RICHMOND HILL
INCORPORATED 1873

Agenda Item 4

HERITAGE RICHMOND HILL COMMITTEE MEETING
September 3, 2014
SRPRS.14.164

Planning and Regulatory Services
Heritage and Urban Design

SUBJECT: Notice of Intent to Demolish 12 Centre Street East (Town File No: D12-07463)

PURPOSE:

To seek Heritage Richmond Hill's consideration regarding the cultural heritage merit of the property located at 12 Centre Street East under Part IV of the *Ontario Heritage Act.*

RECOMMENDATION(S):

That Council be advised that the property located at 12 Centre Street East does not merit cultural heritage designation under Part IV of the Ontario Heritage Act.

Contact: Matthew Somerville, Heritage/ Urban Design Planner, extension 5529
Joanne Leung, Manager of Heritage and Urban Design, extension 5498

Submitted by:

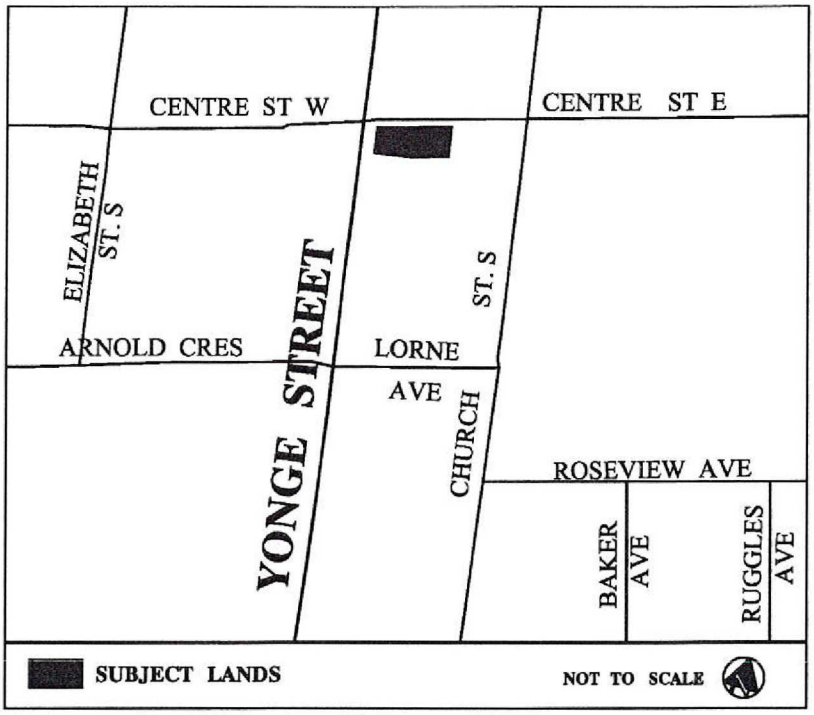
Ana Bassios
Commissioner of Planning and Regulatory Services

Approved by:

M. Joan Anderton
Chief Administrative Officer

225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4 T 905 771 8800 RichmondHill.ca

Location Map:



BACKGROUND:

On July 15th 2014 the owner of 12 Centre Street East, provided a Notice of Intent to Demolish the structure (See Appendix "A"). Under Section 27(1) of the *Ontario Heritage Act*, if a Notice of Intent to Demolish is received by a municipality for a listed heritage property the *Act* requires that Council be given 60 days to determine with advice from the municipal heritage committee, whether the property contains sufficient cultural heritage value to merit designation. If Council chooses not to designate, there would be no *Ontario Heritage Act* provision to stand in the way of the demolition once the 60 day period has passed; in this case after September 13th, 2014. If designated, the demolition application would be automatically denied.

The subject property is located at 12 Centre Street East within the Town's historic village area. The house is identified as the Henry Sanderson Farrier Shop and is a listed heritage property in the heritage property register. The property contains one structure, which is described in the *Inventory of Buildings of Architectural and Historical Importance* (the Town's Municipal Heritage Register) as a *1½ storey, c.1850; gable front farrier's shop Henry Sanderson. Originally large centre door with loading door above; converted to apartments with 1 storey addition to the south, c..1950.*

Currently, the structure contains four apartments and one commercial unit, all of which are vacant.

Historically, 12 Centre Street East was connected with 10185 Yonge Street through shared family ownership and similar historical development. Originally, 10185 Yonge Street housed the Sanderson Store which later on became the site of the first telegraph exchange in Richmond Hill. 12 Centre Street East is located immediately adjacent to 10185 Yonge Street and was owned by John Sanderson, the son of Henry Sanderson who owned the Yonge Street property.

In 2012, the Town retained the heritage consultant MHBC to undertake the review in cooperation with the owner's heritage planner, ERA Architects. At the time of the assessment staff had some interest in 12 Centre Street East as it potentially contained additional cultural heritage value given the shared history with 10185 Yonge Street. The outcome of the MHBC review was the clear evaluation of 10185 Yonge Street and 12 Centre Street East. The evaluation found that the primary historical attribute on the site was 10185 Yonge Street. The Yonge Street property was later designated by Council in 2013 under By-law 96-13 (Appendix "B").

The MHBC Cultural Heritage Assessment for 12 Centre Street East was received by the Town in April 2014, (See Appendix "C") as background information and it forms the basis of staff's evaluation of the cultural heritage merit of the subject property. There is currently no active development application for this parcel or 10185 Yonge Street before the Town.

This staff report seeks the Heritage Richmond Hill Committee's consideration of the property's cultural heritage merit in accordance with the criteria set out in *Regulation 9/06* of the *Heritage Act.*

DISCUCSSION

If within 60 days Council considers that there is merit to designate the property under the *Ontario Heritage Act*, it requires that notice be given to the property owner, the Ontario Heritage Trust and that public notification be provided via the local newspaper. Any Notice of Intent to Designate by the Town may be appealed to the Conservation Review Board and a hearing would be held.

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. Architectural/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

MHBC – Cultural Heritage Impact Assessment

MHBC , Cultural Heritage Assessment, 12 Centre Street East, Town of Richmond Hill, April 2014

The MHBC report provides a thorough review of the development of the property but notes that the exact dates of the structures could not be determined, but the general timeframe of construction is between the 1850s and late 1860s.

When the structure was constructed, the property was under the ownership of John Sanderson, the son of Henry Sanderson who operated a successful general store at the corner of Centre and Yonge Street (10185 Yonge Street). In 1871 the Census listed John Sanderson as the operator of a veterinary/farrier business at 12 Centre Street East. The report cited an advertisement from 1902 for J.H. Sanderson Veterinary Surgeon, V.S. from a time schedule from the Metropolitan Radial Railway. but could not confirm the location of the Veterinary Surgeon within Richmond Hill. However, as the railway used the Sanderson's store as a stop it is likely that John was continuing to operate his clinic during this period. By 1914 John and his wife Minnie had moved away from 12 Centre Street East and no further information relating to the business is available.

Architectural/Design Value

MHBC assessed the built resources located at 12 Centre Street. The property comprises a two-storey gable structure with an east/west orientation. The side gables feature slightly returned eaves. The original building has been altered to provide two apartment units as well as a small commercial space. Later, a rectangular flat roof addition was constructed (c.1950s) to the south of the original structure. The addition contains two additional apartments. All units are currently vacant. The combined alterations have resulted in the removal of all the original exterior and interior material from 12 Centre Street East, however the original overall form remains.

Given the physical disposition of the current structure the consultant was unable to define any architectural or physical value that the property may have. The building has been significantly altered though the years. These changes include the application of vinyl and stucco siding, removal of original windows and trim as well as the creation of new openings for windows and doors. Together, the changes to the building have eliminated the ability to understand the original configuration either internally or externally. As a result the consultant could not assign any architectural or physical value to the structure.

Associative/Historical Value

There are a number of thematic associations that apply to both 12 Centre Street East and 10185 Yonge Street as these properties were historically connected. These themes relate to local entrepreneurialism within Richmond Hill and the general theme of

historical transportation. From a broader perspective MHBC found that the property is associated with the overall general historical theme of urban growth and development.

The thematic associations that were identified by MHBC most prominently relate to 10185 Yonge Street as it was the location of the Sanderson Store. 12 Centre Street East operated as an annex/livery stable to the Yonge Street store. As a result staff considers the primary historical associative value to be best articulated through the Sanderson Store which is defined by the Statement of Significance, under By-law 96-13 (see Appendix "B").

Contextual Value:

MHBC found that 12 Centre Street East is historically and thematically linked to its context, having existed there since the mid-1800s. The property also forms a link between the primarily commercial Yonge Street corridor and the residential areas of Church Street to the east. The consultant also noted that the property was originally functionally linked to the Sanderson's store at 10185 Yonge Street.

