

Appendix A to Staff Report SRPBS.23.002

Town of Richmond Hill
Cultural Heritage Impact Assessment
for
9893 Leslie Street
Richmond Hill, Ontario



Credit: Google Maps, 2019

March, 25th 2020
SBA Project No. 20011
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Client: Carefirst Seniors and Community Services Association
9893 Leslie Street
Richmond Hill, ON
L4B 3Y3

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EXECUTIVE SUMMARY

In February 2020 Carefirst Seniors & Community Services Association, the Owners of the property at 9893 Leslie Street, commissioned Stevens Burgess Architects Ltd. (SBA) to prepare a Cultural Heritage Impact Assessment (CHIA) in anticipation of a request to the Town of Richmond Hill for the demolition of the house at 9893 Leslie Street.

The property is municipally identified as 9893 Leslie Street and is listed on the Town of Richmond Hill's Heritage Registry as of November 2016 in accordance with Section 27 (1.2) of the *Ontario Heritage Act*.

Sheldon Kennedy OAA, CAHP, LEED AP and Julia Rady PhD of SBA conducted visual and photographic reviews of the site on February 13th, 2020. The Town's Heritage Planner, Joanne Leung, was contacted. As part of the property's research SBA contacted Maggie Mackenzie, the Heritage Services Coordinator for the Town, for information pertaining to the history and context of the site, as well as Peter Wilson the local history specialist at the Richmond Hill Public Library.

The Heritage Impact Assessment was prepared in accordance with the Town of Richmond Hill's Terms of Reference for a Heritage Impact Assessment (*refer to Appendix C*) and in accordance with the following:

- Ontario Regulation 9/06 and 10/06 of the *Ontario Heritage Act* - Criteria for Determining Cultural Heritage Value or Interest;
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada; and
- Town of Richmond Hill Official Plan, dated 2018
- York Region Official Plan, dated 2019

All photographs were taken by SBA unless otherwise credited.

1.0 INTRODUCTION to DEVELOPMENT SITE

a. Location Plan

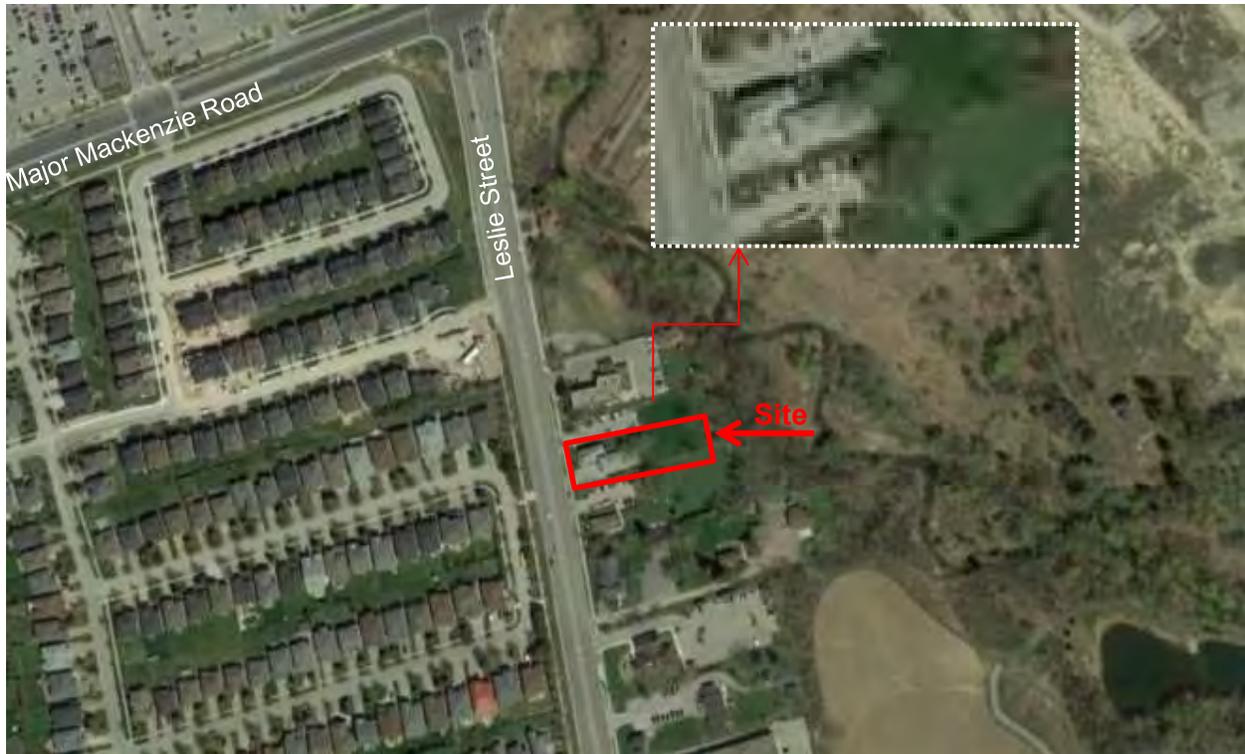


Fig. 1: Location Plan and Aerial Photograph with close-up of property inset
Credit: Google Maps (2020) with SBA Annotations

b. Written Description and Inventory

The house at 9893 Leslie Street is located on the east side of Leslie Street south of Major Mackenzie Road in the Town of Richmond Hill. The subject property fronts Leslie Street and is situated close to the western property line; the eastern part of the property is ravine. On the west side of Leslie Street are suburban neighbourhoods, and Highway 404 is situated to the east beyond the immediate ravine and green space. Commercial properties are located immediately north and south of the subject property on the east side of Leslie Street.

The site is comprised of a single 2-storey building with a side and rear addition. There is a small garden and patio space immediately to the rear of the building, a small parking area in the front of the building, and a large lawn that terminates at the ravine to the east of the property.

c. Cultural Heritage Resource(s) on the Proposed Development Site

The subject property is listed on the Town of Richmond Hill's Inventory of Cultural Heritage Resources. It is identified in the inventory as the Horner House and its description is listed as follows:

Brick; stucco; 2 storeys; c1909; Foursquare; hip roof with flared eaves and hip-roofed dormers; side square bay window; enclosed shed-roofed verandah. Side and rear additions.¹

SBA consulted with Maggie Mackenzie, the Town of Richmond Hill's Heritage Services Coordinator, who confirmed the property's listing, noted that it was one of the historic buildings of the Hamlet of Headford, and confirmed that the Town had no other historical documentation for the site.

¹ Town of Richmond Hill, *Inventory of Cultural Heritage Resources*, 74.

d. Written Description of the Surrounding Context

Leslie Street, in front of the property, is a four-laned arterial road. There is a major signalized intersection to the north at Leslie Street and Major Mackenzie Road. The site is located in the southern and eastern area of the Town of Richmond Hill. Sidewalks extend on either side of Leslie Street. An enclosed, suburban community is located on the west side of Leslie Street with no immediate access from the street.

A large amount of the northern part of the Town of Richmond Hill is located within the Oak Ridges Moraine. Richmond Hill is elevated above its surrounding areas and knits together natural landscapes of the oak ridges moraine, kettle lakes, and the watersheds produced by the Rouge, Don, Humber, and Holland Rivers. These features contribute the rich soil in the area and the juxtaposition of wetland and savannah.

The site is located south of the area identified as the border of the Oak Ridges Moraine (ORM) and is therefore not protected by the Greenbelt Legislation or by the Town's Conservation Plan Area policies. Nevertheless, the Town's Official Plan recognizes that environmental features related to parts of the Town's location within the watersheds of the Rouge, Don, Humber, and Holland Rivers warrant consideration in development planning.²

The Town's Official Plan specifies that land south of the ORM Conservation Plan Area is part of the Town's Greenway System. The OP defines the Greenway System as "a legacy of environmental, agricultural, and urban open space lands that will be projected, enhanced, and actively managed over the long term."³ This system "shall include the core natural features and linkages both on and off the Oak Ridges Moraine Conservation Plan Area and with the Greenbelt Plan Area, as well as open spaces both within and outside of the *settlement area*."⁴



Lands South of the Oak Ridges Moraine Conservation Plan
Area Boundary
Town of Richmond Hill Official Plan, 2018 with SBA annotation
showing approximate locale of site

² Town of Richmond Hill, *Official Plan*, July 2018 (consolidation), 3-22.

³ Town of Richmond Hill, *Official Plan*, 3-22.

⁴ Town of Richmond Hill, *Official Plan*, 3-22.

In Section 3.4.2 of the Town of Richmond Hill's Official Plan (2018), the Town outlines policies to protect and conserve the cultural heritage resources that contribute to an understanding of the Town's history.

The most relevant sub-sections as they pertain to the site are as follows:

- 3.4.2.2 The Town shall protect and conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols. In this regard, the Town:*
- a. Shall maintain a Register of Cultural Heritage Resources of all known properties of cultural heritage value or interest.*

Section 3.4.2.7 indicates that an HIA will be required in instances where a property is located:⁵

- a. adjacent to, or in the immediate vicinity, of a building, setting or landscape designated or on the register under the Ontario Heritage Act*
- b. Within or adjacent to, or in the immediate vicinity of, a Heritage Conservation District.*

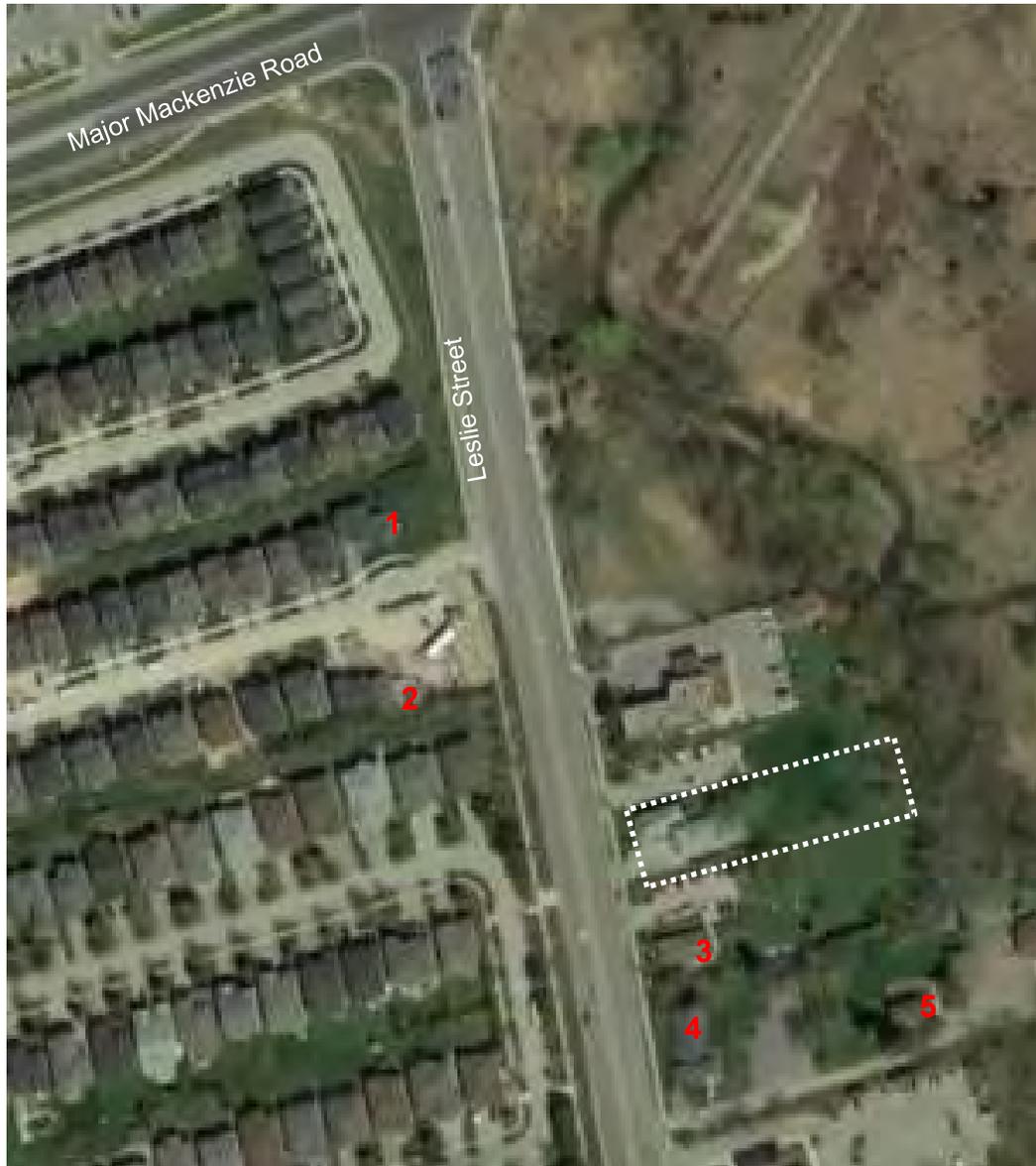
As previously noted, the subject property is listed on the Town's Inventory. The subject property is not located within or in the immediate vicinity of a Heritage Conservation District. There are five adjacent heritage properties to the site:

| Property | Inventory Description | Listed / Designated | Map Reference |
|-----------------|--|--|---------------|
| 31 Love Court | Cyrus-Mapes House <i>Frame; wood siding; 1 ½ storeys; c1861; Classic Ontario with gothic window in center gable; gable hip-roofed verandah on thin columns; 6/6 1st storey windows; 1 storey side wing. Relocated from 1577 Major Mackenzie Drive East. Formerly known as 9920 Leslie Street.</i> | Designated By-Law 156-98 | 1 |
| 32 Love Court | Jacob Horner House <i>Timber frame; aluminum siding; 1 ½ storeys; c1840; Classic Ontario; off-centre entry w sidelights; 6/6 windows; pediment-headed trim; frame 1 ½ storey rear wing. Jacob Horner. Formerly known as 9940 Leslie Street.</i> | Designated By-Law 8-96 | 2 |
| 9875 Leslie St. | John Montgomery House <i>Frame; t and g vertical siding; 1 ½ storeys; c1850; Classic Ontario with Gothic window in centre gable; bargeboards; 1 storey rear wing; former Methodist Church manse.</i> | Designated By-Law 64-03; Amendment 31-09 | 3 |
| 9861 Leslie St. | Headford P.O. and Store Remnant <i>Frame; stucco, and wood shingles; 1 ½ storeys; c1860; side hall; gable roof with shed-roofed front dormer; 1 ½ storey rear wing. Originally 1 storey, clapboard, 3-bay; once attached to Headford Post Office and store, now demolished; completely remodelled, 1940.</i> | Listed | 4 |

