



Report to: Development Services Committee

Meeting Date: October 15, 2019

SUBJECT: **Recommendation Report**
Amendment to the Thornhill Heritage Conservation District
Plan – Robert Jarrot House Statement of Cultural Heritage
Value or Interest
15 Colborne Street
Thornhill Heritage Conservation District, Ward 1

PREPARED BY: George Duncan, CAHP, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, MCIP, RPP, CAHP,
Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the report titled “Recommendation Report, Amendment to the Thornhill Heritage Conservation District Plan – Robert Jarrot House Statement of Cultural Heritage Value or Interest, 15 Colborne Street, Thornhill Heritage Conservation District, Ward 1”, dated October 15, 2019, be received;
- 2) THAT as recommended by Heritage Markham, the Statement of Cultural Heritage Value or Interest for 15 Colborne Street in the Building Inventory of the Thornhill Heritage Conservation District Plan (2007) be amended as per Appendix ‘C’ to include the exterior of the 1963/1975 addition designed by B Napier Simpson Jr. as a heritage attribute based on its design/physical value and its historical/associative value;
- 3) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

To recommend to Council that the Statement of Cultural Heritage Value or Interest for 15 Colborne Street in the Thornhill Heritage Conservation District Plan be amended to include the 1963/1975 addition designed by noted Canadian architect B. Napier Simpson Jr., as requested by the current property owner and supported by staff and the Heritage Markham Committee.

BACKGROUND:**The Robert Jarrot House is a Class A building in the Thornhill Heritage Conservation District**

The Robert Jarrot House at 15 Colborne Street, c.1853, is a Class A heritage building in the Thornhill Heritage Conservation District. It was constructed by a local carpenter as his family residence. Additions have been made to the dwelling, including a rear addition from c.1910 and a family room added on the west side in 1963, which was further enlarged in 1975. The side addition is of cultural heritage value or interest because it was designed by Bruce Napier Simpson Jr., a Thornhill resident who was an important architect that specialized in historic restorations and traditional designs based on early Canadian architecture in the 1960s-1970s. The current Statement of Cultural Heritage Value or Interest for the property from the Building Inventory of the Thornhill Heritage Conservation District Plan is attached as Appendix 'A.'

The property owner wishes to protect the B. Napier Simpson Jr. addition from potential demolition by a future owner

The current property owner values the B. Napier Simpson Jr. addition and has approached City staff and Heritage Markham to seek an appropriate means of ensuring its protection by identifying it as a significant feature of the historic dwelling.

Heritage Markham supports the protection of the B. Napier Simpson Jr. addition

On July 17, 2019 Heritage Markham requested staff to report back on the merits and process for designating the property under Part IV of the Ontario Heritage Act in order to protect the B. Napier Simpson Jr. addition. Staff recommended that although Heritage Markham suggested that the property, already protected by Part V designation under the Ontario Heritage Act, be considered for designation under Part IV of the Act, staff is of the opinion that the amending of the Statement of Cultural Heritage Value or Interest contained in the Thornhill Heritage Conservation District Plan is an appropriate mechanism to add additional features of cultural heritage value.

The property owner appeared as a deputation at the August 14, 2019 Heritage Markham meeting in support of protecting the Napier Simpson addition

At the August meeting of the Heritage Markham Committee, the property owner made a deputation in support of protecting the B. Napier Simpson Jr. addition. The property owner and Heritage Markham Committee agreed with staff's recommendation that the appropriate means of protecting the addition is to amend the Statement of Cultural Heritage Value or Interest in the Building Inventory of the Thornhill Heritage Conservation District Plan 2007. The following resolution was passed:

That staff continue the process to further protect the heritage attributes of the Robert Jarrot House situated at 15 Colborne Street in the Thornhill Heritage Conservation District.

CARRIED

OPTIONS/ DISCUSSION:**The Thornhill Heritage Conservation District Plan includes a process for re-classifying the heritage status of a property**

When the Thornhill Heritage Conservation District Plan was amended and approved in 2007, a process for changing the classification of a property was included (see Appendix 'B'). Staff has generally followed this procedure, although this property is not being re-classified.

The reasons for the request to change the building's heritage attributes for 15 Colborne Street were identified at the August 14, 2019 meeting of Heritage Markham:

- The design compatibility of the 1963/1975 addition with the c.1853 dwelling;
- The associative value of the 1963/1975 addition, designed by noted Canadian architect B. Napier Simpson Jr.