Staff Review

The MHBC report provides an assessment of the potential cultural heritage value of 12 Centre Street East. The report found that while the property does have cultural heritage value in relation to 10185 Yonge Street, the physical integrity of the building has been completely compromised through the loss of original material and the introduction of new and/or unsympathetic materials. In addition the property is not well documented and no photographic evidence remains of what it may have looked like at an earlier time. As result, the overall original physical configuration of the building cannot be ascertained. The lack of physical integrity severely eliminates the ability to designate the property based on architectural or design value.

The consultant found that the property meets some of the associative and contextual criteria established under 9/06, but does so in only a peripheral way. 10185 Yonge Street contains more physical and associative integrity than 12 Centre Street East and was found to be a stronger candidate for designation.

Staff concurs with the heritage consultant that the loss of the original building's physical integrity and lack of concrete associative or contextual cultural heritage value eliminates the ability to consider a designation under *Regulation 9/06*. It is staff's opinion that the designation of the Sanderson Store at 10185 Yonge Street provides the best means of commemorating the significance of the store within the local community.

Notwithstanding the consideration of the designation of the building under the *Heritage Act*, where a municipality has a demolition control by-law in place, Section 33 of the *Ontario Planning Act* requires that no demolition of a residential property may occur unless a demolition permit is issued by Council under the *Planning Act*. In light of 12 Centre Street containing four apartment units, the applicant will have to apply to Council

and receive a demolition permit under Section 33 of the *Planning Act* in order to demolish the structure.

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 the property does not merit designation under *Regulation 9/06* of the *Ontario Heritage Act,* and that the removal of the structure be approved pending final consideration under Section 33 of the *Planning Act.*

Appendices

"A" Notice of Intent to Demolish, 12 Centre Street East

"B" By-law 96-13

"C" Cultural Heritage Impact Assessment, 12 Centre Street East, Cultural Heritage Assessment 12 Centre Street East, Town of Richmond Hill, Ontario, April 2014 , MHBC Consultants

1836458 ONTARIO limited

50 Corstate Ave.
Ontario, L4K
Phone (9(

Appendix A
SRPRS 14-164
File(s) D12-07463

To: Matthew Somerville MCIP, RPP, LEEDAP
Heritage and Urban Design Planner
Town of Richmond Hill
Tel. 905-771-5529

Date : July 15, 2014

RECEIVED
JUL 15 2014
RICHMOND HILL CLERK'S DEPT.

Subject : 12 CENTRE Street DEMOLISHING

Dear Mr. Somerville,

This is to certify that I am one of the owners of 12 Centre St. and I wish to proceed with the demolition of the property.

Kind regards,

Mostafa Sharifpoor
Director

Appendix B
SRPRS 13.164
File(s) D12-02463

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 96-13

A By-law to Authorize the Designation of
10185 Yonge Street *(Dominion Telegraph Building - formerly known as Sanderson's House and Store)*
under the *Ontario Heritage Act*

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.0.18* authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Richmond Hill has caused to be served on the owners of the lands and premises known as 10185 Yonge Street, Richmond Hill, and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "A" and attached to By-law No. 96-13;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;

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

1. That the real property located at 10185 Yonge Street, being Lot 1, Plan 7032, Richmond Hill, Regional Municipality of York [PIN NO. 03172-0193 (LT)], are hereby designated under Part IV of the *Ontario Heritage Act, R.S.O 1990, Chapter 0.18,* as being of cultural heritage value or interest.

2. That the Clerk is hereby authorized to cause a copy of the By-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property to be served on the owner of the property and on the Trust, and publish a notice of the By-law in a newspaper having general circulation in the municipality.

3. That the Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property in the Land Registry Office.

4. Schedule "A" attached to By-law No. 96-13 is declared to form a part of this By-law.

PASSED THIS 9TH DAY OF SEPTEMBER, 2013.

Mayor Dave Barrow
Mayor

Town Clerk
Donna L. McLarty

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SCHEDULE "A" TO BY-LAW NO. 96-13

REASONS FOR DESIGNATION
Dominion Telegraph Building
(also known as Sanderson's House and Store)
10185 Yonge Street

Statement of Cultural Heritage Value or Interest

The Dominion Telegraph Building is a two storey commercial building with retail on the ground floor and apartment/office uses on the second floor. The building is located on the south east corner of Yonge Street and Centre Street East in the village core neighbourhood area of Richmond Hill. The building was constructed in 1877 by the Sanderson family.

The property housed both Richmond Hill's first telegraph office and later Richmond Hill's first telephone exchange. The building is directly historically associated with the location of the Dominion Telegraph Company. The opening of the communities first telegraph exchange in 1871 marked the first time residents had the ability to communicate electronically with other individuals and communities.

Architecturally, the property contains significant design value as a representative example of late-19th century commercial building construction methods. The design value is embodied in the unique and early use of concrete brick construction for a commercial building. The building also exhibits design value through its decorative brick parapet (currently concealed).

The building contextually relates to and supports the character of the village core neighbourhood area through its two storey commercial form which faces directly onto Yonge Street. The building also supports the 19th and early 20th century character of the village core neighbourhood.

Description of Heritage Attributes

Key physical attributes that contribute to the heritage value of 10185 Yonge Street (the Dominion Telegraph Building) based on the 1930 photograph, include the following:

- The building scale, massing and form;
- Two-storey, commercial design containing ground-floor retail with apartment/office uses on the second floor;
- The building material which is buff coloured concrete brick (currently concealed);
- Three course radiating brick voussoir over second floor windows (currently concealed); and
- Decorative corbelled brick parapet (currently concealed).

Properties

PIN	03172 - 0193 LT
Description	LT 1 PL 7032 RICHMOND HILL ; S/T & T/W RH68060 ; RICHMOND HILL
Address	10185 YONGE STREET RICHMOND HILL

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE TOWN OF RICHMOND HILL
Address for Service	225 East Beaver Creek Road Richmond Hill, Ontario L4B 3P4

This document is being authorized by a municipal corporation The Corporation of the Town of Richmond Hill, Dave Barrow, Mayor and Donna L. McLarty, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 96-13 dated 2013/09/09.

Schedule: See Schedules

Signed By

Debbie Huke	225 East Beaver Creek Road Richmond Hill L4B 3P4	acting for Applicant(s)	Signed	2013 09 11

Tel 905-771-8800

Fax 905-771-2408

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORP. OF THE TOWN OF RICHMOND HILL	225 East Beaver Creek Road Richmond Hill L4B 3P4	2013 09 11

Tel 905-771-8800

Fax 905-771-2408

Fees/Taxes/Payment

Statutory Registration Fee	$60.00
Total Paid	$60.00

File Number

Applicant Client File Number : BY-LAW 96-13

Appendix C
SRPRS 14.164
File(s) D12-07-13

Final Report

Cultural Heritage Assessment

12 Centre Street East

Town of Richmond Hill, Ontario

April, 2014

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Final Report

Cultural Heritage Assessment

12 Centre Street East

Town of Richmond Hill, Ontario

April, 2014

MHBC

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MHBC

Cultural Heritage Section

Project personnel

Project Manager:	David Cuming, MCIP, MRTPI, RPP, CAHP Managing Coordinator, Cultural Heritage Planning
Report Preparation:	Lashia Jones, B.A., M.A., Cultural Heritage Researcher
Report reviewer:	David Cuming Wendy Shearer, CSLA, OSLA, ASLA, CAHP, Managing Director, Cultural Heritage

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1.0 Introduction

MHBC was retained by the Town of Richmond Hill to complete a Cultural Heritage Assessment of the built heritage resource, known as the Fireproof Store, located at 10225 Yonge Street in the Town of Richmond Hill. The Town's Heritage Advisory Committee has identified the property as a priority structures for assessment in anticipation of potential designation under the *Ontario Heritage Act.*

This Cultural Heritage Assessment report has been divided into a number of sections as follows:

Section 1 comprises this introduction.

Section 2 describes the location of the property generally and its physiographic context.

Sections 3 and 4 provides a contextual history of the community in which the property is located, a more specific history of the property's ownership and development, together with a brief description of key historical themes associated with the property.

Section 5 describes the existing cultural heritage resources.

Section 6 describes the process and results of cultural heritage resource evaluation using Ontario Regulation 9/06 pursuant to *Ontario Heritage Act.*

Section 7 provides conclusions and recommendations respecting the property.

Section 8 describes sources consulted.

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2.0 Description of Property

2.1 Location

The subject property is located on the east side of Yonge Street on part of former Lot 47, Concession 1 in the Town of Richmond Hill, York Region. The property was originally located in part of the former Markham Township of the County of York. It is municipally addressed as 10225 Yonge Street.

The property consists of a rectangular shaped lot approximately 52.2 metres (171 feet 3 inches) by 18.8 metres (61 feet and 8 inches), and 0.095 hectares (0.23 acres) in area with frontage on Yonge Street.

