

**Extract From
Heritage Richmond Hill Meeting
HRH#01-18 held February 13, 2018**

**4. Request to Remove 100 Centre Street East from Heritage Inventory –
File D12-07099 – (Staff Report SRPRS.18.043)**

Moved by: M. Behrooz

Recommendation 1

That the Heritage Richmond Hill Committee recommends to Council:

- a) That the property located at 100 Centre Street East does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*;
- b) That 100 Centre Street East be removed from the Town of Richmond Hill Inventory of Buildings of Architectural and Historical Importance.

Carried Unanimously



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: February 13, 2018

Report Number: SRPRS.18.043

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: Request to Remove 100 Centre Street East
from Heritage Inventory (File No.D12-07099 -
SRPRS.18.043)

Purpose:

To seek the Heritage Richmond Hill Committee's consideration regarding the cultural heritage merit of the property located at 100 Centre Street East under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Heritage Richmond Hill advise Council the property located at 100 Centre Street East does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*, and
- b) That 100 Centre Street East be removed from the Town of Richmond Hill *Inventory of Buildings of Architectural and Historical Importance*.

Contact Person:

Isa James, Urban Designer/ Heritage Planner, phone number 905 771-5529.

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

Submitted by:

"Signed version on file in the Office of the Clerk"

Kelvin Kwan

Commissioner of Planning and Regulatory Services

Approved by:

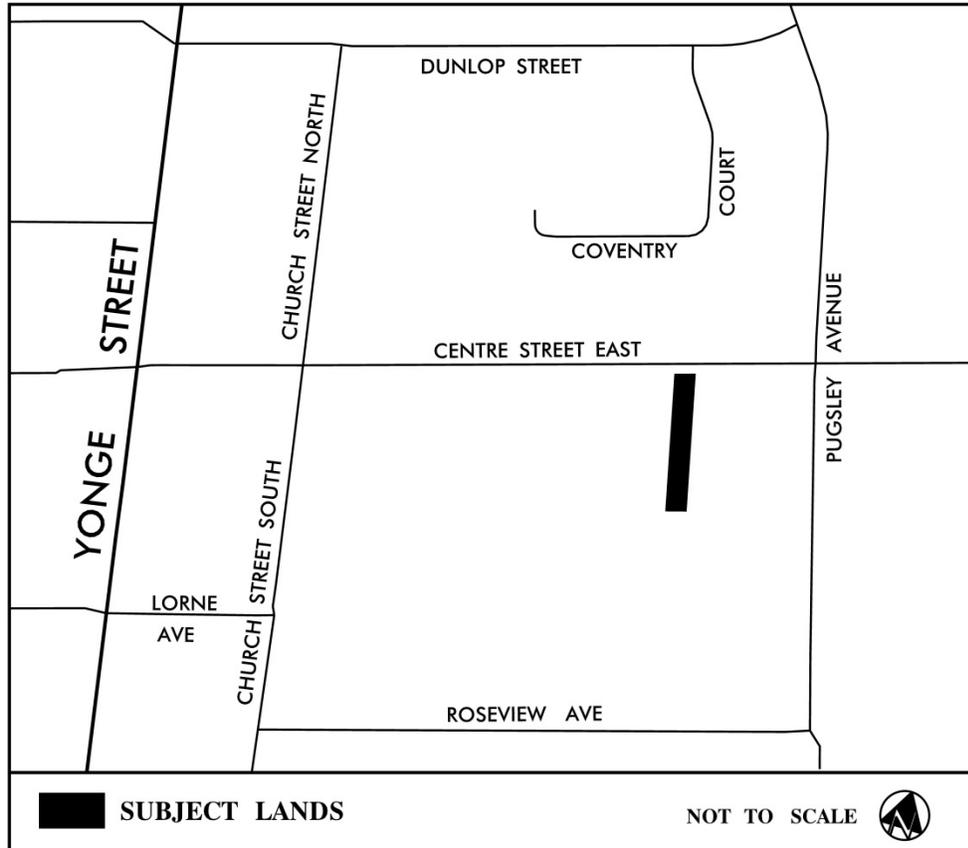
"Signed version on file in the Office of the Clerk"

Neil Garbe

Chief Administrative Officer

Location Map:

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



Background:

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

100 Centre Street East is located on the south side of Centre Street between Church Street and Pugsley Avenue and is directly adjacent to the east and south sides to Town Park. The property is listed in the Town's *Inventory of Buildings of Architectural and Historical Importance*. The dwelling is described as: "Brick; 2 tone brown; 1 ½ storeys; circa 1923; gable roof with pent eaves; half gable hip-roofed veranda on thin columns".

