

**CULTURAL HERITAGE IMPACT  
ASSESSMENT**

**16 Centre Street, West  
Richmond Hill, Ontario, Canada**

**15 October 2020 revised 30 October 2020  
and revised 25 November 2020**

**prepared by**



architecture + planning + urban design  
+  
heritage conservation  
+  
real estate development

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# CULTURAL HERITAGE IMPACT ASSESSMENT

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15 October 2020 revised 30 October 2020 and revised 25 November 2020

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# CULTURAL HERITAGE IMPACT ASSESSMENT

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## EXECUTIVE SUMMARY

16 Centre Street West is within the Richmond Hill centre which is a mixed-use early settlement area of the Town which contains existing heritage structures. Yonge Street located to the east of this property is today the commercial/business core of Richmond Hill. The block around Centre Street West where this property is located contains primarily single-family houses. There are four similarly scaled early residential structures located north of the subject properties, across Centre Street West. Across Centre Street West from the subject properties is 11 Centre Street West which is a Listed structure and 29 Centre Street West which is a Designated heritage (for design) structure. Three other structures on the north side of Centre Street West are included in the Town Inventory but are neither Listed nor Designated under the Ontario Heritage Act. The subject property land is one of multiple subdivided rectangular lots within this area of the Town. 16 Centre Street West is Listed on the Town of Richmond Hill Inventory of Cultural Heritage Resources. It is not a Designated heritage property, and the general area of the property is not a Designated Heritage District under the Ontario Heritage Act. The owner of the property also owns 20 Centre Street West and is planning to remove existing structures on the combined property and to construct a six storey residential apartment building with underground parking that would occupy the two parcels. The Official Plan for this area of the Town is to create a “compact, mixed use urban centre ... a major residential and employment destination...” with this identified as ‘Village’.

It is our assessment that the present house on the site has no remaining historical/associative cultural value in itself and minimal contextual heritage value due to its present condition of having been substantially modified. Further, the house has minimal contextual value because of its remaining location on 16 Centre Street West with a series of similarly scaled buildings located on the north side of the street. The structure at the rear/south of the property is in poor physical condition and cannot be safely retained without major reconstruction and replacement of substantial, or all of the exterior cladding. Its function as an outbuilding on the site has limited contextual heritage value at this time and likely in the future of the Richmond Hill core area.

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## 1.0 INTRODUCTION TO THE DEVELOPMENT SITE

The proposed redevelopment site is composed of two established residential lots that are relatively flat, with two older single-family houses and some older out-buildings at the rear/south of the lot at 16 Centre Street West. 16 Centre Street West is a Listed property in the Richmond Hill Inventory of Heritage Properties published in Spring 2019. 20 Centre Street West is not Listed. Further to the east is existing commercial development facing Yonge Street with related surface parking abutting the 16 Centre Street West property. West of the two residential lots is a multi-storey apartment building which occupies the remainder of the block along Centre Street. South of the lots is a surface parking lot servicing the rear of existing commercial structures along Yonge Street. North of the two lots are a number of single-family house structures, two of which have been converted to commercial use. Within this row of older existing residential buildings, some of which have been converted to commercial use, are two structures which are noted in the Town Inventory of Heritage Buildings. 11 Centre Street West is identified as a Listed structure and 29 Centre Street West toward the end of the row is a Designated Heritage property under the Ontario Heritage Act.

There are a few existing mature trees on the property and along the street.

PRESENT OWNER CONTACT INFORMATION is as follows:

Petrogold Inc.  
261 Arnold Avenue  
Thornhill, Ontario L4J 1C3  
ATTENTION: Mr. Eugene Scholyar

**CONTACT:**

Mr. Murray Evans  
Evans Planning Inc.  
8481 Keele Street, Suite 12  
Vaughan, Ontario L4K 1Z7  
Tel: (905) 689 6992



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## 2.0 BACKGROUND RESEARCH AND ANALYSIS

The Town of Richmond Hill was originally settled as aboriginal lands but following the English establishment of Upper Canada in the 18<sup>th</sup> century, John Graves Simcoe and Augustus Jones established Yonge Street connecting Toronto at Lake Ontario with Georgian Bay and encouraged European settlement of the area. Lands west of Yonge Street were established as Vaughan Township and East of Yonge Street established as Markham Township in the 19<sup>th</sup> century. Early in the 19<sup>th</sup> century, what later became Richmond Hill was a way station to travelers northward from Toronto and from settlement of adjacent areas which continued to expand. In 1872 Richmond Hill was incorporated as a municipality. The settlement experienced growth and then decline in the latter part of the 19<sup>th</sup> century.

According to the Town Inventory of Cultural Heritage Resources, the frame, 1 ½ storey residence which remains at 16 Centre Street West was constructed c1872. From a review of street maps showing the Town in that era it is clear that the lands north and west of 16 Centre Street West were at that time likely in agricultural use or undeveloped, thus the rationale for the remains of the barnlike outbuilding at the south side of the subject property. The original, now enclosed verandah on the north side of the house would have had a pastoral view to the north. But as the town became more populated this pastoral view ceased to exist and the verandah was enclosed by the next owner, as was the original main entry to the house was revised to face Centre Street rather than Yonge Street. It is noted in the Town Inventory that the house was renovated c1925 with its 3-bay, centre hall plan and a north facing verandah (now enclosed) updated to the changing central location of the house. The cadastral record shows that Munshaw sold the property to Elias A. Carey in 1925. By this time the vicinity of the house had changed, with Yonge Street now being more commercial/office and the town centre, so that the 'front' entrance of the house likely made more rational sense facing Centre Street instead of Yonge Street.

The property is identified as the Thomas Munshaw house. Further review of the cadastral records indicates that Thomas Munshaw owned the property from 1871 to 1888. Thomas Munshaw was a grandson of Balsor Munshaw who had relocated from Pennsylvania in 1793 and settled near Elgin Mills and Yonge Street. Balsor Munshaw is noted as being one of the founding members of Richmond Hill by virtue of his settlement in the area and likely service in the Town.

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Further review of cadastral records indicates that the property ownership was transferred to George K. Blanchard who was the owner until 1980. Following this period the property changed ownership a few times until in 1989 it was owned by three members of the DeVellis family.

## 3.0 STATEMENT OF SIGNIFICANCE

The Tremaine Map of 1860 (see appendix A4) clearly shows the street pattern and established development areas of Richmond Hill which would have been in place just prior to the construction of the house at 16 Centre Street. The Richmond Hill, York County 1878 map (see appendix A5) shows the early development of Richmond Hill, and likely the house at 16 Centre Street West as being constructed. Trim details of the subject house have been obscured somewhat but the shape of the windows, roof shapes including over the former veranda and at the dormer at center of what was the former main entry to the house are consistent with wood framed houses constructed in this era. The present house originally with lapstrake wood siding is now covered in stucco which has obscured the likely original siding on the house and tends to obscure its original shape details. It can be concluded that the present frame house at 16 Centre Street West was likely part of the early speculative development of the Town of Richmond Hill. However due to the elimination of many of the architectural attributes by later owners, combined with lack of maintenance and resulting deterioration of the main outbuilding, the property is not considered by this consulting heritage architect as being retained as part of Richmond Hill today. Given the present condition of the existing house and outbuilding, which were important at a time when Richmond Hill was an agricultural centre, the house and remaining outbuilding on the property have limited historic/associative value as the original residence of one of the grandchildren of a founder of the Town, but no greater significance than the land itself in this regard. Given their present physical state, these structures have limited contextual cultural heritage value as evidence of the agricultural past of the Town because this value has been diminished as a result of significant changes by later owners. Unless the administration of the Town determined to create an historical/physical museum incorporating these structures, with some speculation regarding detailing of architectural character, acknowledgement of their significance would likely be limited to contributions to archival materials and provision of onsite information regarding their contextual cultural heritage significance to the history of Richmond Hill. Adaptive reuse of these structures, as has occurred with other structures in this core areas, would retain the structures, but their speculative restoration to evoke the early history of Richmond Hill does

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not seem appropriate, nor does it seem feasible given the changes which have taken place to these structures, and speculative restoration is likely not in accord with the Ontario Heritage Act.