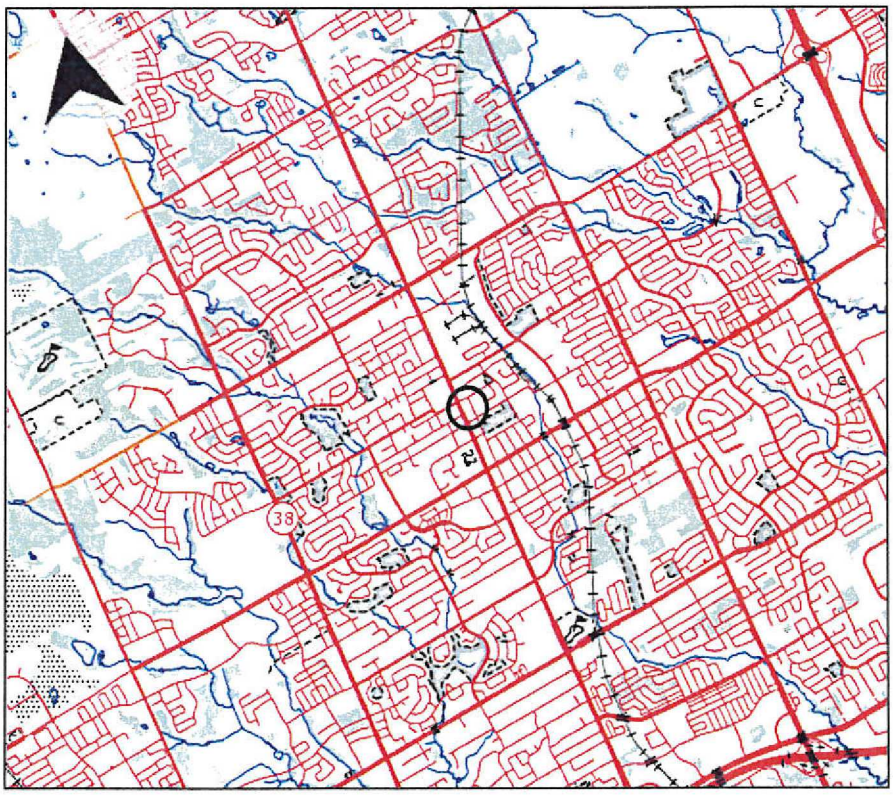


Figure 1: Location Map of 10225 Yonge Street. Circle denotes building location.

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2.2 Physiographic character

The subject property is located in the physiographic region identified as the "Peel Plain" (Chapman and Putnam 174, 1984). The region is characterised by a tract of clay that covered 300 square miles across the Greater Toronto Area. The clay plain varies from being level to undulating, with a gradual slope towards Lake Ontario. Beneath the clay plain lies a till composed of shale and limestone, although much of the till has been modified by a deep layer of clay. Several rivers and major creeks cut through the Peel Plain, including the Credit, Humber, Don, and Rouge Rivers, and the Bronte, Oakville and Etobicoke Creeks. The development of Toronto in the 20th century has taken up most of the Peel Plain, which had previously been primarily agricultural land (Chapman and Putnam 175-176, 1984). The property is located in proximity to the German Mills Creek, a tributary of the east branch of the Don River.

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3.0 Historical Overview

3.1 Regional History

This section provides a broad contextual history of the subject site through the late 18th to 20th centuries, and traces the development of Richmond Hill and the supporting road network. It does not include the description of the pre-contact First Nation's history or archaeological resources of the properties. Further information on the area's indigenous population is available in the Town of Richmond Official Plan Archaeological and First Nations Policy Study.

The subject property was originally located in Markham Township, immediately adjacent to Vaughan Township. Markham Township was surveyed in 1794, and Vaughan Township in 1798 with Yonge Street forming the boundary between the two townships. Markham Township was surveyed in the single front special survey system, comprising a number of concession roads and township side roads creating a grid across the Township. Groups of five 200-acre lots filled the space between concession and sideroads in long, narrow strips with frontage on both concessions (Dean and Matthews plate 99, 1969).

These lots often became subdivided between family members or other buyers by dividing the lot in half, creating 100-acre lots with frontage on separate concession roads. Other lots were divided by splitting the lot into narrower 100-acre strips or by splitting an already sub-divided lot into a 50-acre section, taking up a quarter of the original lot. Many lots were also subdivided using less regular measurements. While the layout of the concession and side roads created a recognizable grid, subsequent subdivision of the lots created a somewhat mixed pattern within the grid (See Figure 2, section of 1860 Tremaine Map of York County).

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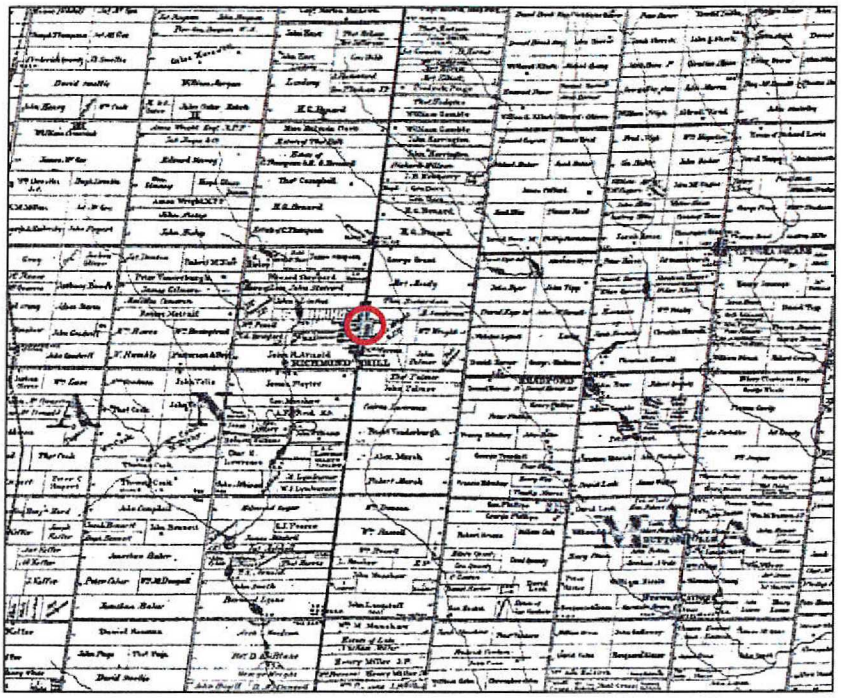


Figure 2: Section of 1860 Tremaine Map of York County showing lot patterns. The circle denotes approximate location of subject property.

Settlers began arriving in the area around the time of the clearing and surveying of Yonge Street, an important military link between York (now Toronto) and Lake Simcoe in the late 1790s. Many early settlers arrived and built log shanties but found life in the newly created township too isolated and relocated elsewhere (Stamp, 1991).

Settlers along Yonge Street received free land, granted by Lieutenant Governor John Graves Simcoe in exchange for assisting with the road's maintenance, clearing their land and constructing a residence. Many settlers chose land further back from the main roadway in order to avoid direct supervision on the status of their lot clearing. As a result, settlement along Yonge Street progressed slower than expected, until the mid 19th century (Stamp, 1991).

3.2 Yonge Street

Yonge Street originated as a military road planned by Lieutenant Governor Simcoe. War was declared between Britain and France in 1793, with the American's supporting their French ally. In order to avoid the possibility of attack along route between Niagara-on-the-Lake (then the capital of Upper Canada) and the fur trading post of Michilimackinac, located between Lake Huron and Lake Michigan, Simcoe moved the capital to the site of York (now

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Toronto). Simcoe and a party selected the route that would become present-day Yonge Street from part of a First Nations hunting trail, and in 1794 enlisted surveyor Augustus Jones and the Queens (York) Rangers to clear the land and construct the road. When war broke out and the troops were sent to defend Niagara, William Berczy and a number of German settlers resumed work on the road. Jones and the Queens Rangers took up work again in 1795 after Berczy withdrew from the project with limited funds and dwindling labour. By 1796, a travelable pathway had been cleared from York to Georgian Bay, though often detouring around marshes and swamps (Stamp, 1991).

Beginning in 1833, portions of Yonge Street became finished with layers of crushed stone. Initial attempts by private contractors proved costly, so the government erected toll booths along the route to finance the costs, though this only contributed a small portion to the challenging project. Much of Yonge Street was surveyed in a straight line to Holland Landing, despite the natural landforms and waterways that were encountered along the way. As a result, macadamizing the road required cutting hills and building bridges to create a more navigable route (Stamp 1991). The road was sold to private sector businessman James Beatty to continue with the road modernization, but he gave up the project because of its expense. In 1863 the provincial government was once again responsible for the road, before selling it to the York County Council and 1865 (Stamp 1991). The road remained macadamized with gravel side roads until 1927, when the section through Richmond Hill was paved. Stop signs were installed in the 1930s due to increased automobile use. The alignment of Yonge Street through Richmond Hill and at the subject property has changed little.

