



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: January 19, 2021

Report Number: SRPI.21.011

Department: Planning and Infrastructure

Division: Policy Planning

Subject: **SRPI.21.011 Notice of Intent to Demolish 16
Centre Street West, City File D12-07105**

Purpose:

To seek Heritage Richmond Hill Committee's consideration regarding the cultural heritage merit of the property located at 16 Centre Street West under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Heritage Richmond Hill advise Council the property located at 16 Centre Street West does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*; and
- b) That 16 Centre Street West be removed from Richmond Hill's Heritage Register.

Contact Person:

Joanne Leung, Manager, Heritage and Urban Design, phone number 905-771-5498

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

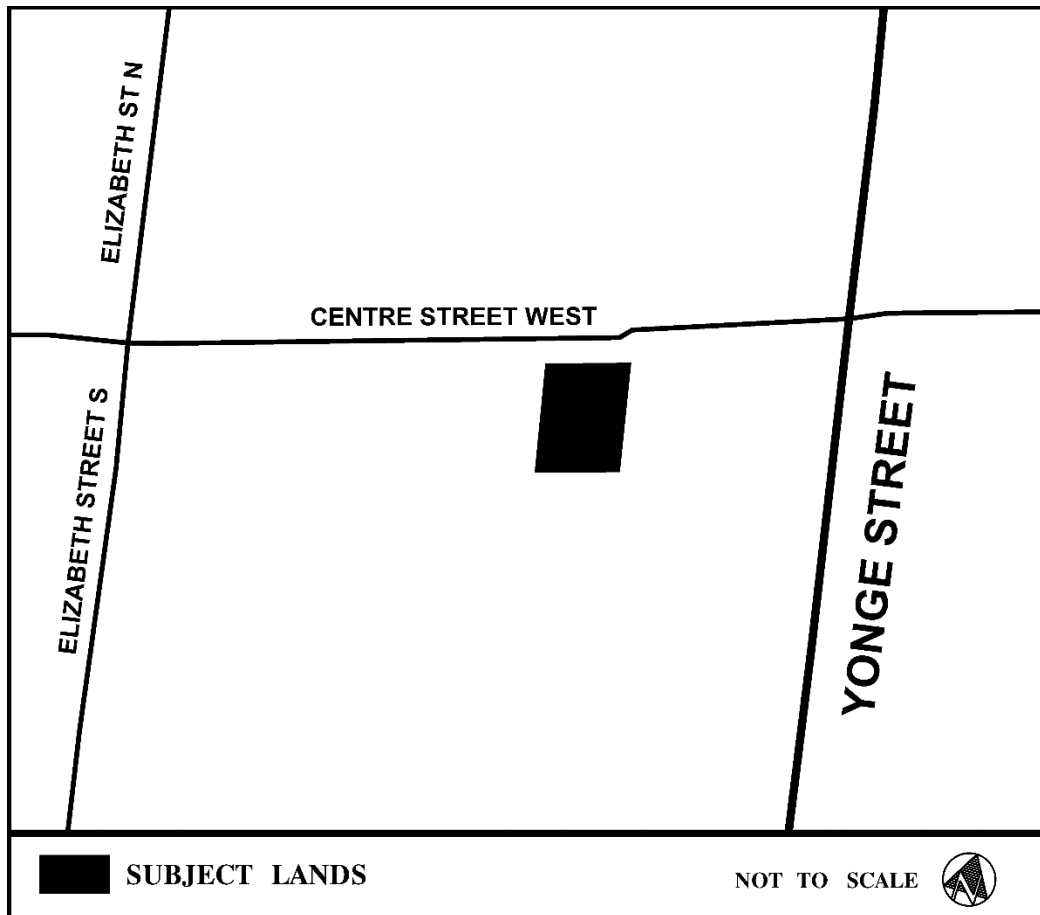
Approved by: Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

Location Map:

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

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Background:

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

The subject property is located on the south side of Centre Street West and is approximately 60 metres west of Yonge Street in the historic Village Core. The property contains a c.1872 gable front frame dwelling and a wooden outbuilding. It is listed on the City's Heritage Register as a non-designated property.