⁵ OP 3-76

| | | | |
|-----------------|--|--------|---|
| 9853 Leslie St. | Patrick Kelly House <i>Brick; patterned red/buff, buff on rear wall; 1 ½ storeys; c1875(v); L-shaped; Gothic Revival; transomed entry; Gothic window with trefoil sash, in front gable; 2 storey canted front bay window; segmental windows; Patrick Kelly, mason. Frame 1 storey side addition.</i> | Listed | 5 |
|-----------------|--|--------|---|

In addition, the designated historic Headford Cemetary is located north of Major Mackenzie Road on the west side of Leslie Street. The heritage properties are noted on the map below:



Map of Surrounding Heritage Properties and Resources
 Credit: Google Maps with SBA Annotations

e. Present Owner

Carefirst Seniors and Community Services Association
9893 Leslie Street
Richmond Hill, ON
L4B 3Y3

2.0 BACKGROUND RESEARCH and ANALYSIS

a. History of the Area

Before colonization by European settlers in the 18th century, the lands that now comprise Richmond Hill were the traditional territories of the Wendat, the Haudensaunee, and the Anishnaabe peoples. The land is at the meeting place of two treaties: the lands of the Mississaugas of Port Credit and the First Nations of Williams Treaty.⁶

These Indigenous groups established trading networks amongst themselves and later with early European voyageurs (or fur traders). One of the most significant established trading networks extended from Lake Ontario north to Georgian Bay. Colloquially referred to as the Carrying Place Trail, the Wendat (Huron), Onondawahgah (Seneca), and the Mississauga First Nations first traversed the 45 km piece of land to conduct trade along the banks of the Humber River.⁷ Later, fur traders and the French used the ancient portage route as a conduit to the north.⁸

After the American Revolutionary War of 1776, the British Crown became increasingly concerned with establishing strong British roots in North America to protect their lands from potential American incursions. They were “in the business of settlement.”⁹ As a result, the Crown sent former military personnel and other trusted members of the gentry to survey the land and establish communities.¹⁰



*A Map of the Province of Upper Canada, c. 1800
Credit: David Rumsey Map Collection*

After Britain established their colonial power in British North America, the first Lieutenant-Governor, John Graves Simcoe also sought to capitalize upon the established portage route for access to the northern Great Lakes.¹¹ In 1795, Simcoe began a project to extend Yonge Street north from Toronto to Georgian Bay, in part as an effort to fortify British holdings and a military route to the Great Lakes from the threat of American attack,¹² and in part to encourage settlement and agricultural industry. Simcoe imposed his own plans for the road on the ancient portage route/carrying place trail.¹³ As the new road developed, so, too, did small towns, villages, and corners. Newcomers and settlers from Europe were attracted to the promise of ample and inexpensive land, and sought out opportunities in the new world.

⁶ <https://davidwest-richmondhill.ca/a-traditional-land-acknowledgement-for-richmond-hill-2/>

⁷ Glenn Turner, *The Toronto Carrying Place: Rediscovering Toronto's Most Ancient Trail*, (Toronto: Dundurn, 2015).

⁸ <https://www.thecanadianencyclopedia.ca/en/article/toronto-feature-carrying-place-trail-humber-river>

⁹ F.R. Berchem, *Yonge Street Story 1793-1860* (Toronto: McGraw-Hill Ryerson Ltd., 1977), 46.

¹⁰ Ibid 46.

¹¹ Ibid

¹² Philip Carter, Paul Oberst and the Town of Aurora, “Appendix C: A Short History of Old Northeast Aurora,” in *Northeast Old Aurora Heritage Conservation District: The Plan*, (2006) 191.

¹³ Ibid

Surveyors began mapping the land to the east and west of the Carrying Place Trail as part of the northern extension of Yonge Street in the 1790s. The survey established a template for agricultural development throughout the province in a grid pattern familiarly known as the township system.¹⁴

To the east of Yonge Street, Abraham Iredell completed the survey and maps of Markham Township, inclusive of Bayview and Leslie Streets by late 1794¹⁵ and settlements at crossroads grew east from the arterial Yonge Street.

Simcoe and his British administration had promised lands to William Berczy and the German-speaking settlers he shepherded north from Pennsylvania in exchange for their work on the construction of Yonge Street.¹⁶ This group of “Berczy Settlers” received and inhabited land at the second and third concessions along Bayview and Leslie Streets. Another group settled further to the east in Markham.

During the first years of settlement, the inhabitants faced harsh conditions. The authorities in Upper Canada, too, refused to issue proper deeds of land to the group of settlers rationalizing that they were unnaturalized aliens.¹⁷ However, the situation of the Berczy settlers attracted other German-speaking immigrants from Pennsylvania seeking the opportunity to make a new life on inexpensive land within the British Empire. These settlers started to buy Crown patents for land in the vicinity. The epicenter of the settlement was located on Concession 3, Lot 20 located just south of Markham Road (now Major Mackenzie Road) and Leslie Street.¹⁸

The Crown patent for Lot 20, Concession 3 was secured by Peter Holtz, one of the Berczy settlers, which later became known as the Hamlet of Headford. Its name derived from the settlement’s location at the head of the stream where the water could be forded easily, prior to the construction of any bridges in the vicinity.¹⁹

John Burr purchased the land in 1832 and dammed the river in order to erect a grist mill. In 1838 John sold the operation and land to Rowland Burr who enlarged both the dam and the mill.²⁰ Situated the head headwater tributary of the western part of the Rouge River²¹ the hamlet began to thrive by the 1840s when the mill operations expanded and attracted other businesses and settlers.²²

Headford prospered during the mid 19th century as a result of its mill and the growth of trades located in proximity. In addition to the grist mill, a woolen mill was established. The mill afforded the settlement stability during the mid 19th century, and a general store as well as other trades and shops were established close to the mill. In addition, the Methodist Episcopal Church was founded in 1850, and a post office was established in 1856.²³ Both institutions signaled stability

¹⁴ Carter et al, “Appendix C,” 191.

¹⁵ Richard M. Stamp, *Early Days in Richmond Hill: A History of the Community to 1930*, (Richmond Hill: Richmond Hill Public Library Board, 1991) 46

¹⁶ Ibid

¹⁷ Ibid, 49

¹⁸ H. Haessler, *Explore Centennial Richmond Hill* (Richmond Hill: Richmond Hill Public Library Board, 2015) E-3

¹⁹ Ibid, E-4

²⁰ Ibid, E-3

²¹ Stamp, *Early Days in Richmond Hill*, 144

²² Ibid

²³ Stamp, *Early Days in Richmond Hill*, 144

and community. A stage coach line running east-west along the Old Markham Road connected the hamlet with other communities, including that of Richmond Hill to the west.



Headford Mill, c. 1900
Town of Richmond Hill Library



Horner Milk Delivery Service
Town of Richmond Hill Library

Headford's economic prosperity was tethered to an agricultural economy that depended upon its small mills. During the industrialization of the province and the ensuing changes to agricultural practices that occurred during the latter 19th century, small mill operations no longer boasted an economic efficiency and centres that had grown around a mill, like Headford, declined and eventually ceased.²⁴

As the small community itself declined, the agricultural prosperity of the surrounding townships caused a reorientation from small corners to amalgamated larger townships or villages. Throughout the 20th century, the former hamlet was part of York Region within the Township of Markham. The area was affected by the large-scale trend of suburbanization after the Second World War, as well as the extension of roadways and highways. The vicinity remained predominantly rural until annexed by the Town of Richmond Hill in 1971,²⁵ which then accelerated the development of the area as a suburban neighbourhood and commercial zone.

²⁴ Ibid

²⁵ <http://www.tedschneider.ca/richmond-hills-history/>

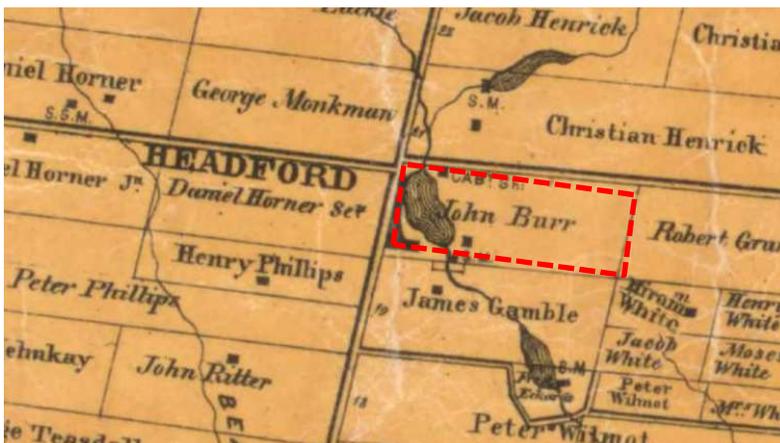
b. Chain of Title for the Subject Property

| Title - 9893 Leslie Street, pt W ½ Lt 20, Con 3, Markham Township | | | | |
|--|------------------------------|---|----------------|--|
| YEAR | OWNER | GRANTEE | LAND | NOTES |
| 1808 | Crown | Peter Holtz | West ½ 100a | |
| 1826 | Martha Tingle (nee Holtz) | Isaiah Wilmot | As above | |
| 1832 | Isaiah Wilmot | John Burr | As above | |
| 1838 | John Burr | Rowland Burr | Pt 20a | After 1838, the property is routinely subdivided by Burr into smaller parcels |
| 1867 | Esther Burr | Harriette Montgomery | Part 1a | |
| 1876 | Harriette Montgomery | Henry Lunau | Part 1a | |
| In 1877 John Burr sold the whole of lot 20 excepting the small parcel (as indicated above as Part 1a) along Leslie Street to Joseph Comiskey | | | | |
| 1893 | Henry Lunau | Martha C.A. Horner | As above | The Town of Richmond Hill Heritage Inventory notes the construction of the house occurred c1909. It was likely built upon an existing fieldstone foundation from an earlier structure. |
| 1944 | Martha C. A. Horner | Clifford Cook | As above | |
| 1952 | Clifford Cook | Peggy Brown | As above | |
| 1952 | Peggy Brown | Margaret Burton | As above | |
| 1965 | Margaret Burton | Harry Burton | As above | |
| 1986 | Harry Burton | Michael McKenzie | As above | |
| 1989 | Michael McKenzie | Earl Development Corporation | As above | |
| In 1999 there is a conversion to land titles, and some of the information from the Lot books is harder to trace. | | | | |
| 2001 | Earl Development | Bwyze Inc. | As above | |
| 2006 | Bwyze Inc. | Carefirst Seniors and Community Services Association | As above | |

c. History of Subject Property

In 1794 Peter Holtz rented property from the Crown at Concession 3, Lot 20, and left it to his son Peter Holtby in 1805. The Holtz family had emigrated in 1794 from the United States with a larger group of people known as the Berczy settlers. In 1826, Holtz sold the whole of the property to Isaiah Wilmott, who in turn sold it to John Burr in 1832.

With John Burr and his establishment of a mill on the large mill pond at the western part of Lot 20, the area took on a more robust community centered on the corners at what are now Leslie Street and Major Mackenzie Road. Burr co-owned the mill and sawmill with his brother Rowland (who lived further east in Richmond Hill).²⁶ These corners were the original corners for the hamlet of Headford.