3.3 Community of Richmond Hill

By the late 1790s and early 1800s, settlers began arriving at what was to become the settlement of Richmond Hill and subdividing lots to create a village community. However the population did not grow quickly as the rise of land at Richmond Hill, its distance from York, and the lack of waterpower to situate mills forced many settlers to seek a more desirable and convenient location (Stamp, 1991).

By the early 1800s more families were beginning to settle in the area and Abner Miles and his family had constructed a tavern at present day Major Mackenzie Drive south of the subject property. The raised land was initially called Miles' Hill. According to local historian Robert Stamp the area in which the subject property is located was not inhabited between1810-1830 and was adjacent to un-cleared land (See Figure 3). By the following decade the land appears to have been cleared and Richmond Street constructed

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(immediately northwest of the subject property). Still, no building or tenant is listed for the subject lot (See Figure 4).

The growing community was renamed Richmond Hill, possibly after the 1819 visit of Charles Lennox, Duke of Richmond and Governor General of British North America. By 1836 the community had a postmaster and post office. Unlike many other villages settled in the 19th century Richmond Hill was not a crossroads settlement, lacking a major intersection with a cluster of the town's amenities such as post office, church, bank and general store. Instead, the village was spread out along Yonge Street with a less central, identifiable core. However, the community is listed in Smith's Canadian Gazetteer of 1846 with a population of 140 and a small number of local businesses (see Figure 5). Despite its less traditional layout by the 1850s approximately hundred people lived in the village, with businesses, several taverns, churches schools and residences being constructed (see Figure 6).

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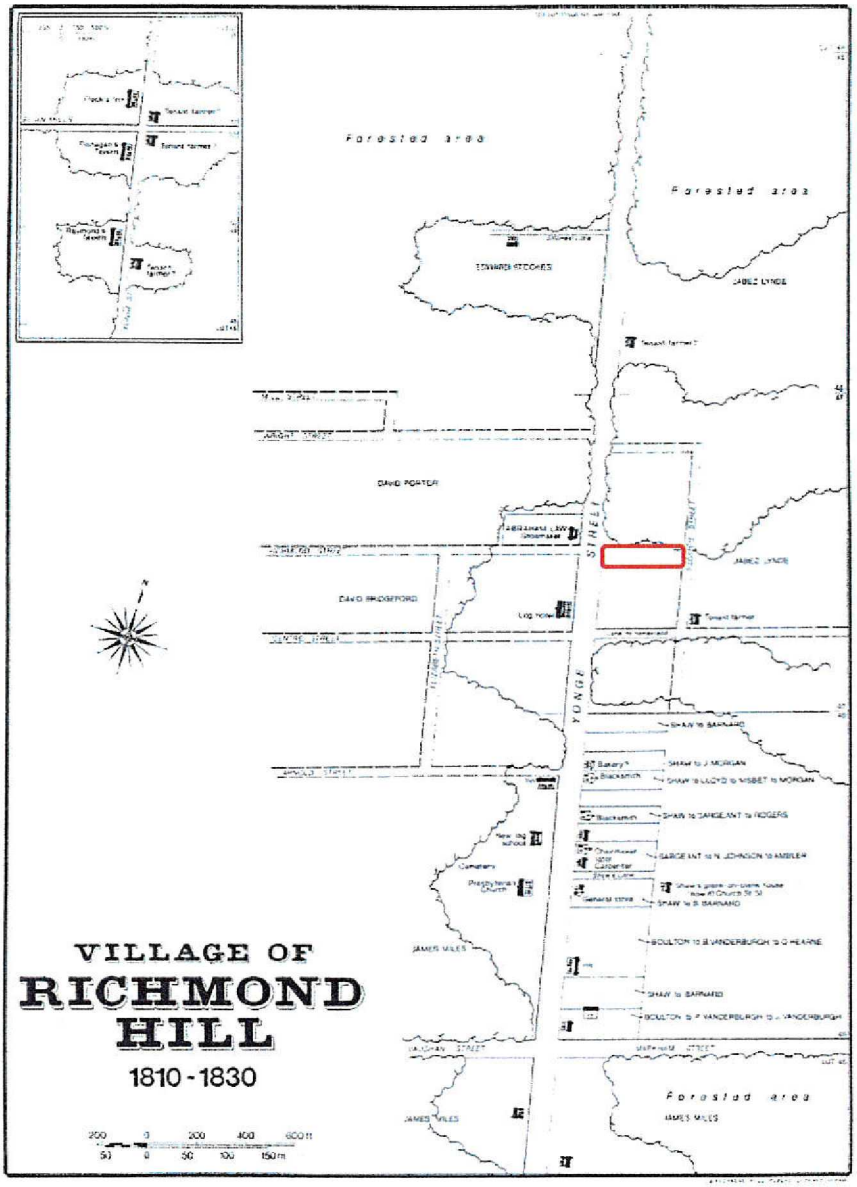


Figure 3: Richmond Hill, 1810-1830 from *Early Days in Richmond Hill.* (The subject property is outline in red).

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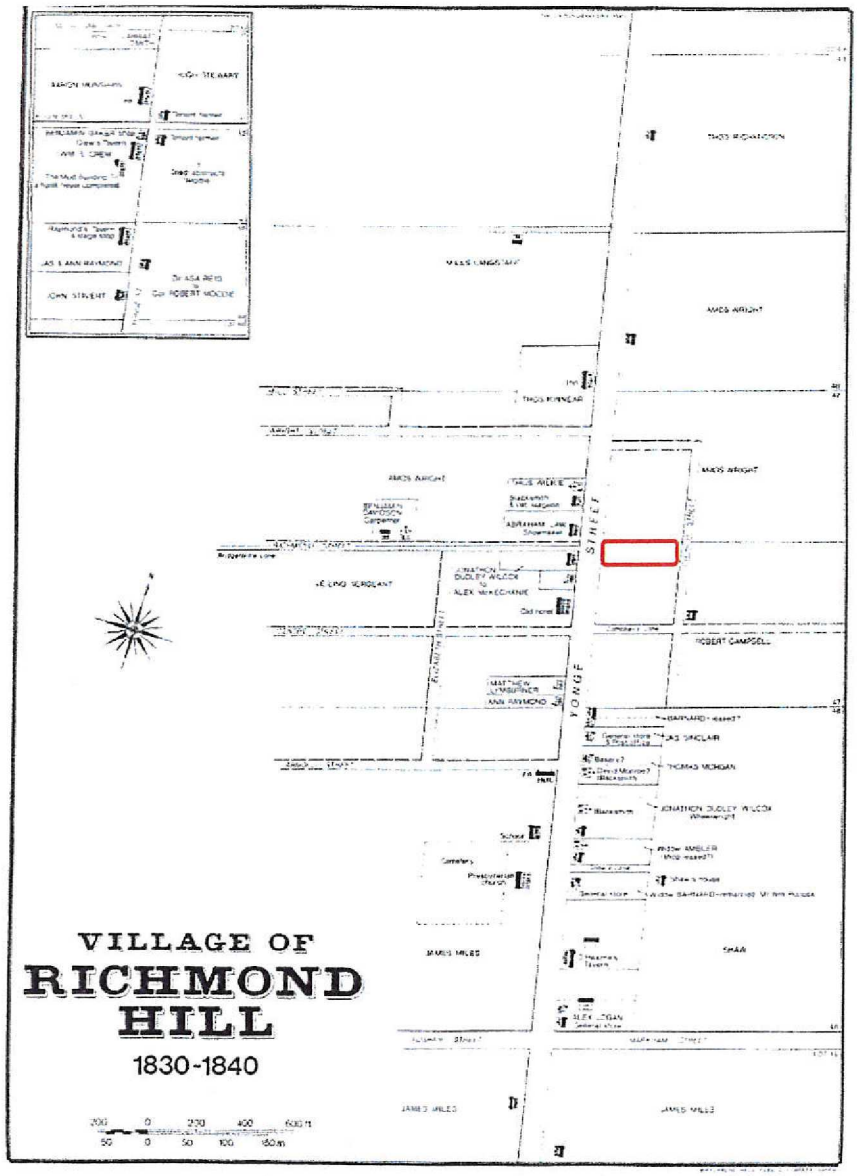


Figure 4: Richmond Hill, 1830-1840 from *Early Days in Richmond Hill.* (The subject property is outlined in red).

RICHMOND HILL.

A small Village situated on Yonge Street, sixteen miles north from Toronto. It contains about 140 inhabitants. Churches two, Episcopal and Methodist. A stage runs daily from Richmond Hill to Toronto, and back again.

Post office, post every day.

