

## **CONSERVATION PLAN**

**Eyer House and Creamery  
1000 Elgin Mills Road, East  
Richmond Hill, Ontario, Canada**

**15 August 2018, revised 11 December 2018**

**prepared by**



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

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# CONSERVATION MANAGEMENT PLAN

1000 Elgin Mills Road, east, Richmond Hill, Ontario  
15 August 2018 [updated 11 December 2018]

Prepared by: MW HALL CORPORATION

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## SUMMARY

1000 Elgin Mills Road East is the address for an early farmstead in what is today Richmond Hill. Existing remaining buildings on the property include a Designated heritage wood frame, wood sided residential building noted at “The David Eyer Junior Residence” and an adjacent field stone building noted as “The Creamery”. According to the 1997 Heritage Impact Assessment prepared by Su Murdoch Archival & Historical Consulting the property, the original residential building was constructed circa 1830-1837. A variety of additions were subsequently added to the original house, but record drawings prepared for MW HALL CORPORATION, heritage architect, and on-site review of the extant foundations indicate that these additions were constructed of more modern materials and were not part of the original rectangularly shaped residence.

Present plans submitted with this Heritage Permit Application are to remove all except the original residential building and the creamer building from the property, to restore these two buildings in accord with accepted heritage correct principles, and to construct a new two storey rear addition north of the designated heritage residence, sympathetic with the heritage house as a ‘transition’ between the 1830/1837 residence and planned new development of new townhouses under development to the north of the heritage property. To properly restore the heritage residence a series of careful removals are required, including recent siding, parging, trims, Creamery addition, basement reinforcing, while maintaining structural stability. As the interior of restored private residential buildings is not typically required for public view, present interior of the house and the creamery will be removed, exposing the original structure of these buildings. Refinishing of these surfaces will permit proper insulation, moisture protection, utilities and finishing. Portions of some remaining period interior trims will be retained for use in the milling and installation of new period correct interior finishes as an important adjunct to the new, contemporary residential addition.

## 1.0 INTRODUCTION TO THE DEVELOPMENT SITE

The property at 1000 Elgin Mills Road East is within the east portion of the Town of Richmond Hill, north of Lake Ontario and the City of Toronto, on the north side of Elgin Mills Road between Bayview Avenue and Leslie Street, west of Highway 404. Topography of the site rises upward from Elgin Mills Road East. Existing structures on

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this former farm property are located on upper portions of the site. West of the entry road there is a branch of the Rouge River system which crosses Elgin Mills Road East, and which has recently been reviewed by the Toronto Region Conservation Authority [TRCA]. This portion of the property, including the southern portion of the historic entry drive, is within a designated flood zone which is generally prohibited from development by the TRCA. As this and another heritage property with heritage buildings south of Elgin Mills Road East are on higher grade sections the TRCA has allowed the buildings to remain in situ.

## **2.0 PRESENT OWNER CONTACT INFORMATION**

Elgin House Properties Limited  
8611 Weston Road, Unit 18, Woodbridge, Ontario L4L 9P1  
ATTENTION: Mr. Giulio Bianchi      TEL: (905) 265 0455

## **3.0 BACKGROUND RESEARCH AND ANALYSIS**

At the end of the 18<sup>th</sup> century and start of the 19<sup>th</sup> century, English speaking and German speaking settlers were moving into the area that became known as Miles' Hill after Abner Miles and his son James Miles. The name of this area was later changed to Richmond Hill. The family of David Eyer Sr. (1796-1871), a Pennsylvania-German Mennonite family, settled in the area at Elgin Mills in 1828, perhaps because of immigration northward related to the War of 1812. David Eyer senior established the farmstead residence which remains at its original site today at 1045 Elgin Mills Road East, now designated as a heritage property. His son, David Eyer Jr. purchased 100 acres on the other side of Elgin Mills Road East along a river tributary north of his father's homestead on 23 January 1850 and constructed the now designated heritage residence with outbuildings.

In the 1997 report for this property prepared for the Town of Richmond Hill LACAC, the report summarizes the history of the property and its former owners, and provides information about the physical structures themselves, including some exterior photographs of the property taken in the winter of 1997. This 1997 report is included as an appendix to this as part of this Conservation Plan. The residential building and the

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stone 'creamery' building are designated heritage structures under the Ontario Heritage Act by Town of Richmond Hill By-Law No. 290-98, attached. Records reviewed in an earlier heritage study note that the existing stone building now noted as a creamery could have been used for making butter, or the manufacture of stave and shingles which was the main business of David Eyer Jr. The property's heritage attributes are only generally identified in the designating by-law, but include the main section of the house, clapboard siding [not original], gable roof with eaves returning and molded cornice, window openings with molded architraves and items that may have been added by a later 20<sup>th</sup> century owner. Also noted are the east and north additions to the house and an adjacent 'creamery' building. A review of the original basement confirmed that the later additions are not part of the original house and are therefore not worthy of retention for the adaptive reuse of the property.

## 4.0 Assessment of Existing Condition

The heritage designated residence and 'creamery' building are presently vacant and boarded with utilities shut for security in preparation for adaptive reuse development. Two chimneys are in a state of collapse. The main residential building is a 1 ½ storey original wood frame residence clad in newer wood clapboard siding painted white and appears to have original soffits and trims. Earlier reports have stated that a previous owner of the building incorporated a main entry door with faux sidelights that is generally sympathetic with the early/mid 19<sup>th</sup> century period of the building. The front façade has white painted 1-over-1 wood sash window with black decorative non-functional shutters which are not original to the house. It also has an exposed brick masonry chimney that appears to be in relatively sound condition but is not original to the house. The roof is not sagging and has black asphalt shingles. An original stair remains on the main floor servicing the attic that is approximately 24" wide; the portion that went to the basement has been removed. Foundation for the house is field stone with partial cement floor and a series of added brick and large timber support elements which appear to have been added to support the original logs used as beam supports for the first floor. In the basement is a remnant cooking area which would have had a chimney on the east side of the residence. Portions of the original field stone foundations, now parged on the exterior, are visible. Two of the four chimneys on the buildings are structurally unsound. There few original interior or exterior trims. An

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original stair remains on the main floor servicing the attic, but is approximately 24" wide, and the portion that went to the basement no longer exists. All other sections of the more contemporary additions to the residential building are not in sound physical condition.

The 'creamery' building is a single storey structure northeast of the residential building. It is constructed of fieldstone. No original interior trims or finishes remain. Mortar for the stonework has been modified/redone in some areas utilizing grey Portland cement. A dormer and entry vestibule are not original to the building and are planned to be removed as part of the conservation program.

## **5.0 Description of the Proposed Development or Site Alteration**

It is intended that that all work per this Conservation Plan will be performed in accord with 'Standards and Guidelines for The Conservation of Historic Places in Canada, 2<sup>nd</sup> edition'.

Initial phases of the work include removal of all surrounding non-historic additions to the heritage buildings. The two structures to be restored and conserved are on their original, sound foundations, are structurally sound, and do not require any special bracing for the removals. As the restoration and adaptive reuse work is performed, we will have a structural engineer on the team for the newer addition. Should any bracing or structural issues arise during construction, we will be able to address these quickly and within the conservation plan scope.

The original residential building and the adjacent field stone 'creamery' building are planned to become a private residential estate home as part of a new planned development of the overall property. The two designated heritage buildings will remain insitu at their present locations near the entry drive to 1000 Elgin Mills Road East, on the existing rise of land above the main roadway. Southern portions of the property, which have been determined to be within the regional flood plain, will remain vacant with most of the existing mature trees retained as recommended by an arborist report.

The heritage home will continue to use the same roadway access by way of an existing mutual easement with 980 Elgin Mills. Landscaping and detailed plans for the development are in process of design, but the two heritage buildings will be, essentially, on their own parcel as a unit of the condominium development with maintenance a responsibility of the new owners.

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Present plans for the site begin with careful, selective removal of all portions/additions of the historic buildings that are not original construction. North of the heritage buildings, condominium townhomes and multi-storey residential buildings are planned to be constructed over new below grade parking adjacent to the identified heritage site. The heritage house foundation will be repointed with new footings columns and beams to provide useable space. Access to the basement level of the heritage house will be from the planned new addition. The interior of the heritage house has virtually no original finishes and will therefore be completely renovated with new materials, including new moisture/air barrier, insulation and finishes. It is the intention to remove portions of the second floor and to expose some of the original structural framing to create the interior of the heritage house as a study/library with high ceilings and special architectural character. A new two storey addition for the estate house will be constructed to the north of the existing heritage house, attached via a two storey glazed link which will function as entry vestibule for the property, with direct access to the restored interior of heritage house to the left upon entry and to the living room/dining roof of the new residence to the right upon entry.

Exterior of the heritage house will be restored clapboard painted white, with black painted trims with repointed field stone foundation, wood entry porch and trims. Exterior of the planned adaptive reuse addition to the heritage house will be Exterior Insulation Finishing Systems [stucco] painted white, with some black trims. Exterior of the Creamery Building will have the stone walls repointed and cleaned.

The 'Creamery Building' will have the non-original dormer, entry vestibule and interior partitions/bath removed, and extension of the original roofing where the dormer is to be replaced. The building will be renovated and planned for reuse as a covered outdoor dining pavilion as part of this estate residence. An existing original small paned window on the east wall of the Creamery will be retained and restored.

Attached are recently prepared record drawings of the two heritage designated buildings with a markup showing the non-original portions to be removed.

An important consideration in determining appropriate design of this adaptive reuse of the two buildings is the fact that remaining lands north of these two buildings are planned as a new community of townhouses and multistorey residence buildings with a distinctive contemporary architectural character. The original heritage residence building with the restored heritage house will be a new 'transition piece' between the insitu original restored heritage and creamery and the planned new residential buildings further north on the property. The designated historic Eyer House will remain the first

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structure viewed from the entry drive on the east side of the existing heritage facade facing Elgin Mills Road East, as originally constructed on the property.

To relate to the larger fenestration of the new townhouses, the new north addition of the heritage house will reflect the fenestration of both the new townhouses and the heritage house, but the windows will be subdivided with mullions/muntins and operable portions that relate to the size of openings in the original Georgian styled Eyer house.

The planned townhouses will have taller floor-to-floor heights than the heritage house and will have flat roofs. The planned addition to the heritage house will have a flat roof with a glazed 'connection' visually separating the heritage house from the planned addition. The heritage house and the Creamery buildings will have restored pitched roofs.

As a heritage architect and urban designer, I contend that this design concept for the David Eyer Jr. House is the optimum approach to this heritage property as it retains/restores the original portions of the heritage buildings and properly relates them to the new residential development directly to the north.

## 6.0 Impact of Development or Site Alteration

Many of the existing mature trees on the heritage property are mandated to remain by the TRCA and will likely obscure most of the public view of the residence and creamery from Elgin Mills Road East, but these buildings will remain visible from the mutual entry drive which also serves the senior's residence further north on the entry drive. The original relationship between the restored Senior David Eyer residence on the south side of Elgin Mills Road and this property will remain.

The redevelopment plan is sensitive to the preserved heritage buildings and will provide renewed prominence for the historic buildings in an original landscape setting.

## 7.0 Considered Alternatives and Mitigation Strategies

No alternatives to the planned development or changes to the site are being considered. Public access to the interior of the heritage buildings will not be available. It

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may be reasonable to identify the restored, adaptively reused buildings within information available at the Sr. Eyer residence, which is a public facility today.