Tremaine Map, 1860

SBA annotation showing subject site on Lot 20, Concession 3

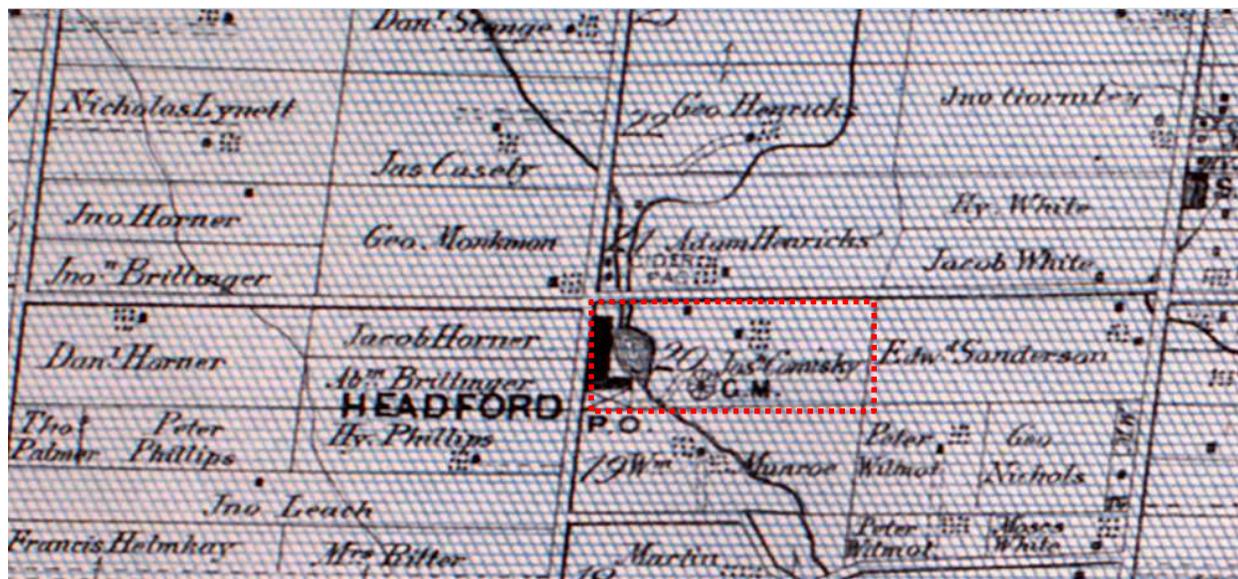
In addition to the mill, Burr established shops, and in the 1840s the land records indicate his subdivision of his land into one-half plots that he sold or leased to numerous people. The mills and the local shops helped to anchor the small hamlet in the area. The Tremaine map dated to 1860 (above) show Burr's property at Concession 3, Lot 20 with a number of buildings closely situated together and fronting Leslie Street, which are likely these shops and small properties that Burr leased or sold. In addition to the smaller pieces of property, Burr established a cabinet shop north of the mill pond to help service the area and its residents. In the 1860s Burr discovered oil on his land, and began to drill; however, Burr failed to extract any oil that could be refined and sold commercially.

In 1877, Burr sold his land on Lot 20 to Joseph Comiskey. As noted in the York County Atlas of 1878 (below) the mill pond remained a prominent feature on the lot, as did the dense grouping of buildings along Leslie Street (shows as a large black box). Comiskey was an Irish emigrant to Canada, and according to the Canadian census of 1881 was a farmer. He lived with his wife, Ellen, and six children.²⁷ Comiskey sold the property to David Hislop in 1897 who carried on a similar practice of living with his family and renting out other plots of land.

²⁶ Unterman McPhail, "Appendix C – Heritage Resources" in *Existing Condition Report: Cultural Heritage Landscapes & Built Heritage Resources*, (December 2016) 7.

²⁷ Library and Archives Canada, Census of Canada, 1881.

Access: <https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx>



York County Maps, 1878
SBA annotation showing subject site on Lot 20, Concession 3

The subject property was one of these small lots that fronted Leslie Street. It passed from John Burr to Esther Burr who in turn sold it to Harriette Montgomery in 1867. In 1876, Harriette sold it to Henry Lunau. Census records indicate the Henry was a carpenter, and it is likely that he operated a shop out of the property and lived on the premise with his family, as was typical of the time. In 1893 Lunau, then in his 60s, sold the property to Martha Horner.

The Horner family was prominent in Headford. For example, Josh Horner operated the first milk delivery service on the west side of Leslie Street across from the subject property (as noted in the previous section). It is unclear what Martha's occupation or status was. The historical record is very sparse with respect to the subject property, but we can glean some information from context. The Census of Canada taken in 1911 indicates that all of the west half of lot 20 was densely inhabited, which indicates that the subject property was part of a small, tight-knit community. The census, enumerated by a member of the Horner family, also provides evidence of a robust Methodist community with the majority of respondents identifying as members. After c. 1900, the milling industry began to dwindle, which affected the community. By 1914 the post office had closed²⁸ - a clear sign of a smaller, less robust community. In 1916, the local Richmond Hill newspaper, *The Liberal*, published a poem by F. Elliot called "The Passing of Headford Mill."²⁹ The poem is an elegy for a time since passed in which buildings and communities constructed from sturdy materials and the generational working of the land moved to more automated improvements. The poem is evidence of the way the hamlet thrived in the 19th century agricultural economy but dwindled as a result of the changes prompted by industrialization.

²⁸ Library and Archives of Canada. Philately and Postal History, Post Offices and Postmasters, Headford, York (Ontario).
Access: http://www.collectionscanada.gc.ca/databases/post-offices/001001-119.01-e.php?&isn_id_nbr=2003&interval=24&&PHPSESSID=vcf50dhnjm7493tubm8f1dv5d6

²⁹ *The Liberal*, December 21 1916 as found in Stamp, *Early Days of Richmond Hill*, 145.

Apart from the context drawn from postal records, local newspapers, and the census, the specific history of the subject property remains obscure. SBA consulted Peter Wilson, the librarian specializing in local history at the Town of Richmond Hill Library, who could not find any information related to the subject property and its specific historical connection to the Horner family outside of land registry information. The Richmond Hill Cultural Heritage Inventory notes the construction of the house around 1909, which coincides with Martha's ownership, but there is no corroborating evidence that illuminates who designed or built the house, when it was constructed, as well as no photographic evidence of the original house.

Land registry records show that Martha Horner sold the property in 1944 to Clifford Cook and his wife, Lillian. Clifford and Lillian sold the house in 1952 to Peggy Brown and Gillian Brown who quickly sold it again to Margaret Burton. Burton was the only woman who sat on the Board of Directors for the Richmond Hill Annual Agricultural Fair.³⁰ Margaret sold the property to Harry Burton and his wife. Mrs. Burton was a prominent member of the United Church (formerly the Methodist Church) and in 1962 she became the inaugural President of the United Church Women.³¹

In 1986, the Burtons sold the property to Michael McKenzie. The property was transferred by McKenzie to the Earl Development Corporation in 1989. In 2001 Bwyze Inc., an IT start-up founded in 2000, owned the property. As the company expanded they sought new headquarters and sold it to the present owners, Carefirst Seniors and Community Services Association.

³⁰ H. G. Robertson, *Richmond Hill Annual Agricultural Fair*, Town of Richmond Hill Public library.

³¹ *The Liberal*, "Headford News", January 18, 1962, 8.

d. Aerial Maps³²

The maps below show the context of the house as part of largely rural landscape that changes to an agricultural-suburban context in the 1990s.



1970

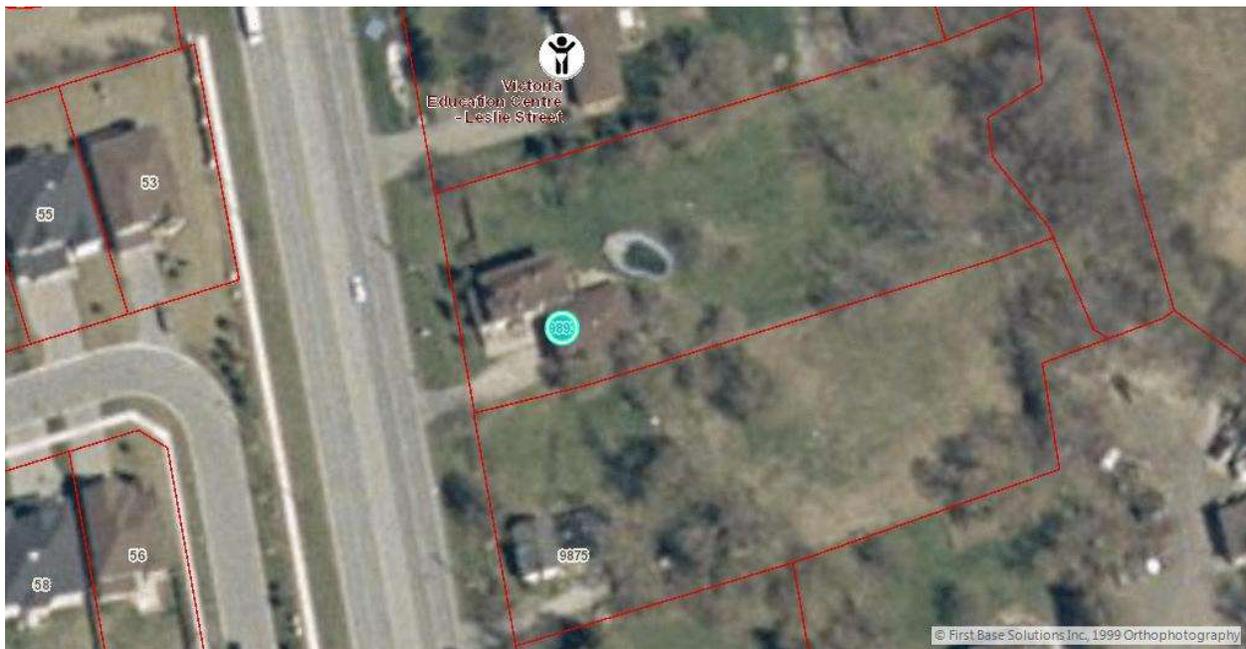


1978

³² All maps courtesy of York Region Mapping and Geospatial Data



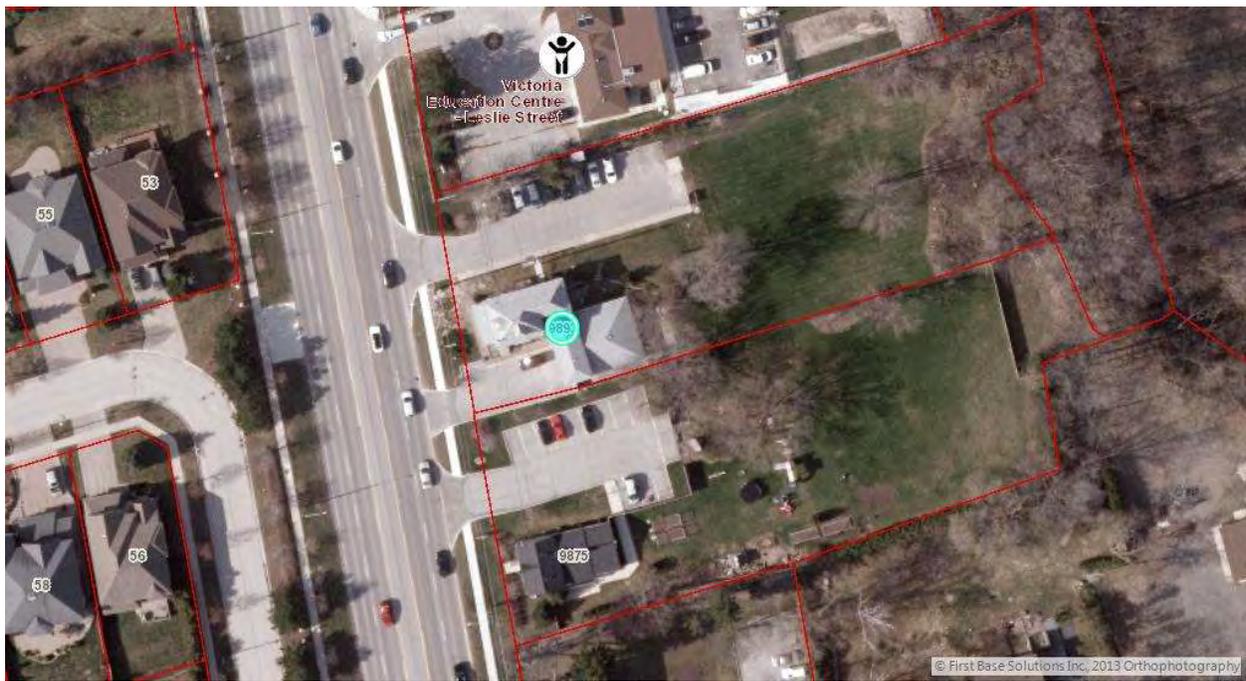
1988



1999



2005



2013

3.0 STATEMENT of SIGNIFICANCE

Please refer to **Appendix D** for other provincial heritage policies and guidelines as they pertain to the evaluation of the property, as well as a heritage evaluation conducted in accordance with Regulation 9/06 as laid out in the Ontario Tool Kit, and which has informed this statement.