Professions and Trades.—Four stores, four taverns, one watchmaker, one baker, two tinsmiths, two tailors, three shoemakers, one blacksmith.

Principal Taverns.—"Dalby's" (the stage house), and "Bingham's."

Figure 5: Full text from *Smith's Gazetteer*, 1846.

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Railway service in the area began in 1853, with the arrival of the Ontario Huron and Simcoe Railway, later renamed the Northern Railway. A station was located six kilometres outside of the centre of Richmond Hill, along present-day Major Mackenzie Drive. Since the railway effectively by-passed the town, many residents and merchants continued to use the stage coach to access Toronto. Despite its less direct connection to the railway Richmond Hill continued to prosper as an agricultural service centre with a carriage factory and other local industries (Stamp, 1991).

In the new year of 1873 Richmond Hill was incorporated as a Village. At the time of incorporation most of the residents of Richmond Hill were of English, Irish or Scottish descent, though there were a few German descendants as well. The population of the village increased slowly reaching just over 600 inhabitants at the turn of the twentieth century. By the turn of the century electric street railway cars traveled on Yonge Street connecting Richmond Hill to the outskirts of Toronto and neighbouring towns. Even still, the community did not contain any major employers to accelerate its growth until the arrival of floral greenhouses in 1911 which attracted other greenhouses and nurseries, becoming a large employment sector for Richmond Hill and surrounding communities. Population grew and numerous new residences were constructed, filling out the land east and west of Yonge Street. Richmond Hill was incorporated as a Town in 1957. In recent decades the community has continued to evolve and expand as a suburb of Toronto, included as part of the regional government in 1971 (Champion 91, 1988).

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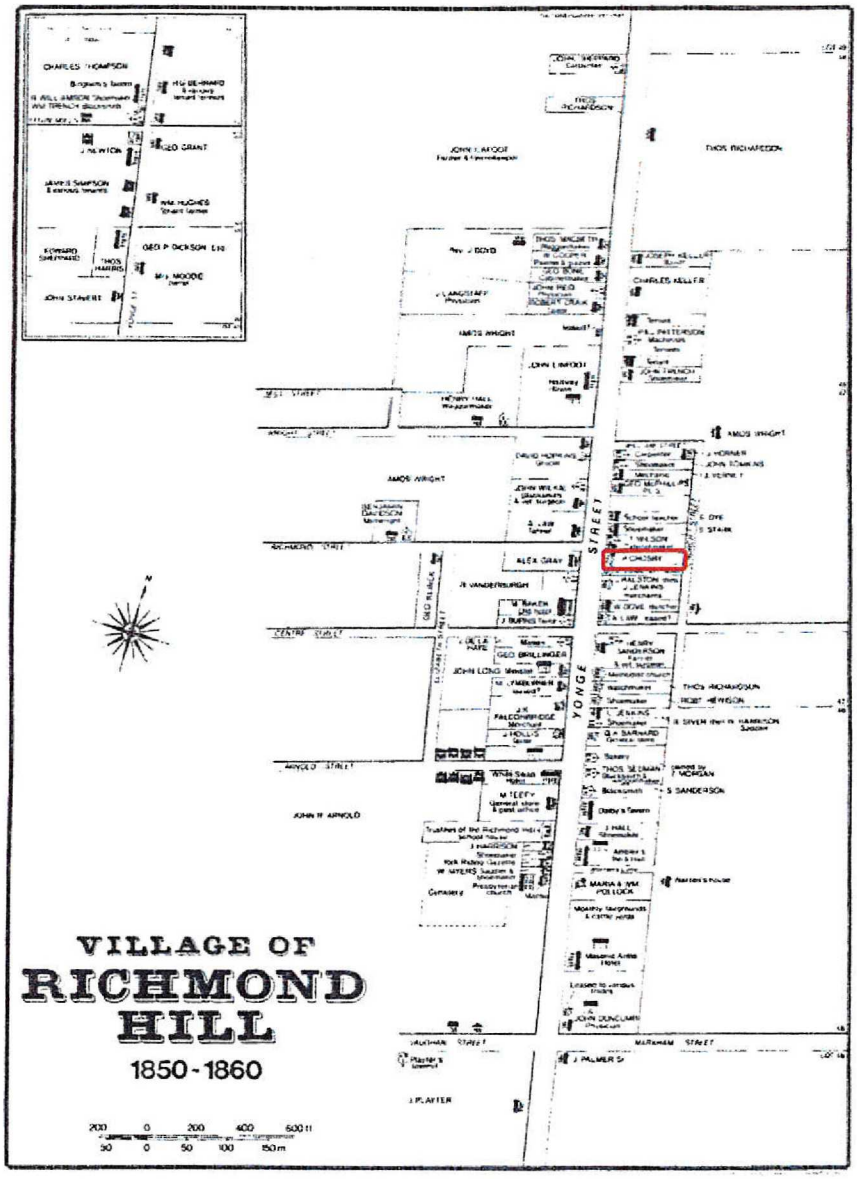


Figure 6: 1850-1860 Richmond Hill from *Early Days in Richmond Hill.* (The subject property is outlined in red).

3.4 Development and ownership history

In 1802 the Crown granted Andrew Davidson 190 acres of Lot 47, Concession 1 in Markahm Township. The lot passed through several owners, many of whom bought and sold the property within the same year. In 1854 Parker Crosby Purchased ¼ acre of the lot with frontage on the east side of Yonge Street (Richmond Hill LACAC). He established a dry goods store at this location. On the 15th of April, 1866 fire broke out in nearby Henderson's

Grocery and Hardware Store and spread to Crosby's store and several other establishments on Yonge Street. The businesses were destroyed and Crosby faced losses valued at over $7,000, receiving only $2,600 in insurance to cover the damages (Stamp, 1990).

By September of 1866 Crosby had announced the re-opening of his "Fire Proof" store and anticipated opening on October 8, 1866 (York Herald, 1866). Reports by the Richmond Hill Local Architectural Conservation Advisory Committee (LACAC) suggest that Crosby constructed a spacious two-storey, brick building roughly X metres (27 feet) wide and Y metres (60 feet) deep. A X metres by x metres (10 foot by 10 foot) office was located at the rear of the store. The second storey was occupied by a millinery establishment.

Crosby's son Isaac took over the business from his father in 1869 and sold to William Atkinson in 1889. In 1918 the property was purchased by David Hill (Richmond Hill LACAC). Hill had previously operated a bakery and wholesale tobacco and confectionary business at the intersection of Yonge Street and Dufferin Street, but discontinued the bakery after relocating to the former Fire Proof store. Hill's sons Percy and Albert continued to operate the business into the 1940s when it became associated with the Canadian Tire Corporation. Members of the Hill family continued to operate the business into at least the 1950s (Richmond Hill LACAC).

3.5 Built resources

The structure at 10255 Yonge Street was originally divided in two sections (Figure 7). The southern section contained the dry goods (and millinery) establishment and store office. The north half, recessed slightly from the southern section, contained a residential unit that Parker Crosby's son Isaac inhabited before returning to his family home, Crosby Hall, on Bedford Park Avenue (located northeast of the subject property).

The southern commercial section of the building contained a central recessed entrance with glazed double doors. Large full length windows each with 12 panes facing the street spanned the first storey. There was a narrow roof ledge with decorative brackets above the entrance and front window bays. A commercial sign was set above the roof ledge (Figure 7).

The second storey of the commercial section featured three segmental arched single hung windows with six-over-six glazing. The windows were surrounded by buff brick and had segmental arch shutters (Figure 7).

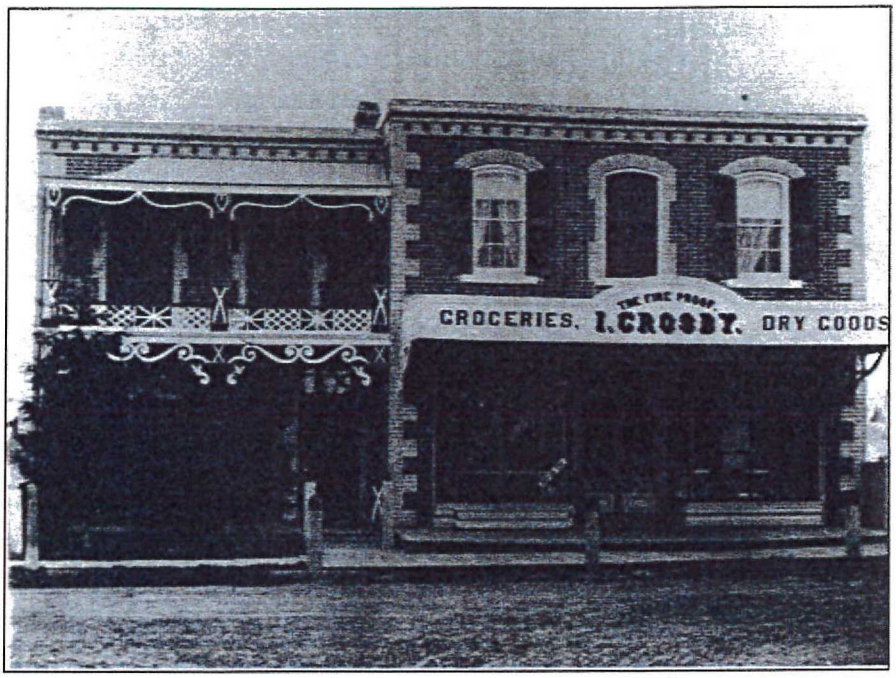


Figure 7: The Fireproof Store. Photo date unknown, but taken after 1869 when Isaac took over the business from his father.