Structures on the site which are planned for demolition, and components that are not reused in the restoration of the two designated heritage buildings could be or offered to others that may be interested in elements of heritage significance.

## 8.0 Conservation Strategy

The conservation strategy for the subject property is comprised of the following components:

- a. Record measured drawings have been prepared of the two buildings and their more recent additions which are to be removed.
  - b. Photo documentation of both the exterior and existing interior finishes and features have been made of both heritage buildings [see attached]
  - c. A complete on-site review of the two buildings has been completed. Preliminary design architectural plans and elevations have been prepared depicting the ensemble of historic and new components of the estate.
  - d. While the buildings are vacant, the site and all openings have been secured in accord with Town of Richmond Hill requirements for protection of vacant heritage buildings. Utilities have been closed.
  - e. An arborist report has been prepared for the property. Protection of existing mature trees will be provided during construction, restoration and adaptive reuse of the property.
  - f. Coordination has been completed with the TRCA to identify configuration of the adjacent historic flood plain. The heritage buildings were constructed above the level of the historic flood plain and will remain above the plain.
  - g. Basement of the David Eyer House Jr. House will be made accessible from the planned lower level of the addition as useable space. Special historic features in the existing basement, including a former fireplace foundation/cooking area and existing full logs with bark intact, which are main floor support beams in the original construction, will be visible and retained. The existing field stone foundation of the house will be repointed.
  - h. Existing field stone walls of the 'creamery' will be repointed and featured in the restoration/adaptive reuse of the property.
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- i. Existing 8" wide wood lapstrake siding on the residence is overlaid with newer 10" wood siding, perhaps covering some original wood trims. The 10" material will be removed, the original 8" siding will be restored, as well as, perhaps, original window trims and other details. Colour of the paint finish appears to be white, and new white finish is anticipated at this time.
- j. Original roofing on the heritage house was likely wood shingles, and today is black asphalt shingles. New wood shake shingles and flashings and rainwear will be provided on both the house and creamery.
- k. Exterior paint finishes on the new addition to the heritage house, now white, is being assessed and the use of similar finishes as the planned townhouses to the north is being considered.
- l. The stone perimeter walls on the 'creamery' building will be examined, retained and restored.
- m. The dormer and a small projection/addition to the 'creamery' building will be removed, with replacement of the portion of the original pitched roof to fill in the portion that was removed by more recent owners to construct the dormer.
- n. Existing windows and doors determined to be original in the residential building will be retained and restored.
- o. Existing trims, stairs etc. on the interior of these two buildings are in very rough condition and will be replaced with period correct trims from the few extant pieces retained.
- p. Existing low ceilinged second floor sleeping areas in the heritage house will be removed, with new bedrooms provided in a new addition to the heritage house. Existing ceilings of the ground floor will be removed from the heritage house. Where reasonable, the existing structural system of the buildings will be exposed to view from the interior spaces.
- q. Because there will be substantial cost to restore the two heritage buildings, consideration should be given to compensation by the Town of Richmond Hill to the owner of the property as part of the work being completed. This could be in the form of tax abatement, development fees abatement or a grant.

END OF THIS REPORT

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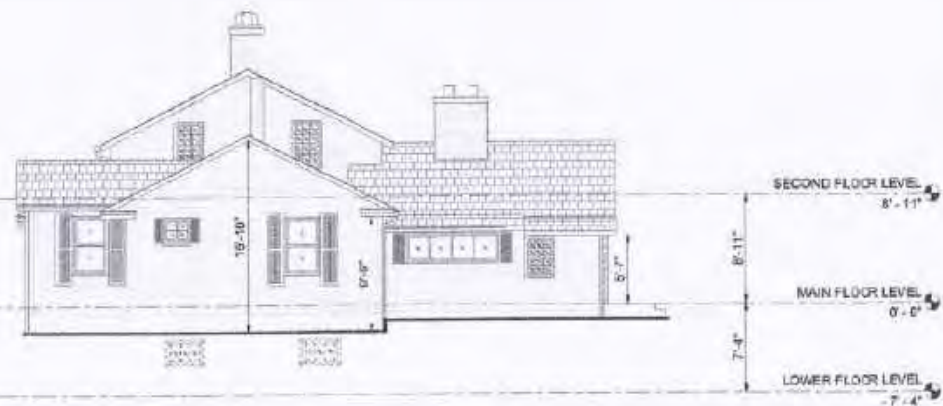
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## APPENDIX

- A.1 Record drawings of existing buildings
- A.2 Designation bylaw
- A.3 Existing exterior photographs
- A.4 Photograph of restored Eyer Senior house
- A.5 Existing interior and detail element photographs
- A.6 Heritage Permit Application
- A.7 Selective demolition plans
- A.8 Heritage Lot Schematic drawing
- A.9 Architectural plans
- A.10 Perspective renderings of planned improvements
- A.11 Restoration construction cost estimate
- A.12 CV of Mark Hall



FRONT SIDE ELEVATION



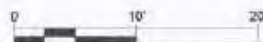
RIGHT SIDE ELEVATION



BACK SIDE ELEVATION



LEFT SIDE ELEVATION

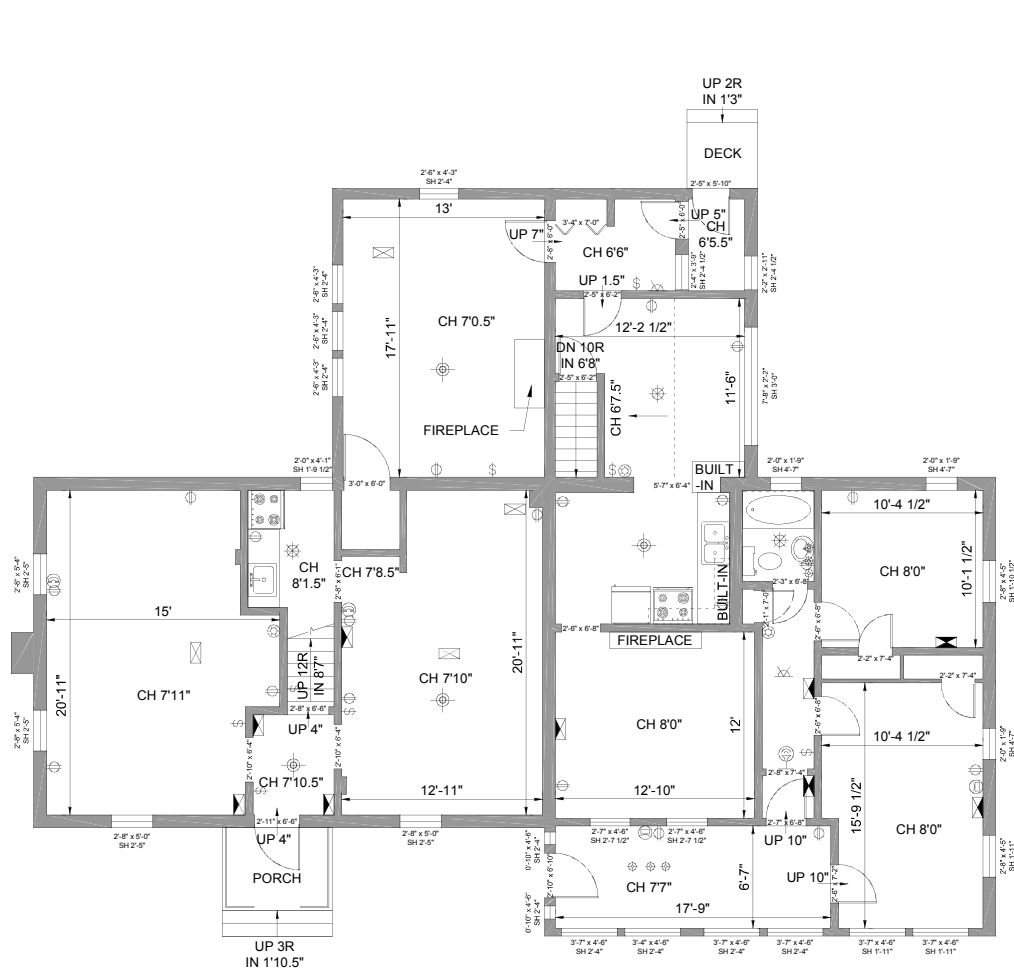


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<p><b>Professional Engineer</b>  <b>Chad D. Dyer</b>          1000 ELGIN MILLS ROAD EAST          RICHMOND HILL, ON          L4B 1N2          (905) 882-1111          chad.dyer@planit.ca</p> <p><b>PREPARED FOR:</b>  <b>M W Hall Corporation</b>          21 Scotland Street, Unit 103          Toronto, ON, M5R 1G1</p>	<p><b>ADDRESS:</b>          1000 ELGIN MILLS ROAD EAST          RICHMOND HILL, ON          L4B 1N2</p> <p><b>DRAWING TITLE:</b>          FRONT, BACK          AND SIDE ELEVATIONS</p>	<p><b>DRAWING DATE:</b>          APRIL 15, 2018</p> <p><b>DATE MEASURED:</b>          APRIL 06, 2018</p> <p><b>DISCLAIMER:</b>          Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Construction shall be the responsibility of the client. The accuracy of the drawings is not guaranteed. The drawings are not to be used for construction purposes without the written consent of the engineer.</p>	<p><b>SCALE:</b>          1" = 10'-0"</p> <p><b>DRAWN BY:</b>          CHAD DYER</p> <p><b>PREPARED BY:</b>          PLANIT RECORDING</p> <p><b>PLANIT RECORDING</b>          1-800-855-0131          planit@planit.ca</p> <p><b>PLANIT</b>          RECORDING</p>
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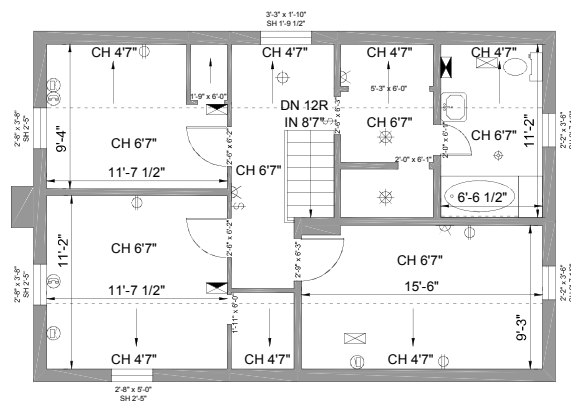
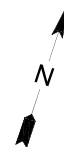
LEGEND	
	Chandelier
	HVAC - Ceilingmount
	HVAC - Floormount
	HVAC - Wallmount
	Light - Ceilingmount
	Light - Recessed
	Light - Wallmount
	Outlet - Wallmount
	Speaker - Wallmount
	Switch
	Telephone
	Television
	Thermostat
	Track Light
CH	Ceiling Height
SH	Sill Height

ANSI B - 17 X 11



 AUTHORIZED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO OFFER PROFESSIONAL ENGINEERING SERVICES PREPARED FOR: M W Hall Corporation 21 Scollard Street, Unit 103 Toronto, ON, M5R1G1	ADDRESS: 1000 ELGIN MILLS ROAD EAST RICHMOND HILL, ON	DRAWING DATE: June 15, 2018	DATE MEASURED: June 08, 2018	SCALE: 1/8" = 1'-0"	 ©2018 PLANIT MEASURING®
	DRAWING TITLE: MAIN FLOOR PLAN 2,186 SQ. FT. (including 73 sq. ft. exterior area)	DISCLAIMER: Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.	DRAWN BY: CHKD BY: PM IF	PREPARED BY: PLANIT MEASURING® 1-800-933-5136 info@planitmeasuring.com	