The property located at 9893 Leslie Street in the Town of Richmond Hill being Pt W1/2 Lt 20 Con 3, Markham as in R500691. The house has been referred to as the Horner House and it is thought to have been constructed around 1909. The house is situated in what was once the Hamlet of Headford, an early agricultural and milling community, in the concessions immediately south of Major Mackenzie Road along Leslie Street.

The house does not have any design or physical value. The house has undergone significant interior and exterior alterations making it difficult to discern the original layout and appearance of the house. There is no known architect, builder, or designer for the house.

The house may retain some historical or associative. It is affiliated with the Horners, a prominent land-owning family who resided in the area, but there is an absence of historical evidence or documentation that would help to establish more this affiliation more concretely. The house is thought to have been constructed in 1909 at a time when the Hamlet of Headford was in decline and so is not historically connected to the history of the hamlet.

The house retains no contextual value. Due to the significant alterations, the house has been divorced it from its original context as part of the close-knit community of Headford. The transformation of the surrounding area from a rural landscape to a commercial and suburban landscape has further distanced the house from its original context. 9893 Leslie Street is adjacent to five other listed or designated heritage properties. While the designated properties at 9893, 9875 and 9861 are adjacent, they do not combine to present a cohesive heritage streetscape due to the large spacing between the buildings, extensive previous exterior alterations, and the presence of larger contemporary developments to the north of the site. Neither the site nor the adjacent properties are visually linked.

The property at 9893 Leslie Street does not meet the criteria for designation under Reg. 9/06 of the *Ontario Heritage Act*.

4.0 ASSESSMENT OF EXISTING CONDITION

a. Context

The building at 9893 Leslie Street is located on the east side of Leslie Street south of Major Mackenzie Road in the Town of Richmond Hill. The subject property fronts Leslie Street and is situated close to the western property line; the eastern part of the property is ravine. On the west side of Leslie Street are suburban neighbourhoods. Highway 404 is situated to the east beyond the immediate ravine and green space. Commercial properties are located immediately north and south of the subject property on the east side of Leslie Street.

Within the subdivision west of Leslie Street two heritage properties have been retained and are currently listed on the Town of Richmond Hill's Inventory of Cultural Heritage Resources. To the South there are currently three other properties listed on the Town of Richmond Hill's Inventory of Cultural Heritage Resources, and one adjacent property Designated under Part IV of the *Ontario Heritage Act*.

While the properties at 9893, 9875 and 9861 are adjacent they do not combine to present a cohesive heritage streetscape due to the large spacing between the buildings, extensive previous exterior alterations, and the presence of larger contemporary developments to the north of the site. The existing buildings, including Cultural Heritage Resources and contemporary buildings, have maintained a similar setback from Leslie Street.



Existing Property to the North



Adjacent Properties to the South

b. Exterior

As per the description provided in the Town of Richmond Hill Heritage Inventory, the house at 9893 Leslie Street is a two storey brick house with stucco cladding, foursquare with a hipped roof, flared eaves, and hipped roof dormers. There is an enclosed front verandah with acts as the main entrance, additions at the side and rear.

The house is sited on Leslie Street with asphalt parking and loading areas with interlocked brick paver sidewalks. The East (rear) yard of the building has a large contemporary deck and landscaped yard consisting of trees, shrubs, planting beds and grass. The site elements appear to be in fair condition but could not be thoroughly assessed due to accumulated snow at the time of the site review.

The contemporary wood entry stairs and platforms at the main entrance and the north exit are in fair condition but not original to the building.

The rear and site additions to the house are not original and not included in this assessment of existing condition.



West (Front) Elevation



South Elevation



East (Rear) Elevation



North Elevation

Foundations

The house foundation consists of fieldstone that extends between approximately 2' and 4' above grade, and below the poured concrete basement floor slab, approximately 5' below the first floor joists. It is assumed that the foundation wall is constructed on a stone footing. The extent of the rubble stone foundation clearly identify the original perimeter of the house and the rear (East) "L" which as subsequently been expanded to across the entire back of the building.

It is unusual for a fieldstone foundation to be constructed for a building of this era. It is possible and likely that this foundation belonged to an older building and was repurposed, but there is no direct evidence of this being undertaken and no context for the previous building remaining.

The fieldstone foundation wall has been altered to accommodate the exterior door access. It is not clear if the window openings are modifications, or if it was the exterior grading which was revised, causing the need for the current window wells. There are open joints between the stone foundation and the wood framing of the basement windows.

Where visible, the mortar of the fieldstone wall appears to be in fair condition. The basement/crawl space is dry, but a significant amount of efflorescence was observed on the interior. It is likely that there is no damp proofing or foundation drainage at the perimeter of the c. 1909 building.



Fieldstone Foundation and Basement Window (North)



Fieldstone Foundation and Basement Window (South)



Fieldstone Foundation (interior) with Significant Efflorescence

Exterior Walls

The exterior walls of the c. 1909 house are red brick with wood windows sills. The original material can be observed within the enclosed verandah. A three-coat cementitious plaster/stucco has been applied to the remainder of the original building's exterior, but it is assumed to be constructed of brick to match that visible within the verandah.

Where exposed within the verandah, the bricks are pointed with dark grey mortar and the brick faces are severely weathered. There is off-white coating material remaining on portions of the mortar joints, and it is not clear if the weathering of the bricks occurred prior to the coating application, or as part of the process of the coating removal.



Original Red Brick Wall Exposed Within the Verandah

The exterior cementitious plaster surfaces are in poor condition with the outer layer and paint failing and flaking. There are movement cracks visible in multiple locations adjacent to the foundations and above window/door openings. It is assumed that the masonry beneath has similar crack patterning. The cementitious plaster on the window sills (assumed wood) is in poor condition with severe cracking visible.

The enclosed verandah is also stucco clad, but there is a metal reinforcing mesh visible at the failed locations. It is assumed that the verandah enclosure is wood framed and is not original to the 1909 construction.

The squared bay window on the south façade is clad with wood board and batten siding which is consistent with the cladding of the side addition. The paint is peeling but the wood appears to be in fair condition. It is assumed that the bay window is not an original feature of the house.



*Deterioration of Cementitious
Plaster/Stucco*



Deterioration of Plaster/Stucco at Verandah



*Squared Bay Window
on South Façade*

Roofs and Dormers

The house was constructed with a hipped roof with flared eaves and dormers centered on the West and South facades, also with flared hipped roofs. The hipped roof of the original rear L remains with a section of flat roof above the rear addition. The enclosed verandah has a simple sloping roof to the west.

The sloped roofs and the dormer walls are clad with asphalt shingles, which appear to be in fair condition.

The original dormer configuration is not confirmed. It is possible that there was a matching dormer on the North face of the roof, maintaining the symmetry of the building. There is no visible physical evidence to support this hypothesis.

The soffits are finished with non-original perforated metal, but appear to be in good condition.



South Dormer

Chimneys

There are currently two metal chimneys that are not original to the building. Located on the South and West faces of the building, stucco clad enclosures have been constructed around them on the exterior of the building.

There is no evidence of the original chimney at roof level. Based on the interior build-outs within the north L, it is inferred that the chimney was originally located on the wall between the L and the main building.



Assumed location of Original Chimney within the Current Kitchen

Windows and Exterior Doors

The windows of the building have been replaced with vinyl windows with aluminum clad framing/flashing. It is possible that the original wood window frames remain within the aluminum cladding. The windows appear to be in fair condition, but it cannot be confirmed without removal of the stucco cladding or interior finishes if the original window locations have been altered.

The entry door to the veranda is non-original, and the 10-light glazed door at the original entry from the veranda to the interior of the building is also non-original. The wood door frame between the verandah and the house appears to be original and is in fair condition.

The north entry door, adjacent window, and the sliding patio door on the west façade are not original, and not located at original window/door locations.



Windows and Doors

Additions

The original footprint of the building has been expanded through the expansion of the rear L, and the addition to the southwest. The original footprint of the building can be confirmed through examination of the rubble stone foundation and analysis of the roof geometry.

The two storey addition to the south connects to the expanded portion of the L. The ground floor elevation is close to grade, and with the lower sloped roof the addition height and massing which is subservient to the original house.

The single storey portion of the addition extends east towards the rear portion of the lot.

The board and batten, and stucco cladding of the addition is in fair condition, but the paint is deteriorating. There is cracking visible in the stucco finish above the rear windows of the L extension, and the wood cladding has minor deterioration adjacent to grade.

c. Interior

Interior Layout

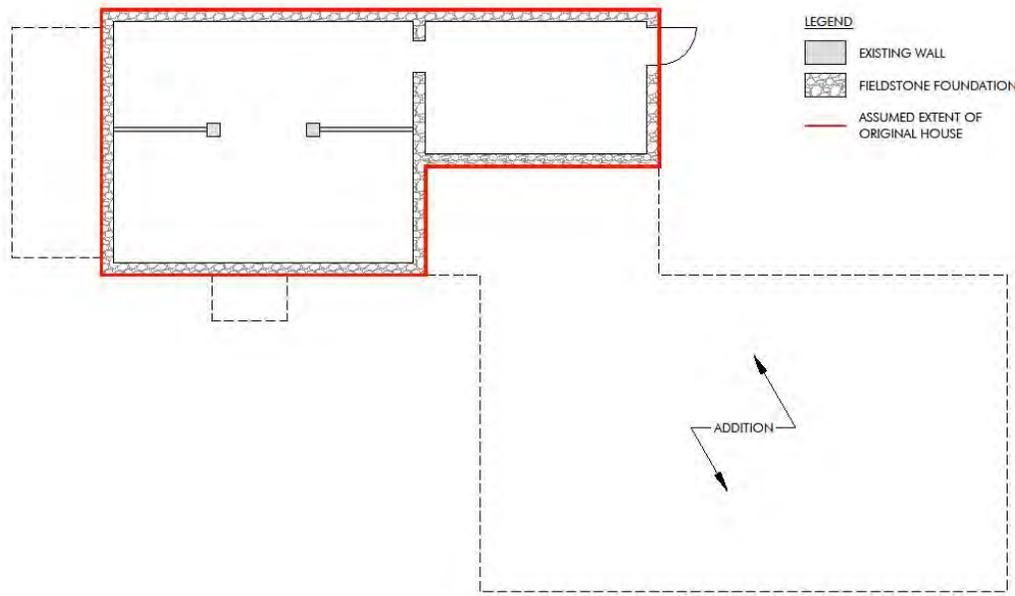
The interior layout has been significantly altered and the original layout is no longer legible. The entry door from the verandah remains in its original location as does the “library” with its sliding pocket doors. The remainder of the ground floor has been altered and the stair location changed.

The second floor appears to have retained a portion of the original layout for the three rooms (assumed bedrooms). The stair to the attic may remain in its original location, but this is not confirmed.

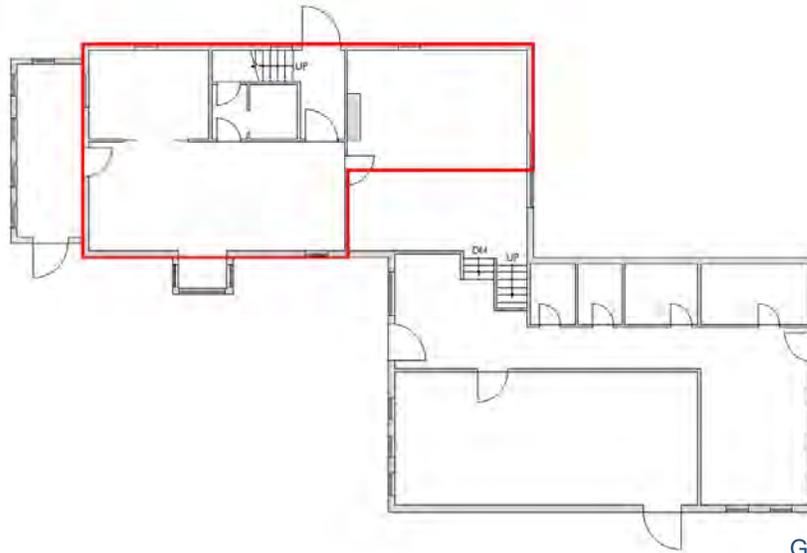
The eastern rooms of the original L have been modified and expanded in connection with the additions.

The stair which between the basement and the ground floor has been removed, and basement access is now provided through an exterior door at the east (rear) of the building.

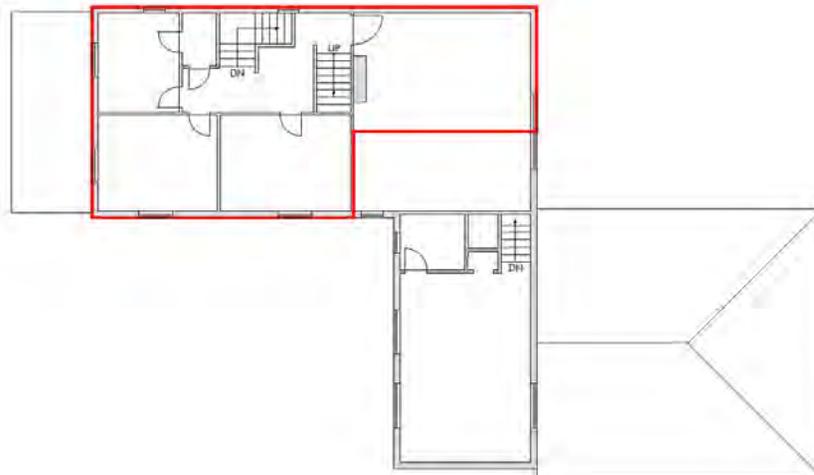
Bulkheads and build-outs have been constructed throughout the building to accommodate a forced air heating system. Within the second floor, the HVAC ductwork remains exposed within the individual rooms.