## **4.0 ASSESSMENT OF EXISTING CONDITION**

The existing residential building appears to be in relatively stable structural condition, much modified from what was likely its original orientation facing Yonge Street, including the enclosure of a north facing verandah. It appears that most of the original window trims and the original 6 over 6 small pane wood windows remain. Further, what was likely the east facing main entrance to the house was closed and eliminated. An original wood outbuilding remains at the rear/south side of the lot but is substantially deteriorated

## **5.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT OR SITE ALTERATION**

Present plans for the site begin with removal of all buildings and vegetation at both 16 and 20 Centre Street West and with construction of a new six storey residential condominium apartment building on the property with below grade parking in accord with present planned upgrading of this core 'Village' area.

## **6.0 IMPACT OF DEVELOPMENT OR SITE ALTERATION**

Plans for development would eliminate one of the early houses and its outbuilding in Richmond Hill but would further implement the Official Plan of the Town to create a more compact and more intensely developed multi-functional mixed-use urban core for the Town of Richmond Hill. Removal of the existing buildings on the property would eliminate one of the later generation Munshaw family residences related to Richmond Hill.

## **7.0 ALTERNATIVES AND MITIGATION STRATEGIES**

It may be appropriate to establish a plaque at the edge of the property at 16 Centre Street West, perhaps depicting the house with its main entrance facing Yonge Street and the

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verandah opened as it would have been in the earlier era. It may include the outbuilding at the rear/south edge of the lot with mention regarding the relationship with the grandparent Balsor Munshaw. This would help to display and make known the earlier history of the establishment of Richmond Hill as an agricultural centre.

## 8.0 CONSERVATION STRATEGY

The following components of a conservation strategy are recommended for this property:

- a) Once the buildings have become vacant, record measured drawings should be prepared of the two buildings in preparation for documentation purposes.
- b) Prior to any demolition or restoration work, photo documentation of both the exterior and existing interior finishes and features should be made of both buildings and a report prepared for archival purposes.
- c) A plaque located along Centre Street West should be prepared and installed at the sidewalk of this block, noting the history and heritage significance of the property and its relationship to Balsor Munshaw, an early settler of Richmond Hill.

This Cultural Heritage Impact Assessment is respectfully submitted by

MW HALL CORPORATION



per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP  
President

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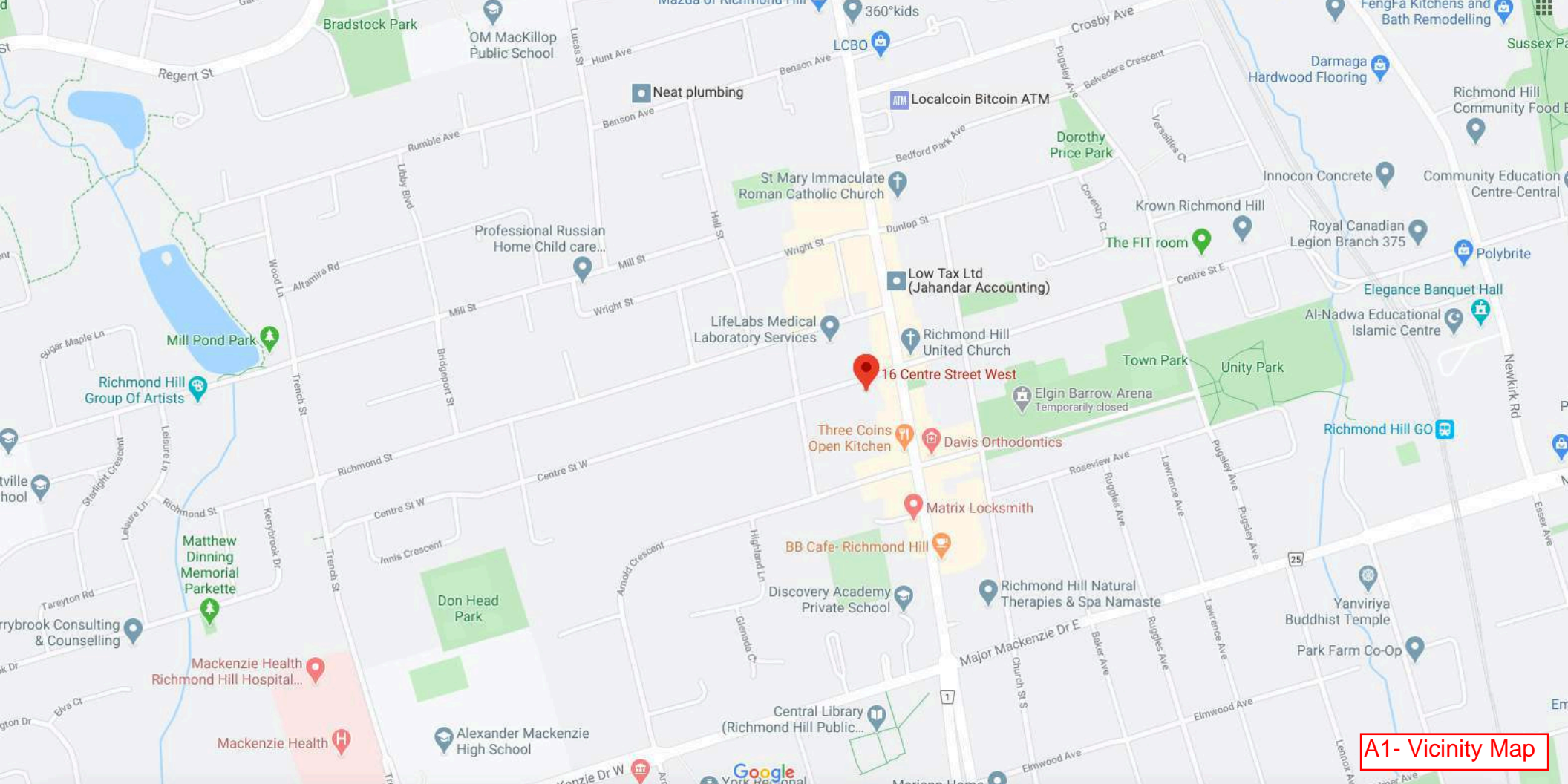
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## REFERENCES

1. Richmond Hill Official Plan, pp 3-75 to 3-77 and Section 4.2
2. Town of Richmond Hill Inventory of Cultural Heritage Resources, Spring 2018, page 27