The northern residential portion featured a side entrance next to the commercial section and a large multi-paned window. The second storey also featured similar windows. The door and windows were also surrounded by buff brick trim. The shape of the windows and glazing cannot be determined due to poor image quality but are likely segmental arched.

The residential side of the structure featured a decorative two storey porch with a bell-cast metal roof. The veranda featured a variety of ornamental latticework, ogee scrolls, heart shapes, diagonal lattices and sunburst shapes (Figure 8).

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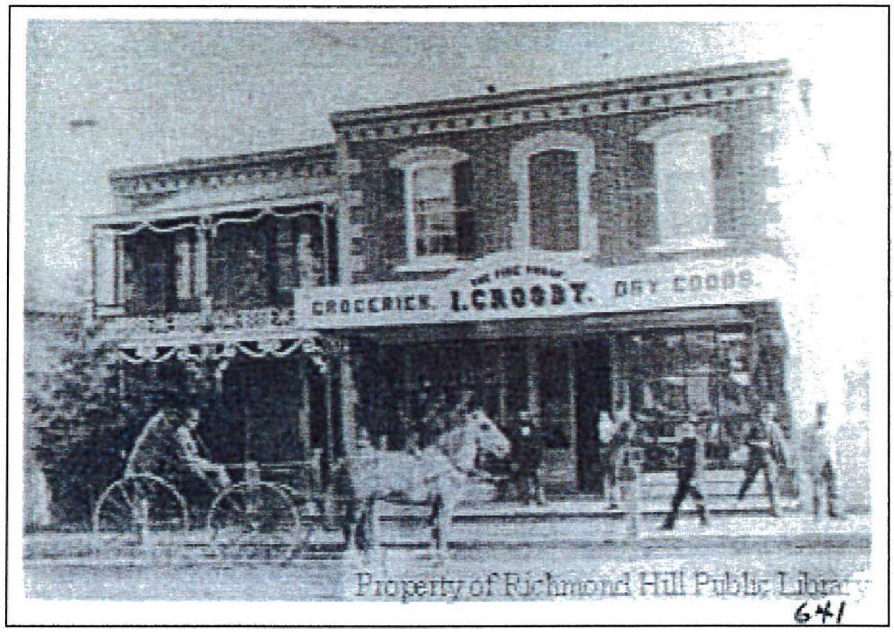


Figure 8: The Fireproof Store. Photo date unknown, but taken after 1869 when Isaac took over the business from his father.

The structure was built of red brick with buff brick quoins and trim around the windows and residential entrance. A band of buff brick ran below the cornice, punctuated with regularly spaced projecting red bricks. (There may have been a course of dentils or angled bricks at the top of the cornice. This cannot be confirmed due to poor photographic image quality). The rectangular shape of the structure, dichromatic brickwork and segmental arched windows are typical of the Italianate style of architecture.

The Hills made several changes, post-1918, to the Fire Proof store, first converting the flat roof to a cross-gabled roof and modifying the window and entrance bays on the commercial section of the structure from a central entrance flanked by large, multi-paned windows to a centre multi-paned window possibly flanked by entrance bays (this cannot be confirmed due to the poor quality of the image). The Hills also modified the porch slightly, adding wider posts and railings. (Figure 9).

Later, the front facade of the building was altered significantly, bringing the recessed wall flush with the rest of the facade, and replacing all the window and entrance bays. The gables were returned to a flat roof. It is not known at what date these changes were made.

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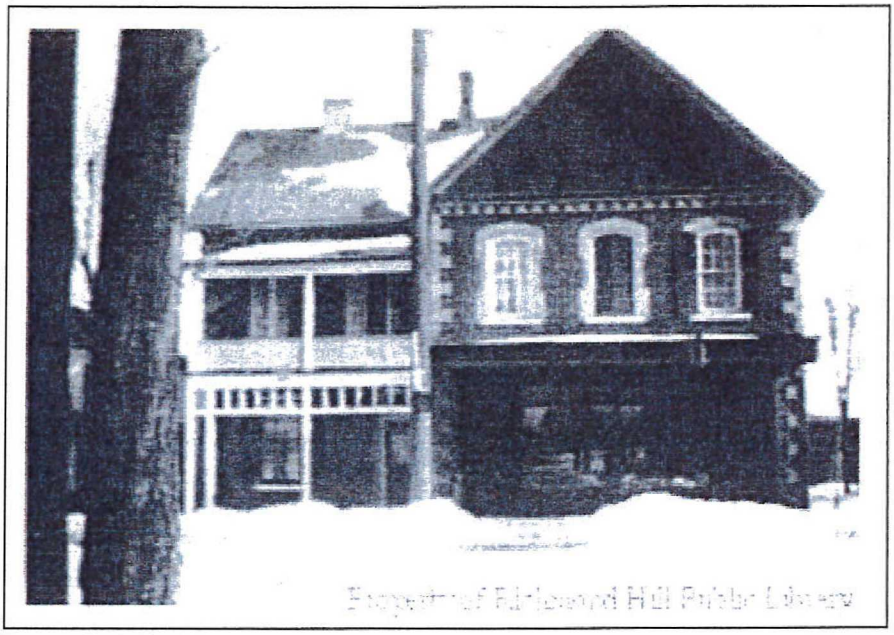


Figure 9: 10225 Yonge Street post 1918, under Hill ownership. Exact date of photo unknown.

3.6 Cultural landscape

The building is part of the Yonge Street streetscape, located amongst a number of other primarily commercial structures in the historic core of Richmond Hill. The building is located on the east side of Yonge Street.

Yonge Street is a four-lane street running north-south, with the outermost lanes typically accommodating on-street parking. The entrance to Richmond Street is located across the street to the west of the subject property. On the northwest corner adjacent to the subject property is a parking lot and the Richmond Hill Centre for the Performing Arts. On the southwest side of the intersection adjacent to the subject property there is a two storey commercial building. Residential properties of Church Street are located to the east behind the subject property.

On either side of the property there is an asphalt driveway. The drive on the south side of the property leads to a parking lot in the rear of the lot. There is a one and one-half storey gabled structure clad in vinyl siding to the rear (east) of the subject property (Figure 10).

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Figure 10: South facade of building, looking eastward to freestanding structure behind the property.

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4.0 Historical Themes

This Cultural Heritage Assessment uses a thematic approach to identify historical themes associated with the area in general and the subject property in particular. A thematic approach is particularly useful in identifying aspects of the study area's history that have contributed to the development of its layers of material heritage. A thematic approach is also useful in applying the criteria in *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act*. As part of the evaluation process of applying *Ontario Regulation 9/06* it is useful to identify historical themes that have accounted for change and development in the environment.

Several themes have been identified for this area of Richmond Hill as follows:

- The development of the historical transportation route of Yonge Street, originally a vital military link that evolved as a major north-south transportation route;
- The urban growth and development of nineteenth and early twentieth century Richmond Hill as a linear service centre; and
- The growth of business interests and local entrepreneurialism, demonstrated by the Crosby family and the Hill family, who operated a dry goods store, wholesale confectionary and tobacco store and Canadian Tire franchise at various points in the subject property history.

The subject property is associated with the theme of historical transportation along Yonge Street, the main street around which the community of Richmond Hill grew. The commercial building was one of a number of local businesses and industries that would have served travellers of Yonge Street as well as local residents.

The subject property is also associated with the historical theme of urban growth and development. Its location along Yonge Street, the major connecting route to Toronto, and mid-19th century construction date are representative of the early development of Richmond Hill. The subsequent modifications to the property are reflective of a growing urban centre with needs for increased commercial and residential space.

The subject property is associated with the Crosby and Hill families: local business people who were also active municipal politics and public life. Parker Crosby purchased the subject property in 1854 and established a dry goods store. In 1866, fire destroyed Crosby's store and several others on the block. Despite the financial damages, he re-built a new store in brick, nick-named "The Fireproof Store". His son Isaac took over the business in 1869, continuing

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to sell dry goods and grocery. For a time Isaac lived in the residential section on the north side of the building. Isaac served as a Village Councillor from 1874-1877, 1880, 1883-1884 and again in 1905. In 1906 he was elected as Reeve (Stamp, 1990).

