Lodge in 1936. He was a great lover of the fraternity and was highly esteemed by members of the craft here and throughout the district.

The funeral was held from the

family residence Tuesday afternoon and the very large gathering was evidence of the esteem and affection of many friends and associates who mourn his passing and extend sincerest sympathy to members of the family in their great sorrow and bereavement. The service at the home was conducted by Rev. C. W. Follett of Richmond Hill United Church assisted by Rev. J. W. McIntosh, a former pastor.

Interment followed in Richmond Hill cemetery the pall bearers being six employees of the firm, Gordon Stephenson, Aubrey Nicol, Leonard Rice, Claude V. Wright, Geo. Stiles and Albert Rice. The casket was laid to rest in a bower of floral tributes whose gorgeous bloom bespoke the sympathy of relatives, friends and business associates.

Left to mourn the passing of a devoted husband is his wife formerly Myrtle Comisky, one son Robert, one daughter Margaret (Peggy), his mother, Mrs. Alice Endean, two sisters, Miss Etta Endean of Richmond Hill and Mrs. Murray Smith of Toronto, and one brother Harry, of Toronto.

CHURCH PARADE

A special Ex-service Men's Church Parade will be held next Sunday evening to St. Mary's Anglican Church. Parade will fall in at 6.30 p.m., D.S.T. at the north end of the Village and headed by York County Veterans Trumpet Band and York County Veteran officials will move off promptly at 6.45 for the church. This parade is being held under the auspices of Vaughan and Richmond Hill Branch of York County Veterans Association. All ex-service men of the district are urgently requested to attend.

BOWLING NOTES

Gid Moodie and his rink won the peaches at the weekly mixed tour-

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The Liberal, 21 May, 1942, "Alice Endean Obituary"

OBITUARY

LATE MRS. ALICE ENDEAN

Richmond Hill lost a highly esteemed citizen in the passing last Thursday, May 14th of Mrs. Alice Little Endean, president of the Endean Nurseries and widely known in the florist business. In her eighty-third year and in failing health for some months Mrs. Endean died at the home of her son Harry Endean in Toronto.

Born in Cheltenham, England, she came as a young woman to Toronto where she was married to the late Harry Endean. For some years they conducted a florist business on King Street East and in 1914 moved to Richmond Hill establishing the nurseries which have now developed into a flourishing industry. An ardent lover of flowers she took a keen interest in the Horticultural Society and was an honorary member of the Women's Institute.

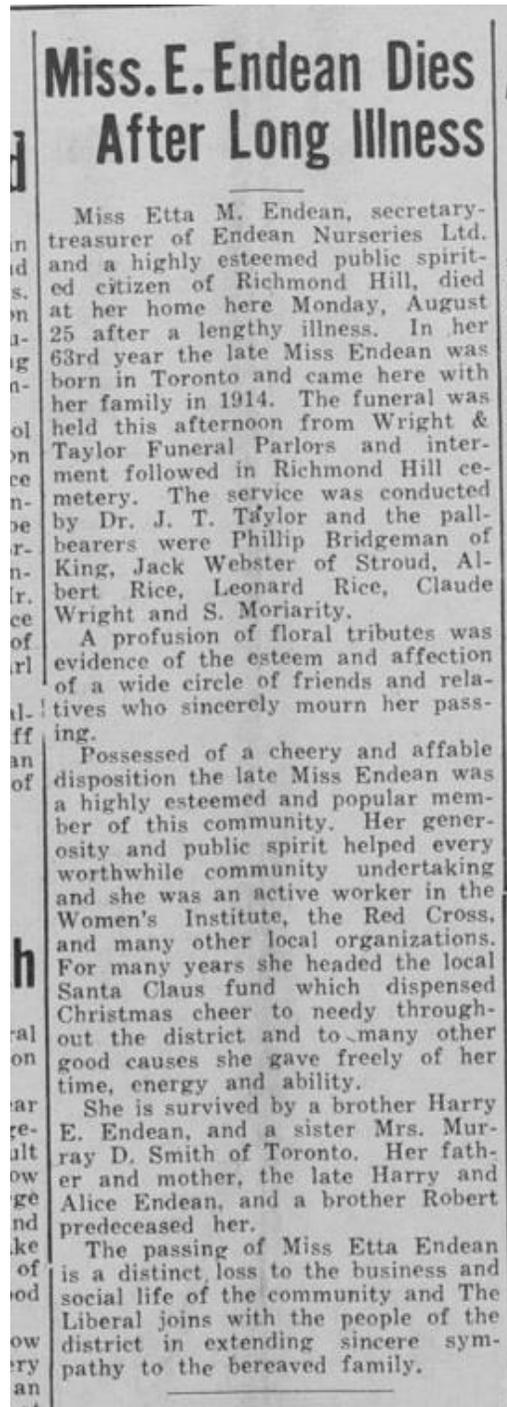
Surviving are a son Harry, two daughters Mrs. Murray Smith of Toronto and Miss Etta M. Endean of Richmond Hill, and three grandchildren Robert and Peggy Endean of Richmond Hill and Frank Endean of Toronto.

The funeral service was held Saturday afternoon at the funeral parlors of Wright and Taylor and was conducted by Rev. C. B. Brethen of Richmond Hill United Church. The pallbearers were members of the Endean Nurseries staff, Albert Rice, Len Rice, Claude Wright, Aubrey Nichol, Charles Hanson, and George Stiles. Interment took place in Richmond Hill cemetery.

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James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The Liberal, 28 August 1928, "Etta Endean Obituary"



Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The Liberal, 6 March 1958 – “Boyle Family Article”

For Over A Century Boyle Family One Of Oldest In The N. Yonge District

by Doris M. FitzGerald

Residents, who have moved to this district within the past ten years, associate the name of Boyle with the subdivision east of Yonge St., at Langstaff. To old timers, however, it means a family well known and respected throughout the area for more than a century.

It was in 1842 that twenty year old David Boyle left Liverpool, England, on a sailing ship bound for Canada. Just before embarking he wrote a farewell letter to his father in Greenock, Scotland, which is now in the possession of his grandchildren, Agnes Marguerite, and Morgan Boyle, of Centre St., Thornhill.

After arriving in this country, David Boyle worked as a blacksmith for a short period in York Mills. His red brick smithy, in the hollow, on the west side of Yonge St., was only recently demolished. He then took up farming, first in Willowdale, and then in Richmond Hill, on the west side of Yonge St. The large white Boyle homestead, a landmark for many years, was torn down after the farm was sold to Don Head Farms.

David Boyle's son, David, also became a farmer, acquiring first, one hundred and five acres, on the west side of Yonge St., at Langstaff, and later, adding one hundred acres on the east side of Yonge St., which had once belonged to John Langstaff, for whom Langstaff is named.

In 1902 when a building on his property, which was operated as a store and post office by Mr. H. Horne was destroyed by fire, Mr. Boyle succeeded Mr. Horne as postmaster. The post office used a corner in several private houses until 1912, when Mr. Boyle moved it back to his holdings at Yonge St., and the later he built the present brick building as a combined store, and post office. Mr. Boyle had assumed responsibility for the Post Office to ensure continuance of the service in the community. The actual work however was delegated to an assistant postmaster, or postmistress, and in busy seasons, or in the absence of an assistant, his young son Morgan often sold stamps, weighed parcels, sorted and gave out mail.

In 1909 Mr. David Boyle built a commodious brick house on a knoll on his farm east of Yonge St. He and his family enjoyed this new home for four years. Then the property was expropriated by the City of Toronto, and the house became the residence of the Governor of the Jail Farm.

Langstaff's loss was Thornhill's gain, for, in 1914 the Boyles bought and moved to Homewood Hall, which had just been vacated by Dr. Carleton, a general practitioner. This charming old house provides a gracious setting for their many interesting pieces of antique furniture, several of which were inherited from their maternal grandparents. The Boyles, for instance, are still using the desk, which is in perfect condition though it came through the Battle of Waterloo. It belonged to their great grandfather, John Hanna, whose name is engraved on one of the brass handles. A paymaster in Wellington's army, he emigrated to Canada, as a half pay officer, after the war, and settled in Scarborough. His daughter Elizabeth married John Morgan, member of a pioneer Scarborough family. From this source they also inherited a chair of finely woven straw, which had belonged to Lady Colborne, and a square iron box stove once owned by Lieut. Governor John Graves Simcoe, and which is now in the Museum at Sharon.