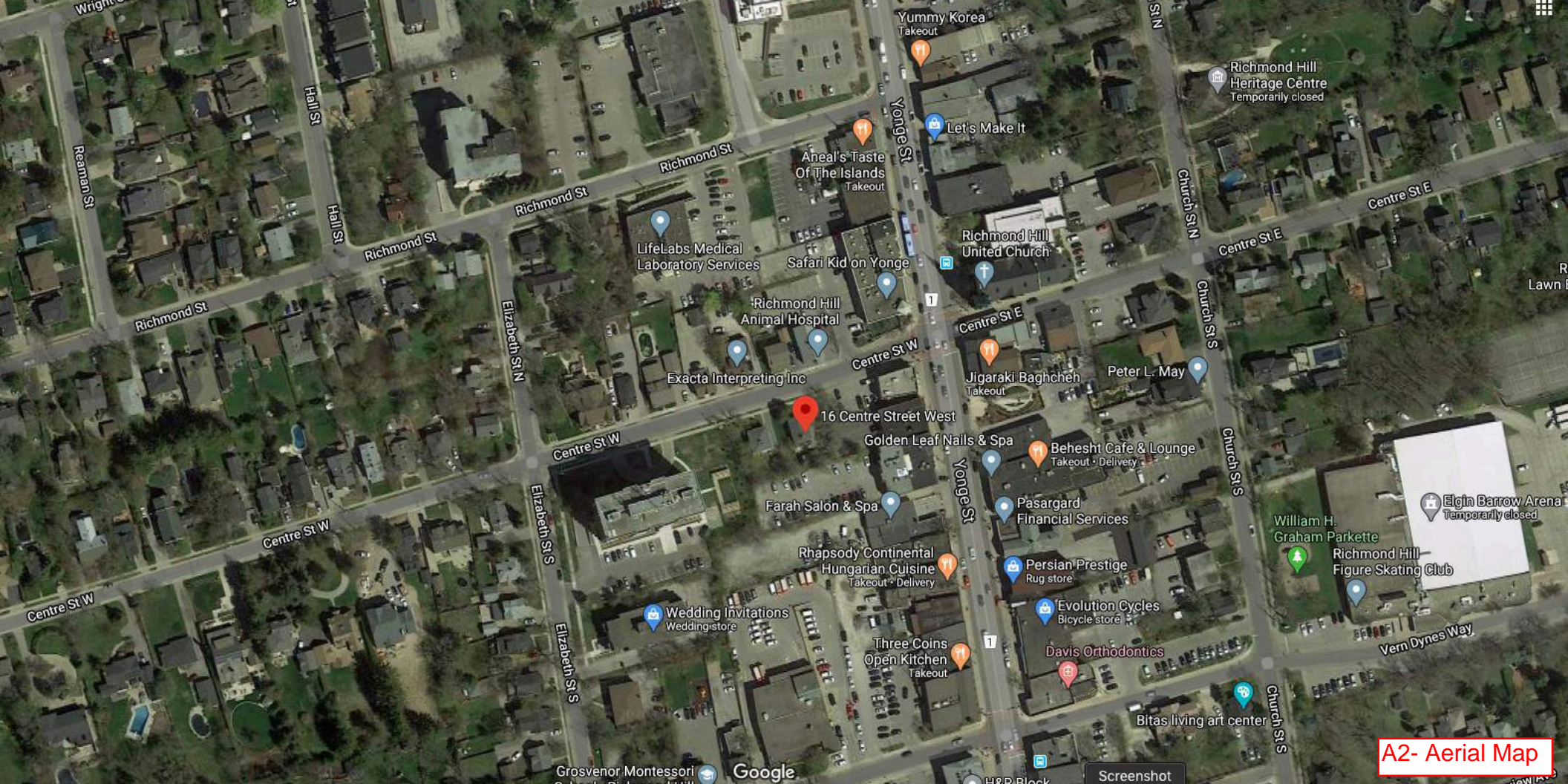
## APPENDICES

- A1- VICINITY MAP, 16 Centre Street West, Richmond Hill, Ontario
- A2- AERIAL MAP, 16 Centre Street West, Richmond Hill, Ontario
- A3- Photographs of existing structures at 16 Centre Street West, Richmond Hill
- A4- Tremaine Map section showing Richmond Hill, 1860
- A5- York County Map section showing Richmond Hill, 1878
- A6- OFFICIAL PLAN, land use
- A7- SURVEY, 16 and 20 Centre Street West, Richmond Hill
- A8- Preliminary DEVELOPMENT PLAN for 16 and 20 Centre Street West
- A9- Excerpt, Richmond Hill Inventory of Heritage Properties, 16 Centre Street West
- A10- Richmond Hill, LACAC report archive, Richmond Hill Public Library, no discernable date, with some photographs, per Peter Wilson, Librarian
- A11- Chain of Ownership
- A12- Curriculum Vitae, Mark Hall



A1- Vicinity Map









A3- 16 Centre St W, View from North





A3- 16 Centre St W, View from Northeast





A3- 16 Centre St W, View from Northeast





A3- 16 Centre St W Outbuilding, View from North





A3- 16 Centre St W, View from Southeast





A3- 16 Centre St W, View from Northwest





A3- 16 Centre St W, View from East

















At Centre Street  
J.A. Hayami M.D.  
Nurse Practitioner  
& Acupuncture Clinic  
Book Consultation 800-800-8000