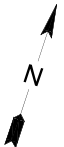
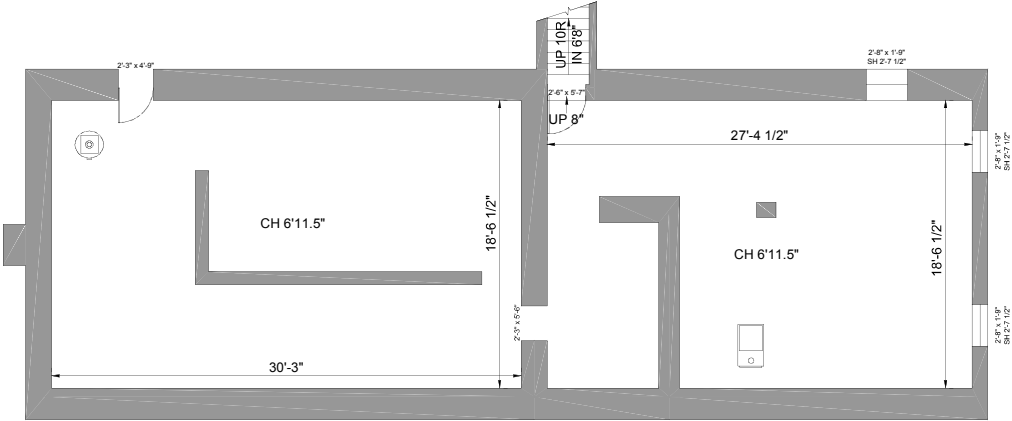




LEGEND

	Chandelier
	HVAC - Ceilingmount
	HVAC - Floormount
	HVAC - Wallmount
	Light - Ceilingmount
	Light - Recessed
	Light - Wallmount
	Outlet - Wallmount
	Speaker - Wallmount
	Switch
	Telephone
	Television
	Thermostat
	Track Light
CH	Ceiling Height
SH	Sill Height

 AUTHORISED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO OFFER PROFESSIONAL ENGINEERING SERVICES PREPARED FOR:  M W Hall Corporation 21 Scollard Street, Unit 103 Toronto, ON, M5R1G1	ADDRESS: 1000 ELGIN MILLS ROAD EAST RICHMOND HILL, ON	DRAWING DATE: June 15, 2018	DATE MEASURED: June 08, 2018	SCALE: 1/8" = 1'-0"	
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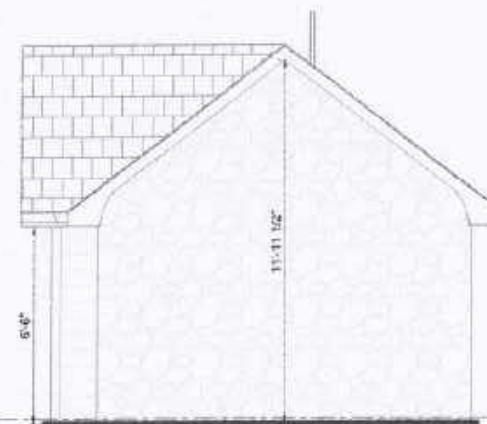
LEGEND	
	Chandelier
	HVAC - Ceilingmount
	HVAC - Floormount
	HVAC - Wallmount
	Light - Ceilingmount
	Light - Recessed
	Light - Wallmount
	Outlet - Wallmount
	Speaker - Wallmount
	Switch
	Telephone
	Television
	Thermostat
	Track Light
CH	Ceiling Height
SH	Sill Height



 AUTHORIZED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO OFFER PROFESSIONAL ENGINEERING SERVICES PREPARED FOR: M W Hall Corporation 21 Scollard Street, Unit 103 Toronto, ON, M5R1G1	ADDRESS: 1000 ELGIN MILLS ROAD EAST RICHMOND HILL, ON	DRAWING DATE: June 15, 2018	DATE MEASURED: June 08, 2018	SCALE: 1/8" = 1'-0"	 ©2018 PLANIT MEASURING®
	DRAWING TITLE: LOWER LEVEL PLAN 1,417 SQ. FT.	DISCLAIMER: Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract.	DRAWN BY: CHKD BY: PM IF	PREPARED BY: PLANIT MEASURING® 1-800-933-5136 info@planitmeasuring.com	



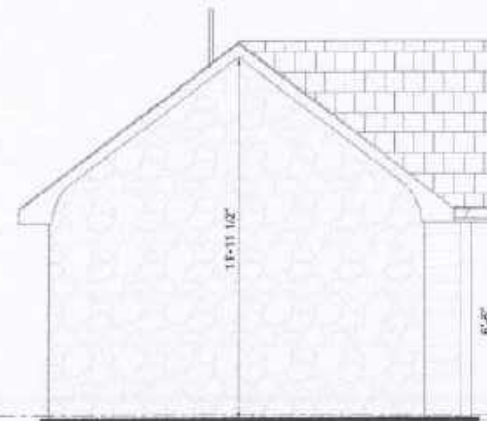
FRONT SIDE ELEVATION



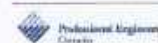
RIGHT SIDE ELEVATION



BACK SIDE ELEVATION



LEFT SIDE ELEVATION



PREPARED FOR:

M W Hall Corporation  
21 Scotland Street, Unit 103  
Toronto, ON, M5R 1G1

ADDRESS:  
1000 ELGIN MILLS ROAD EAST  
RICHMOND HILL, ON

DRAWING TITLE:  
GRANERY ELEVATIONS

DRAWING DATE:  
June 19, 2018

DECLARED:

Drawings are to be used for preliminary planning purposes only and are not to be used for final construction or construction. Drawings must be used in accordance with the terms and conditions of the contract. Drawings are subject to additional terms and conditions as outlined in the contract.

DATE MEASURED:  
June 08, 2018

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1/4" = 1'-0"

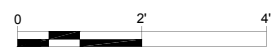
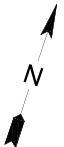
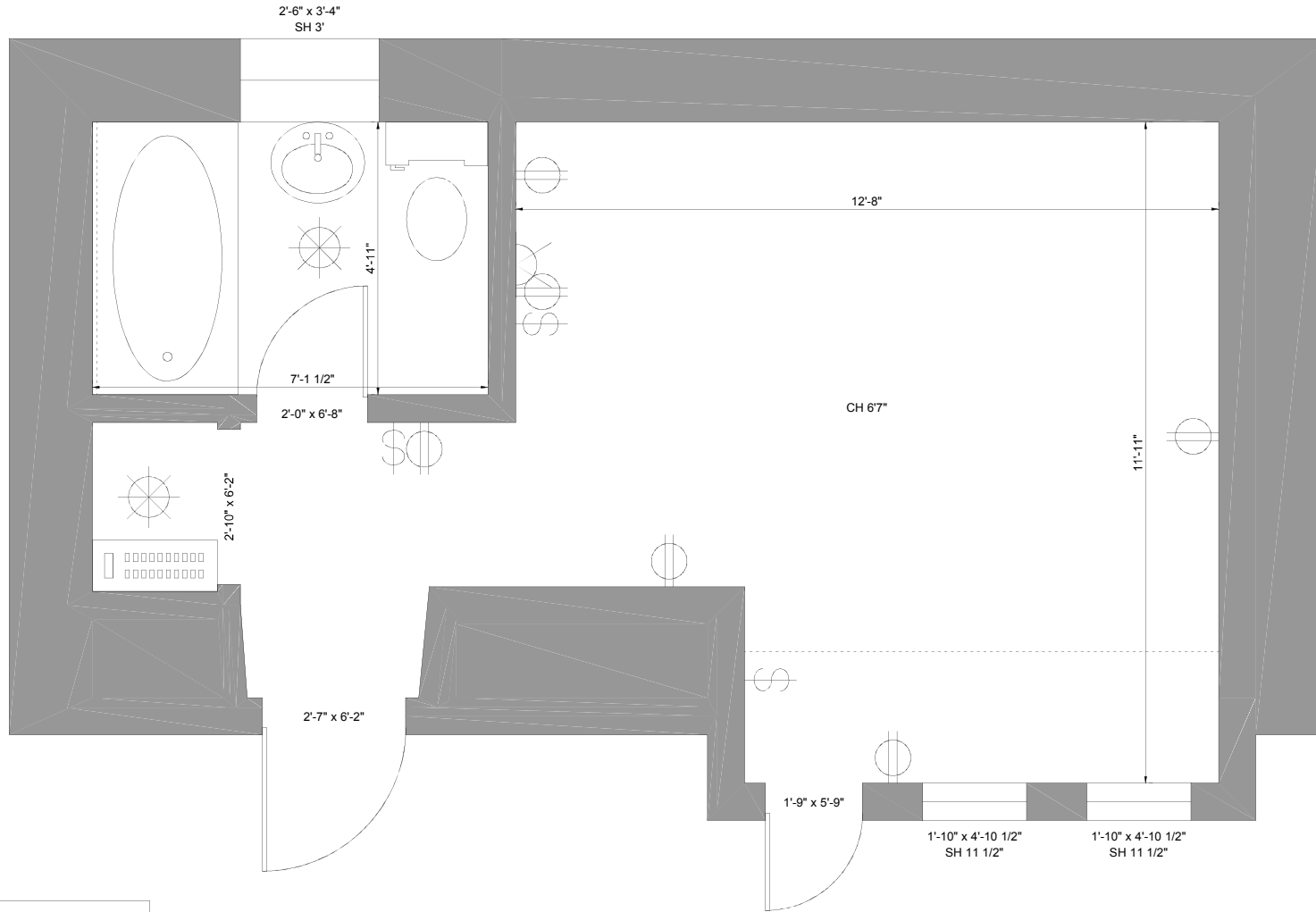
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# LEGEND

	Electrical Panel
	Light - Ceilingmount
	Light - Wallmount
	Outlet - Wallmount
	Switch
CH	Ceiling Height
SH	Sill Height

 AUTHORIZED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO TO OFFER PROFESSIONAL ENGINEERING SERVICES PREPARED FOR: M W Hall Corporation 21 Scollard Street, Unit 103 Toronto, ON, M5R1G1	ADDRESS: 1000 ELGIN MILLS ROAD EAST RICHMOND HILL, ON	DRAWING DATE: June 15, 2018	DATE MEASURED: June 08, 2018	SCALE: 1" = 2'-0"	 Drawings are to be used for preliminary planning purposes only and are not to be used for quantity estimates or construction. Dimensions must be site verified prior to using for any other purpose. No warranty is made or implied as to the accuracy of dimensions. Measurements and slopes for inaccessible areas are obtained using best estimates. This drawing is subject to additional terms and conditions as outlined in the contract. PREPARED BY: PLANIT MEASURING® 1-800-933-5136 info@planitmeasuring.com
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THE CORPORATION OF THE TOWN OF RICHMOND HILL

**BY-LAW NO. 290-98**

A By-law to Authorize the designation of  
1000 Elgin Mills Road East, the Stockley-Eyer House  
under the *Ontario Heritage Act*

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, authorizes the Council of a municipality to enact by-laws to designate real property to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Richmond Hill has caused to be served on the owners of the lands and premises known as 1000 Elgin Mills Road East, Richmond Hill, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "A" attached hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That the real property located at 1000 Elgin Mills Road East, being Part of Lot 26, Concession 2, comprising 16.10 acres in the Town of Richmond Hill, formerly Township of Markham, in the Regional Municipality of York, more particularly described in Schedule B attached hereto, is hereby designated under part IV of the *Ontario Heritage Act*, R.S.O. 1990, as being of historic or architectural value or interest.
2. That the Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.
3. That the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property in the Land Registry Office.
4. That the statements contained in Schedule "A" hereto are hereby declared to be the reasons for the aforesaid designation.
5. Schedules "A" and "B" attached hereto shall form part of this by-law.