Since the deaths of Mr. and Mrs. David Boyle their daughters and son have continued, in the family tradition, to serve the church and community in an unobtrusive way. While willing to assist us by giving a few historical facts about their forebears, and some details about the too-short career of 'Grip', they resolutely refused to talk about themselves. We are therefore adding the following particulars from personal knowledge.

Miss Agnes Boyle, long a member of Thornhill United Church choir is treasurer of Thornhill United Church Welfare Fund, and has capably held the same offices in several other church societies, as well as for the Thornhill Branch of the Canadian Red Cross, all during the

last war. She has been a volunteer assistant at Thornhill Library for more than 23 years, and a member of Thornhill Horticultural Society for even longer.

Miss Marguerite Boyle, graduate of the Owen Smiley Studio, has made a name for herself as a teacher of elocution in Toronto and Thornhill. She is kept busy by her many pupils, and has countless scholarship, and gold medal winners to her credit.

After his father retired, Mr. Morgan Boyle continued to do mixed farming, commuting each day between Thornhill and Langstaff, until the farm became a subdivision. A former trustee of Langstaff Public School, which he once attended, he has been a Director of Richmond Hill Agricultural Society for many years. He is a member of Thornhill Masonic Lodge, and a charter member of Thornhill Lions Club, and of the Unionville Curling Club.

We also happen to know that the Boyles were members of the energetic group to whom we owe our Thornhill Park. They put on annual field days in the village, and the funds raised thereby were banked, and eventually, when the price was lowered, used to buy the park property, which had previously been rented for sports events.

And who was the aforementioned "Grip"? He was the Boyle's talented tame crow, given to them as a fledgling, and named for the raven in Dicken's "Bartholomew Rudge".

Grip answered when called, and would even cock his glossy black head and say "hello" or "Well, well". He could bark like the dog, cackle like the hens, and differentiate between friends of the family, and strangers. Fond of accompanying anyone he knew on a walk, he would hop from bush to fence, to tree beside them, pausing briefly, now and then to bury with his beak, in the ground, any tidbit or small shiny object that caught his eye. Best of all he liked to ride on the shoulder, or wrist, of any of the Boyles to the butcher store, where he was always given morsels of meat. During the day he roamed the garden, and sometimes slipped in to the house. At night he slept in the barn but always expected a personal escort to his roost. "Mother, who was not very well, found him a very diverting pet", said Miss Boyle, "and he was marvellously well behaved at home". However, there were some complaints that "Grip" visited the Golf Club and picked up the players' balls; and sometimes flew in through open, unscreened windows and disturbed dressing tables. One day Grip went "out of bounds" and never returned.

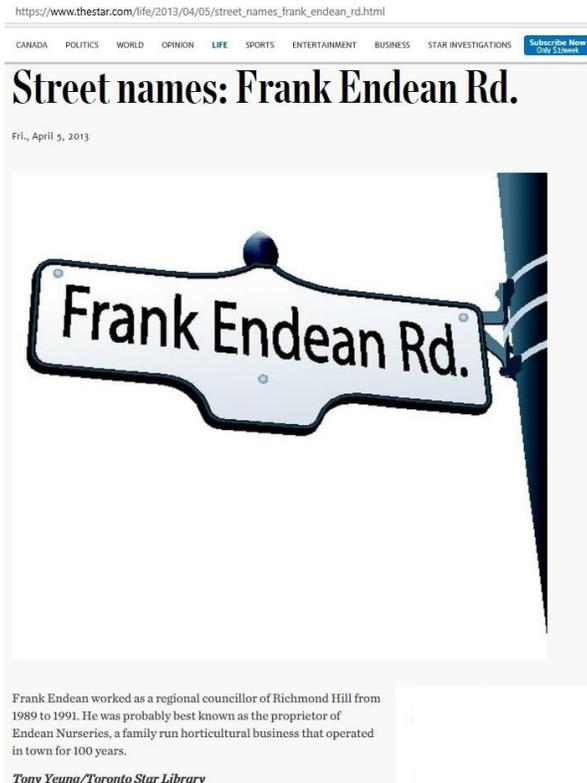
DONCASTER

Correspondent

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Toronto Star.com, 5 April 2013 – “Frank Endean Road, Richmond Hill”



Heritage Richmond Hill, Town of Richmond Hill, 12 September 2017, – Staff Report re: Designation of Harry Endean House at 35 Wright Street



Agenda Item 4

Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: September 12, 2017
Report Number: SRPRS.17.150

Department: Planning and Regulatory Services
Division: Policy Planning

Subject: Notice of Intent to Designate 35 Wright Street
(Harry Endean House) (Town File No.: D12-07414) (SRPRS.17.150)

Purpose:

The purpose of this report is to seek Heritage Richmond Hill's recommendation regarding staff's proposal to designate the property municipally known as 35 Wright Street as having cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.

Recommendation(s):

- That Heritage Richmond Hill recommends to Council the property located at 35 Wright Street exhibits the cultural heritage value as detailed in Appendix A and included in SRPRS.17.150 to merit designation under Section 29, Part IV of the *Ontario Heritage Act*; and
- That Heritage Richmond Hill recommends to Council that a Notice of Intention to Designate be published in the *Liberal Newspaper* and that the Notice of Intention to Designate be served on the owner of the subject land and the Ontario Heritage Trust.

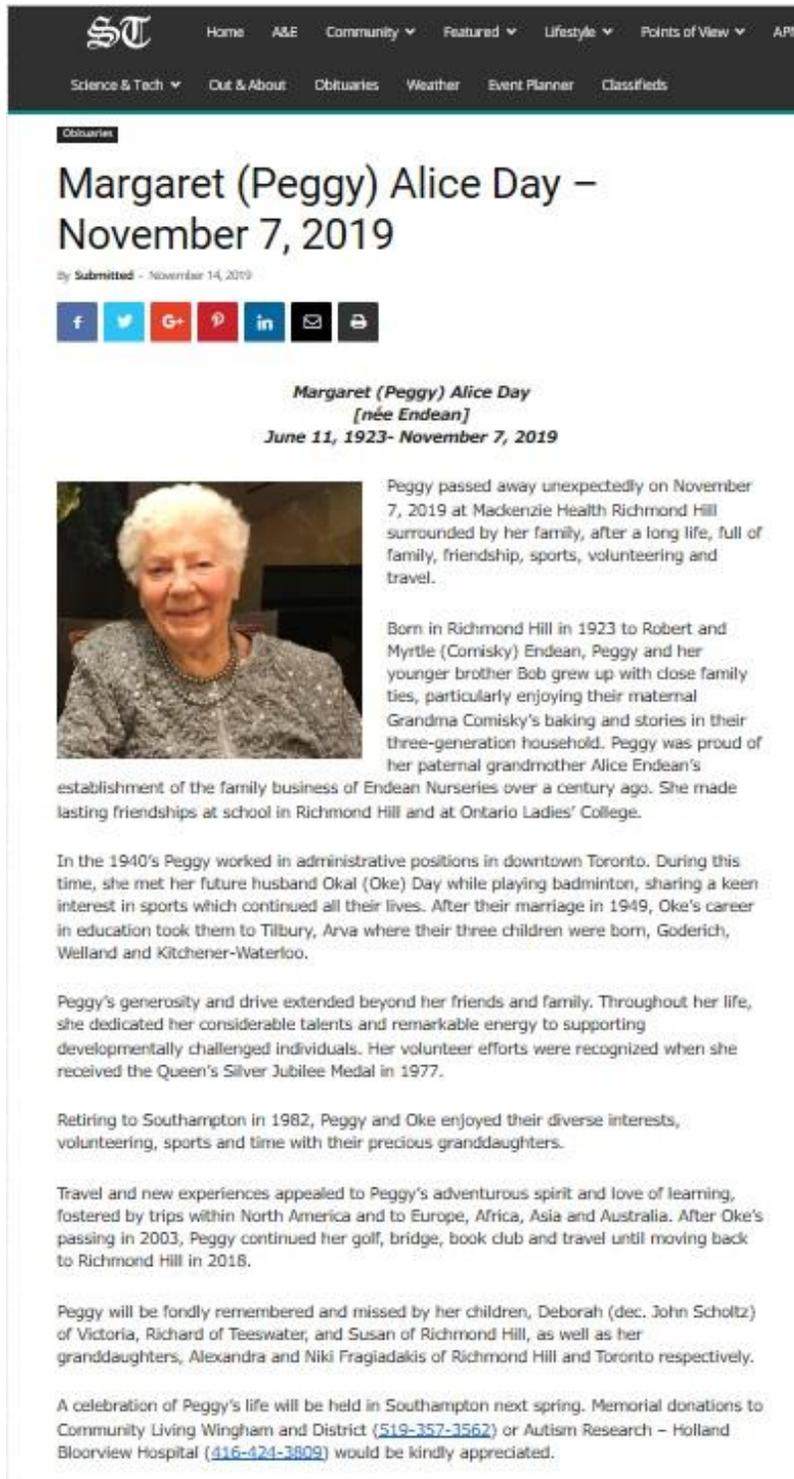
Version 29 January 2020. Project No. S19049



Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Saugeentimes.com, November 14, 2019, "Margaret (Peggy) Alice Day (née Endean) Obituary"



The screenshot shows a web page with a dark navigation bar at the top containing the 'ST' logo and various menu items like Home, A&E, Community, Featured, Lifestyle, Points of View, and APM. Below the navigation bar, there are sub-menu items: Science & Tech, Out & About, Obituaries, Weather, Event Planner, and Classifieds. The main content area features a 'Obituaries' tag, a large title 'Margaret (Peggy) Alice Day – November 7, 2019', and a byline 'Submitted - November 14, 2019'. A row of social media sharing icons (Facebook, Twitter, Google+, Pinterest, LinkedIn, Email, Print) is present. The obituary text is centered and includes the name 'Margaret (Peggy) Alice Day [née Endean]' and dates 'June 11, 1923- November 7, 2019'. To the left of the text is a portrait of an elderly woman with white hair. The text describes her passing on November 7, 2019, at Mackenzie Health Richmond Hill, surrounded by family. It details her birth in Richmond Hill in 1923 to Robert and Myrtle (Comisky) Endean, her family life, her involvement in the family business of Endean Nurseries, her work in administrative positions in Toronto, her marriage to Oke Day in 1949, her retirement to Southampton in 1982, and her various interests and volunteer work. It concludes with a memorial service in Southampton next spring and information about memorial donations to Community Living Wingham and District and Autism Research – Holland Bloorview Hospital.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

3.2.4 Historical Research:

The various owners of the property, before and after it was subdivided with the exception of the Cosgrove Family, were prominent members of the community and had extensive land holdings and interests within both Vaughan and Markham townships, until the Town of Richmond Hill expanded and annexed lands in Markham. A brief synopsis of the families has been provided, though their connection to the property is secondary since it was not their primary residence.

3.2.4.1 – The John Atkinson Family

John Atkinson Sr.

Written for The Tweedsmuir History by W. Donald T. Atkinson, Principal Glebe Collegiate, Ottawa.

John Atkinson, the founder of the Atkinson family in the "Home District" of the County of York in Upper Canada, was born in Yorkshire, England, in the year 1764. When he came to this country in 1819 with the tide of immigration which followed the war of 1812, the total population of the townships of Vaughan and Markham numbered less than 2,600, but even this meagre total was nine times greater than it had been at the turn of the century, a scant 20 years before, when there were but 203 men, women and children in Markham and 103 in Vaughan.

In the possession of one branch of the family is an old family Bible printed in ancient type and brought from their old home. In it is recorded the bare details of the early history of this pioneer family. The first entry reads: "I, John Atkinson emigrated from Yorkshire to Upper Canada with part of my family, namely Thomas and George, Margery and Jane, in the year of our Lord 1819, my two sons John and David being come two years before to the United States and my son William came to Upper Canada four years after me".

Other entries in the Bible reveal that John Atkinson's wife, Margery had died in England in 1807 at the age of 41; and that his family of seven ranged in age from the mid-teens to the late twenties, when they arrived in Upper Canada in 1819. They settled in Vaughan Township where the family operated successfully the old mill on Mill Road, a mile south of the present village of Richmond Hill.

Among the 852 marriages recorded in the diary of the Reverend William Jenkins of Markham, who has been described as the "Pioneer among pioneer ministers of the Presbyterian denomination in Canada" (Records of Ont. Hist. Soc., vol. 27) appear the following which pertain to members of the family of John Atkinson:



Atkinson family in front of William Atkinson's store Details

On March 19, 1821, Margery married James Marsh, whose family had come to Canada in 1802, and later settled on the farm which is now the site of the David Dunlap Observatory. On August 7, 1821, John Jr. married Elizabeth daughter of Michael Kurtz, (or Corts or Curts; the name is variously spelled) who had brought his family from Pennsylvania in 1799 to take advantage of the offers of land made to United Empire Loyalists by the government at that time. Then, on January 3, 1822, Thomas married Lenissa Holland. Almost four years later, on Christmas eve 1825, George married Margaret Baker, and finally on November 8, 1820, Jane married Robert Mortly. There is no record of the marriages of either David or William (if indeed they married) although David signed with his brother John as a witness at the marriage of his sister Margery to James Marsh. George Atkinson died in 1832 just before his thirtieth birthday, and three years later his widow married William Basingthwaite (or according to Mr. Jenkin's spelling, Basingtwit). Regrettably the writers of this article know no further details of the families of either George or Thomas Atkinson.

John Atkinson Sr. died on October 21, 1835, in his 71st year, and in all probability was buried, along with his son George, in a private plot on his farm, as was often the custom in those days. His eldest son John Jr. continued the mill business on the old Mill Road. The latter was a staunch friend and supporter of William Lyon McKenzie in the stormy days of 1837. He died on December 1, 1849, in his 60th year, and is buried in Richmond Hill cemetery. The mill was kept in operation until the business was crippled through losses incurred by shipment of wheat to the British Forces in the Crimean War in 1854-56. The widow then purchased a home on the south side of Centre St. West, in the village of Richmond Hill – Lot 34 on the old map. Here she dwelt until her death on May 17, 1865, in her 73rd year.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Descendants of John Atkinson

John Jr. had eight children, all but two of them, David and Prances married and had families. David with his brother Jacob for many years operated the old mill on the Humber, the walls of which still remain. The following paragraphs will contain a brief account, of the families of the other six children of John Atkinson Jr. John Atkinson III, had two children, George, who settled in Lambton Mills, and Alma who married W.H. Pugsley, for many years Reeve of Richmond Hill and Warden of the County of York.



Atkinson house Details

Joshua married the daughter of Dr. Asa Reid, one of the earliest medical practitioners in the County of York. Their children were Elizabeth (Mrs. Milton Card) of Port Huron, Michigan, Asa of Peoria, Illinois; David, who did not marry Walter of Smith's Palls; and Fred town clerk of Strathroy for many years. Joshua's second wife was Mary Bond, and their family comprised James, Daniel, Eleanor (Mrs. Milton Lackie) and Percy, all of whom remained in Toronto.

Margery married James Kellar of Unionville. Their children were Cornelius who died young; James, for some years Principal of the High School at Sherbrooke, Quebec, and later in the insurance business in China, and later still in New Westminster, British Columbia; Margery (Mrs. C. Kellar) of Stratford; and Annie of Sherbrooke, Que.