AN APPLICATION TO PERMIT  
BUSINESS AND PROFESSIONAL  
OFFICES AND MEDICAL  
OFFICE





A3- 29 Centre St W









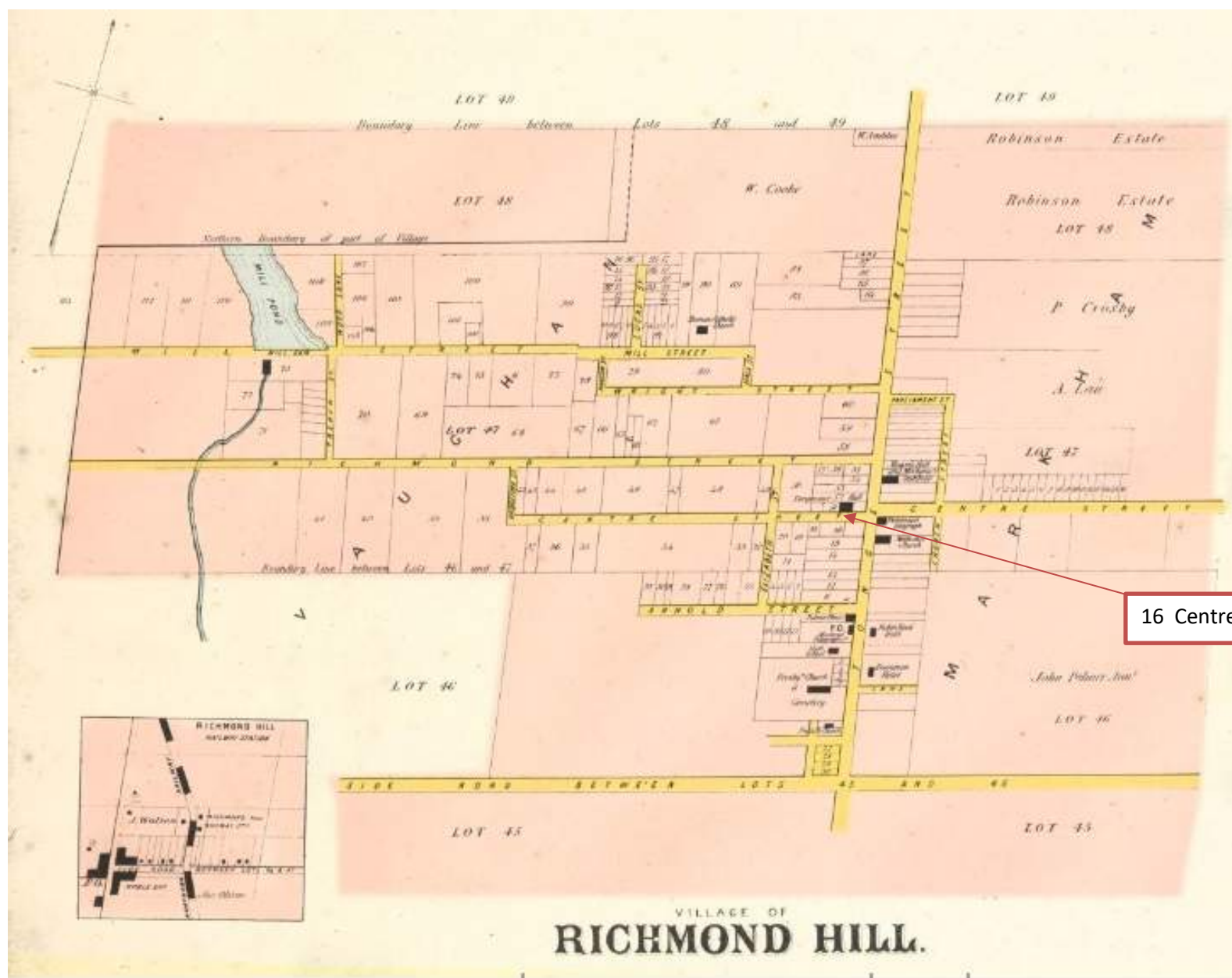


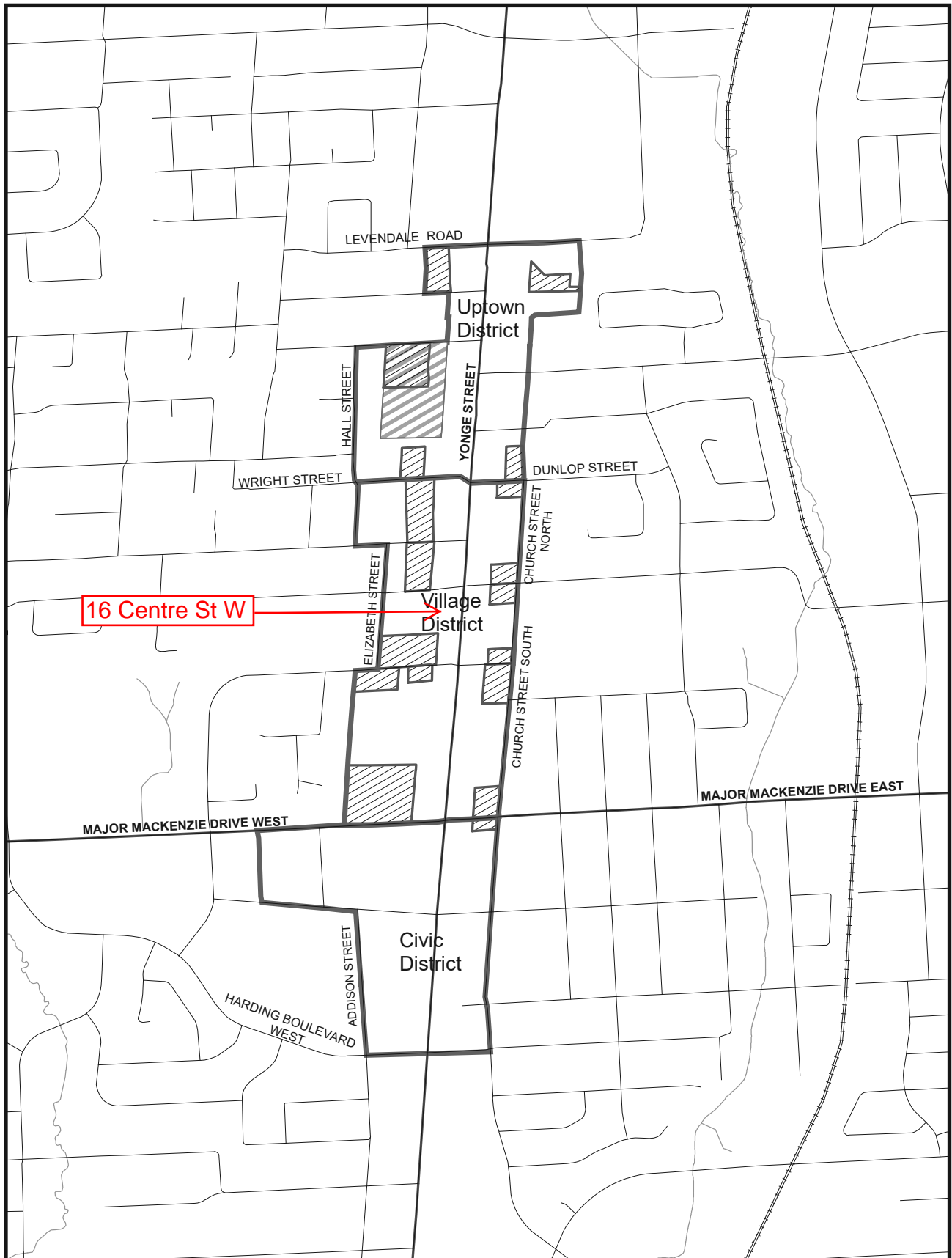


16 Centre Street West

A4- Tremain Map section showing Richmond Hill, 1860







**RICHMOND HILL  
OFFICIAL PLAN  
Downtown Local Centre  
Districts  
SCHEDULE A9**

**Legend**

- Streets
- ▭ Downtown Districts
- ▨ Exception Area (Policy 4.3.1.1.9)
- ▩ Small-scale office, commercial and retail sites

- ~ Watercourses
- C.N.R.

NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan. While every effort is made to ensure the accuracy, currency and completeness, it is not a plan of survey. Due to size constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Interested parties are therefore urged to make enquiries with the Town of Richmond Hill Planning and Regulatory Services Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.

T:\Maps\Map\_Planning\Official Plan Geodatabase\New\_OP\_projects\OP\_Amendment\Patrick Jan 2016\CPA\_Schedule3\_Downtown\_Local\_Centre.mxd



*Richmond Hill*



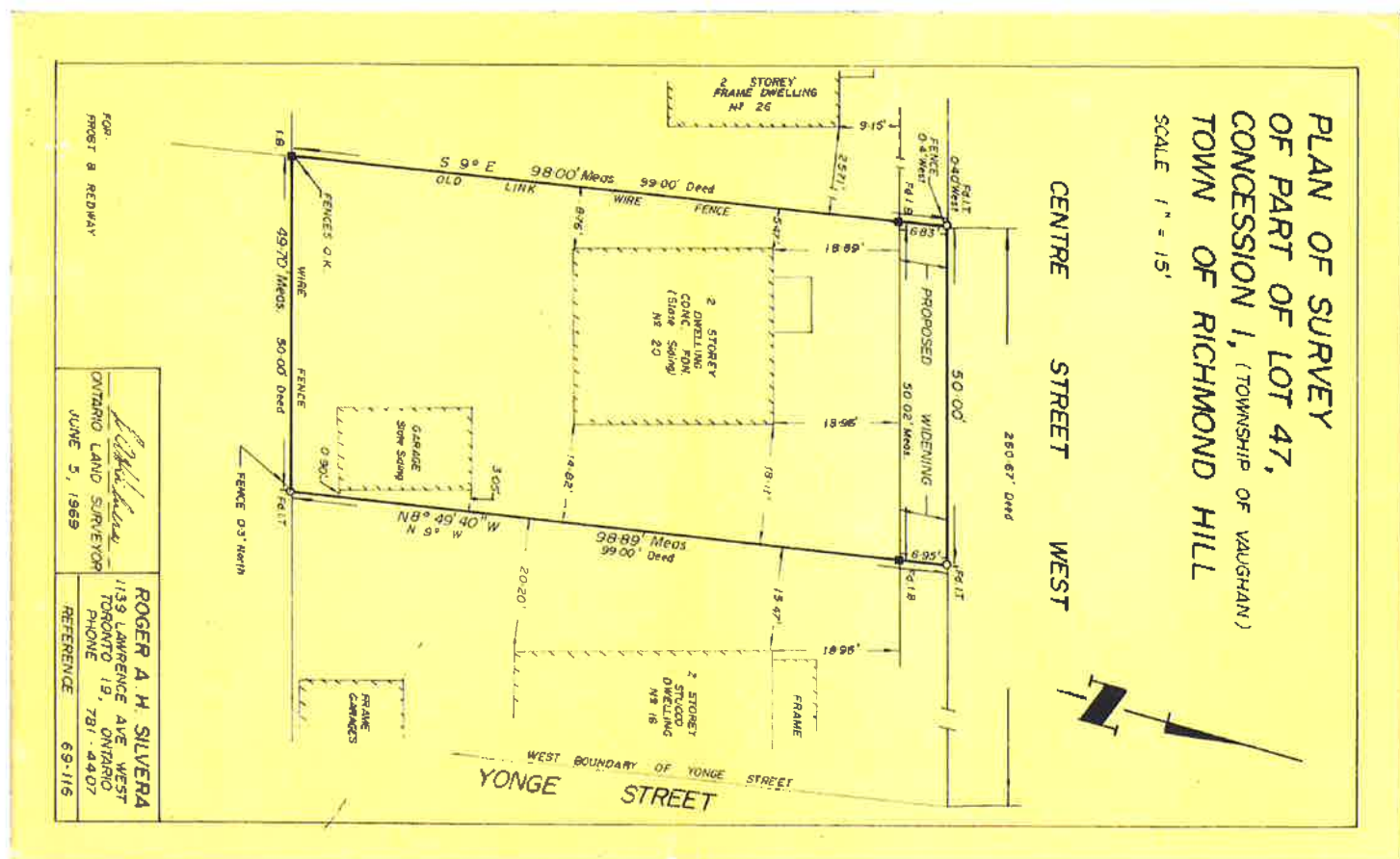
This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

**BUYER:** GIL SHCOLYAR and

**SELLER:** MALCOLM ALEXANDER HUTTON JARDINE

for the property known as 20 CENTRE STREET WEST, RICHMOND HILL, ON L4C 3P4

dated the 22nd day of June, 2020



This form must be initialed by all parties to the Agreement of Purchase and Sale.