READ A FIRST AND SECOND TIME THIS 15TH DAY OF DECEMBER, 1998.

READ A THIRD TIME AND PASSED THIS 15TH DAY OF DECEMBER, 1998.

## SCHEDULE "A"

## REASONS FOR DESIGNATION

Steckley-Eyer House  
 West ½ Lot 26, Concession 2EYS  
 1000 Elgin Mills Road East  
 circa 1835

The Steckley-Eyer House and stone shed are recommended for designation for historical and architectural reasons.

Christian Steckley Jr., a Pennsylvania-German immigrant and ordained minister of the Tunker Church, purchased Lot 26, Concession 2, Markham Township, in 1830. His ministry spanned the period from 1829 to his death in 1865. Steckley was associated with several Markham lots, leading to the speculation that he built a number of the early dwellings throughout the township, including this one, thought to have been constructed between 1830 and 1837.

After passing through the ownership of William Stockdale and Alexander Wallis, the west 100 acres of the property were acquired by David Eyer Jr. in 1850. David Eyer Jr. was born on the family homestead, directly across the road on Lot 25, in 1827. The Eyer family were Pennsylvania-Germans that arrived in Markham Township from Franklin County, Pennsylvania, in 1803. In addition to farming the land, David Eyer Jr. established a stove and shingle factory adjacent to the Rouge River that operated between 1855 and 1882.

In the period following Eyer's death in 1882, the property passed through many hands until it was purchased by Dr. E. Clark Noble and his wife, Edith, in 1946. Dr. Noble was a noted collector of Canadiana furniture. Many of his pieces are illustrated in major reference books on the subject.

Architecturally, the main section of the house follows the basic Georgian model, characteristic of the period of construction, with a rectangular plan and 3-bay front. The clapboard-clad building has a 1 ½ storey height and a low-pitched gable roof with eaves returns and a moulded cornice. Window openings, ornamented with moulded architraves, remain in their original size and configuration, but have largely been resashed. The Neo-Classical front doorcase, with its complex moulded entablature, blind sidelights, and altered 8-panelled door, is a noteworthy feature that may have been added to the building at a later date.

Also significant are the eastern one-storey dolly haus addition, with a similar finish to the main house, and the single-storey rear wing that may have served as the original kitchen. A gable-roofed fieldstone outbuilding that is believed to have once functioned as a creamery is located to the rear of the house.



## SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Richmond Hill, formerly Township of Markham, in the Regional Municipality of York and being composed of Part of Lot 26, Concession 2, comprising 16.10 acres and being more particularly described as follows:

PREMISING that all bearings herein are astronomic, derived from the north 9 degrees 57 minutes 40 seconds west of the westerly limit of the said Lot 26 as shown on a Plan registered in the Land Registry Office for the Land Registry Division of York Region as No. 7858 and are referred to longitude 79 degrees 25 minutes 10 seconds west;

COMMENCING at a point in the northerly limit of Elgin Mills Road East as widened by an Expropriation Plan registered in the said Land Registry Office as No. 9586 where the same is intersected by a line connecting a point in the southerly limit of the said Lot 26 distant 1,817.94 feet measured easterly thereon from the south-west angle of the said Lot with a point in the northerly limit of the said Lot 26 distant 1,825.08 feet measured easterly thereon from the north-west angle of the said lot, the last mentioned intersection being distant 17.13 feet measured northerly along the said connecting line from the southerly limit of Lot 26 aforesaid;

THENCE EASTERLY along said northerly limit of Elgin Mills Road East as widened 530.83 feet to an iron pipe;

THENCE NORTHERLY in a straight line 1,313 feet to an iron pipe in the northerly limit of Lot 26, said point being 2,357.08 feet measured easterly along the said northerly limit from the north-west angle thereof;

THENCE WESTERLY along the said northerly limit 532 feet to an iron pipe said point being 1,825.08 feet measured easterly along the northerly limit from the north-west angle thereof;

THENCE SOUTHERLY in a straight line 1,311.41 feet to the point of commencement as previously described in 341035.



A3 - View from Northeast, Eyer House and additions





A3 - View from Southeast, later addition east of Eyer House





A3 - View from South, Eyer House





A3 - View from south, later addition to east of Eyer House



# Eyer Homestead Historical House Restoration

**Funding Program:** Infrastructure Stimulus Fund

## PROJECT DESCRIPTION

**Between 2009 and 2011, Richmond Hill used a portion of its Infrastructure Stimulus funding to renovate the Eyer Homestead Historical House.**

The Eyer Wideman House was built in 1828 and remains Richmond Hill's earliest known example of a Pennsylvania-German Mennonite dwelling. In recognition of its unique historical significance both the exterior and the interior were historically designated by Richmond Hill in February 1994. The 3800 square foot Eyer Wideman House sits on the grounds of the larger Eyer Homestead Park, and is readily accessible by transit and multi-use trail systems.

Although the Eyer Wideman House is an important part of Richmond Hill's history, the condition of the facility had deteriorated over the years to the point where significant capital investment was required to rehabilitate the house for continued use. The assistance of the Infrastructure Stimulus Fund allowed the Town of Richmond Hill to undertake a comprehensive restoration program of both the interior and exterior of the house. This restoration project was designed to respect the historical features of the building while bringing it in line with current building, fire, and accessibility codes. The restoration measures included a renewable energy component in the form of geo-thermal heating installed under the parking area, as well as energy efficient doors, windows, insulation, heating, and air conditioning systems. A general upgrade of the site works around the building was also undertaken. In terms of future use, the restored Eyer Wideman House was designed to serve as a venue for the delivery of youth programs for ages 12 to 18, including leadership, self-defense, creativity, and video editing courses.

## Project Highlights:

**Shared federal, provincial and municipal investment in restoring heritage properties**

### Upgrades include:

- Restoration of interior and exterior of building
- Installation of energy efficient equipment
- Installation of renewable energy equipment

**Upgraded site to be used for the delivery of youth programming**



“ Thanks to the support we've received from the Federal and Provincial governments, we've been able to build a one-of-a-kind park for our community. Eyer Homestead Park not only preserves our historic past through the restoration of a heritage home into a youth centre that offers a variety of programs, but also offers our vibrant and active community of today a unique ropes challenge course, among other great activities. ”

**Mayor Dave Barrow**



*Richmond Hill*

**A.4 Photo of restored Eyer Senior house**



*Richmond Hill, where people come together  
to build our community.*

P R O J E C T F A C T S



PROJECT BUDGET: \$3 060 000

COMPLETION DATE: June 2011

P R O J E C T B E N E F I T S

**The restoration of the Eyer Wideman House has had many benefits to the citizens of Richmond Hill, consistent with the objectives of the Town's 2009 Strategic Plan:**

**Investing in Richmond Hill's Heritage**

The Eyer Wideman House is an important part of Richmond Hill's early history. Restoring this historic building represents a significant investment in preserving and showcasing the Town's unique heritage.

**Opportunities for Youth**

The Eyer Wideman Youth Centre provides a space where youth can come and take advantage of specialized programs and facilities geared specifically towards their age group.

**Resource Management**

The renovation of the Eyer Wideman House includes a sustainable energy component, thereby increasing energy efficiency and reducing greenhouse gas emissions.

**In addition to the long-term benefits realized by this project, the restoration of the Eyer Wideman House provided short-term stimulus to Richmond Hill's economy through direct infrastructure investment and job creation.**



225 East Beaver Creek Road,  
Richmond Hill, ON L4C 4Y5

Tel: 905 771 8800  
Email: [peopleplan@richmondhill.ca](mailto:peopleplan@richmondhill.ca)  
Website: [RichmondHill.ca](http://RichmondHill.ca)

This project received financial assistance from the governments of Canada and Ontario through the Infrastructure Stimulus Fund.







A.5 Existing interior and detail element photographs





A.5 Existing interior and detail element photographs





A.5 Existing interior and detail element photographs





A5. Existing interior and detail  
element photographs



A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





A5. Existing interior and detail element photographs





## Heritage Permit Application

This permit form is for applicants proposing alterations to individually designated properties, cultural heritage landscapes and properties located within a heritage conservation district. Applicants are strongly advised to consult with Heritage Planner to confirm if work to be undertaken requires a Heritage Permit.

Attachments to this application should include all the supporting documents that will provide the necessary visual or technical information by which the project can be properly evaluated. The Town only accepts applications that are complete as confirmed by the Heritage Planner.

Although it is not required to obtain professional assistance in the preparation of this application, applicant is **strongly advised** to seek such assistance from an architect, architectural technologist, preservation specialist, or others familiar with the unique requirements of designated heritage properties.

### Property Information

Municipal Address: 1000 ELGIN MILLS ROAD EAST

Legal Description: WEST HALF, LOT 26, CONCESSION 2, MARKHAM TOWNSHIP

Existing Use: Residential Commercial Institutional Other

### Owner & Agent Information

#### Property Owner

Name of Owner: ELGIN HOUSE PROPERTIES LTD.

Business Phone: 905 265 0455 Fax: none Work Email: Giulio@sequeiroshomes.com

Home Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Home Email: Joer@sequeiroshomes.com

#### Agent (if applicable)

Name of Agent: MW HALL CORPORATION

Business Phone: 416 928 8105 Fax: none Email Address: mark@mwhallcorp.com

Address and/or location of designated property if different from the address above:

N/A

Individual Designation By-Law Number (Part IV) - By-Law Number: 17-94

Located within the Gormley Heritage Conservation District (Part V): Yes No

## Fees

### Minor Work: \$378

*Definition: Minor alterations are defined as small additions, repairs or similar changes.*

### Major Work: \$3247

*Definition: Major applications involve the relocation of a structure to a different part of the property, or the dismantling of a structure to be incorporated within a new structure, a major addition to an existing heritage structure or any change affecting the legal description of the property as contained in the designation by-law.*

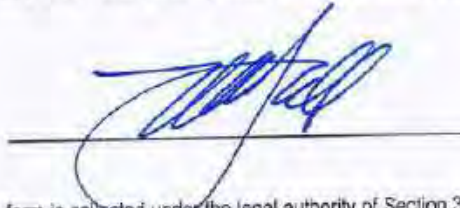
Payments can be made at Access Richmond Hill (Please Reference Account # 521-109499) which is located on the ground floor of 225 East Beaver Creek Road, or via a cheque made out to the Town of Richmond Hill Planning and Regulatory Services.

If a payment is made via Access Richmond Hill, please include the Cashiers Receipt with this application to prove payment.