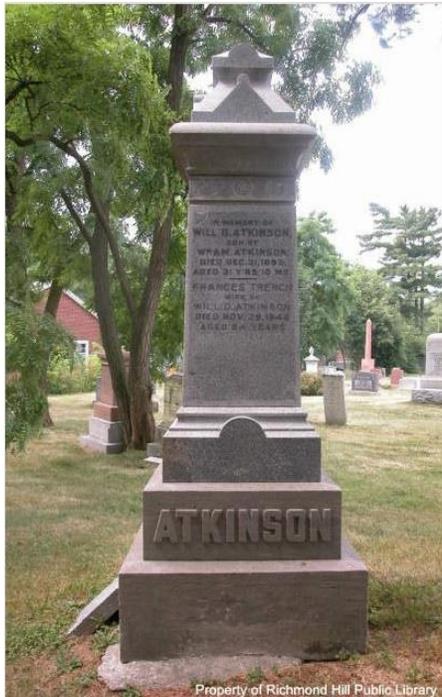
Jacob married Julia Ann Kaiser, grand-daughter of Peter Erlin Kaiser who settled in York Township in 1801. Their children were Margery (Mrs. J. Creech) of Lambton mills; Albert of Jeanette's Creek; Etta (Mrs. J. Garbut) of Jeanette's Creek; and Jacob who died in his teens.

Elizabeth married Henry Sanderson, Druggist and Veterinarian of Richmond Hill, who built the house and store at the corner of Yonge St. and Centre St. E. in the village. Their children were John and William who lived their lives in Richmond Hill; Minnie (Mrs. John Duncan, now Mrs. Prank Shay of Oshawa); Marjorie (Mrs. A.G.P. Lawrence) of Toronto; and Jay of Miami, Florida.

There is an "Atkinson Street" in the Town of Richmond Hill running south from Major MacKenzie Drive, west of Yonge Street behind the Richmond Hill Central Public Library.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



In Memory of
William Atkinson
Died Jan. 17, 1896;
Aged 65 yrs 8 mo.
Mary Graham
wife of
William Atkinson
Died Apr. 30, 1895;
Aged 67 years
Robert I.
son of
Wm. & M. Atkinson
Died Apr. 17, 1871;
Aged 17 yrs. 21 ds.

North West Face



John Atkinson
Died Dec. 1, 1849;
Aged 59 years
Elizabeth Atkinson
wife of the above
Died May 17, 1865;
Aged 72 years.
Frances Atkinson
Died Jan. 7, 1858;
Aged 22 years.

South West Face



John Atkinson Jr.
Died Dec. 5, 1854;
Aged 29 years.

3.2.4.1.A – Gravestone – John Atkinson Jr Richmond Hill Presbyterian Cemetery, Richmond Hill

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

3.2.4.2 – The David Boyle Family

David Boyle was born in Ayrshire , Scotland, in 1820 and came to Canada in 1842 locating at York Mills where he had was a blacksmith. In 1849 he purchased 200 acres on Lot 45 on the west side of Yonge Street on the south edge of the Town Richmond Hill in Vaughan Township. The property had a sawmill which he operated and on which he farmed until 1881. He also purchased 100 acres on Lot 36 on the west side of Yonge, 100 acres on Lot 22 Con 3, west of Yonge, 100 acres on Lot 24 Con 2 east of Yonge, and 200 acres on Lot 28, Con 2 east of Yonge (the site).

His wife, Ann, died in 1859 at the age of 32 and is buried in Richmond Hill Presbyterian Cemetery.

In 1860 he bought “Braeside” on the southwest corner of Yonge and Major Makenzie Drive from the Miles family.

David Boyle was greatly involved in the affairs of the Town of Richmond Hill and Vaughan Township where he held offices of Reeve, Deputy Reeve and School trustee.

David Boyle died on September 25th, 1910 at the age of 90.



3.2.4.1.A – Gravestone – David and Ann Boyle Richmond Hill Presbyterian Cemetery, Richmond Hill

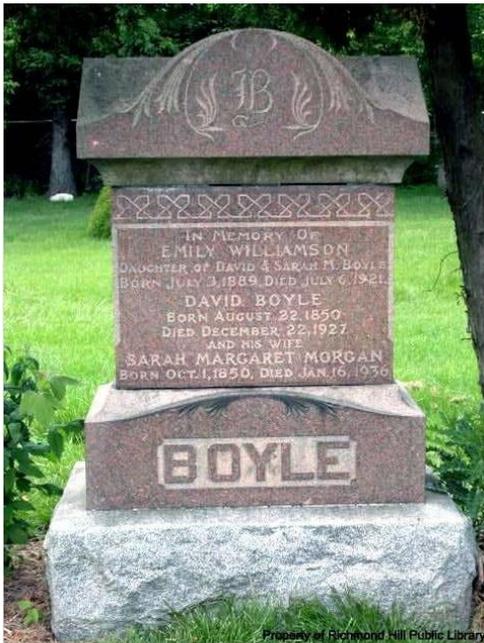
Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

His Son, David Boyle Jr. (1850 – 1927) also became a farmer and owned lands around Richmond Hill. He bought lands from John Langstaff on the west side of Yonge Street and again from John Langstaff on the east side of Yonge Street. He also became Postmaster and built a store with a post office. He and his family eventually lived in a large brick home on his lands on the east side of Yonge. The home was expropriated in 1914 and David moved his family to another large home in Thornhill but continued to commute to his farms in Richmond Hill.

His wife was Sarah Margaret Morgan Boyle (1850 – 1936) and children were Emily Boyle Williamson (1889 – 1921) Agnes Hannah Boyle (1884 – 1976), Sarah Marguerite Boyle (1890 – 1985) and John Morgan Boyle (1886 – 1968).

There is a “Boyle Drive” running south of Garden Ave, West of Yonge St north of Highway 7.



B
In memory of
Emily Williamson
daughter of David & Sarah M. Boyle
born July 3, 1889 died July 6, 1921
David Boyle
born August 22, 1850
died December 22, 1927
and his wife
Sarah Margaret Morgan
born Oct. 1, 1850 died Jan. 16, 1936
Boyle



B
John Morgan Boyle
Feb. 17, 1886 - Jan. 12, 1968
son of David and Sarah M. Boyle
Agnes Hannah Boyle
June 23, 1884 - Nov. 10, 1976
Sarah Marguerite Boyle
June 12, 1890 - Aug. 1, 1985
Boyle
[footstone] - Emily
[cornerstone] - B

3.2.4.1.A – Gravestone – David and Sarah Boyle and Family Richmond Hill Presbyterian Cemetery, Richmond Hill

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.2.4.2.A – Braeside – Boyle Family Residence on Yonge at Major MacKenzie Drive



3.2.4.2.B – Boyle's Pond, possibly on the lot on Con 2 lot 24

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

3.2.4.3 – John Cosgrove Family

Not much information is available on the James Cosgrove Family during their time living on the property. His parents, Bernard and Ann, were early settlers from Ireland and owned 200 acres on the East side of Concession 2 further to the north of the farm James bought (the site).

James (1845 – 1934) was born and raised on the Family farm. He was the eldest son and his brothers and sister were John, Thomas, Ellen and William. He bought this own farm (the site) in 1886 where he moved there with his wife Ellen (Nellie). He moved off the farm in 1901 when he sold it to David Boyle Jr., possibly back to the original family farm. He died in 1934.



Property of Richmond Hill Public Library
Bernard Cosgrove
died Jan. 29, 1903,
in his 90th year.

Ann
wife of
Bernard Cosgrove
died June 12, 1890:
aged 64 yrs 3 mo.
R.I.P.

Cosgrove



Property of Richmond Hill Public Library

IHS
James Cosgrove
Nov. 12, 1845
Dec. 4, 1934
J. Cassidy



3.2.4.3.A – Gravestone – Cosgrove Family
St. Luke’s Catholic Church Cemetery,
Richmond Hill

3.2.4.3.B - Nellie Cosgrove
St. John’s Anglican Church
Cemetery, Richmond Hill

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

3.2.4.4 – Endean Family

The Endean Family has been a prominent member of Richmond Hill since moving there in the early 1900's. A family of Florists from Toronto, they move to Richmond Hill in 1914 and re-located their Floral business to Richmond Hill where it remained for over 100 years. Not only did they operate a successful plant nursery, each generation took part in the affairs of the Town.

Harry Endean (1859 – 1913) married Alice Little (1861-1942) in the early 1880's and they ran a Florist shop together on King Street W in Toronto.

They had four children:

- Etta (1889-1947)
- Harry G (1890-1972)
- Robert M (1890-39)
- Marguerite (1902-?)