On December 20, 2017, the Town received a letter from the owners requesting removal of the subject lands from the Town's Heritage Register and on January 13, 2018 a Cultural Heritage Impact Assessment was submitted for the property. The Cultural Heritage Impact Assessment (CHIA) was prepared by MW Hall Corporation (Hall) (attached as Appendix A). No application for demolition was submitted.

Staff has reviewed the material and deemed the request to be complete. If Council, after considering the Heritage Richmond Hill Committee's advice on the matter, determines the property to be unworthy of heritage designation, the property will be removed from the Heritage Inventory.

Cultural Heritage Evaluation:

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

1) Physical/Design Value:

- a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- b. Displays a high degree of craftsmanship or artistic merit; or
- c. Demonstrates a high degree of technical or scientific achievement.

2) Associative/Historical Value:

- a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- b. Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
- c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3) Contextual Value:

- a. Is important in defining, maintaining or supporting the character of an area;
- b. Is physically, functionally, visually or historically linked to its surrounding; or
- c. Is a landmark.

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

MW Hall Corporation - Cultural Heritage Impact Assessment: 100 Centre Street East, Richmond Hill

The Hall report satisfies the requirements of the Town's terms of reference for a cultural heritage impact assessment and provides a review of the potential cultural heritage value of the subject property through criteria established in Regulation 9/06. The following provides staff's consideration on the key findings from the report.

Physical/Design Value

In order for a property to be considered a candidate for physical/design value, the property must be a rare, unique, representative or early example of a style, type or expression of a particular period. Alternatively the property must display a high degree

of craftsmanship or artistic merit. Lastly the building may demonstrate a high degree of technical or scientific achievement.

It is suggested in the Town's *Inventory of Buildings of Architectural and Historical Importance* that the building was constructed circa 1923. The house is a very modest 1½ storey building.

The gable end roofed house was a common form of house of the period in Ontario. Staff concurs with the CHIA's assessment that the structure is not a rare, unique or early example of its type and standard materials and construction methods were used. Overall, it does not exhibit a high degree of artistic merit either in its craftsmanship or in its design.



100 Centre Street East

Associative/Historical Value

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

Hall reports that the original lot, being Part Lot 47, Concession 1, Markham (Richmond Hill), (being part of village lot 56, Plan 481), was patented on May 17, 1802 to Andrew Davidson. After subsequent changes in ownership and severances, the property was further subdivided and in 1921 came under the ownership of Michael Broad, who held the parcel until his death in 1938. It was under Michael Broad's ownership that the existing 1½ storey residence was probably constructed. In 1938 the parcel and the residence were owned by Sam and Sonia Bernyk, and then transferred to Mary Lewis. Mary Lewis revised ownership to Andrew Lewis in 1962. Andrew Lewis died in 1969, and ownership reverted to Mary Lewis. Mary Lewis died in 2016, and ownership of the property passed to the present owners. Staff concurs with the CHIA that, according to

the *Ontario Heritage Act* criteria for designation, there were no historically significant persons having a direct relationship to the property.

Contextual Value

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

Centre Street East between Church Street and Pugsley Avenue contains 17 listed properties and one designated property included in the Town's Heritage Register. However, the house on the subject lands is at the far east end of this grouping and is not directly adjacent to, nor across the street from, any property included in the Heritage Register. Staff concludes the house at 100 Centre Street East is not significant to the heritage context in the area. It does not define the character of the neighbourhood.

Staff Review

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

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to the Strategic Plan:

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

Conclusion:

Staff is of the opinion that 100 Centre Street East does not merit designation under Regulation 9/06 of the *Ontario Heritage Act* and recommend that the property be removed from the inventory of listed properties in the Town's Heritage Register.