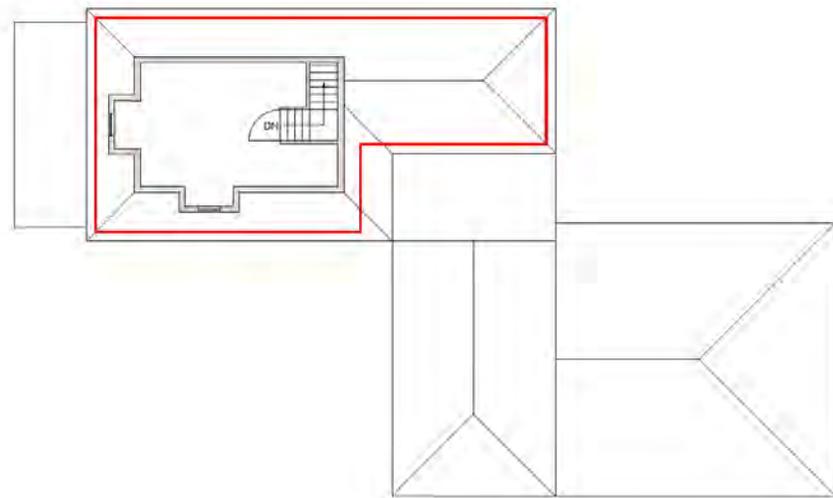
Basement Floorplan



Ground Floor Plan



Second Floor Plan



Attic Floor Plan

Interior Finishes, Fixtures, and Fitments

There are very few original finishes, fixtures, and fitments remaining. For those elements that do remain, it is not clear if these are original or later additions/modifications. The finishes which may be original include:

- Baseboards
- Window surrounds with simple wood detailing
- Door framing similar to the window surrounds
- Double pocket door at the “Library”
- Wood stair to attic
- Plaster wall finish in the attic

The interior finishes in general are in fair condition with deterioration and general wear from typical use. There is cracking within the plaster wall and ceiling finishes within the attic.



Double Pocket Door at “Library”



Window Surrounds and Wood Detailing



Door framing similar to Window Surrounds



Wooden Door and Typical Baseboards



Plaster wall finish in the Attic

5.0 DESCRIPTION of THE PROPOSED DEVELOPMENT or SITE ALTERATION

The proposed development for the site involves the construction of a new six storey “Campus of Care and Community Hub” facility to provide family and senior health services and a new centre for community activities. To accommodate the new development, the existing house and care centre will need to be demolished and removed from the site.

6.0 IMPACT of DEVELOPMENT or SITE ALTERATION

To assess the impact of the proposed development or site alteration, SBA used the Town of Richmond Hill Official Plan (July 2010, as partially approved by Order of the Ontario Municipal Board January 2018, Office Consolidation to January 2018), Section 3.4.2 Cultural Heritage, and specifically the provision related to the Protection of Heritage Resources, as follows:

3.4.2.7 The town may require a Cultural Heritage Impact Assessment or a Cultural Heritage Conservation Plan, in accordance with section 5.28 of this Plan, prepared by a qualified professional where development is proposed:

a. Adjacent to, or in the immediate vicinity of, a building, structure or landscape designated or on the register under the Ontario Heritage Act.

9893 Leslie Street is currently not designated under Part IV or V of the *Ontario Heritage Act*; however, it is listed on the Town of Richmond Hill’s Inventory of Cultural Heritage Resources in accordance with Section 27 (1.2) of the *Ontario Heritage Act*. This Cultural Heritage Impact Assessment was prepared in anticipation of an Owner initiated request to the Town of Richmond Hill for the demolition of the existing building at 9893 Leslie Street.

As outlined in the preceding sections of this CHIA, there are minimal heritage attributes or features remaining as part of this property due to the extensive alterations previously undertaken, and a lack of significant historical association. The property at 9893 Leslie Street is deemed to have minimal Cultural Heritage Value and therefore demolition of the building will have minimal impact to the Cultural Heritage of the existing building, site, or adjacent heritage properties.

The construction of the proposed new development will have minimal impact on the adjacent Heritage Property(s). There is an existing parking lot separating the new development from the Designated building to the south. The building to the north is a contemporary Education and Child Care Centre similar in size to the proposed development.

7.0 CONSIDERED ALTERNATIVES and MITIGATION MEASURES

Due to the extensive previous alterations to the building, property, and surrounding community, there are minimal alternative and mitigation measures recommended. The Ontario Heritage Tool Kit identifies possible mitigation measures:

- Alternative development approaches
- Isolating development and site alterations from significant built and natural features
- Limited height and density
- Allowing only compatible infill and additions
- Reversible alterations

The above-noted five (5) measures will have minimal effect on the heritage value of the building and site and are not recommended:

The recommended mitigation measures for Design guidelines that harmonize mass, setback, setting, and materials are limited to the following:

- It is recommended that the proposed new development on the site conforms to the approximate existing setback from Leslie Street, which is consistent with the setback of the adjacent designated building at 9875 Leslie Street (John Montgomery House), and the listed property at 9861 Leslie Street (Headford P.O. and Store Remnant).

8.0 CONSERVATION STRATEGY

Removal of the heritage resource at 9893 Leslie Street is recommended. As per the Town of Richmond Hill Cultural Heritage Impact Assessment Terms of Reference (please refer to *Appendix C*), the following site-specific design guidelines are recommended:

- **Lighting:** no specific guidelines required in addition to the standard Town of Richmond Hill lighting requirements
- **Signage:** no specific guidelines required in addition to the standard Town of Richmond Hill signage requirements
- **Landscaping:** the street frontage is recommended to be landscaped with lawn, low plantings and/or trees consistent with the adjacent properties. The development and landscaping of the rear portion of the property will need to conform to the requirements identified by the Toronto and Region Conservation Authority (TCRA).
- **Site stabilization / Sedimentation:** no specific guidelines other than confirming to the requirements identified by the Toronto and Region Conservation Authority.
- **Photographic documentation:** prior to demolition, photographic documentation of the exterior elevations and context is recommended to be completed. Photographic documentation of the demolition process is also recommended in order to document the interior construction of the building which was previously not observable due to alterations and additions. The compiled and curated photos should be submitted to the City of Richmond Hill for addition to their records and archives.
- **Salvage Strategy:** there are no items identified on the exterior or interior of the building which are deemed worthy of salvage due to their cultural heritage significance.

As an additional conservation measure, the Town of Richmond Hill may wish to include the building at 9893 Leslie Street within a commemorative exhibition (plaque or otherwise) dedicated to the Hamlet of Headford and the role it played in the development of the area. Based on the information available at this time and the lack of significance of the building, an individual commemoration of 9893 Leslie Street is not recommended.

Appendix A: Bibliography

Archives and Maps

Library and Archives Canada
Tremaine Map, 1860
York County Atlas, 1878
York Regional Mapping and Geospatial Data

Municipal and Planning Resources

Town of Richmond Hill, *Official Plan*, (2010, July 2018 consolidation).

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Toronto and York Region Conservation Authority

York Region Official Plan (2010, Office Consolidation April 2019).

Ontario Heritage Tool Kit

Ontario Regulation 9/06 and 10/06 of the *Ontario Heritage Act* - Criteria for Determining Cultural Heritage Value or Interest

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

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Berchem, F.R. *Yonge Street Story 1793-1860*. Toronto: McGraw-Hill Ryerson Ltd., 1977.

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<http://www.tedschneider.ca/richmond-hills-history/>

People Contacted

Joanne Leung, Town of Richmond Hill
Maggie Mackenzie, Town of Richmond Hill
Brad Zeidler, Zeidler Architecture Inc.
Peter Wilson, Town of Richmond Hill Public Library

Appendix B:

Chain of Title Documentation

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT W1/2 LT 20 CON 3, MKM, AS IN R500691, EXCEPT PT 2, 65R14302; RICHMOND HILL.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 03126-0038

PIN CREATION DATE:
2003/04/07

OWNERS' NAMES
CAREFIRST SENIORS AND COMMUNITY SERVICES
ASSOCIATION

CAPACITY SHARE

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|---|------------|-----------------|--------|---|---|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/04/07 ** | | | | | | |
| **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: | | | | | | |
| ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * | | | | | | |
| ** AND ESCHEATS OR FORFEITURE TO THE CROWN. | | | | | | |
| ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF | | | | | | |
| ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY | | | | | | |
| ** CONVENTION. | | | | | | |
| ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. | | | | | | |
| **DATE OF CONVERSION TO LAND TITLES: 1999/07/26 ** | | | | | | |
| R488826 | 1988/11/15 | NOTICE | | | | C |
| REMARKS: AIRPORT ZONING REGULATIONS | | | | | | |
| 65R14302 | 1990/04/30 | PLAN REFERENCE | | | | C |
| YR29887 | 2001/07/31 | TRANSFER | | *** COMPLETELY DELETED *** SONI, NARENDRA BHIMJIBHAI | BWYZE INC. | |
| YR29888 | 2001/07/31 | CHARGE | | *** DELETED AGAINST THIS PROPERTY *** BWYZE INC. | ROYAL BANK OF CANADA | |
| YR375501 | 2003/10/20 | NOTICE | | THE CORPORATION OF THE TOWN OF RICHMOND HILL | BWYZE INC. THE REGIONAL MUNICIPALITY OF YORK | C |
| YR390837 | 2003/11/19 | CHARGE | | *** COMPLETELY DELETED *** BWYZE INC. | ROYAL BANK OF CANADA | |
| YR390840 | 2003/11/19 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** | | |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #65

03126-0105 (LT)

PREPARED FOR Julia Rady
ON 2020/02/11 AT 11:39:58

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|-----------|------------|---|-------------|---|--|---------------|
| | | <i>REMARKS: RE: YR29888</i> | | ROYAL BANK OF CANADA | | |
| YR581931 | 2004/12/23 | CHARGE | | *** COMPLETELY DELETED *** BWYZE INC. | PACE SAVINGS & CREDIT UNION LIMITED | |
| YR581932 | 2004/12/23 | NO ASSGN RENT GEN | | *** COMPLETELY DELETED *** BWYZE INC. | PACE SAVINGS & CREDIT UNION LIMITED | |
| | | <i>REMARKS: YR581931</i> | | | | |
| YR645148 | 2005/05/31 | NOTICE | | THE CORPORATION OF THE TOWN OF RICHMOND HILL | BWYZE INC. | C |
| | | <i>REMARKS: YR375501</i> | | | | |
| YR801637 | 2006/04/07 | TRANSFER | \$950,000 | BWYZE INC. | CAREFIRST SENIORS AND COMMUNITY SERVICES ASSOCIATION | C |
| | | <i>REMARKS: PLANNING ACT STATEMENTS</i> | | | | |
| YR801638 | 2006/04/07 | CHARGE | \$1,000,000 | CAREFIRST SENIORS AND COMMUNITY SERVICES ASSOCIATION | THE CORPORATION OF THE TOWN OF RICHMOND HILL | C |
| YR814982 | 2006/05/09 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** PACE SAVINGS & CREDIT UNION LIMITED | | |
| | | <i>REMARKS: RE: YR581931</i> | | | | |
| YR983364 | 2007/05/10 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** ROYAL BANK OF CANADA | | |
| | | <i>REMARKS: RE: YR390837</i> | | | | |

1 EAST LIMIT OF HWY 4-0 IS LIMIT BETWEEN E3-W 1/2 S-F A17-2
 That Part Being West of West 1/2 of 190-04 VS LOT 35 CONCESSION 3