Buildings within the heritage conservation district are classified as A – heritage buildings of major significance to the district; B – emerging heritage buildings which are generally early 20th century structures, and C – other buildings which are generally newer structures that are considered for their cultural heritage value on a case-by-case basis. Class A and Class B buildings each have a Statement of Cultural Heritage Value or Interest, which includes a listing of heritage attributes that define the character of the building and embody its cultural heritage value.

Modern-era additions were not considered when the Thornhill District Plan was amended in 2007.

When the new Building Inventory was created in 2007, the focus of the building classifications and Statements of Cultural Heritage Value or Interest was upon the principal cultural heritage resource. Modern-era additions may have been noted in the building descriptions, but were not included in the list of heritage attributes, as was the case for this property.

Buildings and properties do not necessarily have to be old to possess value. In Brantford, the City has designated the modern 1960s home of Wayne Gretzky due to its associative value to one of the world's best hockey players. The Thornhill Heritage District Plan also identified some recent buildings as possessing cultural heritage value such as 24 Deanbank Drive, built in 1963/1975 due to its associative value with B. Napier Simpson Jr. and its unique vernacular architectural expression. Markham Council has also recently required the retention and incorporation of 38 John Street (built in the 1950s) into a new single detached dwelling, due to the building's contextual value to the streetscape.

Approval of Heritage Markham's recommendation will require minor changes to the text of the Statement of Cultural Heritage Value or Interest for 15 Colborne Street

If Council approves the recommendation for the inclusion of the 1963 addition as a heritage attribute (thereby giving it enhanced status for protection within the context of the heritage conservation district designation), minor changes will be required to be made to the text of the Statement of Cultural Heritage Value or Interest for the Robert Jarrot House. The recommended revised text is attached as Appendix 'C'.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This report aligns with the Corporate Direction of Managed Growth and Environment by ensuring that significant cultural heritage resources are preserved within the context of the changing urban landscape, and minimizes existing building materials being sent to landfill.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Heritage Markham Committee was consulted.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

File Path:

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ATTACHMENTS:

Figure 1: Location Map

Figure 2: Building Photograph

Appendix 'A': Current Statement of Cultural Heritage Value or Interest

Appendix 'B': Process for Changing Building Classification

Appendix 'C': Recommended Revised Statement of Cultural Heritage Value or Interest

OWNER:

Diane Berwick

FIGURE 1: Location Map

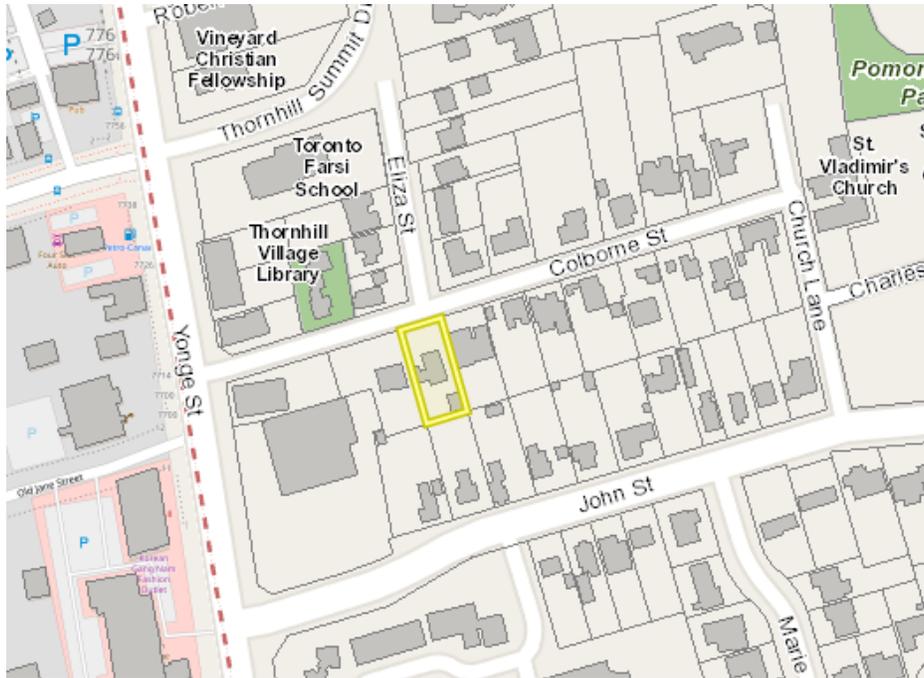


FIGURE 2: Building Photograph



Appendix 'A' - Current Statement of Cultural Heritage Value or Interest

Robert Jarrot House, 15 Colborne Street, c.1853

Statement of Cultural Heritage Value or Interest:

The stuccoed house at 15 Colborne Street was constructed c.1853. It was originally owned by Robert Jarrot, a joiner (a skilled carpenter that produces doors, windows and other finished woodwork). In the 1910s, the house was added to and remodeled with windows typical of the early 20th century. The house is representative of the early period of Thornhill's history as a mill village. The Jarrot House is a good example of a modest tradesman's house in the vernacular Georgian Tradition, with early 20th century remodeling as a later development. There is evidence of peaked window heads, a feature associated with the Classic Revival style. The bellcast-roofed veranda is a recent, but appropriate addition.

Description of Heritage Attributes:

Exterior character-defining attributes that embody the cultural heritage value of 15 Colborne Street include:

- Rectangular plan of original cottage
- Rear addition from the 1910s
- One and a half storey height
- Stucco wall finish
- Gable roof
- Brick fireplace chimney
- Balanced 3-bay front with centre door
- Wood windows with wood surrounds
- Reproduction bellcast-roofed front veranda

Appendix 'B' – Process for Changing Building/Property Classification

Changes to Building/Property Classification

The most appropriate time to re-examine the classification of all buildings/properties would be at the next complete review of the District Plan document. However, there may be rare occasions when it may be appropriate to consider revising a building classification. The following process will be used in the consideration of any potential change to a building classification:

5. Request for change to building classification.
This can be requested by the property owner, member of the public, Council, staff or Heritage Markham.

2. The request must identify the reasons for the requested change in status.
For advancement to a higher Class, the request must identify how the building possesses cultural heritage value. The **cultural heritage value** of individual sites within the District can be expressed in terms of their design or physical values, historical or associative values, or contextual values. Properties of **cultural heritage value** should reveal broad architectural, cultural, social, political, economic or military patterns of our history, or should have some association with specific events or people that have shaped details of that history.

3. The owner of the property will be notified of the request for change.
Staff will notify the property owner of the requested change in classification and provide any materials submitted to support the request. The owner will be asked to comment on the request.

4. Staff and Heritage Markham review
Heritage Section staff will review the requested change and prepare a recommendation for Heritage Markham's consideration. The views of the property owner will be expressed to Heritage Markham. The property owner will be notified of the recommendation and invited to attend the Heritage Markham meeting to discuss the proposed change. Heritage Markham will make a recommendation to Council.

5. Council Review
Staff will prepare a report to Development Services Committee/ Council regarding the requested change to the building status. The property owner will be notified of the date of the meeting and will be sent a copy of the staff report. If desired, the property owner will have the opportunity to speak to Council on the issue. Development Services Committee and Council will review the request and pass a resolution either supporting or not supporting the requested change. If the change is supported, the Heritage Plan will be amended.

Appendix ‘C’ – Recommended Revised Statement of Cultural Heritage Value or Interest

Robert Jarrot House, 15 Colborne Street, c.1853

Statement of Cultural Heritage Value or Interest:

The stuccoed house at 15 Colborne Street was constructed c.1853. It was originally owned by Robert Jarrot, a joiner (a skilled carpenter that produces doors, windows and other finished woodwork). In the 1910s, the house was added to and remodeled with windows typical of the early 20th century. The house is representative of the early period of Thornhill’s history as a mill village. The Jarrot House is a good example of a modest tradesman’s house in the vernacular Georgian Tradition, with early 20th century remodeling as a later development. There is evidence of peaked window heads, a feature associated with the Classic Revival style. A family room was added to the west side of the house in 1963, designed by the noted Canadian architect B. Napier Simpson Jr., and enlarged in 1975 with a small addition designed by the same architect. The bellcast-roofed veranda is a recent, but appropriate addition.

Description of Heritage Attributes:

Exterior character-defining attributes that embody the cultural heritage value of 15 Colborne Street include:

- Rectangular plan of original cottage
- Rear addition from the 1910s
- Gable-roofed single-storey addition on the west side, 1963 and 1975
- One and a half storey height
- Stucco wall finish
- Gable roof
- Brick fireplace chimney
- Balanced 3-bay front with centre door
- Wood windows with wood surrounds
- Reproduction bellcast-roofed front veranda