## Declaration

Declaration: I MARK HALL Of the City/Town of TORONTO, ONTARIO  
solemnly declare that I am the Owner [ ] or the Authorized agent [ ] of the above named designated property that all the information and statements provided in this application form and on the drawings and specifications are to the best of my knowledge and belief true and I make this Solemn Declaration conscientiously believing it to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of the Canadian Evidence Act.

Signature of applicant:



Date:

6 July 2018

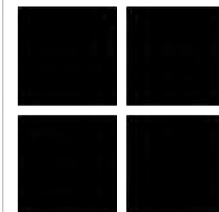
The personal information of this form is collected under the legal authority of Section 33(2) and Section 42(2) of the *Ontario Heritage Act*. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the *Ontario Heritage Act*. If you have any questions about this collection of personal information, please contact the Heritage and Urban Design Planner, Matthew Somerville at 905-771-5529.

# *EYER HOUSE*

*1000 ELGIN MILLS ROAD WEST, RICHMOND HILL, ONTARIO*

*DEMOLITIONS, RESTORATION  
AND ADAPTIVE RE-USE*

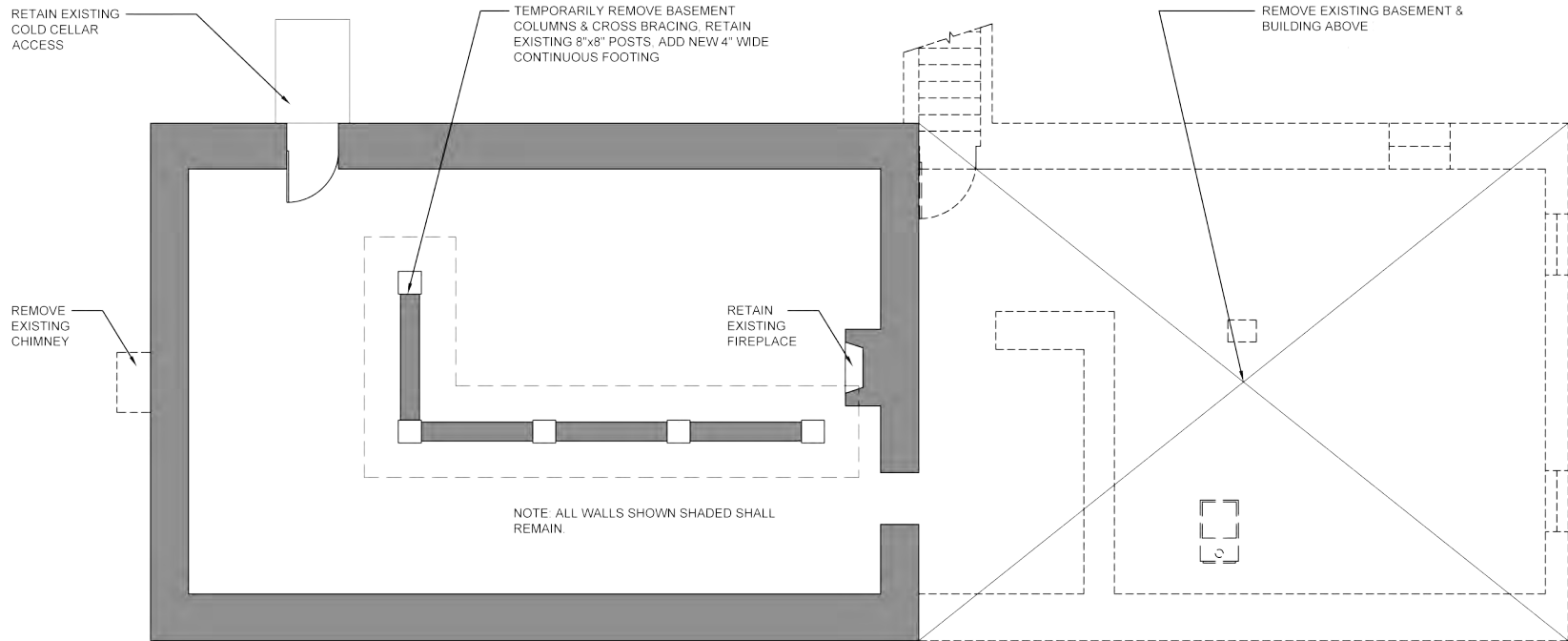
**A.7 Selective demolition plans and  
planned restorations**



**MW HALL  
CORPORATION**

21 Scollard Street, ste 103  
Toronto, Ontario M5R 1G1

t: (416) 920 8105  
f: (416) 901 0830  
e: mark@mwhallcorp.com  
www.mhallcorp.com



**1** DEMOLITION BASEMENT PLAN  
**AD2.1** SCALE: 3/16" = 1'-0"





**MW HALL CORPORATION**

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 Toronto, Ontario M5S 1G1

T: (416) 920-8105  
 F: (416) 901-0830  
 E: mhall@mhallcorp.com  
 W: www.mhallcorp.com

SEAL



PROJECT NAME	ADAPTIVE RE-USE : EYER HOUSE 1000 Elgin Mills Road E, Richmond Hill, ON		
DRAWING TITLE	DEMOLITION PLAN - EXISTING BUILDING		

DATE	NO	ISSUE
2018 - 30 - 10	01	ISSUED FOR DEMOLITIONS PERMIT

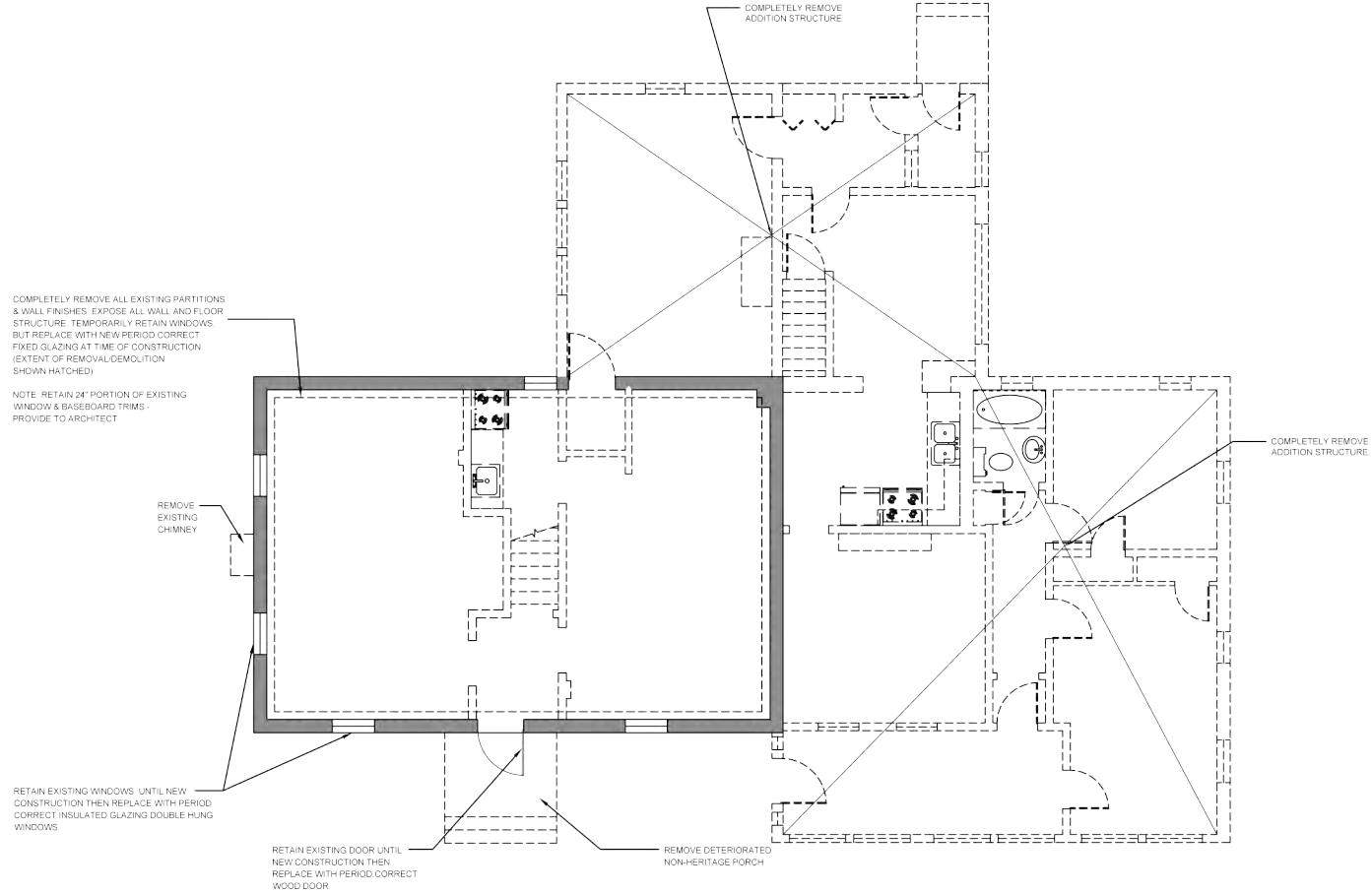
NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED	REVISION NO.
PROJECT NO.	15017	DWG NO <b>AD2.1</b>
DATE	2018-XX-XX	
DRAWN	AAF	
CHECKED	MH	



1  
AD2.2

DEMOLITION GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"



MW HALL CORPORATION

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PROJECT NAME
ADAPTIVE RE-USE : EYER HOUSE
1000 Elgin Mills Road E, Richmond Hill, ON
DRAWING TITLE
DEMOLITION PLAN - EXISTING BUILDING

DATE	NO	ISSUE
2018 - 30 - 10	01	ISSUED FOR DEMOLITIONS PERMIT

NOTES

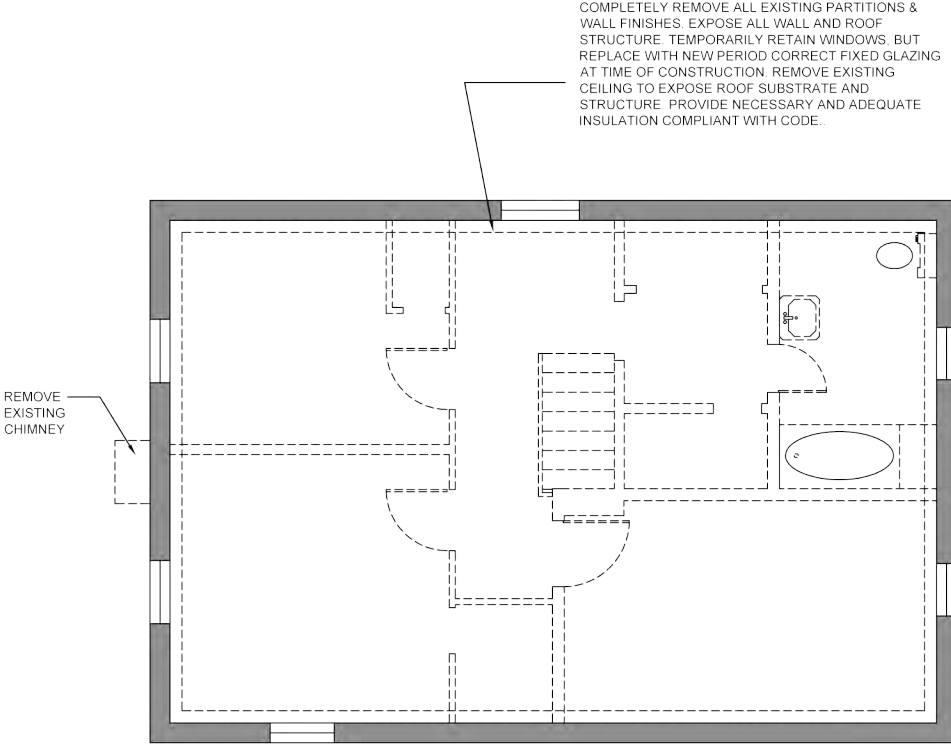
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SCALE	AS NOTED	REVISION NO.
PROJECT NO.	15017	
DATE	2018-17-10	DWG NO
DRAWN	AAF	
CHECKED	MH	
		AD2.2