EAST 1/2 PLAT 20 IS IN THE TOWN OF MARRHAM

| PLAT | SECTION | DATE | TO | FROM | GRANTOR | GRANTEE | AMOUNT | REMARKS |
|------|-----------|-------------|-------------|------------------------|---------------------|------------|----------|---------|
| | 20 | 24 Dec 1897 | | | Orin | John Sells | 1/2 1000 | |
| 367 | 8 & 9 | 25 May 1898 | 3 Jun 1898 | Garth Stiles | David Wilson | 2000.00 | 1/2 1000 | |
| | | | | Joe Herber Stiles | | | | |
| 798 | 8 & 9 | 4 May 1899 | 27 Apr 1900 | David Stiles | Harry Swallow Jr. | | 1/2 1000 | |
| 825 | 10 & 11 | 23 Mar 1902 | 27 Apr 1902 | David Swallow Jr. Esq. | David Wilson | 200.00 | 1/2 1000 | |
| 1193 | 8 & 9 | 13 Dec 1903 | 5 Feb 1907 | David Wilson Esq. | John Burr | 200.00 | 1/2 1000 | |
| 1230 | 8 & 9 | 25 | 1898 | 27 May 1898 | John C. Burr | 250.00 | pt 20 | |
| 1306 | 8 | 23 May 1908 | 1 Jun 1909 | Richard Burr Esq. | Richard Burr | 200.00 | pt 18 | 1812 |
| 1313 | 2, 3, 4 | 1 Jun 1907 | 16 Jun 1907 | Richard Burr | Richard Burr | 200.00 | pt 18 | 1876 |
| 1419 | 7 | 14 Dec 1909 | 14 Dec 1909 | Richard Burr Esq. | George F. Woodruff | 200.00 | pt 13 | 1812 |
| 1466 | 7 & 8 | 4 May 1911 | 3 Oct 1911 | Richard Burr Esq. | William Sawyer | 200.00 | pt 30 | |
| 1567 | 8 | 2 Apr 1913 | 9 Jun 1913 | Richard Burr | Arthur J. Simpson | 1/2 | pt 20 | 18 |
| 1645 | 8 & 9 | 9 May 1913 | 18 Mar 1913 | Richard Burr Esq. | Thomas Foster | 200.00 | pt 30 | |
| 1744 | 8 & 9 | 18 Feb 1913 | 8 Mar 1913 | Thomas Foster Esq. | Joseph C. Sanders | 200.00 | pt 30 | |
| 2130 | 8 & 9 | 1 Oct 1914 | 10 Aug 1914 | Richard Burr Esq. | Richard O'Connor | 200.00 | part 20 | |
| 2190 | 8, 9 & 10 | 17 Feb 1915 | 4 Mar 1915 | Richard Burr | Joseph Farley | 200.00 | part 10 | 1812 |
| 2531 | 8 & 9 | 10 Jul 1915 | 17 Mar 1915 | William Sawyer Esq. | Geoff Ames | 100.00 | pt 30 | |
| 2630 | 8 & 9 | 18 Mar 1916 | 11 Jun 1916 | Richard Burr Esq. | Edith Nash | 200.00 | pt 30 | |
| 2778 | 8 & 9 | 11 Dec 1919 | 20 Dec 1919 | Richard Burr Esq. | Richard O'Connor | 200.00 | part 20 | |
| 2961 | 8 & 9 | 18 Aug 1919 | 3 May 1917 | Richard Burr Esq. | William Dethrick | 200.00 | pt 30 | |
| 3517 | 8 & 9 | 11 Mar 1917 | 7 Mar 1917 | William Dethrick Esq. | Robert Stephenson | 200.00 | pt 30 | |
| 3528 | 8 | 24 May 1917 | 31 May 1917 | Richard Burr Esq. | James H. Price Esq. | 1/2 | part 20 | 1812 |
| 3643 | 8 & 9 | 13 Feb 1917 | 11 Jan 1918 | John Burr | Walter A. Corwell | 200.00 | part 20 | |
| 3995 | 8, 9 | 9 Apr 1918 | 29 Jun 1918 | Joseph Farley | Richard Burr | 200.00 | pt 15 | 1812 |
| 4262 | 8 & 9 | 20 Jan 1918 | 18 Aug 1918 | Richard Burr Esq. | Thomas Jones | 200.00 | pt 30 | |
| 4618 | 8 | 20 Jan 1918 | 17 Aug 1918 | Thomas Jones Esq. | Richard Burr | 200.00 | pt 10 | 1812 |
| 5772 | 8 & 9 | 23 May 1918 | 2 Nov 1918 | Joseph H. Sanders | William Pritchard | 200.00 | pt 30 | |

old YORK No 2

The Real Estate and Valuation of the ... CONCESSION

RECAP OF BELOW AG'S

| AGENCY | DATE | AMOUNT | NAME | ADDRESS | AMOUNT | DATE | NAME |
|--------|---------|---------|-----------------|-----------------|---------|---------|-----------------|
| 11111 | 10/1/50 | 1000.00 | Walter P. Brown | Walter P. Brown | 1000.00 | 10/1/50 | Walter P. Brown |
| 11112 | 10/1/50 | 1000.00 | Walter P. Brown | Walter P. Brown | 1000.00 | 10/1/50 | Walter P. Brown |
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| 11129 | 10/1/50 | 1000.00 | Walter P. Brown | Walter P. Brown | 1000.00 | 10/1/50 | Walter P. Brown |
| 11130 | 10/1/50 | 1000.00 | Walter P. Brown | Walter P. Brown | 1000.00 | 10/1/50 | Walter P. Brown |

| CONCESSION NO. | CLASSIFICATION | DATE OF ACQUISITION | DATE OF SALE | BUYER | SELLER | AMOUNT PAID | LAND AND INTEREST |
|----------------|----------------|---------------------|--------------|-----------------------|-----------------------|-------------|---------------------|
| 8128 | F & C | 7 Jan 1863 | 22 Feb 1863 | Peter Phillips Esq | Mary Schlyer | 250.00 | pt 36 |
| 8163 | F & C | 1 Mar 1861 | 11 Mar 1863 | George Hyde Esq | John Eyer | 310.00 | part 36 |
| 8165 | F & C | 1 Mar 1861 | 11 Mar 1863 | George Hyde Esq | John Eyer | 35.000 | part 36 |
| 8170 | D.P. | 2 Mar 1861 | 2 Mar 1863 | Arthur J. Skaggs | Isaac Burr | 1/4 | pt 25a & pt 25B7 |
| 8172 | D.P. | 20 Mar 1860 | 2 Mar 1863 | Edwinton S. Clark Esq | Isaac Burr | 1/4 | pt 25a 25B7 |
| 8177 | K | Mar 1861 | 7 Mar 1863 | John Eyer Esq | George Hyde | 12,000 | pt 36 & 25B7 |
| 8192 | F.C. | 27 Mar 1860 | 27 Mar 1863 | George Hyde | Frederick Seaman | 12,000 | pt 36 |
| 8171 | A.L. | 26 July 1860 | 26 Jan 1863 | Peter Phillips | Peter Seale | 1200.00 | pt 36 |
| 8118 | C | 1 Mar 1860 | 10 May 1863 | John Seale Esq | Peter Phillips | 5000 | part 36 |
| 8122 | D.P. | 11 Feb 1862 | 1 Jan 1863 | Peter Phillips | William Arisp | 1500.00 | part 36 25B7 |
| 8168 | D.P. | 2 Mar 1861 | 12 Mar 1863 | William Craig Esq | Robert Craig | 2200 | part 36 |
| 8126 | D.C. | 12 Mar 1861 | 12 Mar 1863 | Frederick Seaman | John Eyer | 15,000 | part 36 & 25B7 |
| 8169 | D.C. | 11 Mar 1860 | 28 Mar 1863 | William Craig Esq | John Seale | 475.00 | part 36 25B7 |
| 8162 | Sal. | 2 Feb 1863 | 6 Feb 1863 | William Arisp | John Seaman | 2000 | part 36 |
| 8160 | C | 3 Mar 1861 | 17 Mar 1863 | John Eyer | Francis Seale | 1000 | pt 36 & 37 |
| 8120 | C | 7 Apr 1860 | 22 Apr 1863 | John C. Burr | George Philip Esq | 1000 | pt 2 6/10 |
| 8175 | F & C | 14 Aug 1860 | 16 Dec 1863 | John C. Burr Esq | George Seale | 1000 | pt 36 & 37 |
| 8191 | C | 1 Mar 1862 | 1 Mar 1863 | Peter Phillips Esq | Isaac Burr | 500 | part 36 |
| 8184 | C | 30 Jan 1861 | 7 May 1863 | Isaac Burr | Marrianna T. Westcott | 200 | part 36 |
| 8121 | Sal. | 11 Jan 1862 | 2 Apr 1863 | John C. Burr | | | part |
| 8167 | K | 11 Jan 1860 | 12 Jan 1863 | John Burr Esq Esq | Frederick Seale | 2000 | 1/2 1000 to 25 25B7 |
| 154 | D.C. | 1 Feb 1863 | 10 Feb 1863 | William Burr Esq | John Burr | 100 | part 36 |
| 8161 | C | 11 Dec 1871 | 1 Dec 1873 | Francis Seale Esq | Isaac Burr | 500 | part 36 |
| 1493 | K | 18 Dec 1871 | 10 Dec 1873 | John Burr Esq | William Seale | 10,000 | part 36 |
| 1372 | K | 1 Dec 1872 | 1 Dec 1873 | John Eyer Esq | Steven Seale | 12,000 | pt 36 & 37 25B7 |
| 1312 | K | 2 Dec 1873 | 2 Dec 1873 | John Eyer | William Seale | 2000 | pt 36 & 37 25B7 |
| 1381 | D.P. | 1 Dec 1873 | 10 Dec 1873 | John Seale | John Eyer | 27,000 | pt 36 & 37 25B7 |

YOUNG & BROTHER
 N.C.S.
 618
 Y.O.P.K. 863
 1863

| REGISTRATION NO. | DATE | ISSUE DATE | REGISTRATION NO. | GRANTOR | GRANTEE | AMOUNT | LEGAL AND ADDRESS |
|-------------------|-------|-------------|------------------|--|-----------------------------------|---------|---|
| 9122 | G | 10 Mar 1997 | 1 Apr 1997 | Joseph Conley Ellen his wife | Doris Rading | 25,000. | 28 W 17th St Ia |
| 9145 | Grant | 9 Mar 1998 | 16 Mar 1998 | Ann Lyman & Rita Douglas | George Henry Gilwell | 2225. | Part 1st long in front of 1st St Cross S W 1st street N 24" E 1st street S 9" W 2nd street S 24" W 5th street S 9" E 2nd to beginning. |
| 9167 | Grant | 1 Jan 1997 | 10 Jan 1997 | Thomas Joppa & Annie T. Joppa | Ann T. Rutherford | 2774. | Part 1st long 50 feet S W 1st S 9" W 1st street S 24" E 2nd St. corner S 9" W 2nd street S 24" E 2nd St. corner S 9" E 2nd to beginning. |
| 1020 | Grant | 1 Apr 1997 | 20 Mar 1997 | Ann E. Rutherford & Edward Rutherford | George A. Johnson | 2624. | Part 1st on 28 9157 |
| 1128 | Grant | 16 Jul 1997 | 11 Mar 1997 | George S. Gilwell & Richard S. Gilwell | Janis Hartman | 2125. | Part on 28 9702 |
| 1187 | Grant | 9 Feb 1997 | 19 Feb 1997 | George S. Gilwell & Richard S. his wife | Doris Gilman | 1030. | Part 2 acre |
| 1190 | Grant | 21 Mar 1997 | 28 Apr 1997 | Stacy Gilman her-see his wife, George Gilman, Elizabeth Douglas, Sara Shady, Alice A. Hester, Thomas Hester & Edna his wife Oliver A. Hester | Nancy Hester | 2250. | Part 1 on 1st part (28 No. 1190) |
| 1376 | Grant | 24 Dec 1997 | 11 Jan 1998 | Doris Lyman & Ellen his wife | John Hill | 2875. | Part 1 acre |
| 2843 Gen. Reg. | 443 | 20 Jan 1998 | 21 Jan 1998 | Robert Craig | Shirley Neumann & Ann M. Craig | 0 | Part on 2843 2843, to Hester |