Harry Endean died in 1913 and in 1914, Alice moved her family to Richmond Hill where she and her family re-located Endean Nurseries from Toronto. Alice, Harry, Robert and Etta all worked in the family company. The family lived and had their shop on Centre St. W. Shortly thereafter Endean Brothers Greenhouses and Nursery moved to Yonge St. just north of Elgin Mills in Richmond Hill.



3.2.4.A. – Harry Endean Gravestone Mount Pleasant Cemetery Toronto, Ontario.

By 1921, Harry had married Edith Littlefield, was living at 35 Wright St (“Endfield”) in Richmond Hill and involved in the running of the family business. He was a prominent member of the Rose cultivation industry. His home is now Designated under the Ontario Heritage Act.

They had a son, Frank who continued to run the family business, but also served as a Regional Councilor from 1989 to 1991. “Frank Endean Road” now runs north from Major MacKenzie Road east of Bayview Avenue to Windhurst Gate and Bayview Avenue in Richmond Hill.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Robert married Myrtle Cominsky and they had a son, Robert and a daughter, Margaret (Peggy) (1923-2019). Robert served as a Town Councilor in 1924; sat on the Richmond Hill School Board for many years and was a member of the Masonic Order before his sudden death at 49 years old.

Marguerite married Murray Smith and moved to Toronto.

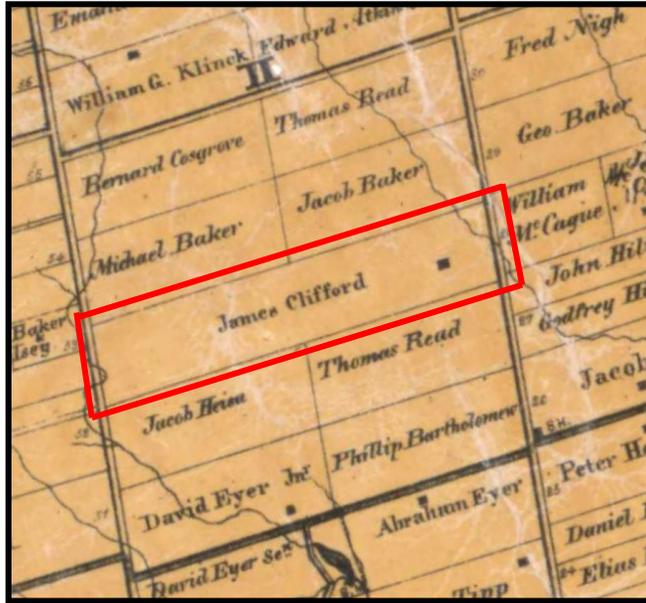
In 1931, during the “Blooming” of Richmond Hill which saw many floral nurseries established in the Town, the Endean Family purchased the property at 11061 Bayview Avenue to expand its growing operations which lasted until the 2000’s.

Heritage Impact Assessment

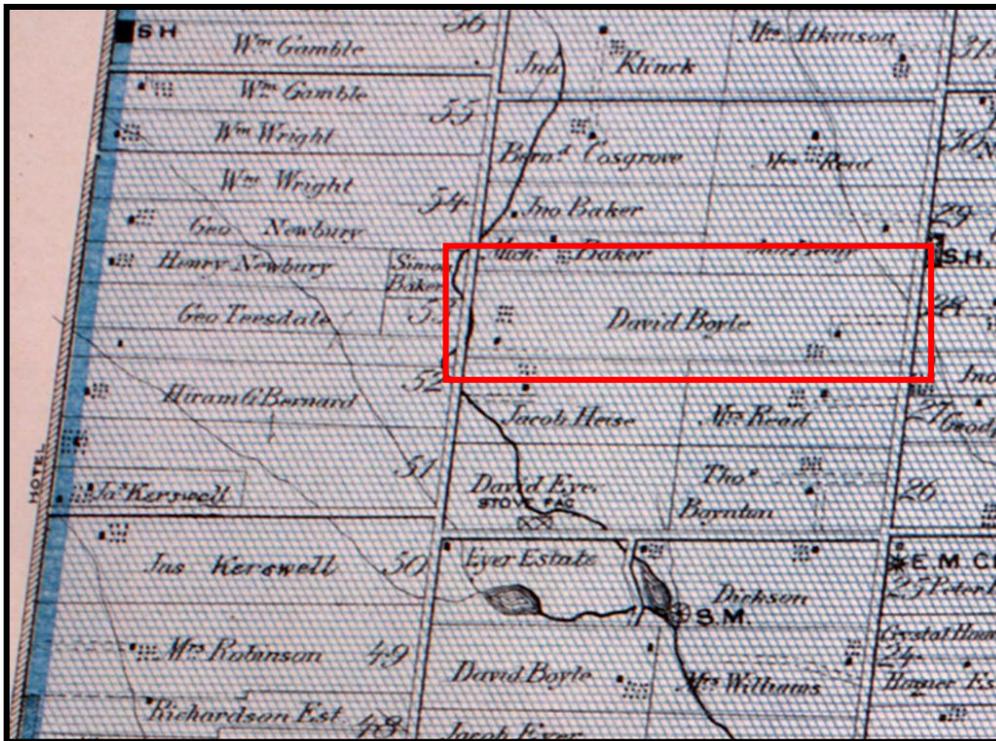
James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

3.2.5 Mapping

The visual history through mapping can show the growth of neighbourhoods over time:



3.2.5.A – York County Map of 1860, Geo. R. Tremaine



3.2.5.B – York County Map of 1878, Miles & Co.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.2.5.B - MNR, Government of Ontario - Aerial Photograph 1954



3.2.5.C - MNR, Government of Ontario - Aerial Photograph 1954 - Enlargement

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.2.5.D - DND, Government of Canada - Aerial Photograph 1970



3.2.5.E - DND, Government of Canada - Aerial Photograph 1970 - Enlargement

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Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.2.5.E. DND, Government of Canada - Aerial Photograph 1988



3.2.5.F. DND, Government of Canada - Aerial Photograph 1988 – Enlargement

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.2.5.G.MNR, Government of Ontario - Aerial Photograph 1995



3.2.5.H. MNR, Government of Ontario - Aerial Photograph 1995 – Enlargement

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.2.5.I. Bing.com, Aerial Photograph 2015



3.2.5.J. Bing.com Aerial Photograph 2015 – Enlargement

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.2.5.K. Google.ca, Aerial Photograph 2018



3.2.5.L. Google.ca Aerial Photograph 2018 – Enlargement

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

3.3 Past Uses

3.3.1 Agricultural (Commercial Operation)

3.4 Heritage Examination

3.4.1 Architectural

(Assessment scale: poor, fair, good, excellent)

Cladding – non-original aluminum siding	- poor
Windows – not original; vinyl windows with false muntins	- poor
Interiors – interior plan floor plan has been remodeled	- fair
Finishes – non-original: interior is mid to late 20th century materials	- poor
Stairs – non-original, early-20 th century detailing	- fair
Flooring – non-original, mid-20 th century	- fair
Structure – original, but not compliant with local design standards	- fair
Foundation – rubble wall foundation,	- fair
Roof – non-original - asphalt shingles are 10 to 15 years old	- poor
Example of Heritage Architectural Ontario Gothic Farmhouse style – missing arched central window in central dormer; non-traditional enclosed vestibule with octagonal windows added in lieu of porch	- poor
Contribution to the neighbourhood character	- poor

The home was built circa 1875 and shows its age but has been kept in fair repair. A series of renovations appear to have taken place as the residents maintained and upgraded their living environment as their living standards changed.

The interior of the home was quite simple in finishing and detailing.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

The structure of the home was built as per the original carpenter's experience, long before any Building Codes or design standards. The cellar is of rubble stone. As such, it does not comply with the current Building Code in structure, minimum design dimensions and thermal values. The home is in the twilight of its serviceable life.

3.4.2 Cultural

The principal families who lived on the farm were the Cliffords (1857 to 1876), and the Cosgroves (1886 to 1901). The Clifford Family lived on the full 200 acre parcel stretching eastward from the 2nd Concession to the 3rd Concession in a house off of the 3rd Concession. This is further supported by the James Clifford's comments in The Liberal Newspaper edition of January 4th, 1861 (see 3.2.3) where he comments on the quality of the 3rd Concession bridges which obviously he used to access his home.