In 1918 David Hill purchased "The Fireproof Store" and relocated his tobacco and wholesale confectionary business to the property. Hill operated the David Hill & Co. Ltd. business until his death in 1935, at which time it was taken over by his sons Lloyd, Albert and Percy. By the 60th anniversary of the business in the early 1950s, a member of the Hill family's third generation was also involved in operating the business (Richmond Hill LACAC).

David Hill contributed to the commercial development of Richmond Hill and also to the social and political development of the community. He served on the Board of Education of Richmond Hill for 12 years and was a chairman of the building committee during construction of the McConaghy Public School. Hill also served as a council member for eight years (Richmond Hill LACAC; Stamp, 1990).

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5.0 Description of Cultural Heritage Resources

Two types of Cultural Heritage Resources are discussed in this section: Built heritage resources and cultural heritage landscapes. Built heritage resources typically refer to individual built structures of cultural heritage value or interest. Cultural heritage landscapes are defined by the Provincial Policy Statements of Ontario as *"a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts".*

5.1 Built heritage resource

5.1.1 Building form and architecture

The existing structure at 10225 Yonge Street was originally constructed as "dual-use", two-storey complex built to an irregular, rectangular plan: a commercial establishment on the south side and a residential component on the north side. The firewall between the two portions is still evident from aerial photographs (Figure 11).

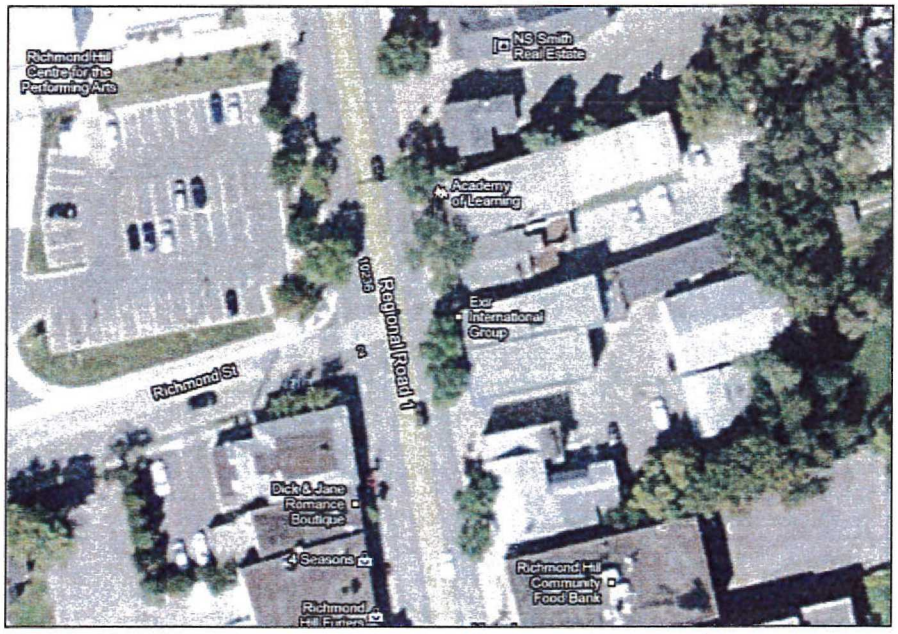


Figure 11: Aerial view showing split between the sections of the subject property, outlined in red. Source: www.google.ca/maps

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The structure has been substantially altered since first constructed. The front (west) facade comprises a single glass and metal entrance door offset from the centre of the building towards the north side. It leads to a hallway that accesses the commercial units. North of the entrance there is a large single fixed pane window. South of the main entrance there is a row of three similar large fixed-pane windows (Figure 12).

At the north portion of the front (west) facade on the second storey there is a window centred above the first storey window. It comprises a central fixed pane flanked by five smaller panes on either side. On the south portion of the facade there are two pairs of one-over-one sash windows with aluminum frames. They are centred above the first storey windows (Figure 12).

The front facade is clad with a mix of large beige tiles and medium sized black tiles on the first storey. The second storey is faced with stucco. There is a narrow band of ribbed metal siding above the first storey windows and entrance. Several signs have been affixed to the front facade to advertise the commercial establishments within (Figure 12).



Figure 12: Front (west) facade of 10225 Yonge Street.

The north facade features a variety of window shapes including square bays filled with glass brick or sliding windows and rectangular windows set in segmental arch frames. The north facade has been extended to the west from its original setback and recessed position. This is evident from historical photographs of the original structure and the mismatched brickwork on the westernmost portion of the wall. The north facade features common bond brickwork, comprising five rows of headers between single rows of stretchers. In the western extension the stretchers are used in place of headers. The

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lower section of the north facade has been painted beige to match the tile on the front facade. The remainder of the wall has been painted a cream colour to match the stucco of the front facade. There is a long, single-storey extension to the southeast of the structure (Figure 13).

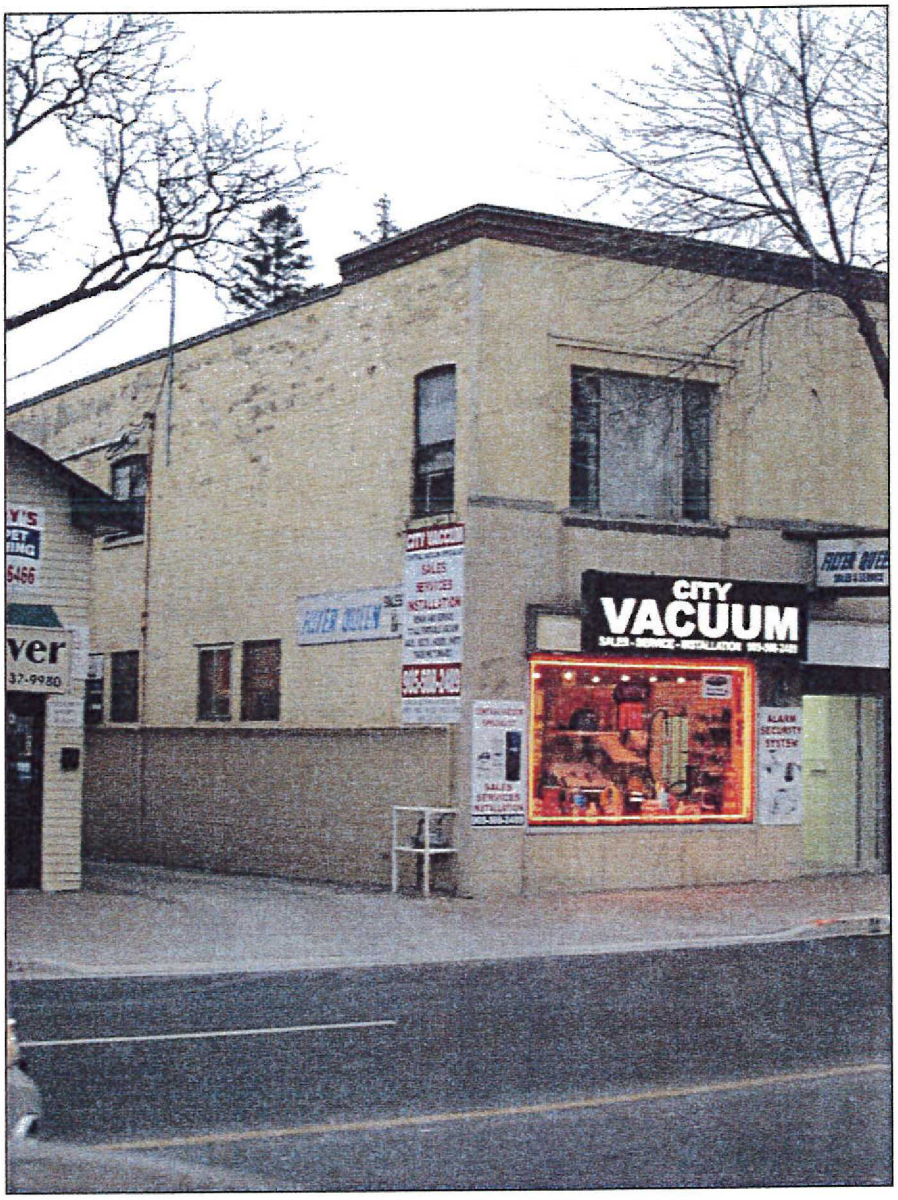


Figure 13: View looking south east to the north facade of 10225 Yonge Street.