**INITIALS OF BUYER(S):**

INITIALS OF SELLER(S):

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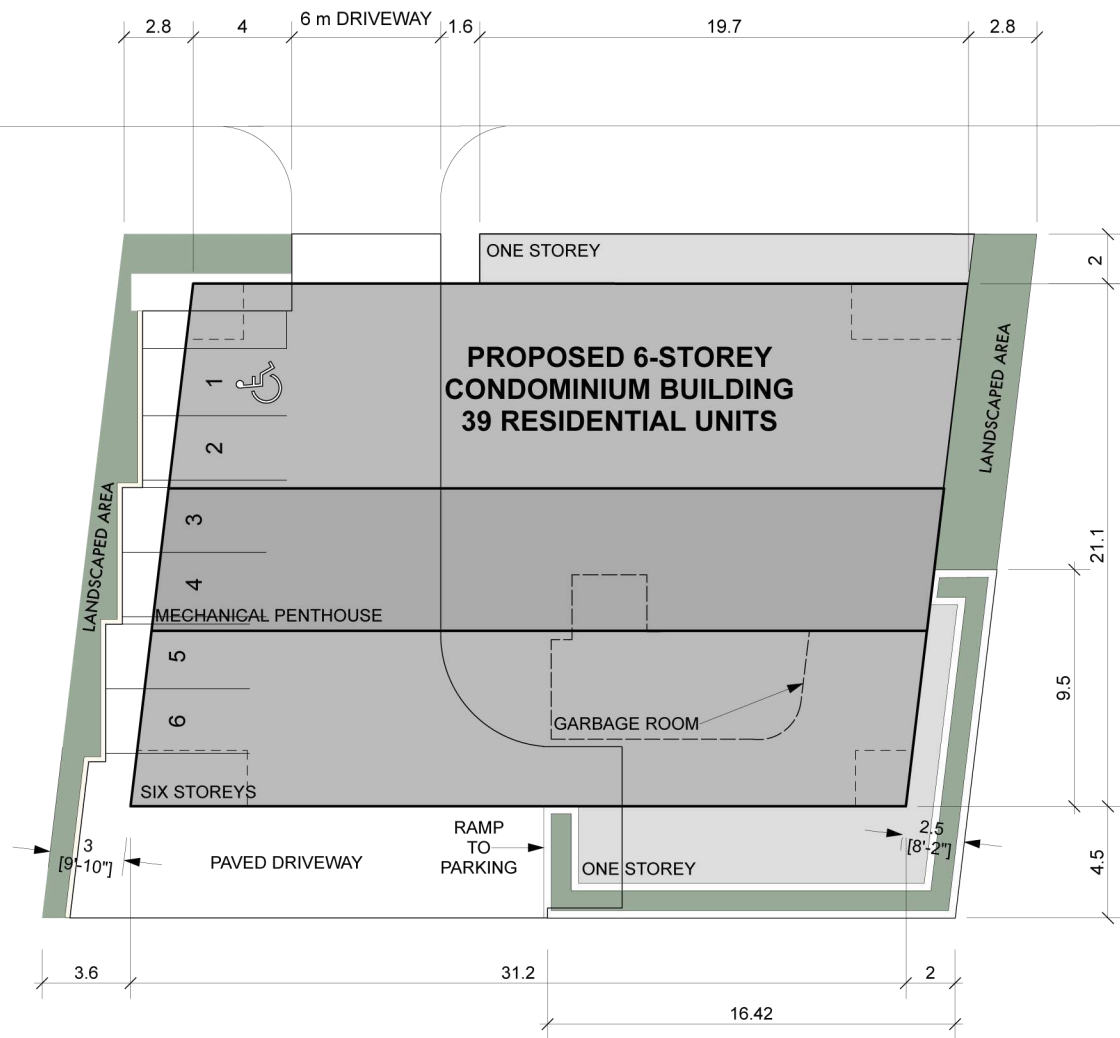
Avenue Realty Inc.

easyOFFER 2019 by

**Form 105** Revised 2018  
Reagency Systems Corp.  
[www.Reagency.ca](http://www.Reagency.ca)

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335473

A7- Survey, 16 and 20 Centre St W



A8- Preliminary Development Plan for 16 and 20 Centre St W

## PROJECT SUMMARY

LOT AREA: 1,013.3m<sup>2</sup>  
 TOTAL GFA: 3,429.3 m<sup>2</sup>  
 FSI: 3.38  
 COVERAGE: 743 m<sup>2</sup> (63.4%)  
 LANDSCAPE: 265 m<sup>2</sup> (28.4%)  
 LOT FRONTAGE: 40.04m  
 BUILDING HEIGHT: 16m (4 Storeys)

### BUILDING SETBACKS

FRONT YARD: 0m  
 REAR YARD: 4.5m  
 SIDE YARD (west): 3m  
 SIDE YARD (east): 2.5m

### BUILDING USE

6-STOREY CONDOMINIUM  
 TOTAL RESIDENTIAL UNITS: 39  
 3-BEDROOM UNITS: 4  
 2-BEDROOM UNITS: 15  
 1-BEDROOM UNITS: 19  
 STUDIO UNITS: 1