Attachments:

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

Appendix A Cultural Heritage Impact Assessment, 100 Centre Street East, Richmond Hill, prepared by MW Hall Corporation (January 9, 2018)

CULTURAL HERITAGE IMPACT ASSESSMENT

100 Centre Street, East
Town of Richmond Hill, Ontario

9 January 2018

prepared by



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

21 Scollard St., #103
Toronto, ON M5R 1G1
CANADA
416.920.8105
mark@mwhallcorp.com
www.mwhallcorp.com

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 - 2.4 Proposal for the subject property and potential impacts on identified cultural heritage resources
 - 2.5 Examination of preservation / mitigation options for cultural heritage resources
- 3.0 RECOMMENDATIONS

REFERENCES

- a. Provincial Policy Statement, 2005 Section 2.6.3
- b. Ontario Planning Act, R.S.O. 1990, Part 1, 2(d)
- c. Ontario Heritage Act, R.S.O. Part IV, Section 29, and Section 34
- d. Richmond Hill Official Plan, Section 3.4.2
- e. Richmond Hill Cultural Heritage Assessments Terms of Reference

APPENDICES

- 1- Inventory of Buildings of Architectural & Historical Importance, Richmond Hill, Fall 2016
- 2- Property Survey, 100 Centre Street, East, Richmond Hill
- 3- Photographs, 100 Centre Street, East, Richmond Hill
- 4- Vicinity Map, 100 Centre Street, East, Richmond Hill
- 5- Aerial Photograph of Vicinity of subject property
- 6- Excerpt from Official Plan, Richmond Hill, Ontario 26 April 2017, 100 Centre Street, East
- 7- Cultural Heritage Assessment Summary Chart, 100 Centre Street, East, Richmond Hill
- 8- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

1.0 INTRODUCTION TO THE PROPERTY

This Cultural Heritage Impact Assessment (CHIA) follows Town of Richmond Hill Terms of Reference for Cultural Heritage Impact Assessments, 2017.

The property is located on the east side of Yonge Street, on the east edge of the downtown core area, and is on the south side of Centre Street East. The property is Listed in Richmond Hill Inventory of Buildings, but not a Designated Heritage property. (Appendix 1)

The property is a rectangular parcel, 50' frontage x 317'10" deep, identified as Lot 56, Plan 481. (Appendices 2,3,4,5) The property contains a 1 ½ storey single family residence building and part of a single car garage [straddling the eastern boundary of the lot. To the east of the property is City owned park land. There are other single-family residences on the west and north sides of 100 Centre Street East.

The owners of the property, Andrew Louros, Yvonne Thompson, and Robert Holmes Blackburn retained MW HALL CORPORATION, Heritage Conservation Consultants to review the property and to prepare a Cultural Heritage Assessment [CHA] for submittal to the Town of Richmond Hill.

The subject property is owned by:

Andrew Louros, Yvonne Thompson and Robert Holmes Blackburn

Contact information is as follows:

Mr. Andrew Louros
Tel: (416) 399-2886
Email: andrew@lourosdesign.ca

or

Ms. Yvonne Thompson
Tel: (416) 239-1229
Email: Yvonne.thompson@sympatico.ca

2.1 History of the property and evolution to date

Property records show Part Lot 47, Concession 1, Markham (Richmond Hill), (being part of village lot 56, Plan 481) being Patent 17 May 1802 from the Crown to Andrew Davidson, All 190 Acres, Lot 47, Concession 1. Markham, was likely a farm lot. Records continue to show 'All 190 acres' exchanging ownership in 1804, 1805, 1808, and 1832. In 1845, the property is reduced in size to 132'x330', then to ½ acre increments and were parceled off in 1846, 1853 and 1855. In 1872 the lot was reduced to 4ac., and in 1878 was identified as 'Wallington's pasture'. In 1921 the property was subdivided and became under ownership of Michael Broad, who held the parcel until his death in 1938. It was under Michael Broad's ownership that the existing 1 ½ storey residence was apparently constructed, likely with other such parcels on Centre Street, East. In 1938 the parcel and the residence were owned by Sam and Sonia Bernyk, then transferred by Grant of \$3,400 to Mary Lewis. Mary Lewis revised ownership with Andrew Lewis in 1962. Andrew Lewis died in 1969, and ownership reverted to Mary Lewis. Mary Lewis died in 2016, and ownership of the property passed to the present owners.

2.2 Context and setting of the subject property

The Richmond Hill Downtown Secondary Plan, Schedule 1, was adopted by Council 27 Feb 2017 [now under appeal to OMB] (Appendix 6) indicates the existing lands to east and south of the subject property as 'Community Park'. According to the owners of the property, Town of Richmond Hill has expressed interest in adding the subject parcel to these 'Community Park' lands. Existing lands on the north side of Centre Street are indicated to remain residential.