1  
AD2.3

DEMOLITION SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"





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SEAL



PROJECT NAME

**ADAPTIVE RE-USE : EYER HOUSE**  
1000 Elgin Mills Road E, Richmond Hill, ON

DRAWING TITLE

**DEMOLITION PLAN - EXISTING BUILDING**

DATE	NO	ISSUE
2018 - 30 - 10	01	ISSUED FOR DEMOLITIONS PERMIT

NOTES

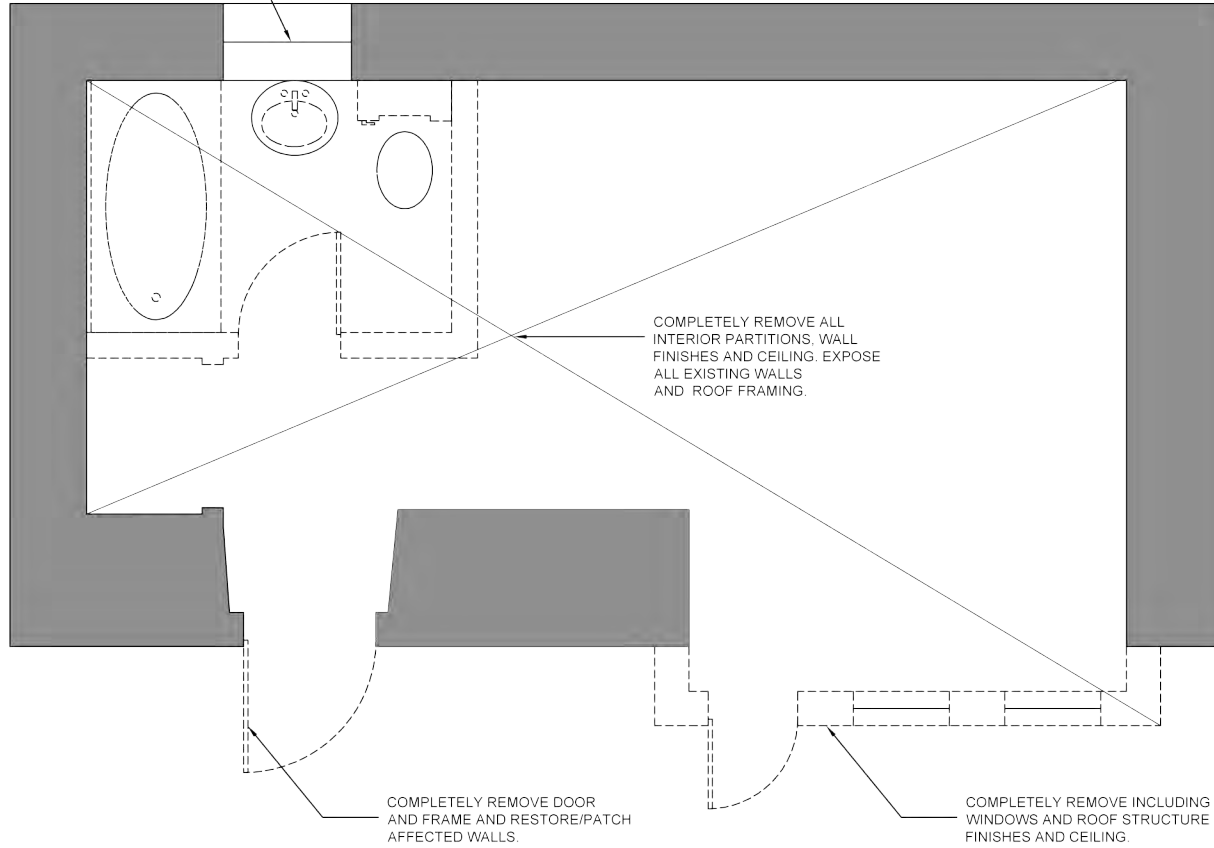
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SCALE	AS NOTED	REVISION NO.
PROJECT NO.	15017	DWG NO <b>AD2.3</b>
DATE	2018-17-10	
DRAWN	AAF	
CHECKED	MH	

RETAIN AND RESTORE  
EXISTING WINDOW.



1  
AD2.4

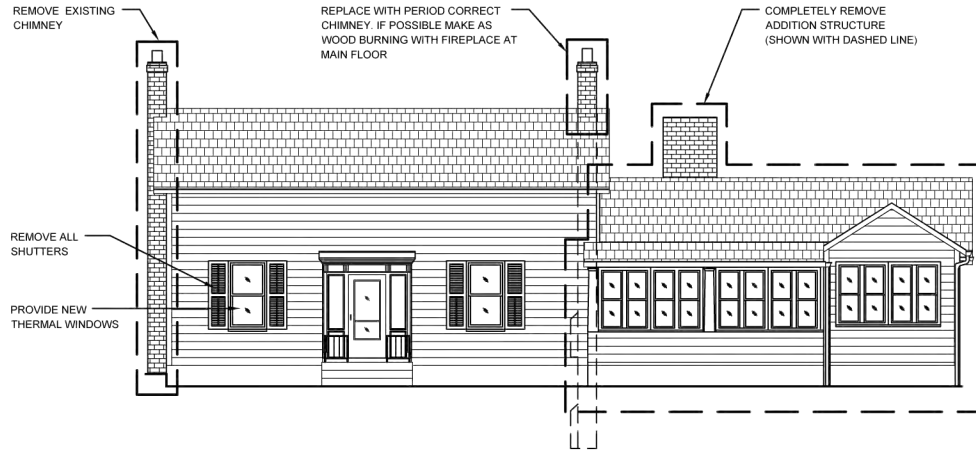
DEMOLITION PLAN - CREAMERY BUILDING

SCALE 1" = 2'-6"

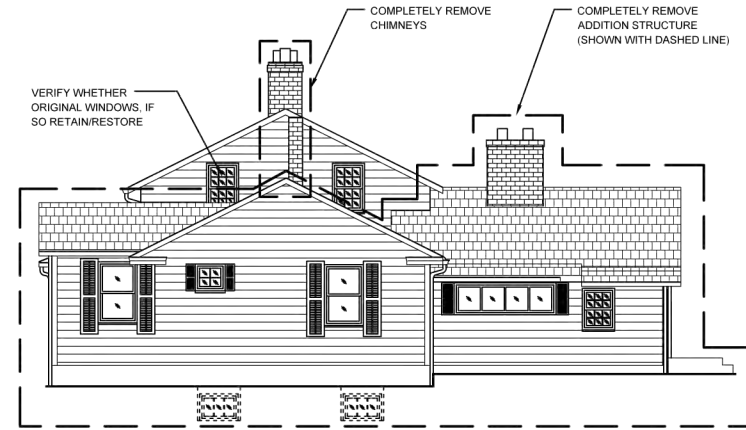


NORTH

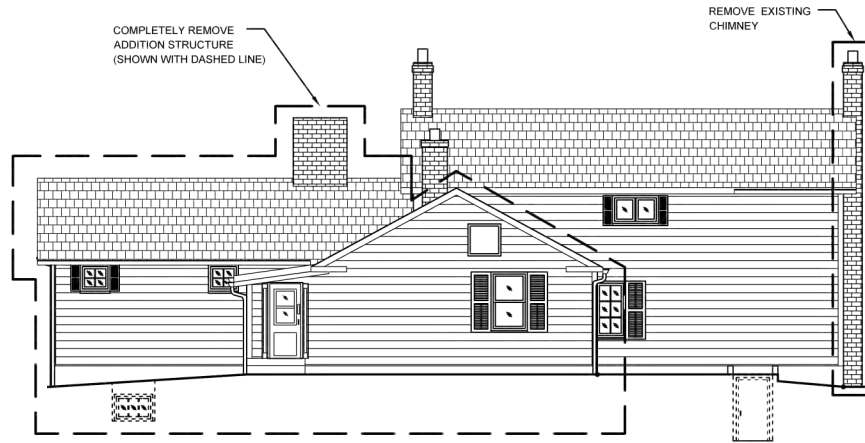




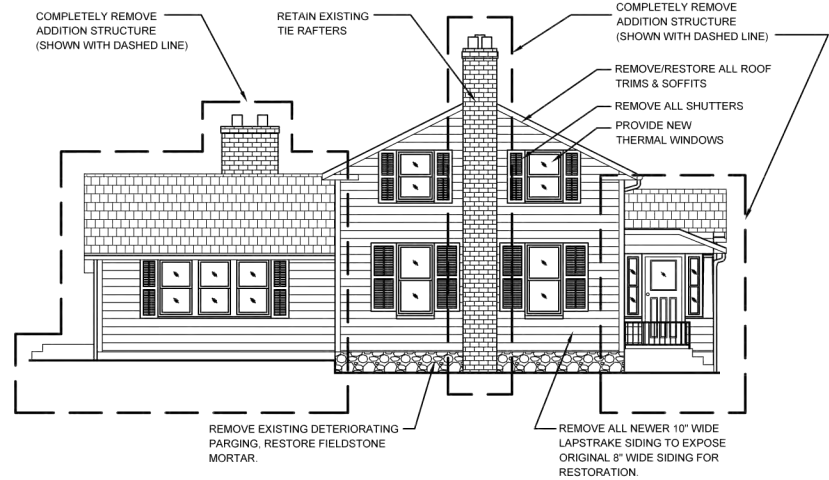
4 DEMOLITION - SOUTH ELEVATION  
AD3.1 SCALE 1" = 10'-0"



3 DEMOLITION - EAST ELEVATION  
AD3.1 SCALE 1" = 10'-0"



2 DEMOLITION - NORTH ELEVATION  
AD3.1 SCALE 1" = 10'-0"



1 DEMOLITION - WEST ELEVATION  
AD3.1 SCALE 1" = 10'-0"

SHINGLES, FACIA AND METAL EAVESTROUGH TO IN-FILL AREA WHERE GABLE ROOF WAS REMOVED.

EXTERIOR AND ROOF CEILING.

4 DEMOLITION - WEST ELEVATION  
AD3.1 SCALE 1/4" = 1'-0"

Diagram illustrating the roof structure and components:

- SHINGLES, FACIA AND METAL EAVES
- IN-FILL AREA WHERE GABLE ROOF W

3 DEMOLITION - SOUTH ELEVATION  
AD3.1 SCALE 1/4" = 1'-0"

2 DEMOLITION - EAST ELEVATION  
AD3.1 SCALE 1/4" = 1'-0"

A technical drawing of a house cross-section. The main wall is filled with a stone pattern. The roof is shown with a dashed line indicating its slope. An arrow points to the roof's edge. The drawing is labeled with 'a' and 'b'.