The south facade features a single entrance door set towards the centre of the facade. It leads to residential and commercial units on the second storey. A rectangular window is located next to the door, on the east side. On the second storey there are rectangular windows in segmental arch bays. Two are

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single windows, and the other two bays contain pairs. All are double or single hung one-over-one sash windows in vinyl or metal frames. A single window and pair or windows are set towards the centre of the facade. The other pair and single window are set towards the east side, sitting slightly lower than the other two windows, indicating a change in the interior floor level of the original structure. The brickwork of this facade is laid in common bond. The first storey has been painted beige and the second storey has been painted a cream colour. Red brick is visible through the peeling paint (Figure 14).



Figure 14: View looking northeast of south facade.

The original facade of the building and its Italianate detailing has been completely obscured by or lost to 20th century renovations. All of the original window bays, dichromatic brickwork and porch have been removed. The original windows on the north and south facades have been replaced with 20th century units. Earlier changes to the building including the addition of a gabled roof, modifications to the porch and changes to the front entrance and window bays still retained a sense of the original design. Neither the original structure nor later alterations are now recognizable in the front facade of the existing building.

5.1.2 Building materials and detailing

The original brick construction of the subject property is evident on the north and south facades. The common bond pattern is still evident beneath the

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paint applied during the 20th century. The front facade is clad with tile and stucco. All the windows now comprise contemporary materials, including metal and vinyl frames and glass brick.

5.2 Cultural heritage landscapes

The following indicators were identified to determine whether the subject property is a cultural heritage landscape: Land patterns, land forms, spatial organization, vegetation, viewscapes and circulation. A cultural heritage landscape is defined by the Ontario Provincial Policy Statement as "a defined geographical area of heritage significance which has been modified by human activities and is valued by a community". The subject property itself is not a cultural heritage landscape, but is part of the continuously evolving cultural landscape of Yonge Street.

5.2.1 Land patterns

The subject property is located on Yonge Street, abutting the sidewalk. The original 190 acre lot has been subdivided to contain several smaller municipal lots containing commercial and residential properties that surround the subject property.

5.2.2 Land forms

Yonge Street runs across the Peel Plain and rises and falls with the topography in a number of places. The subject property is located on relatively level terrain, with a gentle eastward slope away from Yonge Street, visible in the raised foundation at this end of the structure.

5.2.3 Spatial organization

The subject property faces Yonge Street, orientating itself to invite patrons travelling along Yonge Street. The driveway on the south side of the structure provides access to the parking lot and additional structure to the rear (east).

5.2.4 Vegetation

There are two locust trees planted along the sidewalk in front of the subject property. No other vegetation is evident on the property.

5.2.5 Viewscapes

Short views of the subject property are open from Yonge Street within close proximity to the lot, and from Richmond Street to the west. Long views of the property (with the exception of Richmond Street) are limited due to the adjacent buildings on Yonge Street.

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5.2.6 Circulation

The building is accessible to pedestrians from its entrance off Yonge Street and from the side entrance to the south. A driveway on the south side of the building allows vehicles to access the rear (east) parking lot.

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6.0 Cultural heritage resource evaluation

6.1 Introduction

The subject property has been evaluated using *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* to determine heritage value. It has been assessed with regards to the integrity of its heritage fabric, not its condition.

The regulation provides that:

A property may be designated under section 29 of the Act if it meets one or more or the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
ii. displays a high degree of craftsmanship or artistic merit, or
iii. demonstrates a high degree of technical or scientific achievement.

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,
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,
ii. is physically, functionally, visually or historically linked to its surroundings, or
iii. is a landmark.

6.2 Evaluation

6.2.1 Design or Physical Value

The subject property at 10225 Yonge Street does not demonstrate design or physical value. Construction of the existing facade has resulted in the removal and loss of the elements that demonstrate influence of the Italianate style of architecture, and has removed the traces of a high degree of craftsmanship that was evident in the former dichromatic brickwork and porch.

6.2.2 Historical or Associative Value

The subject property has historical or associative value because it is associated with several themes that may be important to a community. The building is associated with the historic transportation route of Yonge Street,

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an important military route that became an important link between Toronto and emerging communities in York County. The commercial building constructed on the main street in Richmond Hill served the community and passing travellers.

The subject property is also associated with the theme of the development of business interest and local entrepreneurialism, demonstrated by the Crosby family and the Hill family, who operated a dry goods store, wholesale confectionary and tobacco store and Canadian Tire franchise at various points in the subject property history. The operation of commercial enterprises on the site by the two families spans from the 1850s to at least the 1950s. Commercial establishments continue to operate in the building at present day.

6.2.3 Contextual Value

The property is historically and physically linked to its surroundings of Yonge and Centre Street, having faced the streetscape since 1866. The 20th century modifications maintain the connection to Yonge Street.

The present character of Yonge Street includes a variety of building types and styles. The structures at 10225 Yonge Street, with additions at different dates of construction contribute to the character of the contemporary Richmond Hill Yonge Street Streetscape.

6.3 Statement of Cultural Heritage Value and Description of Heritage Attributes

Although *Ontario Regulation 9/06* does not consider the integrity of the resource or its physical condition, the Ministry of Culture Tourism and Sport advises on *Integrity* (Page 26) and *Physical Condition* of properties (Page 27) in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document of the *Ontario Heritage Toolkit.*

In the matter of integrity the Guide notes that: (underline for emphasis)

> *A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*
>
> *For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term*

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> *protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.*
>
> *Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.*
>
> *There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.*

In assessing the property there are numerous examples cited that express compromised integrity either through loss of building fabric and features or the introduction of unsympathetic additions, as follows:

- Reconstruction of the front facade and removal of original or early window bays and entrances, dichromatic brickwork, two storey porch.
- Modification of original construction of recessed residence to north with commercial unit to south.
- Original windows replaced with metal, vinyl framed windows or glass brick.

The individual and cumulative loss of physical fabric when considered against provincial guidance results in the following conclusions:

- The surviving physical features do not continue to represent or support the cultural heritage value or interest of the property as the Fireproof Store, for which it has been commemorated by the Town,
- The building has been irreversibly altered without consideration for its design attributes and is not considered to be worthy of long-term protection for its physical quality, and,
- There has been removal of historical materials and features and extensive reworking of the original craftsmanship.

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The historical associations of the property that the local community has celebrated to date relate to the story of the Crosby's significant loss and subsequent gain with the "Fireproof" store. This is the story told through local historical research by the Richmond Hill LACAC and through the interpretive panel on Yonge Street. The "Fireproof" store represents an important event in the history of Richmond Hill, namely the fire that destroyed Crosby's original business and several others in the vicinity, and the re-building of the Crosby family business.

The building is also associated with the Hill Family, local entrepreneurs and community leaders. The building appears to have changed several times during or after their ownership. The major modifications to the store appear to date to its conversion to the Canadian Tire franchise. It is not known exactly what modifications were made by the Hills and date to a period of their association, or what modifications may have subsequently been made.

It is noted that some of the criteria for *Ontario Regulation 9/06* have been satisfied but only in a perfunctory manner and not in a way that would allow for a rigorous or robust designation under Part V of the Ontario Heritage Act. The historical association of the Crosby Fireproof Store is no longer represented by the structure's built form. Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* document note that:

> *Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.*

As a result of the loss of physical integrity of the building fabric there is insufficient rationale to conclude that there is either architectural or design value in the remnant structure or a meaningful and material associative value of the remnant structure to its history as the Fireproof Store that would merit protection and conservation. Therefore, no statement of significance or list of heritage attributes is being recommended for this structure.

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7.0 Conclusion and Recommendations

This section provides conclusions and recommendations as to whether the structure at 10225 Yonge Street merits heritage designation in accordance with the designation criteria contained in *Ontario Regulation 9/06 of the Ontario Heritage Act.*

7.1 Conclusions

The structure at 10225 Yonge Street does not demonstrate design value as the original craftsmanship, window and entrance bays and Italianate details of the facade have been removed. The original windows on the remaining facades have been replaced.

The building has historical or associative value because of its association with the theme of entrepreneurialism in Richmond Hill. The building was first associated with Parker and Isaac Crosby, who reconstructed their business on the site after it was destroyed by fire in 1866. The new store, built of brick was renamed the "Fireproof" Store. The building is also associated with the David Hill and his descendants, who purchased the store in 1918 and operated until at least the 1950s.

The building has contextual value because it maintains its relationship as a commercial building fronting on Yonge Street.

While the subject property does meet two of the criteria for designation, the modifications made to the structure result in a lack of identifiable physical heritage attributes that merit protection or preservation. There have been alterations to historical materials and features and extensive reworking of the original craftsmanship that has removed or hidden traces of the building's historical fabric dating to the period of its association with the Fireproof Store.

7.2 Recommendations

1) It is recommended that the Town of Richmond Hill not proceed with designation of 10225 Yonge Street at this time.
2) It is recommended that the Town may wish to consider celebrating the historical association of the property by means of appropriate interpretive measures (such as supplementing the existing information panel on the sidewalk near Yonge and Centre Street).

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