2.3 Architectural evaluation of the subject property

The existing property remains vacant, except for the 20th century residence a shed and a small, separate garage building at the rear of the house. The shed and garage are temporary structures and easily removable. The 1 ½ storey residential building is in relatively sound structural condition and is presently being used as a residence by one of the owners. Its architectural character is such that it is recognizable as 'newer' relative to the 19th century heritage village core of existing buildings along Yonge Street and other East/West village streets, including Centre Street. The property and buildings have no elements that qualify for designation under the Ontario Heritage Act.

2.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources

Potential reuse of the subject property for an addition to the Community Park appears reasonable, and in keeping with the early history of these lands as 'pasture'. Such a change in use of this parcel would likely have a positive impact on the downtown core area, retaining it as undeveloped, similar to when historic Richmond Hill was in the 19th century.

2.5 Examination of preservation/mitigation options for cultural heritage resources.

The existing 1 ½ storey residential building at 100 Centre Street, East and the two temporary structures do not have heritage significance in themselves, nor do they contribute to the core area of Richmond Hill as an important 19th century heritage community.

Avoidance Mitigation

Avoidance mitigation is not considered applicable in this case, and it is not considered.

Salvage Mitigation Salvation mitigation is not considered applicable in this case and is not considered.

Historical commemoration Historical commemoration is not considered applicable in this case and is not considered.

4.0 RECOMMENDATION

Section 2 of the *Ontario Planning Act* indicates that the Town of Richmond Hill shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that decision of Council shall be consistent with the *Provincial Policy Statement*

(PPS 2014). Policy 2.6.3 of the PPS requires that “...*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.*”

“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

The property at 100 Centre Street, East does not contain any heritage resource that has cultural value or interest per the criteria for heritage designation under Ontario Regulation 9/06 of the *Ontario Heritage Act*. Nor does it have value as part of any Designated Heritage District.

100 Centre Street
Richmond Hill, Ontario, Canada
CULTURAL HERITAGE IMPACT ASSESSMENT
9 January 2018

This Cultural Heritage Impact Assessment is respectfully submitted by

MW HALL CORPORATION

A handwritten signature in black ink, appearing to read 'M. Hall', written in a cursive style.

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



97 Centre Street East

Harold J. Mills House

Ward 2
DES
BP

Frame; aluminum siding; 2 storeys; c1921; gable roof with pent eaves; veranda on decorative columns.

For more information see designating by-law 60-96



100 Centre Street East

Michael Broad House

Ward 2

Brick; 2 tone brown; 1 ½ storeys; c1923; gable roof with pent eaves; half gable hip-roofed veranda on thin columns.