PROVIDE NEW ROOF STRUCTURE, SHEATHING, SHINGLES, FACIA AND METAL EAVESTROUGH TO IN-FILL AREA WHERE GABLE ROOF WAS REMOVED.

1 DEMOLITION - NORTH ELEVATION  
AD3.1 SCALE 1/4" = 1'-0"



DEMOLITION ELEVATIONS - EXISTING CREAMERY BUILDING

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE  
AND REPORT ANY DISCREPANCY TO THE ARCHITECT  
BEFORE PROCEEDING WITH THE WORK

SCALE	AS NOTED	REVISION NO.
PROJECT NO.	15017	
DATE	2018-17-10	DWG NO.
DRAWN	AAF	AD3.2
CHECKED	MH	

AD3.2

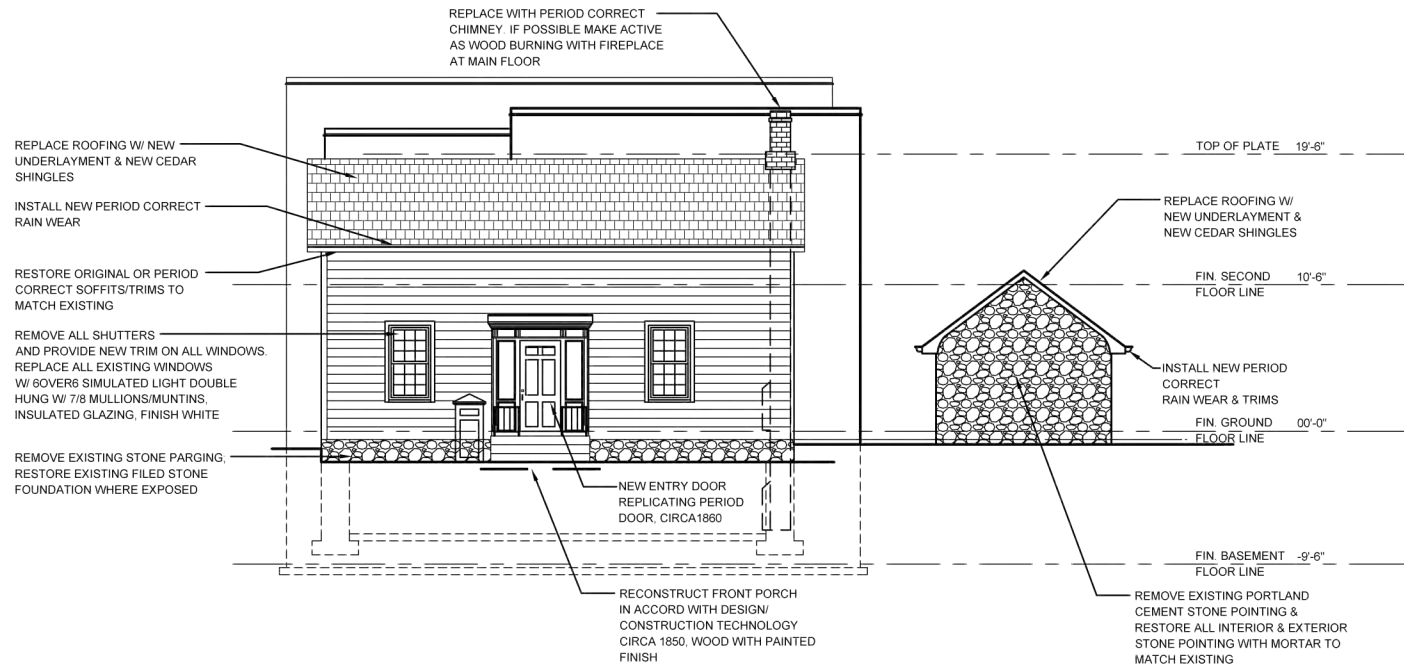


# Heritage Lot Schematic









NOTE: REFER TO SHEET A3.5 FOR PROPOSED ELEVATIONS OF CREAMERY BUILDING

1  
A3.1  
PROPOSED SOUTH ELEVATION  
SCALE 1" = 10'-0"

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SEAL:

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

MW HALL

4839

PROJECT NAME:  
ADAPTIVE RE-USE : EYER HOUSE  
1000 Elgin Mills Road E, Richmond Hill, ON

DRAWING TITLE:  
PROPOSED ELEVATIONS

DATE	NO.	ISSUE
2018 - 30 - 10	01	ISSUED FOR DEMOLITIONS PERMIT

NOTES:

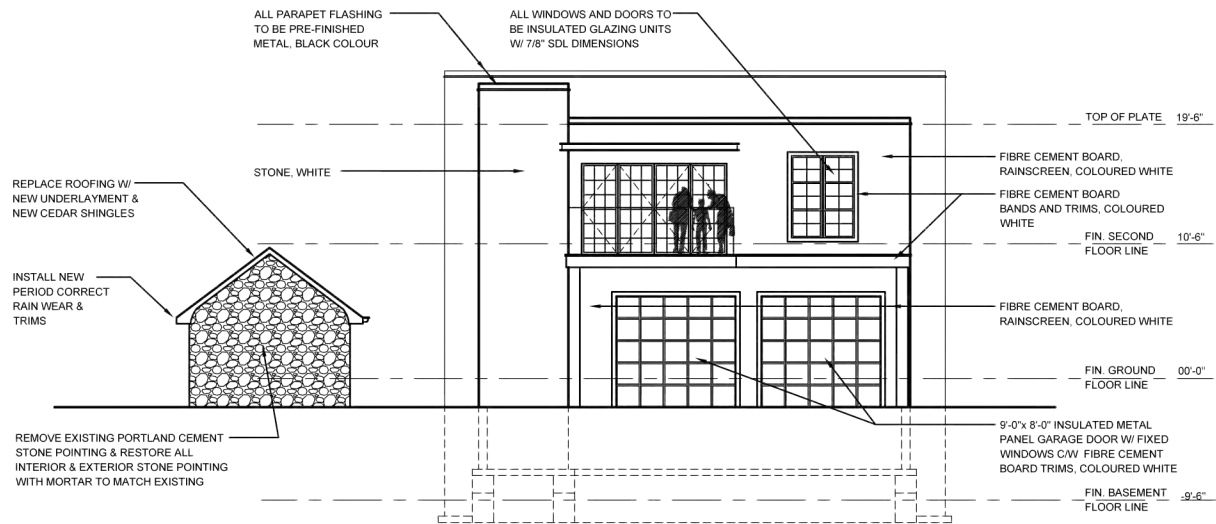
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SCALE	AS NOTED	REVISION NO.
PROJECT NO.	15017	
DATE	2018-17-10	DWG. NO.
DRAWN	AAF	
CHECKED	MH	

A3.1



NOTE: REFER TO SHEET A3.5 FOR  
PROPOSED ELEVATIONS OF  
CREAMERY BUILDING

1  
A3.2 PROPOSED NORTH ELEVATION  
SCALE 1" = 10'-0"

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SEAL

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

PROJECT NAME:  
ADAPTIVE RE-USE : EYER HOUSE  
1000 Elgin Mills Road E, Richmond Hill, ON

DRAWING TITLE:  
PROPOSED ELEVATION

DATE	NO.	ISSUE
2018 - 30 - 10	01	ISSUED FOR DEMOLITIONS PERMIT

NOTES:

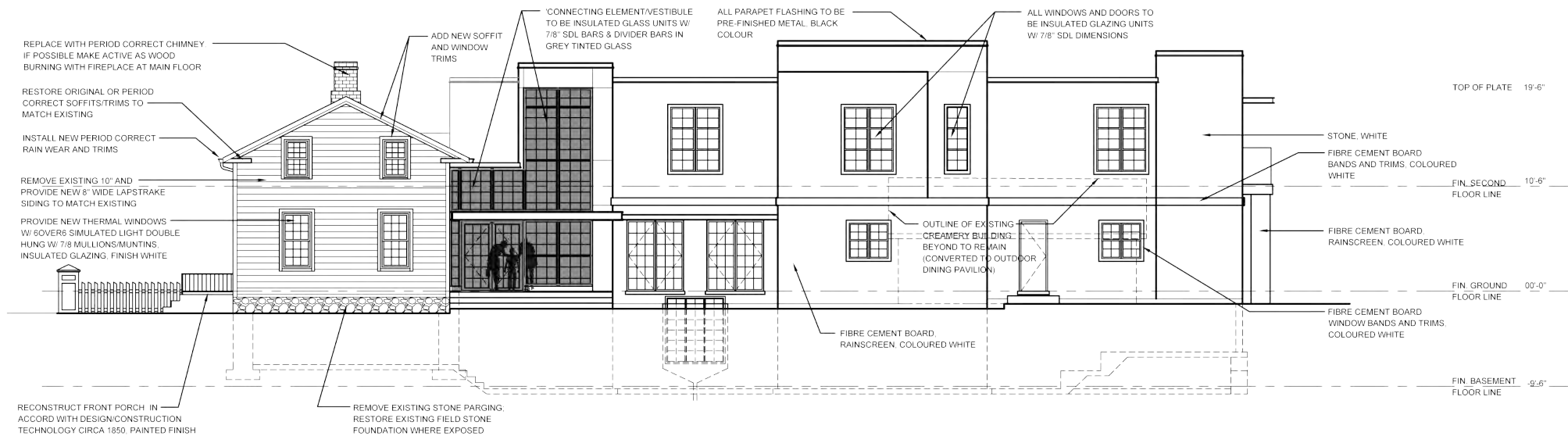
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SCALE	AS NOTED	REVISION NO.
PROJECT NO.	15017	A3.2
DATE	2018-17-10	
DRAWN	AAF	
CHECKED	MH	





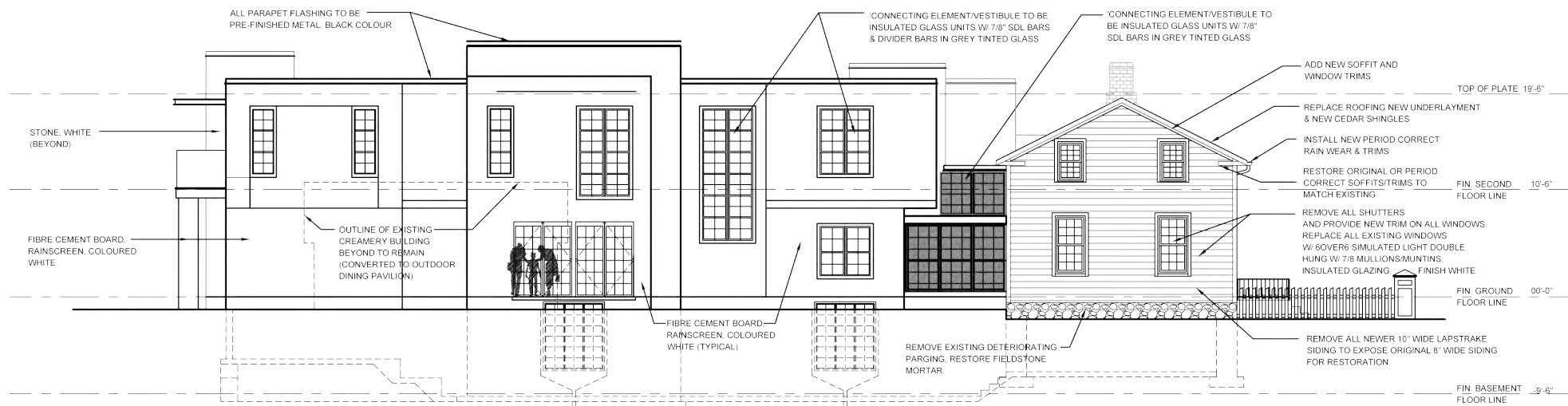
1  
A3.3 PROPOSED EAST ELEVATION  
SCALE 1" = 10'-0"