The Cosgroves bought and lived on the westerly 100 acres of the original parcel and more likely lived in the house on the property. The home appears to have been built when David Boyle owned the property prior to selling the western 100 acres to the Cosgroves. This suggests that the most authentic name for the home should be the James Cosgrove House – not the James Clifford House.

The other families who owned the property (the Atkinsons, the Boyles and the Endeans) were successful and prominent citizens of Richmond Hill, but all lived in the Town. This property formed part of their large income property holdings around Richmond Hill. The Boyle Family owned close to 500 acres around the Town, and the Endean family used the property for growing flowers and plants to supply their nursery at Yonge and Elgin Mills.

The property was largely secondary to the daily routines of the families.

3.4.3 Contextual

The property sits in the northeastern sector of the Town of Richmond Hill. From a town wide perspective, the farms to the east have been replaced by residential neighbourhoods, recreational complexes, institutional and commercial uses, and by the 404 Highway over the last 50 years. The southern farms are becoming residential uses, and further to the south, have become institutional uses. Bayview Avenue on the western edge of the property is now a Regional thoroughfare, and the properties to the west of Bayview Avenue have become residential neighbourhoods. To the north of the site, there are institutional uses and future residential communities planned. A watercourse has been constructed along the front of the property.

The property, itself has not been a family farm for almost 90 years. Instead, it has been a commercial nursery growing operation.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



3.4.3.A – Neighbourhood Context

Heritage Impact Assessment

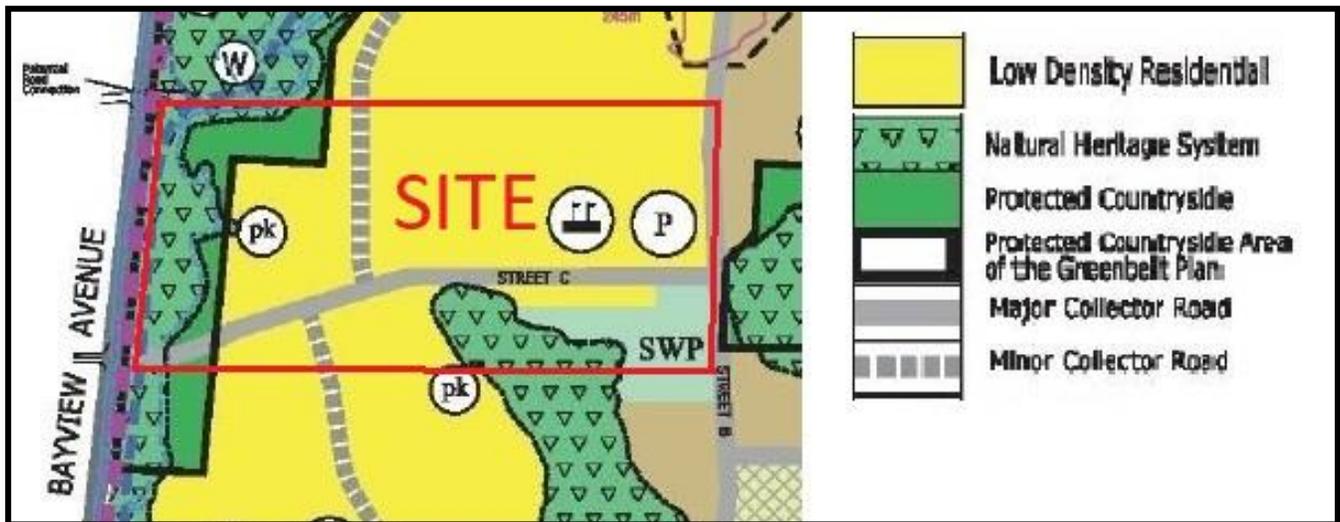
James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

4.0 Development Proposal

4.1 Proposal Description:

Richview 19 Holdings Inc has received Municipal approval for a Plan of Subdivision to execute the Town of Richmond Hill’s vision for a new community as laid out in the North Leslie Secondary Plan. The new neighbourhood consists of low-density residential housing with some protected natural areas. A park and elementary school are also proposed. The woodlot is being preserved.

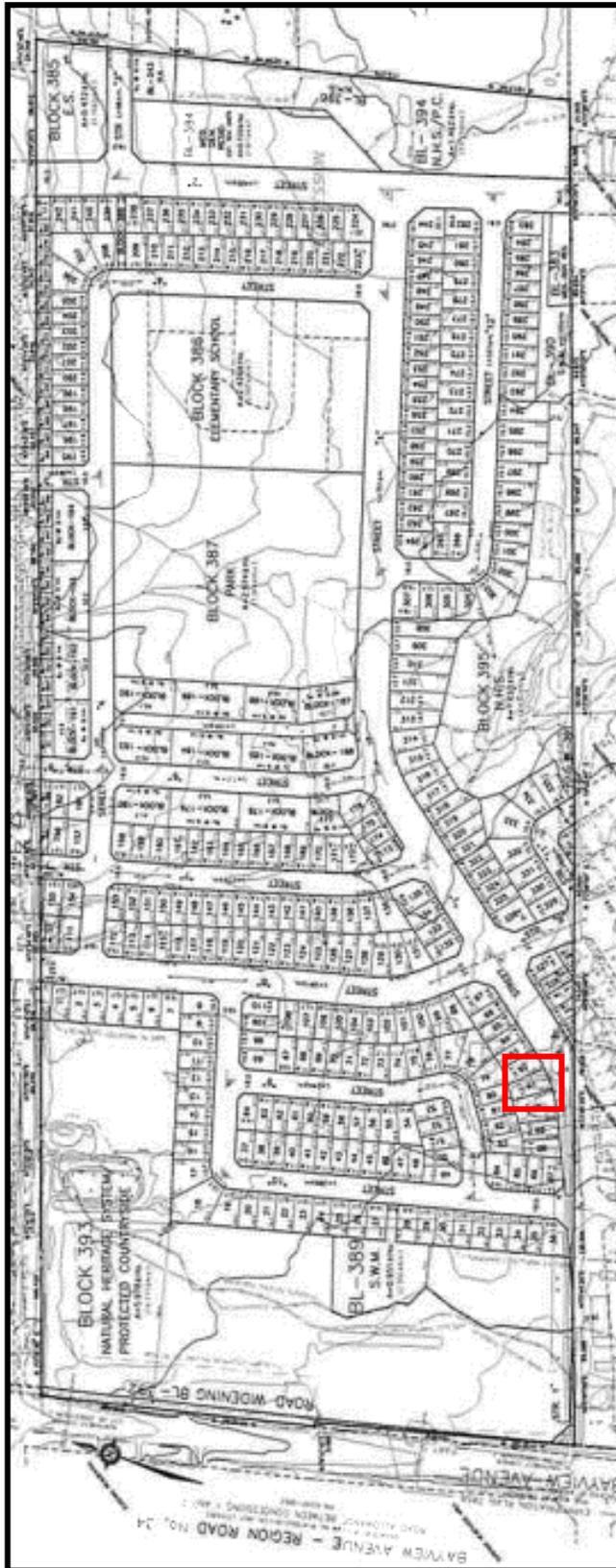
The watercourse running along the Bayview Avenue frontage of the property was created in the late 1990’s. It is proposed to be further developed to create a public river walk pedestrian trail system.