SALEABLE AREA: 2,708.2 m<sup>2</sup>

### PARKING

AT GRADE - 6 SPACES  
 BELOW GRADE - 41 SPACES  
 TOTAL - 47 SPACES  
 RESIDENTS - 41 SPACES  
 VISITORS - 6 SPACES

MOTOR CYCLES - 4 SPACES

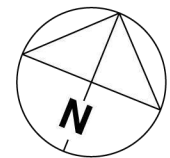
BICYCLES - 8 SPACES

LOADING - 4m x 13m SPACE

### AMENITY AREAS

INDOORS - 115 m<sup>2</sup>  
 OUTDOORS - 57 m<sup>2</sup>

KEITH LOFFLER MCALPINE  
 ARCHITECTS  
 80 BLOOR STREET WEST  
 SUITE #403  
 TORONTO, ONTARIO  
 M5S 2V1



A PARTNERSHIP OF CORPORATIONS  
 KEITH LOFFLER DESIGN INC  
 MCALPINE ARCHITECT INC

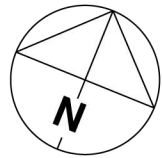
### CONDOMINIUMS

16-20 CENTRE STREET  
 RICHMOND HILL, ONTARIO  
 OWNER: PETROGOLD

### SITE PLAN

A1

SCALE: 1 : 200  
 07 JULY 2020



**kima**

A PARTNERSHIP OF CORPORATIONS  
KEITH LOFFLER DESIGN INC  
MCALPINE ARCHITECT INC

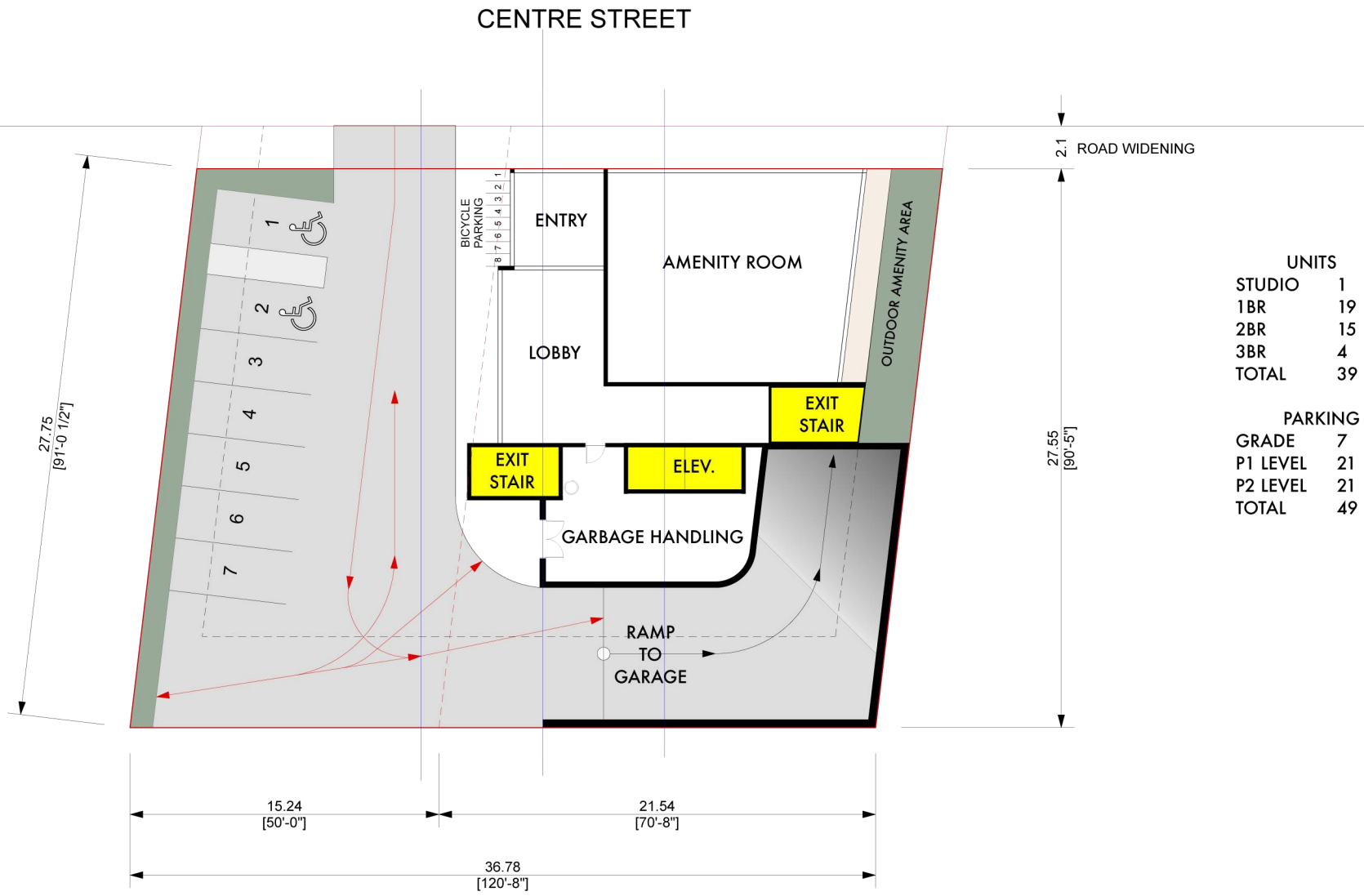
**CONDOMINIUMS**

16-20 CENTRE STREET  
RICHMOND HILL, ONTARIO  
OWNER: PETROGOLD

**1ST FLOOR PLAN**

**A3**

SCALE: 1 : 200  
30 JUNE 2020







## 15 Centre Street West Ward 4

### **Louis Doner House**

Brick; brown; 1 ½ storeys; c1920; side hall; Bungalow Cottage; gable roof with shed-roofed front dormer; entry with sidelights; hip-roofed verandah on grouped slender square posts, on fieldstone pedestals, with fieldstone railings; Louis Doner.



## 16 Centre Street West Ward 4

### **Thomas Munshaw House**

Frame; stucco; 1 ½ storeys; c1872(v); gable front with side hall; shed-roofed side dormer; window trim with pediment-shaped heads; enclosed hip-roofed verandah; 1 storey rear wing; Thomas Munshaw. Originally 3-bay, centre hall plan, facing Yonge street; renovated c1925; K. Blanchard.



## 25 Centre Street West Ward 4

### **Isabella Lafferty House**

Frame; aluminum siding; 1 ½ storeys; c1876(v); Classic Ontario with Gothic window in centre gable, partially obscured by siding; frame 1 storey rear wing; Isabella Lafferty. Originally stucco.



HERITAGE BUILDING SUMMARY

RICHMOND HILL LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

ADDRESS/IDENTIFICATION - 16 Centre Street West

LOT & CONCESSION - Lot 47, Con.1, Vaughan

BUILDING TYPE - residential

CONSTRUCTION - frame

EXTERIOR FINISH - stucco

NO. OF STOREYS - 1 1/2

DATE OF CONSTRUCTION - c 1872

PLAN - side hall, gable front

ARCHITECTURAL STYLE - Classical Revival

ROOF TYPE - gable

SIGNIFICANT FEATURES - shed roofed side dormer  
- window trim with pediment shaped heads;  
- enclosed hip roofed front verandah  
- 1 storey rear addition  
- originally centre hall plan, 3-bay facing Yonge Street

HISTORICAL BACKGROUND - Thos. Munshaw

COMMENTS -

=====

Historical data:

Parker Crosby - significant merchant, but bought and sold land frequently  
- no special significance re this property

Munshaw - family dates back but again, no special significance for the property

Caseley - apparently didn't take up millinery or school teaching to support herself  
- not mentioned in directories (women weren't usually listed)

Blanchard - family an early one, frequently employed by Council in the late 19th c for labour on municipal works

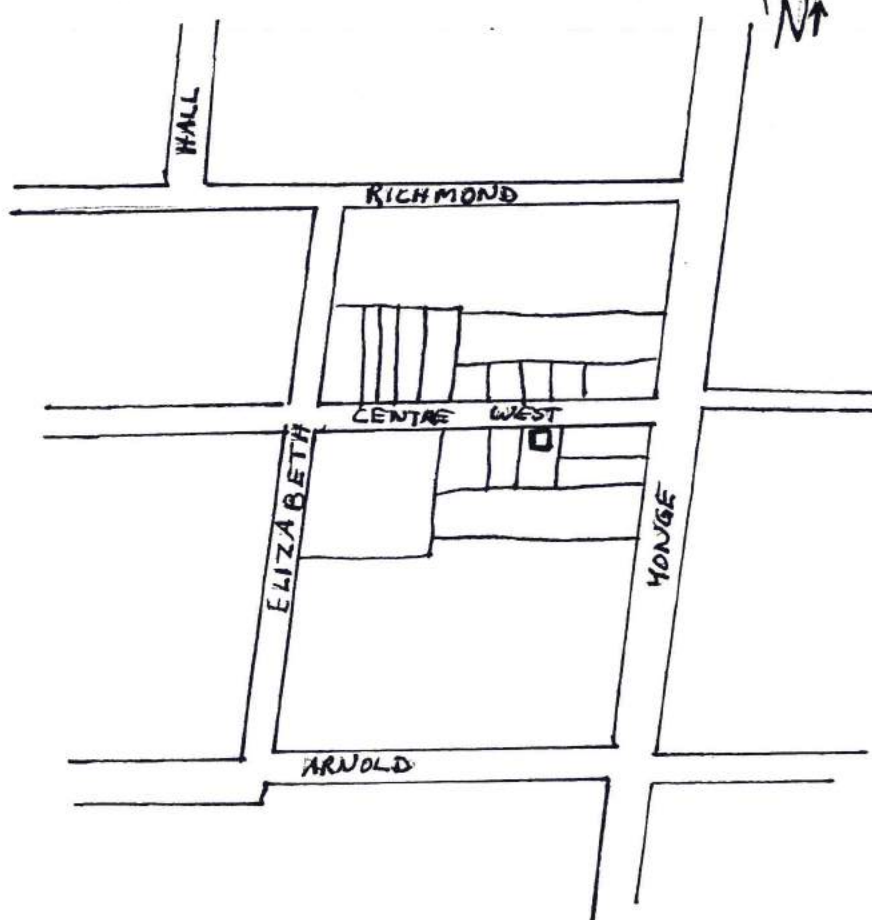
27366-  
33A → 34



-taken from  
the NW

16 Centre St W.

16 Centre Street W. lot 47 Concession I Vaughan.  
-south side of street facing north.





### Registry deeds:

1)

3/30/1871 Parker Crosby Thos, Munshaw 1 rod, 2-72/100  
perches  
part of SE 1/4 of Lot 47, Vaughan

- deed takes in all of Lots 18 and 20 in Gibson plan

Lot 20	Atkinson	Brown	Dec. 20, 1871	
Lot 17	Crosby	Munshaw	1870	\$140.00

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2)

Lot 18	Munshaw	Eliza	bought <u>house</u> : Jan. 25, 1888
		Anne Caseley (widow)	

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3)

Caseley	Blanchard	Sept. 15, 1925
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### Architectural Description:

- house originally faced east - 3 bays with moderate gable roof
- siding was clapboard
- windows were 6/6 with low peak on upper frame
- front door was panelled with 2 lights in upper half
- there appears to have been a transom window over it
- verandah ran entire length of front, supported by 4 turned posts, and a 1/2-post against the wall at each end
- fretwork arches joined the post at the roof line, and a carved scroll was applied at right angles to the upper part of the post
- the house reportedly had a central small entry from which the stairs rose, entirely enclosed
- the south bay contained a large kitchen and the north was the parlour

### 1939 Remodelling: (by the Blanchard family)

- front door removed to west side of gable end
- stairs removed to rise from new front door
- kitchen become tiny and rest of south portion became dining room
- front hall and stairwell were taken off the parlour
- verandah was removed; new one, glass enclosed on north end
- house was stuccoed
- parlour and dining room window changed to 6/1
- full basement created and cement block foundation added
- wide flat dormer added on east side
- additional features include a driveshed which stands at rear of property, with stalls for 3 horse



Mrs. Bertha Blanchard,  
16 Centre St. W.,  
Richmond Hill, Ont.  
Lot 47-1-V.

Attach  
to Mrs Bertha  
Blanchard  
16 Centre St.  
R.H.

?  
Village Lot (17):

Deeds in possession of Mrs. Blanchard:

Parker Crosby sold to Thomas Munshaw, yeoman. Sworn before James M. Lawrence, comm. No. 95973., Mar. 30, (1871) witness Henry Sanderson, Vet. Surg., signed J. M. Ridout. ✓

described as one rod and two perches and 72 hundredth parts of a perch, be the same more or less, being comprised of part of the South East quarter of Lot No. 47 in the ~~front~~ first conc. of the township of Vaughan. A note says this deed takes in all Lots (18) and 20 on Gibson plan. Lot no. 20 is subsequently conveyed to W. Atkinson and from W. Atkinson to John Brown, deed no, 1003, Dec. 20, 1871, signed J. M. Ridout.