MW HALL CORPORATION

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Toronto, Ontario M5R 1G1

(416) 920-8105  
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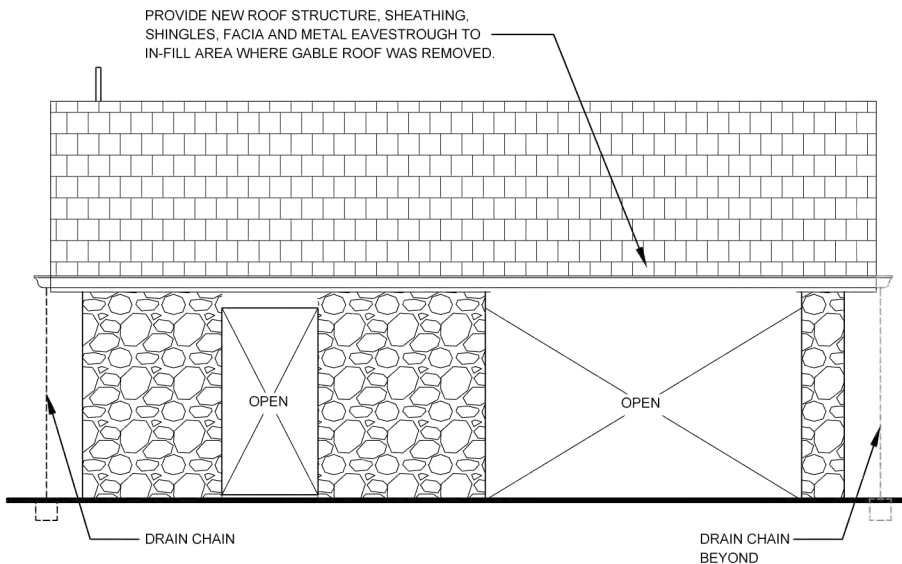
SEAL	PROJECT NAME	DATE	NO	ISSUE	NOTES	SCALE	AS NOTED	REVISION NO.
	ADAPTIVE RE-USE : EYERHOUSE	2018 - 30 - 10	01	ISSUED FOR DEMOLITIONS PERMIT		PROJECT NO.	15017	
	DRAWING TITLE					DATE	2018-17-10	DWG NO
	PROPOSED ELEVATION					DRAWN	AAF	A3.3
						CHECKED	MH	



1  
A3.4 PROPOSED WEST ELEVATION  
SCALE 1" = 10'-0"

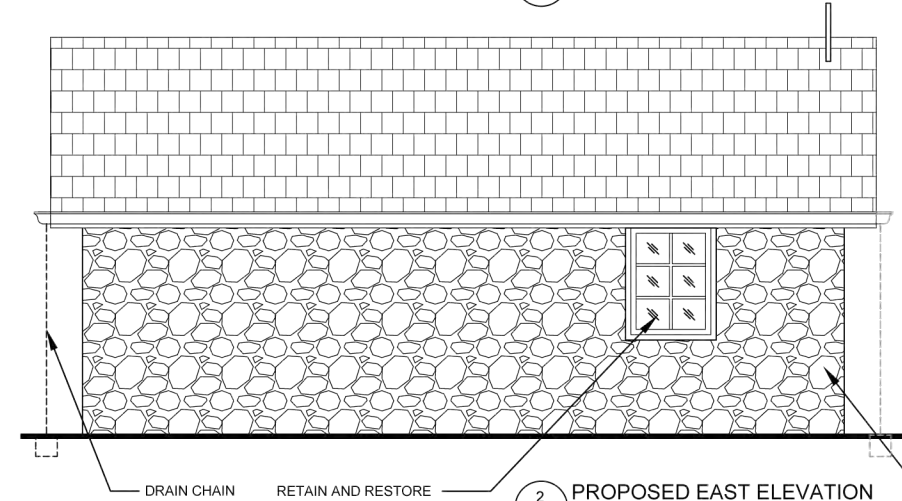
SEAL	PROJECT NAME	DATE	NO	ISSUE	NOTES CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.  THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.	SCALE	AS NOTED	REVISION NO.
	ADAPTIVE RE-USE : EYER HOUSE 1000 Elgin Mills Road E, Richmond Hill, ON	2018 - 30 - 10	01	ISSUED FOR DEMOLITIONS PERMIT		PROJECT NO.	15017	DWG NO
	DRAWING TITLE					DATE	2018-17-10	A3.4
	PROPOSED ELEVATION					DRAWN	AAF	
						CHECKED	MH	





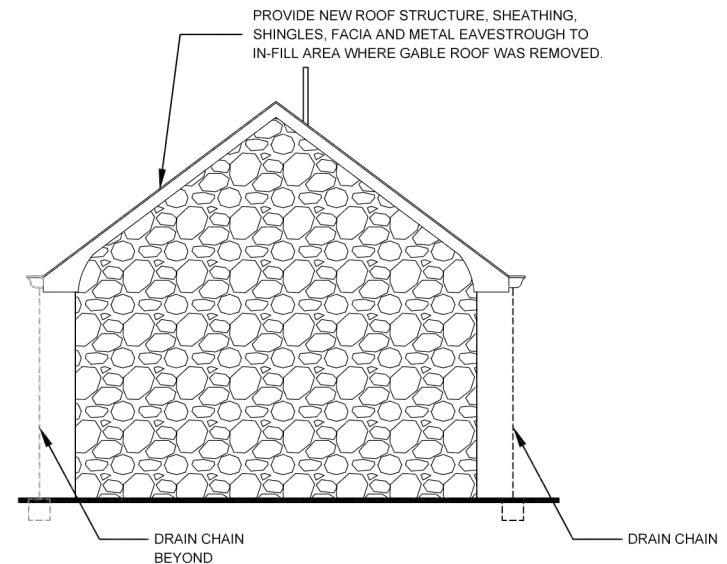
**4**  
A3.5  
SCALE 1/4" = 1'-0"

**PROPOSED WEST ELEVATION**



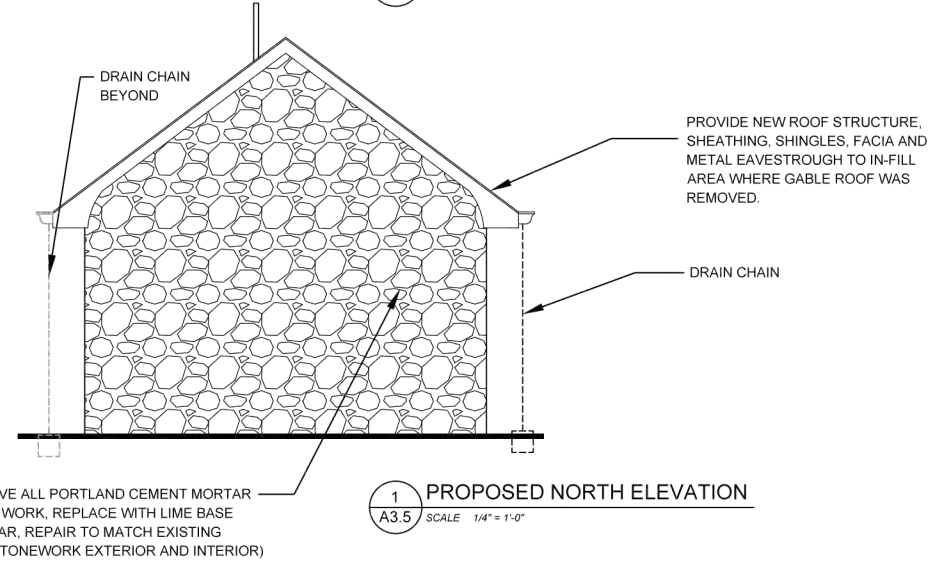
**2**  
A3.5  
SCALE 1/4" = 1'-0"

**PROPOSED EAST ELEVATION**



**1**  
A3.5  
SCALE

**PROPOSED SOUTH ELEVATION**



**1**  
A3.5  
SCALE 1/4" = 1'-0"

**PROPOSED NORTH ELEVATION**

REMOVE ALL PORTLAND CEMENT MORTAR JOINT WORK, REPLACE WITH LIME BASE MORTAR, REPAIR TO MATCH EXISTING (ALL STONEWORK EXTERIOR AND INTERIOR)



A.10 Perspective renderings of planned improvements











**1000 Elgin Mills  
Heritage Cost Estimate**

18-11-13

	Description	House				Creamery				Grand Total
		Cost	Unit	QTY	Total	Cost	Unit	QTY	Total	
1	Foundation	\$4,800.00	ea	1	\$4,800.00				\$0.00	\$4,800.00
2	Roofing	\$3.15	ft2	1200	\$3,780.00	\$3.15	ft2	430	\$1,354.50	\$5,134.50
3	Fascia/Soffit/ Eaves Trough	\$108.00	ft	65	\$7,020.00	\$108.00	ft	46	\$4,968.00	\$11,988.00
4	Masonry and Pointing	\$28,000.00	ea	1	\$28,000.00	\$6,400.00	ea	1	\$6,400.00	\$34,400.00
5	Windows and Doors	\$1,800.00	ea	8	\$14,400.00				\$0.00	\$14,400.00
6	Exterior Door	\$4,200.00	ea	1	\$4,200.00				\$0.00	\$4,200.00
7	Exterior Siding	\$5.25	ft2	1700	\$8,925.00				\$0.00	\$8,925.00
8	Exterior Painting	\$3.00	ft2	1700	\$5,100.00				\$0.00	\$5,100.00
9	Electrical	\$3,200.00	ea	1	\$3,200.00	\$800.00	ea	1	\$800.00	\$4,000.00
10	Insulation and Drywall	\$18,000.00	ea	1	\$18,000.00				\$0.00	\$18,000.00
11	Interior Trim and Finishing	\$16,500.00	ea	1	\$16,500.00				\$0.00	\$16,500.00
Totals					\$113,925.00				\$13,522.50	\$127,447.50
Subtotal										\$127,447.50
15% Contingency										<u>\$19,117.13</u>
Subtotal										\$146,564.63
HST 13%										<u>\$19,053.40</u>
<b>Total Heritage Restoration Estimate</b>										<b>\$165,618.03</b>

## 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, Founding President  
Orchard Point Development Company [1657923 Ontario Inc.]  
Orillia, Vice President

MW HALL CORPORATION, Toronto, Toronto, Founding President  
Teddington Limited, Toronto,  
Development advisor, Planner, Architect  
ARCHIPLAN, Los Angeles, Founding Principal

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. As founder and 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. He has designed residential, commercial and industrial projects.

### HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has 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. He served as preservation architect on renovations of the RC Harris Water Plan and Queens Park, designated cultural heritage buildings in Toronto. He has served as architect for restoration and additions to a number of historic buildings in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga, Vaughan, Brampton, Richmond Hill, Aurora, Niagara-on-the-Lake and in Los Angeles, Florida and Mexico. 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

An 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. He was recently appointed to the Board of Directors of the American Institute of Architects, International.

### 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.