4.1.A – North Leslie Secondary Plan - excerpt

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario



4.1.B – Approved Draft Plan of Subdivision

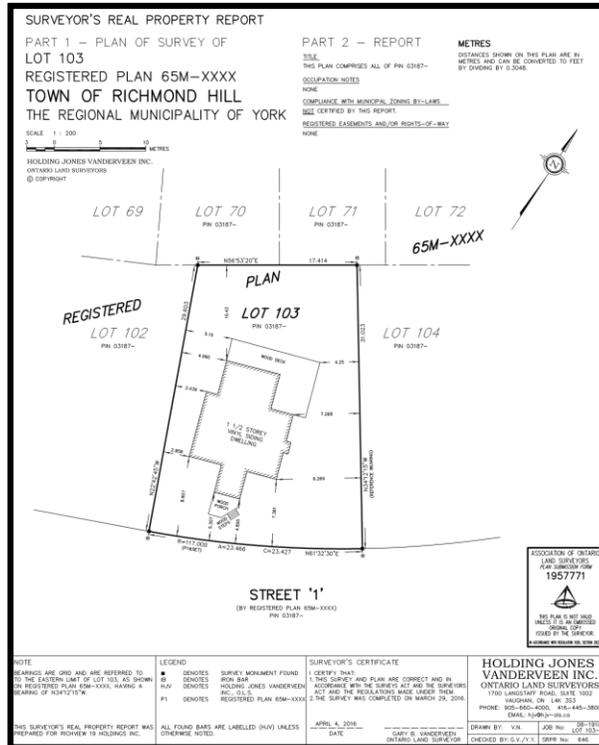
Version 29 January 2020. Project No. S19049



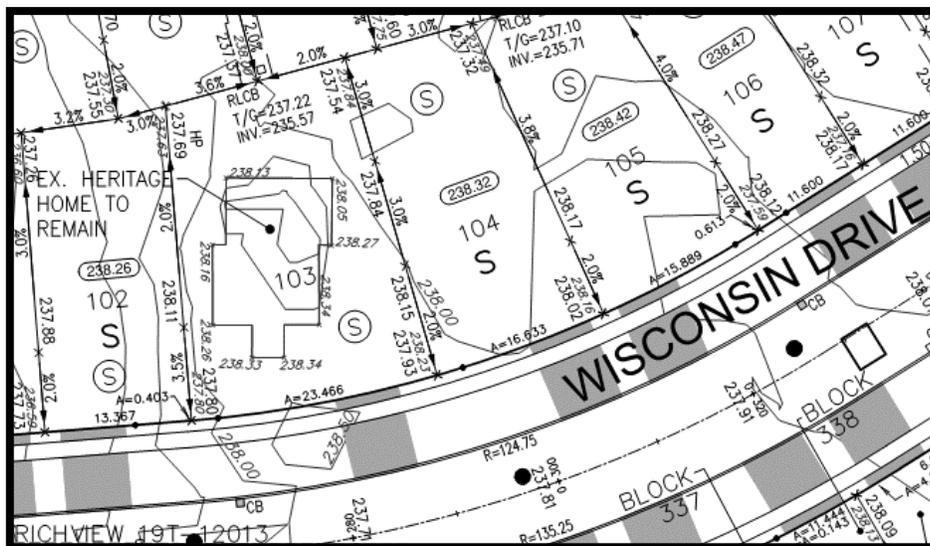
Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

As a condition of approval with the Municipality it was agreed to retain the home with potential heritage value on a lot within the subdivision. A lot has been created to retain the home in its original location. The lot, however, was sized to be in keeping with the community development standards.



4.1.C – Approved Plan of Subdivision – Lot 103



4.1.D – Approved Grading Plan of Subdivision – Lot 103

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Should the Heritage Impact Assessment conclude that there is sufficient Heritage value remaining in the home to warrant its preservation, a proposal for the home would entail preparing a Preservation plan to renovate it to modern building code standards. Plans would be developed regarding the proposed work.

4.2 Alternative Development Options:

Upon the assessment of the Heritage value of a property, appropriate Heritage conservation strategies consist of Conservation, Preservation, Re-location (on site), Relocation (off site), Demolition and Commemoration:

4.2.1 Conservation

Conservation of a structure, where appropriate owing to the excellent Heritage value and condition of the building, proposes to keep the building in its original condition and with minor restoration using authentic materials and construction methods.

- The building has been altered from its original state and has lost much of its original built character. It is near the end of its serviceable life;

4.2.2 Preservation

Preservation of a structure, where appropriate owing to the good Heritage value of the building, proposes the salvaging of the existing building/structure, and restoring, renovating and re-using the structure.

- The building has been altered from its original state and has lost much of its original built character. It is near the end of its serviceable life;
- A lot in the subdivision has been created to permit the home to remain in its original location;
- However, it is in sufficient structural stability to warrant renovation to today's standards not as a heritage property.

4.2.3 Relocation (on site)

Relocation (on site) of a structure, where appropriate owing to the good Heritage value of the building, proposes to move the building to a location on site which will minimize the loss of Heritage value, but permit the Building to be preserved, renovated and reused.

- The building has been altered from its original state and has lost much of its original built character. It is near the end of its serviceable life;
- A lot in the subdivision has been created to permit the home to remain in its original location.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

4.2.4 Relocation (off site)

Relocation (off site) of a structure, where appropriate owing to the good Heritage value of the building, proposes to move the building to a location on site which will minimize the loss of Heritage value, but permit the Building to be preserved, renovated and reused.

- The building has been altered from its original state and has lost much of its original built character. It is near the end of its serviceable life;
- A lot in the subdivision has been created to permit the home to remain in its original location.

4.2.5 Demolition

Demolition of a structure may be permitted when there is little or no Heritage value remaining in the building and/or the building has deteriorated to a condition where it is structurally unsafe for the public.

- The building and has been altered from its original state, and has lost much of its original built character, and is at the end of its serviceable life.
- The building can be demolished;

4.2.6 Commemoration

Commemorative strategies may be used to demarcate and commemorate the Heritage of a property. It can assist in interpreting and educating the community to the history of the neighbourhood.

The Cultural Heritage could be commemorated in a variety of ways:

- the naming of streets and public spaces with the names of the original residents/families/events,
- providing plaquing and interpretive exhibits which commemorate and illustrate the heritage of the area in public areas,
- historical artwork in public spaces
- salvaging any appropriate wood timbers from the barn and re-purposing them elsewhere.

As noted in earlier sections, there are a variety of streets in the Town of Richmond Hill named after the families. “Marshall Street” (south of Observatory Lane, East of Yonge St.) and “Overhold Crescent” (east of Bathurst St. south of Milos Road) exist as well.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

5.0 Heritage Impact Assessment

5.1 Town of Richmond Hill Inventory of Cultural Heritage Resources: 11061 Bayview Avenue - "Listed":

5.1.1 Architectural

Criteria for determining Architectural Heritage Value or Interest:

Section 1.(2)1. - The property has design value or physical value because it:

- i) Is a rare, unique representation or early example of a style, type, expression, material or construction method:

poor example of the Architectural style with non-compatible additions: No
- ii) Displays a high degree of craftsmanship or artistic merit:

Typical craftsmanship No

Or

- iii) Demonstrates a high degree of technical or scientific achievement: No.

5.1.2 Cultural

Criteria for determining Cultural Heritage Value or Interest:

Section 1.(2)2. - The property has historical value or associative value because it:

- i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community: No
- ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture: No

Or

- iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community: No.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

5.1.3 Contextual

Criteria for determining Contextual Heritage Value or Interest:

Section 1.(2)3.- The property has contextual value because it

- i) is important in defining, maintaining or supporting the character of an area –

Solitary dwelling on a large acreage close to the road;
Farm compound largely buildings have been demolished
Area character has changed:

No

- ii) is physically, functionally, visually or historically linked to its surroundings –

No neighbourhood character exists
Solitary structure on large acreage
All components of the farm are missing:

No

- iii) Is a landmark:

No.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

6.0 Summary Statements

6.1 Impact on the Residence at 11061 Bayview Avenue:

6.1.1 Architectural

The Architectural Heritage Value of the home is poor as it has been greatly reduced by:

- alterations which have changed the home from its original appearance;
- the replacement of materials with new, more recently manufactured materials;
- the alteration of the interior layout of the home;
- the deviations from the accepted Architectural style.

6.1.2 Cultural Heritage Value

The Cultural Heritage Value of the home is low. Though the property supported many families, the home and land were secondary to more important foci of the owners' lives in Town. Sufficient commemoration exists in the Town of Richmond Hill for the more prominent families who owned the property.

While James Clifford lived on the property, his home appears to have been located near the easterly property line along the 3rd Concession (Leslie Street). James Cosgrove lived on the property and resided in the house that is the focus of this report.

The home should more appropriately be referred to as the James Cosgrove House.