RECORDED BY 10/10/98

The Part of the Water Right of the No. 494 LOT 20 CONCESSION 3

27

OFFICE OF MINING

| CONCESSION | DATE | DATE OF DEED | DATE OF DEED | GRANTOR | GRANTEE | AMOUNT | REMARKS |
|--|--------|--------------|--------------|---|-------------------------------------|---------|--|
| 15528 | Grant | 13 Oct 1920 | 10 Oct 1920 | Edna Gustaf | Wally Swenson | \$1,000 | Part of 1915 water right |
| 15599 | Grant | 8 Oct 1920 | 16 Oct 1920 | Edna Robert Craig Wally Swenson A. Ann M. Craig | & Ann E. Craig Samuel J. Shepard | \$1,000 | Part 1 acre |
| 14600 | Reg. 5 | 8 Oct 1920 | 16 Oct 1920 | Samuel J. Shepard & 449 partner wife | Ann M. M. Craig | 4000 | Part 1/2 - 1/2 in full - 1/2 Part 1/2 in full |
| 14931 | Grant | 2 Sep 1921 | 13 Sep 1920 | Samuel J. Shepard & Lillian his wife | Carlisle Hines | \$1,000 | Part 1/2 ac. 4. Sep. |
| P. 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 | | | | | | | |

| NO. | DATE | FROM | TO | GRANTOR | GRANTEE | AMOUNT | REMARKS |
|--|-------|--------------|--------------|--|--|--------|--|
| 17112 | April | 23 June 1901 | 24 June 1901 | Archibald Keith - Richard his wife | Wm. S. Hoggard - Eugene S. his wife in Joint Tenure | 1000 | Same as in 17108 Co. & 75 ang. 17108 5/16 1901 the 20 1/2 1/2 1/2 1/2 the 1/2 1/2 1/2 1/2 |
| 17112 | July | 1 | 1 | Wm. S. Hoggard - Eugene S. Hoggard | Archibald Keith | 1000 | Same as in 17108 Co. & 75 ang. 17108 5/16 1901 the 20 1/2 1/2 1/2 1/2 the 1/2 1/2 1/2 1/2 |
| 17106 | to 20 | 1901 | 1901 | Richard J. Gray | John L. Landon | 1000 | 17107 ang. 17108 |
| See Report No. 11240 (same as 17106) | | | | | | | |
| 17107 | April | 18th 1901 | 17th 1901 | Archibald Keith - Richard his wife | George H. Hoggard - Eugene S. his wife in Joint Tenure | 1000 | Pl. ang. 17108 1/2 from 17108 then 17108 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 |
| 17108 | July | 1 | 1 | George H. Hoggard - Eugene S. Hoggard | Archibald Keith | 1000 | Same as in 17107, 17108 17108 1/2 1/2 1/2 1/2 1/2 1/2 |
| 20000 Ex-Law 121-12326 7 Sep. 1902 The Camp of Marston | | | | | | | |
| 17107 | June | 1 | 1 | John L. Landon | John L. Landon | 1000 | Allied to Urban Ave |
| See Report No. 11240 (same as 17106) | | | | | | | |
| 17111 | April | 1 | 1 | Wm. S. Hoggard - Eugene S. Hoggard | Archibald Keith - Richard his wife in Joint Tenure | 1000 | Pl. ang. 17108 1/2 from 17108 then 17108 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 |
| See Report No. 11240 (same as 17106) | | | | | | | |
| 17105 | 2. L. | 18th 1901 | 18th 1901 | John J. Northcutt | Wm. S. Hoggard | 1000 | Pl. ang. of claim to form a tract 17108 1/2 1/2 1/2 1/2 1/2 1/2 17108 1/2 1/2 1/2 1/2 1/2 1/2 17108 1/2 1/2 1/2 1/2 1/2 1/2 |

| NO. | SECTION | DATE | DATE | REMARKS | REMARKS | REMARKS | REMARKS |
|------|---------|-------------|-------------|-------------------------------------|--|---------|---|
| 2207 | land | 6 July 1910 | 6 July 1910 | Robert Pether - Ellen & Pether | John B. Grant - Margaret his wife as joint tenants | 1270 | Same as in 2205 |
| 2208 | dry | 6 Oct 1910 | 6 Oct 1910 | Peggy & A. Brown - Ellen & Brown | Clifford Cook - Elizabeth as joint tenants | 1280 | Pl. very st. water 2 feet below ground level Pl. very st. water 2 feet below ground level |
| 2209 | land | 6 Oct 1910 | 6 Oct 1910 | Clifford Cook - Ellen Cook | Peggy & A. Brown - Ellen & Brown as joint tenants | 1280 | Pl. very st. water 2 feet below ground level Pl. very st. water 2 feet below ground level Pl. very st. water 2 feet below ground level Pl. very st. water 2 feet below ground level |
| 2210 | grant | 6 Oct 1910 | 6 Oct 1910 | John B. Grant - Margaret Grant | James B. Grant - Margaret Grant | 1280 | Same as in 2208 - 1/2 acre in the |
| 2211 | dry | 6 Oct 1910 | 6 Oct 1910 | Robert Pether - Margaret Pether | James B. Grant - Margaret Grant | 1280 | Same as in 2208 - 1/2 acre in the |
| 2212 | grant | 6 Oct 1910 | 6 Oct 1910 | Peggy & A. Brown - Ellen & Brown | Margaret & A. Brown - Margaret & A. Brown | 1280 | Same as in 2208 - 1/2 acre in the |
| 2213 | dry | 6 Oct 1910 | 6 Oct 1910 | John B. Grant - Margaret Grant | James B. Grant - Margaret Grant | 1280 | Same as in 2208 - 1/2 acre in the |
| 2214 | dry | 6 Oct 1910 | 6 Oct 1910 | John B. Grant - Margaret Grant | James B. Grant - Margaret Grant | 1280 | Same as in 2208 - 1/2 acre in the |
| 2215 | grant | 6 Oct 1910 | 6 Oct 1910 | John B. Grant - Margaret Grant | James B. Grant - Margaret Grant | 1280 | Same as in 2208 - 1/2 acre in the |
| 2216 | grant | 6 Oct 1910 | 6 Oct 1910 | John B. Grant - Margaret Grant | James B. Grant - Margaret Grant | 1280 | Same as in 2208 - 1/2 acre in the |
| 2217 | grant | 6 Oct 1910 | 6 Oct 1910 | John B. Grant - Margaret Grant | James B. Grant - Margaret Grant | 1280 | Same as in 2208 - 1/2 acre in the |

RECORD OF DEEDS

| NO. | SECTION | DATE | TO WHOM | BY WHOM | BY WHOM | AMOUNT | REMARKS |
|-------|---------|------|----------------|----------------|----------------|--------|---------|
| 25570 | 2.6 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25571 | Grant | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25572 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25573 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25574 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25575 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25576 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25577 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25578 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25579 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25580 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25581 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25582 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25583 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25584 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25585 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25586 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25587 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25588 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25589 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |
| 25590 | 1872 | 1872 | William J. ... | William J. ... | William J. ... | ... | ... |

The following Water Right is hereby... N 1/2 LOT 20 CONCESSION 3

INDEX OF INDIAN No. 5

| INDIAN NO. | INDIAN NAME | DATE | DESCRIPTION | REMARKS | OWNER | AMOUNT | REMARKS OF LAND |
|------------------|--|------|--|---|-------------------------|--------|---|
| 51857 | Grant 25 April 1900 25 April 1900 | | Wesley Middleton Clair Middleton | Douglas C. Calder Laura C. Calder James R. Calder as joint tenants | 2.5 ac | | Same as in 51871 |
| 51858 | Grant 25 April 1900 25 April 1900 | | Douglas C. Calder Clair Middleton Laura C. Calder | Wesley Middleton Clair Middleton as joint tenants | 2.5 ac | | Same as in 51871 |
| 51912 | Grant 25 April 1900 25 April 1900 | | Treasurer of National Hotel, Chicago | | 1 - | | See also 51922 and |
| 52257 | Grant 25 April 1900 25 April 1900 | | Margaret A. Calder | Margaret A. Calder as joint tenants | 1.25 ac | | Heavy soil 1/2 from the other 1/2 see also 2 1/2 acres 25 April 1900 the best high water level of mill pond then at about 1/2 1/2 1/2 1/2 1/2 1/2 1/2 See also 51871 and 51872 |
| 52258 | Grant 25 April 1900 25 April 1900 | | Margaret A. Calder | Margaret A. Calder | 1.25 ac | | See also 51922 and |
| 52259 | Grant 25 April 1900 25 April 1900 | | Margaret A. Calder | Margaret A. Calder | 1.25 ac | | See also 51922 and |
| 52260 | Grant 25 April 1900 25 April 1900 | | Margaret A. Calder | Margaret A. Calder | 1.25 ac | | See also 51922 and |
| 52261 | Grant 25 April 1900 25 April 1900 | | Margaret A. Calder | Margaret A. Calder | 1.25 ac | | See also 51922 and |
| 52262 | Grant 25 April 1900 25 April 1900 | | Margaret A. Calder | Margaret A. Calder | 1.25 ac | | See also 51922 and |
| 52917 | Grant 25 April 1900 25 April 1900 | | Douglas C. Calder Clair Middleton Laura C. Calder James R. Calder | as joint tenants | 13.000 acres | | 52917 |
| 52918 | Grant 25 April 1900 25 April 1900 | | Douglas C. Calder Clair Middleton Laura C. Calder | as joint tenants | 13.000 acres | | 52917 |

(Continued)

| PROPERTY NO. | PROPERTY | ACQUISITION DATE | ACQUISITION TYPE | PROPERTY | PROPERTY | PROPERTY | PROPERTY | PROPERTY |
|--------------|--|------------------|------------------|----------|----------|----------|----------|----------|
| | Price No's Top of Mullan Following No's Richmond Hill | | | | | | | |
| 42222 | don | 1/2/1971 | 1/2/1971 | don | don | don | don | don |
| 42359 | lot | 12/22/1971 | 2/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42361 | lot | 12/22/1971 | 2/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42362 | lot | 2/17/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42363 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42364 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42365 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42366 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42367 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42368 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42369 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42370 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42371 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42372 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42373 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42374 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42375 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42376 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42377 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42378 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42379 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42380 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42381 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42382 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42383 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42384 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42385 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42386 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42387 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42388 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42389 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42390 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42391 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42392 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42393 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42394 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42395 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42396 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42397 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42398 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42399 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |
| 42400 | lot | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 | 1/2/1971 |

Z

This part (first) of all writs filed of May 1984

KOMMERS HILL Overland

12/27/83

State Month Day

| PLAT | DESCRIPTION | DATE | GRANTOR | GRANTEE | AMOUNT | LEGAL AND REASON |
|-------|-----------------|----------|------------------------------------|--|------------|---|
| | File 888-03802 | 06 04 76 | | | | PL 346 Pt. 1, Cont. 919224, Pt. 2, Cont. 808211, Pt. 3, Cont. 454295, Pt. 4, Cont. 488939, Pt. 5, Cont. 343310. |
| 88700 | Order to Convey | 02 09 80 | DELMED | | | Pt 1 of 362 Pt 2 and 4 of 454-455A. |
| 88860 | Order to Convey | 02 09 84 | DELMED | | | PL 346 18-1 Pt 2 of 454-455A. |
| 88873 | Transfer | 03 08 84 | FURTTI, James Henry estate | FURTTI, James CLUNE, Barbara Anne | | Pt. 1 of Cont. 20" R From 900, then E 100', N 132', W 100', S 132' to plat. As in Cont. No. 2281. |
| 88940 | Transfer | 05 12 88 | HEVI EMPLOYMENT CORPORATION | HEVING, Lorne Marie et al HEVING, Arlene Beckette et al DUEBES, | 250,000.00 | PL 346, pt 1 of 454-750. |
| 88980 | Change | 04 04 82 | HEYER, Stefan | AMBA BANK OF DENVER | 750,000.00 | PL 346, pt 1 of 444, No. 44022. |
| 88988 | Change | 04 08 82 | HICKELAND, Cecile HICKELAND, Ma | SCOTIA NATIONAL CORPORATION | 100,000.00 | PL 346, pt 1 of 44022 |
| 88990 | Transfer | 07 05 81 | PROSAYONE, Carol Diane | PROSAYONE, Carol Diane PROSAYONE, Frank et al et al THE PROSAYONE FAMILY TRUST et al | 2.00 | Pt. 1 1/2 of 346 18.1 Pt. 1 & 2 of 288-2752. |

Appendix C:

Town of Richmond Hill *Cultural Heritage Impact Assessment Terms of Reference*



Town of Richmond Hill

Cultural Heritage Impact Assessment

Terms of Reference

When is a Cultural Heritage Impact Assessment Required?

A CHIA is required for the following application types if the application is adjacent to or contains a property that is included on the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance:

- Notice of Intent to Demolish – Section 27(3) of the Ontario Heritage Act
- Application to Demolish – Section 34(1) of the Ontario Heritage Act
- Official Plan Amendment;
- Zoning By-law Amendment;
- Plans of Subdivision; and
- Site Plan Control.

A HIA may be required by staff for the following additional application types:

- Consent and/or Minor Variance and Building Permit applications for any property included on the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance; and
- Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications.

Purpose of a Cultural Heritage Impact Assessment

Heritage conservation involves identifying, protecting and promoting the elements that our society values. A Cultural Heritage Impact Assessment (CHIA) is the primary heritage planning vehicle to assess and review the potential cultural heritage significance of a particular resource, consider the impact of any proposed site development or alteration and recommend an overall approach that best conserves any identified cultural heritage resources.

A CHIA forms an integral part of the municipal planning framework. Its rationale emerges from a range of Provincial and Municipal policies including the:

- Provincial Policy Statement, 2005 Section 2.6.3
- Ontario Planning Act, R.S.O. 1990, Part I, 2(d)
- Ontario Heritage Act, R.S.O. 1990, Part IV, Section 29 and Section 34
- Richmond Hill Official Plan, Section 3.4.2

If the property is deemed to contain cultural heritage value, a Cultural Heritage Conservation Plan (CHCP) is required as part of the CHIA. The CHCP shall be informed by established conservation principles and must provide a recommended conservation approach that mitigates negative impacts to the cultural heritage resources in question. The conservation principles contained in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and the Appleton Charter, published by the International Council on Monuments and Sites must be utilized to inform the recommended conservation strategy. The CHCP must also contain recommendations and provide sufficient detail to make informed decisions regarding any proposed changes or impacts to identified cultural heritage resources.

Where there is the potential of impacting archaeological resources an archaeological assessment must be undertaken by a licensed archaeologist as an additional study. Please refer to the Town of Richmond Hill's Archaeological Master Plan and the Ontario Ministry of Tourism, Culture and Sport for the triggers and stages of an archaeological assessment.