Mrs. John Caseley (Eliza Ann), widow, bought this house on Jan. 25, (1888) from Thomas Munshaw (unmarried in 1888), Alexander McKenzie, comm. No. 539, witness James M. Lawrence.

Thomas Munshaw sold part to William Ericknell, July 4th, 1884, No. 414, discharged Jan. 25, 1888, No. 538, witness Robert Marsh

Thomas Munshaw sold part to John Brown. (He was the reeve and had a store on the South-west corner of Centre and Yonge sts.

George Kenneth Blanchard bought from Mrs. John Caseley on Sept. 15, (1925) No. 2641, James W. Malton, Reg., Thomas Wm. ~~par~~ pickles, witness.

1980- still owned by Bertha Blanchard (55 yrs E. Blanchard)



16 Centre Street West.



MARY-LOU GRIFFIN  
27 Rosegarden Cres.  
Richmond Hill, Ontario L4E 1Y9



Mrs. Bertha Blanchard Home,  
16 Centre St., W?  
Richmond Hill, Ont.

Originally this house, with the pointed frames over the windows, faced East, with a centre door and window each side. There was also a veranda here and it was clapboard then. From a small entryway at the front door the enclosed stairs rose and, on the South side was a large kitchen and, on the North the parlour.

The old drive-shed, with the East end of the roof collapsed, is still to the South of the house. There are stalls for three horses.

Mrs. Bertha Blanchard bought this property from Mrs. Caseley in 1927 and, in 1939 extensive remodelling was done. The front door was moved to Centre St. facing North and a fair-sized hall partitioned off from the parlour with open stairs leading up on the west wall. An enclosed porch was built on the North side.

The enclosed stairs were removed and the west end of the large kitchen partitioned to make a large dining room and narrow kitchen. Double glass doors were installed between the dining room and parlour and between the parlour and hall. Some previous owner must have had the bay window built on the South wall of the dining room and it was left as it was. The rooms were replastered with fancy ceilings.

A modern door leads to the narrow kitchen at the end of the hall now but there is an old-fashioned four-panelled door with no moulding which leads to the cellar stairs under the stairs which lead up and another leads to the enclosed back porch on the South and another has been used to lead outside from the porch. All these doors have had their square locks removed. The frames around the door leading to the porch and also around the door leading to the dining room are the original moulded ones. The new frames are much plainer.

The windows in the parlour and dining room are 6 small panes above and one large pane below whereas in the kitchen they were left as they were originally, 6 over 6. The storm windows are all 6 over 6. Some of the window sills are 6" wide.

At this same time the house was stuccoed and raised on a cement block foundation wall. Originally there was just a very small cellar under the kitchen or south side. Now the cellar extends under the whole house with a centre partition of blocks also. The original base floor of 6" boards can be seen and the joists are about 2 by 8 inches with a squared log running North and South. A hot water furnace heats the house.

Upstairs there was a railing around the stairwell originally but now the new stairs are open and turn and become enclosed part way up. There are three bedrooms; one big bedroom on the North side and two on the South. A bathroom was made in the end of the hall.

There are hardwood floors now. There is a wide, flat dormer window in the centre of the East side of the house, and two small-paned windows in each gable end.

(Miss Ireland, who lives with Mrs. Blanchard, is descended from James Malloy whose farm, Lot 29-5-V, was in the Malloy family for over 100 years. The farmhouse burned down after it was sold.)

(Miss Ireland & Mrs. Blanchard are sisters

(George Kenneth)

John A. Ireland

(Eliza Ann) Mrs. Caseley bought it from Thomas Munchaw

1927 Mrs. Bertha Blanchard

Eliza Malloy  
(parents)

Xeroxed from R Hill Streets Binder

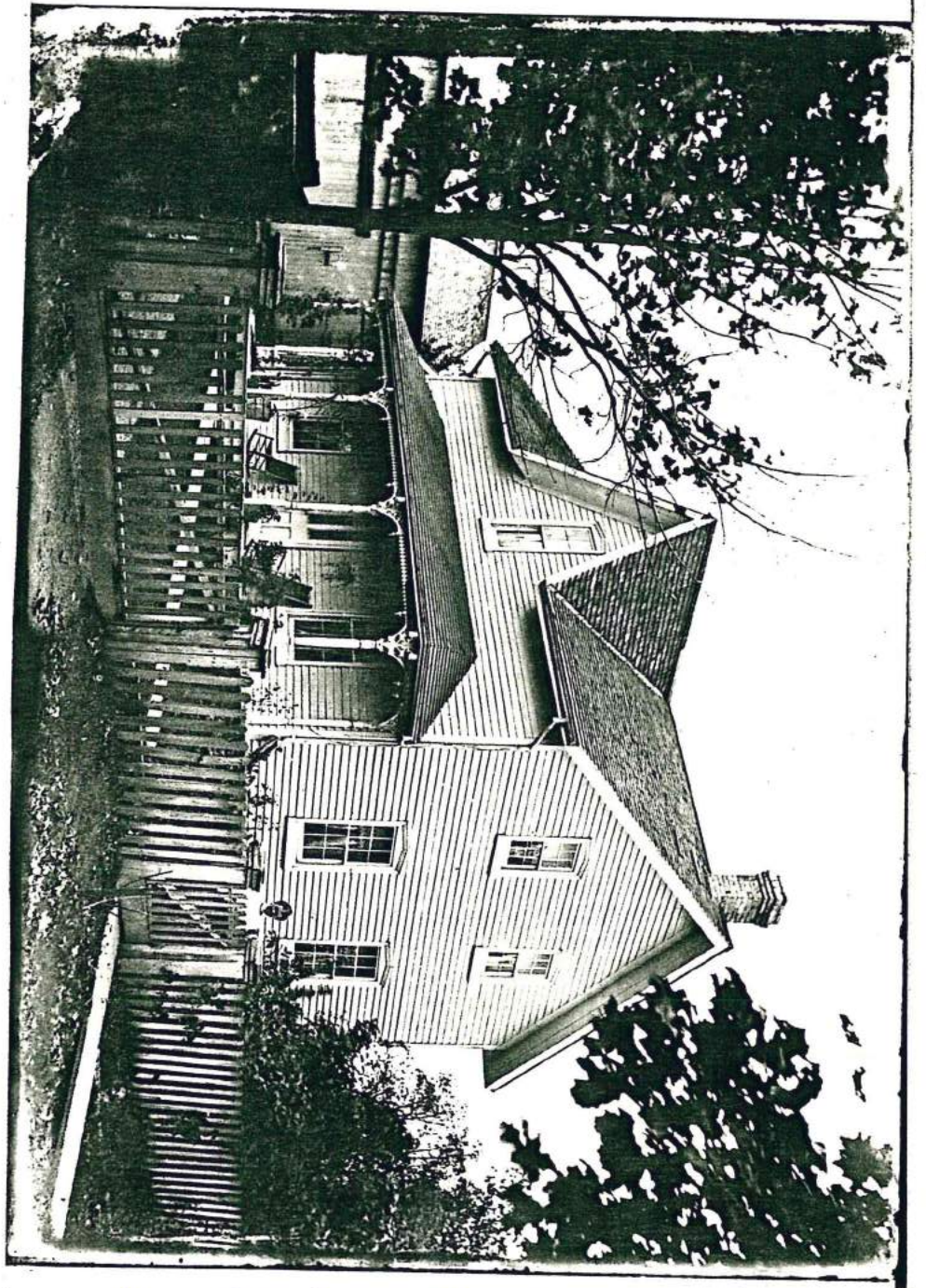


"Casely house"