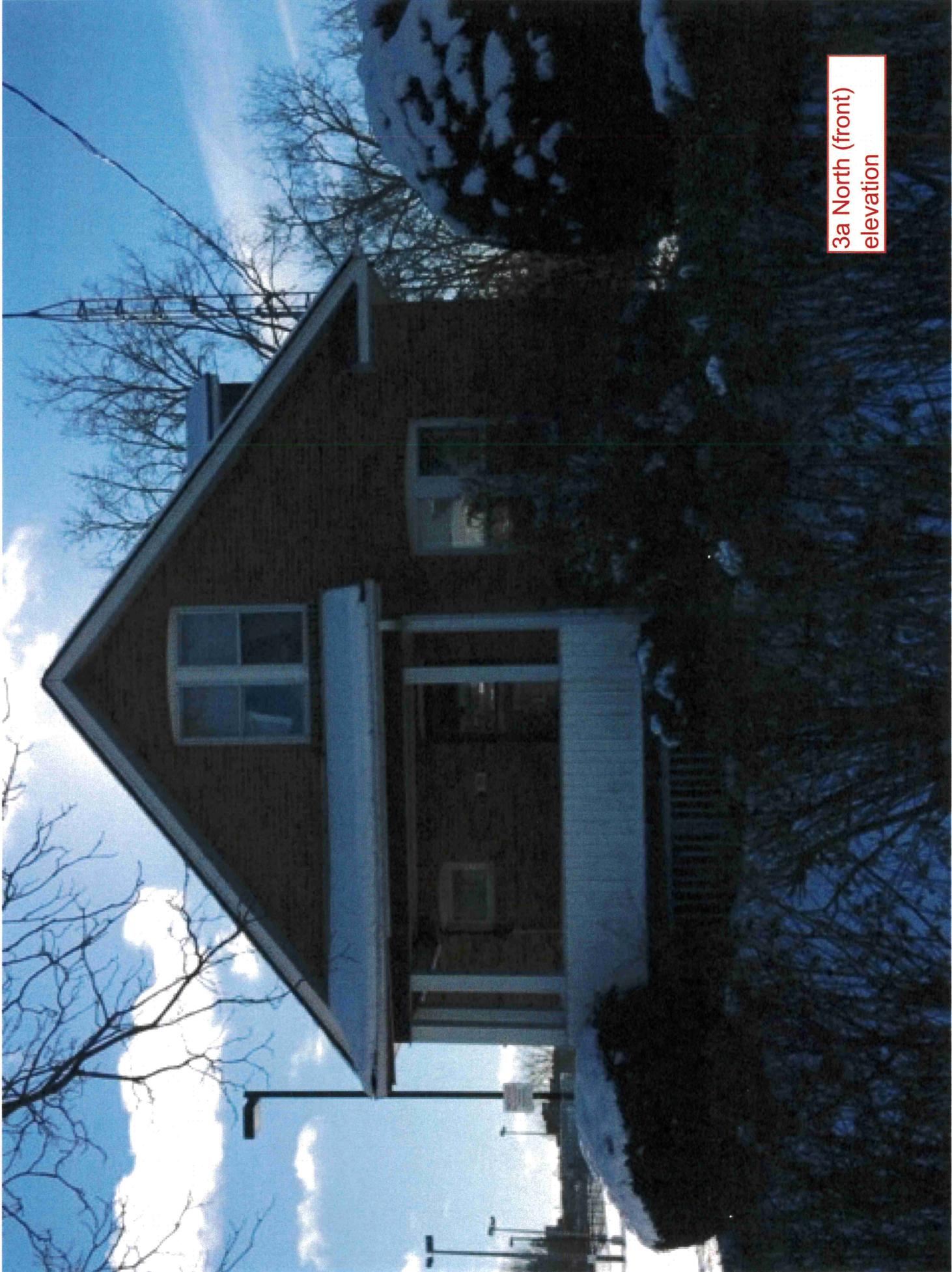
11 Centre Street West

Temperance Hall

Ward 4
WP

Frame; clapboard; 1 ½ storeys; 1876(v); gable front with side hall; ogee-headed 2/2 windows on ground floor; scalloped frieze; hip-roofed porch on square posts; Temperance Hall; Independent Order of Good Templars. Brick veneer and clapboard 2 storey rear addition.