On November 27, 2020, the City received a Cultural Heritage Impact Assessment (CHIA) prepared by MW Hall Corporation in support of a demolition permit for the structures on the subject property. Staff reviewed the CHIA and confirmed that it met the City's Terms of Reference on November 30, 2020. The CHIA is attached as Appendix A to this report.

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If Council, after considering HRH's advice on the matter, determines the property to not meet the criteria for heritage designation, the property will be removed from the Heritage Register and the building may be demolished.

Cultural Heritage Evaluation:

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

- 1) Physical/Design Value:
 - a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - b. Displays a high degree of craftsmanship or artistic merit; or
 - c. Demonstrates a high degree of technical or scientific achievement.
- 2) Associative/Historical Value:
 - a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - b. Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) Contextual Value:
 - a. Is important in defining, maintaining or supporting the character of an area;
 - b. Is physically, functionally, visually or historically linked to its surrounding; or
 - c. Is a landmark.

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

Physical/Design Value

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

The building was constructed circa 1872 and was a modest 1.5-storey building at the time of its original construction. It was significantly altered during the earlier part of the 20th century by moving the front door to the west façade, changing the interior layout, changing the windows, adding a full basement, and adding a flat dormer to the east

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side. It has a frame one-storey addition at the rear. The wooden outbuilding at the rear of the property is also modest in design.

The subject property contains limited design value. It is not a rare, unique or early example of an architectural style, and the alterations to the exterior prevent the dwelling from being representative of a specific style. It also does not exhibit a high degree of artistic merit either in its craftsmanship or in its design. Staff concurs with the CHIA's assessment that the subject property does not have physical or design value.



Undated photo of subject property illustrating how the dwelling looked prior to the alterations.

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Photo taken in 2020 illustrating how the subject property looks today.

Associative/Historical Value

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

The existing dwelling was constructed for Thomas Munshaw, whose grandfather was Balsor Munshaw, one of the first European settlers in Richmond Hill. The historical significance of Thomas, however, is limited to this connection to Balsor, as he is not known to have been a significant contributor to the Richmond Hill community; no other previous owner was found to be significant to the community. The subject property is also not known to have direct associations with a theme, event, belief, activity, organization or institution that is significant to the community. Nor does it demonstrate or reflect the work or ideas of a significant architect, artist, builder, designer or theorist. Staff concurs with the CHIA's assessment that the subject property does not have associative or historical value.

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Contextual Value

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

The subject property was originally part of a larger agricultural property, with the existing dwelling acting as a farmhouse. This agricultural context has changed significantly since then and is now a suburban, town character. While the dwelling is historic in age, its alterations diminish the subject property's role in defining, maintaining, or supporting the area's village character. As it predates the surrounding development, it is not physically, functionally, or historically linked to its surroundings. It is also not a landmark. Staff concurs with the CHIA's assessment that the subject property does not have contextual value.

Staff Review

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

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to the Strategic Plan:

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

Conclusion:

Staff is of the opinion that 16 Centre Street West does not merit designation under Ontario Regulation 9/06 and recommends that the property be removed from the Richmond Hill Heritage Register.

Attachments:

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

- **Appendix A** Cultural Heritage Impact Assessment, 16 Centre Street West Richmond Hill, Ontario, Canada, prepared by MW Hall Corporation (15 October 2020, revised 25 November 2020)

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Report Approval Details

Document Title:	SRPI.21.011 Notice of Intent to Demolish 16 Centre Street West.docx
Attachments:	- SRPI.21.011 Appendix A - CHIA 16 Centre St W - 25 nov 2020.pdf
Final Approval Date:	Dec 22, 2020

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - Dec 10, 2020 - 10:10 AM

Kelvin Kwan - Dec 10, 2020 - 1:16 PM

MaryAnne Dempster - Dec 22, 2020 - 9:01 AM