6.1.3 Contextual Heritage Value

The Contextual Heritage Value of the property is poor as:

- the neighbourhood character has undergone tremendous change from its original farming community to a commercial growing operation to a new residential community;
- the property's farmyard character has changed from its original farming roots as all ancillary farming buildings and sheds have been removed
- the site is under construction.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

7.0 Mandatory Recommendations:

7.1 Mandatory Recommendation regarding the Impact on Heritage Listed Residence at 11061 Bayview Avenue:

The Recommendations of this report regarding the Heritage Value of the Residence at 11061 Bayview Avenue, Richmond Hill are that:

- The property has lost substantial Architectural Heritage Value due to its alterations;
- The property does not possess significant Cultural Heritage Value;
- The property has lost substantial Contextual Heritage Value due the major changes in its local context,
- The property at 11061 Bayview Avenue be de-listed from Town of Richmond Hill Inventory of Cultural Heritage Resources as the Heritage Value of the property is poor and does not meet the standards of the Ontario Heritage Act for possessing sufficient Heritage Value to qualify it for Designation under the Act, as a Building or property;
- The property be removed from the Town of Richmond Hill Inventory of Cultural Heritage Resources and The Town of Richmond Hill Property Data base be updated to reflect the de-listing,
- The building (house) can be demolished;
- The impact of the proposed development on the home will be minor as the home has lost significant Heritage value;
- Notwithstanding the existing commemoration throughout the Town of the prominent families who owned the property, a Commemorative Interpretive program be developed and implemented which further celebrates and educates the new neighbourhood about its Heritage past such as:
 - Renaming “Wisconsin Drive” to “Alice Endean Drive” to commemorate the matriarch of the Endean clan, subject to Municipal approval;
 - Name the future Park: “Alice Endean Park”, “James Clifford Park” or “James Cosgrove Park”, subject to Municipal approval;
 - Name the future school: “Alice Endean School”, “James Clifford School” or “James Cosgrove School” with an interpretive panel installed in the school recording the history of the school’s namesake and/or include a summary of all the landowners. Subject to School Board approval.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

- Notwithstanding the loss of Heritage Value, should the Home be preserved, a Renovation Plan be prepared to document the renovations to the Home but not requiring Heritage Review since the Home has been de-listed.

8.0 Authorship

Report Prepared By:

SRN ARCHITECTS INC.

Date: 29 January 2020



Vincent J. Santamaura, B.Arch, OAA, MRAIC, CAHP
Architect

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Appendix 1: Bibliography

- 1.1 Books A, C, D, Lot 26, Concession No.2, Geographic Township of York, Ontario Land Register, Parcel Registry, (on Microfiche), Land Registry Office #65 (York Region), Ministry of Government Services, Province of Ontario.
- 1.2 P.I.N Extracts, Ontario Land Register, Parcel Registry, Land Registry Office #65 (York Region), Ministry of Government Services, Province of Ontario.
- 1.3 Site Visits – November 26th, 2019 and December 23rd, 2019.
- 1.3 Canada, Government of, Department of National Defense, Aerial Photographs, National Aerial Photographic Collection, National Aerial Photographic Library, Ottawa.
- 1.4 Canada, Government of, Census of Canada – 1841, 1861, 1881, 1901, 1911, 1921, Ottawa.
- 1.5 Ontario, Government of, Ministry of Mines and Resources, Aerial Photographs, Ontario Archives, Toronto.
- 1.6 The York Herald, Newspaper, Richmond Hill – Various Articles, The Collection of the Richmond Hill Public Library.
- 1.7 The Liberal, Newspaper, Richmond Hill – Various Articles, The Collection of the Richmond Hill Library.
- 1.8 Photographic Collection, Richmond Hill Public Library, <http://edrh.rhpl.richmondhill.on.ca/cemeteries/stone.asp>
- 1.9 www.findagrave.com/memorials.
- 1.10 “What’s in a Street Name?”, York Region News <https://www.yorkregion.com/community-story/1454472-what-s-in-a-street-name/>
- 1.11 “Street Names: Frank Endean Road”, The Toronto Star https://www.thestar.com/life/2013/04/05/street_names_frank_endean_rd.html
- 1.12 Tremaine, George R, “Tremaine’s Map of the County of York, Canada West”, George R. Tremaine, Toronto, 1860. In the Collection of McGill University Rare Books Division
- 1.13 Miles & Co., The Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury and the Town of Bradford in the County of Simcoe Ont., Miles & Co. Toronto, 1878. In the Collection of McGill University Rare Books Division

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Appendix 2: Methodology

The methodology used to research, analyze and assess the heritage value and interest of the subject property was as follows:

- i) Review of Terms of Reference of Heritage Impact Assessments prepared by the Municipality;
- ii) Review of Provincial Legislation and Policy Statements affecting Municipal Growth and Heritage;
- iii) Review of Regional and Municipal Official Plans with respect to Heritage;
- iv) Engage in an on-site visit to document and assess the building(s) with respect to:
 - Physical Architectural attributes,
 - Heritage components and detailing
 - Condition of exterior building envelope and structure,
 - Mechanical systems
 - Electrical systems
 - Interior design treatments;
- v) Engage in historical research in collections of Local Civic Archives, Public Library and Historical Societies;
- vi) Engage in research at the Ontario Land Registry;
- vii) Review and Assess Development Proposal;
- viii) Prepare report.

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Appendix 3: Biography of Author:

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

Overview:

Vincent has evolved his close to 30 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Professional Memberships:

2012 to 2017 – Member, Alberta Association of Architects

2010 to present – Member, Building Specialist, Canadian Association of Heritage Professionals

1981 to present – Member, Ontario Association of Architects, Registered 1988

1983 to present – Member, Royal Architectural Institute of Canada

Heritage Impact Assessment

James Clifford House, 11061 Bayview Avenue, Richmond Hill, Ontario

Community Memberships:

- 2015 to 2018 – Member, Heritage Whitby/LACAC, Town of Whitby
2009 to 2012 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
- 1993 to 1996 – Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
- 1993 to 2002 – Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
- 1994 to 2002 – Member, York/Durham Heritage Railway Association, Stouffville
- involved in the running of the heritage railway between Stouffville and Uxbridge
- 1995 to 1998 – Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

Expert Witness – Heritage Matters: Ontario Municipal Board
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

Heritage Impact Statements/Reports:

Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):
Analyzed and authored a Heritage Impact Assessment and Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:
Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:
Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

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Cultural Heritage Impact Review Assessment/ Preservation Plan – 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray- Shore House) City of Vaughan:

Analyzed and authored a Cultural Heritage Impact Statement for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement –10056 & 10068 Keele Street

(Le Sedici Vilette) City of Vaughan:

Analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement/Conservation Plan Stiver Tenant House (Designated) –

9721 Kennedy Road, City of Markham

Analyzed and authored a Cultural Heritage Impact Statement for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)

Heritage Impact Statement – 9920 & 9940 Leslie Street, Town of Richmond Hill:

Analyzed and authored a Cultural Heritage Impact Statement for the preservation, re-location, renovation, and addition of the Designated Mapes & Horner Homes in the Town of Richmond Hill.

Restoration:

St. Francis Xavier (1856),

Parish of St. James – Tottenham

Architect for the planned restoration and expansion of this Heritage church will ensure the unique features of this building will be preserved.

The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

The Mapes House (Designated) 9920 Leslie St, Richmond Hill

Architect for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

The Horner House (Designated) 9940 Leslie St, Richmond Hill

Architect for the preparation of a conservation plan for this Designated Home moving as a result of development pressures.

Adaptive Re-Use:

11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:

Old Brooklin-The Mews, Brooklin:

Architect for the infill and extension of downtown Brooklin's Heritage District's main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

Broadway Grande, Orangeville:

Located in the heart of old Orangeville, **Architect** for this Mixed-Use Commercial/ Residential Condominium re-creates the "Renaissance Revival" façade of the former Broadway Grande Hotel.

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Institutional:

Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Commercial:

10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple's Heritage District, approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Architectural Control Guidelines:

Spring Creek, Waterdown:

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

Heritage Impact Assessment

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End of Report