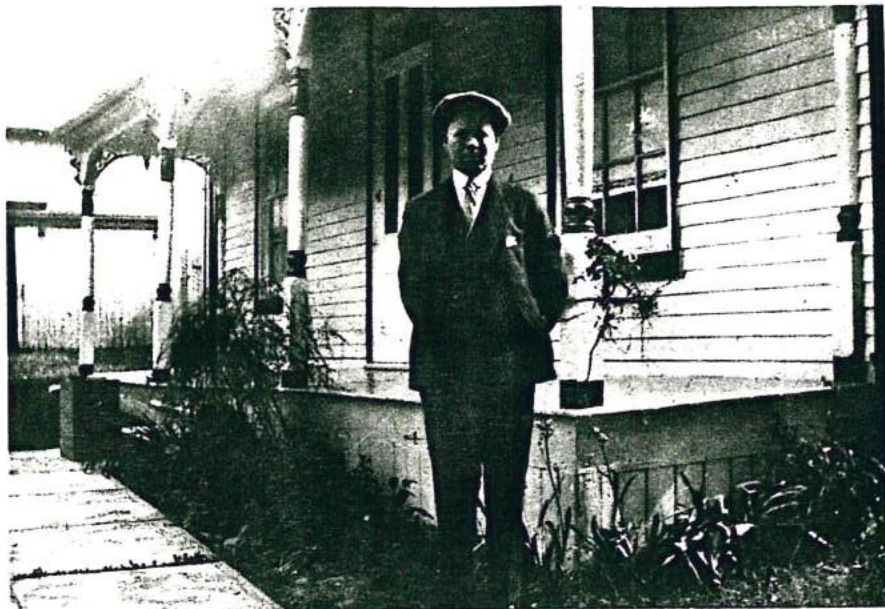
16 Centre st. w





16 Centre St. W.  
taken from glass slides





432

"Before"  
 George W. Blanchard in front  
 of the house



433

"After"  
 Jean - Mrs J. Monroy  
 Margaret  
 Pearlita - Mrs Blanchard  
 daughters of John A. Blanchard and Mary Ella Monroy

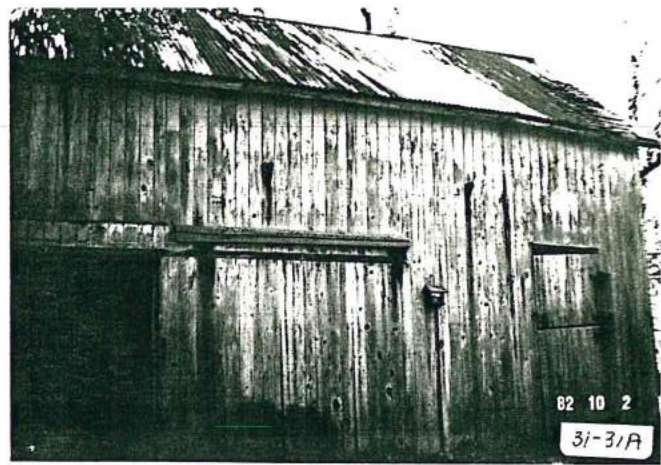


16 CENTRE STREET WEST

Photographs by Mary-Lou Griffin

5. (negative #31-31A)  
Front of driveshed faces north.
6. (negative #29-29A)  
West side window is flat-headed with plain trim.
7. (negative #30-30A)  
This small door on the west side is located below and to the right of the window shown in photo #6.
8. (negative #35-35A)  
East facade of driveshed.





6.

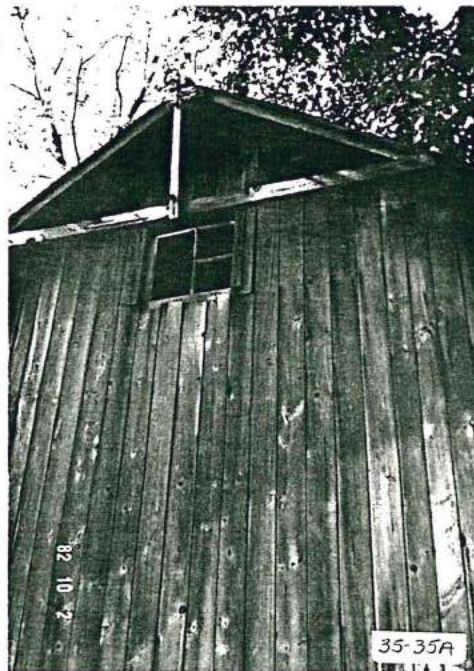


16 CENTRE STREET WEST  
DRIVESHED.

7.



8.





**APPENDICES A11**  
**CHAIN OF PROPERTY OWNERSHIP**  
**16 CENTRE STREET WEST**

**PIN 03165-0107**

**LOT 29**  
**REGISTRAR'S COMPILED PLAN 12003**

**being**  
**PART 1 on 64R-8065**

**TOWN OF RICHMOND HILL**

**REGIONAL MUNICIPALITY OF YORK**

<b>PIN</b>	<b>OWNERSHIP</b>	<b>DATES</b>
<b>03165-0107</b> <b>03165-0288</b>	<b>LOUIS DeVELLIS</b> <b>FRANK DeVELLIS</b> <b>SUSAN DeVELLIS</b>	<b>OCTOBER 2 1989</b> <b>TO PRESENT</b>  <b>NOVEMBER 13 2020</b>
	CHRISTOPHER PATERSON	AUGUST 30 1985 TO OCTOBER 2 1989
	BRUCE HARVIE RICHENS HELENA MARY RICHENS	JANUARY 25 1984 TO AUGUST 30 1985
	KENNETH GLEN MURRAY	JUNE 10 1980



		TO JANUARY 25 1984
	WALLACE W. MURRAY JOHN L. MURRAY	JUNE 10 1980 TO JUNE 10 1980
	GEORGE K. BLANCHARD  a.k.a.  KENNETH GEORGE BLANCHARD	SEPTEMBER 15 1925 TO JUNE 10 1980
<b>MERGE OF CHAINS #1 AND #2</b>	ELIAS A. CASELEY	JANUARY 25 1888 TO SEPTEMBER 15 1925
	<b>CHAIN #2</b>	
	THOMAS MUNSHAW	MARCH 30 1871 TO JANUARY 25 1888
	PARKER CROSBY	MARCH 16 1869 TO MARCH 30 1871
	JOHN STOREY	DECEMBER 19 1856 TO MARCH 16 1869
	GEORGE P. DICKSON	APRIL 25 1853 TO DECEMBER 19 1856
	JOHN DAVIDSON	NOVEMBER 4 1850 TO APRIL 25 1853
	THOMAS RICARDSON	NOVEMBER 4 1850 TO NOVEMBER 4 1850
	<b>CHAIN #1</b>	
	THOMAS MUNSHAW	MARCH 30 1871 TO JANUARY 25 1888
	PARKER CROSBY	OCTOBER 27 1868 TO MARCH 30 1871
	GEORGE BRILLINGER	APRIL 3 1857 TO OCTOBER 27 1868



<b>ROOT OF CHAINS</b>	HASSARD PURDY	JULY 1 1848 TO APRIL 3 1857 <b>(CHAIN #1)</b>  &  TO NOVEMBER 4 1850 <b>(CHAIN #2)</b>
	WILLIAM GREGORY	JANUARY 9 1846 TO JULY 1 1848
<b>ORDER POSSIBLE TAX ARREARS</b>	SHERIFF  COUNTY OF YORK	AFTER DECEMBER 16 1818 TO JANUARY 9 1846
	DAVID BRIDGEFORD	DECEMBER 16 1818 TO BEFORE JANUARY 9 1846
	HY. J. BOULTON	JUNE 21 1811 TO DECEMBER 16 1818
	D'ARCY BOULTON	APRIL 6 1810 TO JUNE 21 1811
	JOHN E. STOOKS	FEBRUARY 4 1808 TO APRIL 6 1810

**CROWN PATENT:**

**FEBRUARY 4 1808**

**LOT 47**

**CONCESSION 1**

**WEST OF YONGE STREET**

**GEOGRAPHIC TOWNSHIP OF VAUGHAN**



## Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

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### ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design  
US Navy Civil Engineer Corps Officer School, Certificate of Graduation  
Construction and Design Management  
Massachusetts Institute of Technology  
Graduate Studies in Planning and Economics  
Pratt Institute, Master Degree program studies in Planning and Economics  
University of Michigan, Bachelor of Architecture

### DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]  
Toronto / Orillia, President  
Orchard Point Development Company [1657923 Ontario Inc.]  
Orillia, Vice President  
MW HALL CORPORATION, Toronto, Toronto, President  
Teddington Limited, Toronto,  
Development advisor, Planner, Architect  
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner  
Gruen Associates, Los Angeles, Planner  
US NAVY, Civil Engineer Corps, Officer  
Apel, Beckert & Becker, Architects, Frankfurt  
Green & Savin, Architects, Detroit

### CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

### HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

### ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

### COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.