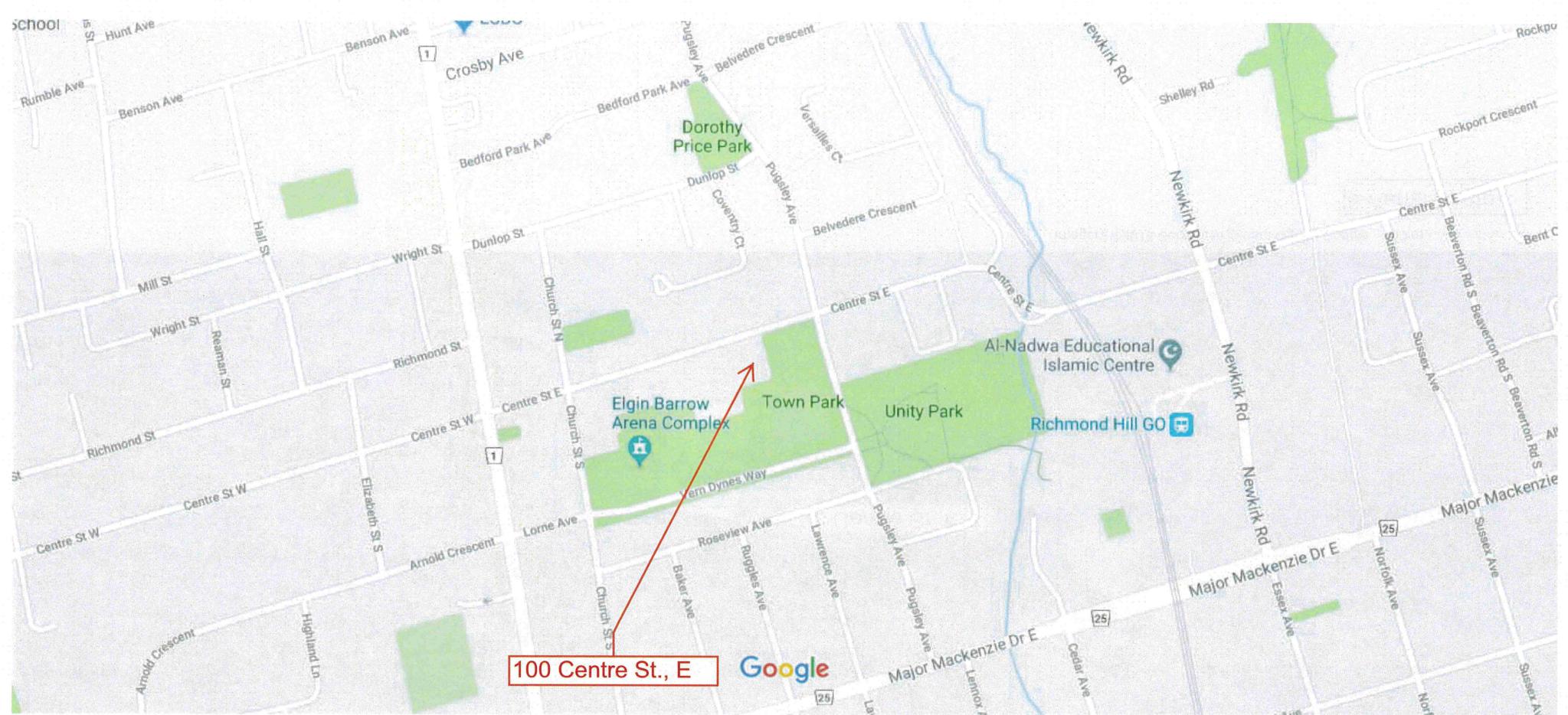


3a North (front)
elevation



3c South Elevation

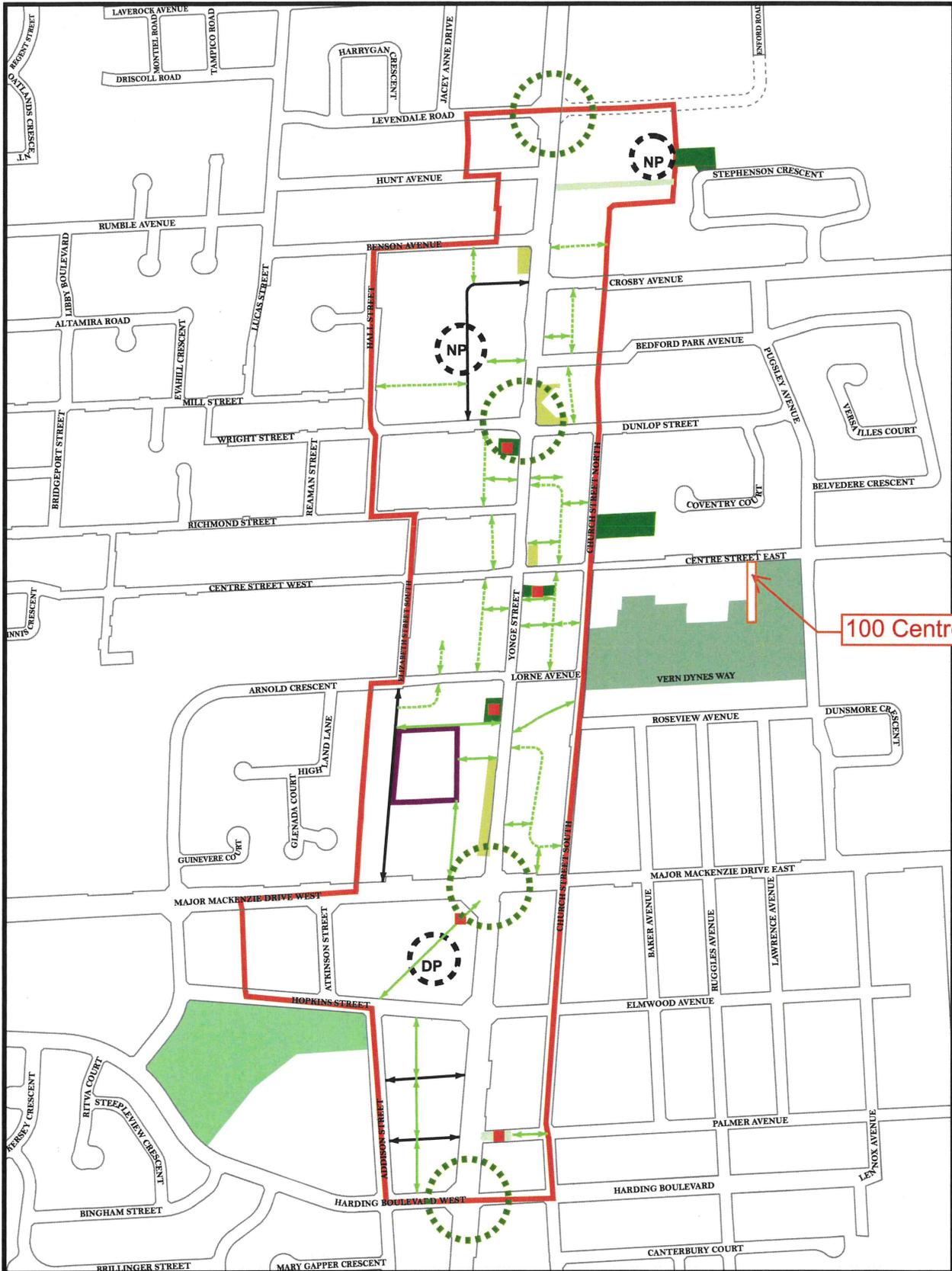
Google Maps



100 Centre St., E

Map data ©2018 Google 100 m

VICINITY MAP



100 Centre St. E

Urban Open Space System
Schedule 1
RICHMOND HILL
Downtown Secondary Plan

- | Legend | | Existing Urban Open Spaces | Planned Urban Open Spaces |
|--------|------------------------------|----------------------------|---------------------------|
| | Linked System of Courtyards | | |
| | Pedestrian Connection | | |
| | New Local Streets | | |
| | Secondary Plan Area Boundary | | |
| | Potential Public Art Site | | |
| | | | |
| | | | |

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



PLANNING & REGULATORY SERVICES DEPARTMENT

100 Centre Street, Richmond Hill, Ontario				
Heritage Impact Summary Chart				
ONTARIO REGULATION 9/06, ONTARIO HERITAGE ACT				
prepared by: MW HALL CORPORATION, Heritage Consultant				
8-Jan-18				
CRITERIA for determining cultural heritage value, and for determining whether or not a property is worthy of Designation under the Ontario Heritage Act		ASSESSMENT of whether existing conforms to the Ontario Heritage Act		
1.i The property has design value or physical value because it, is a rare, unique or early example of a style, type, expression, material or construction method		The property does not have design value or physical value, is not rare, unique or an early example of a style, type, material or construction method.		
1.ii The property has design value or physical value because it, displays a high degree of craftsmanship or artistic merit		The property does not display any unusual degree of craftsmanship or artistic merit.		
1.iii The property has design value or physical value because it, demonstrates a high degree of technical or scientific achievement.		The property does not demonstrate any high degree of technical or scientific achievement.		
2.i The property has historical value or associative value because it, has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.		The property does not have historical value or associative value significant to the present Town of Richmond Hill		
2.ii The property has historical value or associative value because it, yields, or has the potential to yield, information that contributes to an understanding of a community or culture		The property does not have historical value or associative value. It has no potential to yield or potential to yield any understanding of the community or culture of Richmond Hill.		
2.iii The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		The building was not designed by an architect, designer or theorist. The builder is unknown, but architectural character of the house indicates that probably a local builder/contractor was responsible for construction of the house.		
3i The property has contextual value because it, is important in defining, maintaining or supporting the character of an area.		There is no contextual value to the Town of Richmond Hill. It is a low scaled, suburban residence that has no importance in defining, maintaining or supporting the character of Richmond Hill. It is merely a small scaled, well built residence similar to other structures of this era in Ontario.		
3.ii The property has contextual value because it, is physically, functionally, visually or historically linked to its surroundings		There is no special contextual value. The house does not represent any special link to its surroundings.		
3.iii The property has contextual value because it, is a landmark		The property is not a landmark structure.		

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

ACADEMIC + PROFESSIONAL TRAINING

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

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, Founding President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, Founding President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Founding Principal
DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

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

HISTORIC PRESERVATION / ADAPTIVE REUSE

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

ARCHITECTURE

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

COMMUNITY & EDUCATION SERVICE

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