Who Can Prepare a Cultural Heritage Impact Assessment?

All CHIAs and other related documents including: CHCP reports, adaptive reuse plans and security plans must be prepared by a qualified heritage professional such as a heritage planner, heritage architect and/or heritage landscape architect with demonstrated knowledge of accepted heritage conservation standards, and who has undertaken historical research and identification/evaluation of cultural heritage value.

All heritage consultants submitting Cultural Heritage Impact Assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

In addition, under Provincial law only a licensed, professional archaeologist may carry out an Archaeological Assessment using specific provincial standards and guidelines.

What Should a CHIA Contain and in What Format?

The CHIA will include, but is not limited to the following information:

(1) Introduction to Development Site

- a. A location plan indicating subject property (Property Data Map and aerial photo);
- b. A concise written and visual description of the property identifying significant features, buildings, landscape and vistas;
- c. A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (see the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance, Ontario Heritage Properties Database, Parks Canada National Historic Sites of Canada, and/or Canadian Register of Historic Places) with existing heritage descriptions as available;
- d. A concise written and visual description of the surrounding context including adjacent heritage properties, their landscapes and any potential undesignated cultural heritage resource(s); and
- e. Present owner contact information.

(2) Background Research and Analysis

- a. Comprehensive written and visual research and analysis related to all potential cultural heritage value or interest of the site (both identified and unidentified) including: physical or design, historical or associative, and contextual values;
- b. A development history of the site including original construction, additions and alterations with substantiated dates of construction; and
- c. Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Town of Richmond Hill directories, etc.

(3) Statement of Significance

- a. A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the Ontario Heritage Tool Kit;

- b. The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Town may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property; and
- c. Professional quality record photographs of the cultural heritage resource in its present state.

(4) Assessment of Existing Condition

- a. A comprehensive written description accompanied with high quality color photographic documentation of the cultural heritage resource(s) in its current condition and physical context (location, streetscape, etc).

(5) Description of the Proposed Development or Site Alteration

- a. A written and visual description of the proposed development or site alteration.

(6) Impact of Development or Site Alteration

- a. An assessment identifying any impact(s) the proposed development or site alteration may have on the cultural heritage resource(s). Impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit and Appleton Charter include, but are not limited to:
 - b. Removal of any, or part of any, significant heritage attributes or features;
 - c. Alteration that impacts the historic fabric and appearance;
 - d. Shadow impacts that alter the appearance and/or setting of a heritage attribute, or change the viability of an associated natural feature or plantings, such as a garden;
 - e. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
 - f. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
 - g. A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value;
 - h. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources; and

- i. Relocation (to be considered under the conditions described in the Appleton Charter).

(7) Considered Alternatives and Mitigation Strategies

- a. An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:
 - b. Alternative development approaches;
 - c. Isolating development and site alteration from significant built and natural features and vistas;
 - d. Design guidelines that harmonize mass, setback, setting, and materials;
 - e. Limiting height and density;
 - f. Allowing only compatible infill and additions;
 - g. Reversible alterations; and
 - h. Relocation (to be considered under the conditions described in the Appleton Charter).

(8) Conservation Strategy

- a. The preferred strategy based on best-practice conservation principles that protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:
 - b. A mitigation strategy including the proposed methods;
 - c. A conservation scope of work including the proposed methods;
 - d. An implementation and monitoring plan;
 - e. Recommendations for additional studies/plans related to, but not limited to: conservation, interpretation and/or commemoration.
 - f. If removal of the Cultural Heritage Resource was recommended, the CHIA must provide site specific design guidelines to address: lighting, signage, landscaping, site stabilization/sedimentation, and photographic documentation prior to demolition.
 - g. Referenced conservation principles and precedents.

(9) Appendices

- a. A bibliography listing research materials used and sources consulted in preparing the HIA.

How Many Copies of a CHIA are to be Provided to The Town of Richmond Hill?

Please provide the following to the Town of Richmond Hill Heritage and Urban Design Planner:

- Two (2) bound hard copies; and
- One (1) CD copy in PDF Format.

Links

Local Resources

[Read Richmond Hill's Inventory of Buildings of Architectural and Historical Significance](#)

[Read Richmond Hill's Gormley Heritage Conservation District Study](#)

[Read Richmond Hill's Gormley Heritage Conservation District Plan](#)

Provincial Standards and Resources

[Read the Ontario Heritage Toolkit](#)

[Read the Heritage Conservation Principles for Land Use Planning Infosheet](#)

[Read the Eight Guiding Principles in the Conservation of Built Heritage Properties Infosheet](#)

[Visit the Ontario Ministry of Tourism, Culture and Sport Archaeological Assessment web page](#)

National and International Standards and Resources

[Read Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada](#)

[Visit the Canadian Register of Historic Places website](#)

[Visit the National Historic Sites of Canada website](#)

[Read the ICOMOS Appleton Charter](#)

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Appendix D:

Planning for Heritage

- .1 Provincial Heritage Policies
- .2 Ontario Tool Kit: Reg. 9/06 Evaluation

.1 Provincial Heritage Policies

The following are provincial planning policies, definitions, and regulations that have guided the CHIA in addition to the Terms of Reference for a CHIA from the Town of Richmond Hill.

The Provincial Planning Act

Section 2 of the *Planning Act* identifies “matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.”¹

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. In 2014, the provincial government issued a revised Provincial Policy Statement (PPS). In July 2019, the government has proposed amendments to the PPS, although no changes are proposed to the heritage policies in the PPS. Section 2.6 of the PPS (2014) issued under the *Act* addresses Cultural Heritage. This Section states:

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The PPS provides the following definitions to the italicized terms:

Significant means in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.”

Built heritage resources “means a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.”

Cultural heritage landscape means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship meaning or association. ...

conserved means “the identification, protection, management and use of built *heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

¹ Ontario Ministry of Culture, Heritage Resources in the Land Use Planning Process, 1.

Adjacent Land or Properties

In addition to definitions noted above the PPS defines adjacent lands as they pertain to Section 2.6 as: “[...] those lands contiguous to a *protected heritage property* or otherwise defined in the municipal official plan.

Section 2.6.3 of the PPS includes provisions as they pertain to adjacent land or properties:

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Ontario Heritage Act (OHA)

Part IV of the *Ontario Heritage Act* enables a municipality to list and designate properties of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the *Act* requires the municipal clerk to keep a register of properties of cultural heritage value or interest:

27.1.1 The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;*
- (b) the name and address of the owner; and*
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.*

Subsection 27.1 of the *Act* allows municipal councils to include properties of cultural heritage value that have not been designated (listed properties) on the register after the council has consulted with its heritage advisory committee:

27.1.2 In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property.

The Provincial Government has established criteria for determining the cultural heritage value or interest of properties through Regulation 9/06.

Once a property is designated, demolition or alterations that may affect the heritage attributes may not occur without municipal council approval

Standards and Guidelines for the Conservation of Historic Places in Canada

In 2005, Parks Canada produced a set of standards and guidelines for the conservation of historic places in Canada. These standards and guidelines identify best practices in the management of heritage resources which include buildings, landscapes and archaeological sites. The approach taken in developing the standards and guidelines was informed by international charters for the conservation of heritage resources developed under the auspices of ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee.

In 2010, Parks Canada updated and expanded the document in a second edition.

In general the Standard and Guidelines seek to:

- Preserve the heritage attributes of the historic places;
- Ensure that restoration work is consistent with documentary evidence;
- Ensure that alterations are reversible and do not create a false sense of history; and
- Ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

.2 Evaluation as per Regulation 9/06

The Ontario Heritage Tool Kit states that:

Criteria for determining the cultural heritage value or interest of a property are listed in Regulation 9/06 made under the Ontario Heritage Act. These criteria are to assist municipalities in evaluating properties for designation under Part IV Conservation of Property of Cultural Heritage Value or Interest.

A property may be designated under Section 29 of the Act if it meets one or more of the criteria for determining whether it is of cultural heritage value or interest. The criteria are insufficient of themselves to make a comprehensive determination. Factors such as condition and integrity of heritage attributes as well as a community's interest or value placed must also be taken into account.

Application of Provincial Criteria: Regulation 9/06 Criteria

| | |
|---|---------|
| 1. The property has design value or physical value because it, | |
| i. is rare, unique, representative or early example of a style, type, expression, material or construction method, | No |
| ii. Displays a high degree of craftsmanship or artistic merit, | No |
| or iii. Demonstrates a high degree of technical or scientific achievement. | No |
| 2. The property has historical value or associative value because it, | |
| i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, | Perhaps |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or | No |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | No |
| 3. The property has contextual value because it, | |
| i. is important in defining, maintaining or supporting the character of an area, | No |
| ii. is physically, functionally, visually or historically linked to its surroundings | No |
| or iii. is a landmark | No |

Design or Physical Value

- i. *Rare, unique, representative or early example.*

9893 Leslie Street is not a rare, unique, representative, or early example. There have been significant interventions and alterations to the site making it difficult to discern the original layout and appearance of the house.

- ii. *High Degree of Craftsmanship or artistic merit.*

The house does not exhibit a high degree of craftsmanship or artistic merit.

- iii. *High Degree of Technical or Scientific Merit.*

The house does not exhibit a high degree of technical or scientific merit.

Historical Value or Associative

- i. *Direct associations with a theme, event, belief, person, activity, organization*

The site was at one time the home of Martha Horner. The Horners were a prominent family in the original hamlet of Headford. There is a lack of historical evidence about Martha and her role in the community.

- ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture,*

The house does not yield any information that contributes to an understanding of a community or culture. It was constructed after the decline of the Hamlet of Headford in the late 19th century, and so does not yield information about the early days of the small community. There is sparse corroborative evidence about the house or inhabitants.

- iii. *Reflects the work or ideas of an architect, artist, builder*

The house does not reflect the work or ideas of an architect, artist, or builder.

Contextual Value

- i. *Important in defining, maintaining or supporting the character of an area,*

The site does not help to define, maintain, or support the character of the area. The area south of the intersection of Leslie Street and Major Mackenzie Road along Leslie Street is mixed commercial and suburban uses, and no longer has any linkages to its historic roots as the Hamlet of Headford.

- ii. *Physically, functionally, visually or historically is linked to its surroundings*

The house is not physically, functionally, visually, or historically linked to its surroundings. There are five adjacent heritage properties, three of which are designated.

While the designated properties at 9893, 9875 and 9861 are adjacent they do not combine to present a cohesive heritage streetscape due to the large spacing between the buildings, extensive previous exterior alterations, and the presence of larger contemporary developments to the north of the site. Neither the site nor the adjacent properties are visually linked.

iii. *Is a landmark*

The house is not a landmark.

Appendix E:

Qualifications of Authors

Stevens Burgess Architects Ltd. is an OAA licensed architectural practice specializing in heritage conservation. SBA has six licensed architects, three of whom are members of the Canadian Association of Heritage Professionals (CAHP), two LEED accredited professionals and a staff trained in the application of heritage standards and best practice.

In 1988, SBA was retained to assist the Trustees of The Old Stone Church in Beaverton, Ontario to assist in designation and conservation of the 1840's stone church which became a national historic site. Since that time SBA has worked on over forty recognized or designated heritage properties and many more listed or eligible to be listed buildings. SBA Follows internationally recognized preservation principles as inscribed in the charters, SBA's involvement with projects range from research and documentation to production of Heritage Significance Evaluations, Building Condition Assessments, Intervention Guidelines, Conservation Master Plans, Feasibility Studies, Heritage Impact Statements, Building Conservation, Retrofit and/or Reuse and Monitoring and Maintenance Plans.

This CHIA was prepared by a member of the Canadian Association of Heritage Professionals (CAHP), namely **Sheldon Kennedy, OAA, CAHP, LEED AP** a partner at SBA specializing in heritage conservation. He has over seventeen years of architectural and construction experience. He has been involved in the production of several large Strategic Conservation Planning projects, having most recently completed the Building Condition Assessment and Capital Plan and the Conservation Master Plan for Fort York National Historic Site. He has worked consistently on the City of Toronto's Heritage Vendor of Record, and Sheldon has worked closely with Jane Burgess of SBA on the projects for the Ravine Vineyard Estate Winery, the Redemptorist Monastery, and the Macdonald Institute at the University of Guelph.

Selected projects include: Macdonald Institute Rehabilitation, (CAHP award winner, HCF Cornerstone Award winner); Fort York National Historic Site; Whitney Block Conservation Masterplan, (CAHP award winner); Scott Hall Revitalization, (CAHP award winner); Dundurn National Historic Site Outbuilding Reuse Plan, (CAHP award winner); Gage Park Fountain Restoration; Alumnae Theatre Renovation; and Strathmore House Masonry Conservation, among others.

Julia Rady obtained her PhD in Canadian History from the University of Toronto in 2017. She has presented on her work to the Canadian Historical Association and the Canadian Society of Church History. She has been a historical consultant for the Osgoode Legal Society and Heritage Toronto, and has published book reviews with *Ontario History*. She started working at SBA in 2017 assisting on historical research and writing for the firm's heritage jobs.