

Attachment #3

Excerpt of Cultural Heritage Impact Assessment and Statement of Significance

5.0 Evaluation of Cultural Heritage Value or Interest

The subject property located on 300 High St. is listed on the Town of Whitby Heritage Register – Inventory of Listed Properties (not designated). Based on analysis of the information presented in Sections 3 and 4 of this report, the subject property was evaluated against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O. Reg. 9/06). The results of the evaluation are presented in Table 1

Table 1: Evaluation of O.Reg 9/06

O. Reg. 9/06 Criteria	Criteria Met	Justification
1. 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,	Yes	The structure located on 300 High St. was constructed of vernacular design with Georgian Revival elements. Materials used and construction methods are consistent with early 20th century structures. The landscaping and configuration of the overall property no longer retain features, such as vast open spaces and agricultural fields, which are representative of institutional design for health care that were characteristic of the early 20th century. However, as a result of the minimal intervention approaches of Mr. Agh in 1972 and the current

		owner, the primary structure has maintained the basic layout and features that are representative of institutional construction at the turn of the 20th century.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The property does not exhibit any particular style or high degree of craftsmanship.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
2. The property has historical 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	Yes	The property was acquired by the County to house the poor and elderly of Whitby. The House of Refuge was built in 1903 and, although controversial at the time of construction, remains an integral part of the community. The House was later sold and renovated into apartments after the nearby Fairview Lodge was constructed. The House of Refuge has remained a fixture within the Town of Whitby.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	No potential to yield information was identified in the materials reviewed.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	Although a Mr. Miller has been identified as the architect, no information can be found about Mr.

		Miller that would indicate this criterion is met.
3. The property has contextual value because it		
i. is important in defining, maintaining, or supporting the character of an area,	No	The four-storey residence located on the property is not important in maintaining the character of the area.
ii. is physical, functionally, visually, or historically linked to its surroundings, or	Yes	The House of Refuge is historically linked to its surroundings as a key feature that dictated the development of surrounding properties.
iii. is a landmark.	Yes	The property is a landmark.

The subject lands meets 1 of 3 design criteria, 1 of 3 historical/associative criteria and 2 out of 3 contextual criteria. Based on this assessment, a statement of cultural heritage value has been prepared by the consultant.

6 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

6.1.1 Description of Property

The subject property at 300 High St. is a roughly rectangular parcel of land situated on part of Lot 28, Concession 2, Town of Whitby, Municipality of Durham. It is located on the west side of High St., south of Walnut St. W., and north of Dundas St. W. Observed land-use in the vicinity of the property is primarily residential with institutional and commercial use lands along Dundas St., to the south.

The key resource is the four-storey apartment building constructed in 1903. The former 11-bay, red brick structure was built in 1903 and functioned as a poor house for the Town of Whitby. The structure has been in continual use since 1903 and today is an apartment complex.

6.1.2 Summary of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property at 300 High St. lies in its design and physical, associative, and contextual value.

The four-storey, multi-unit dwelling was constructed in a Georgian Revival style between 1901 and 1903 as the County of Ontario's House of Refuge to house the poor and elderly. The 11-bay brick structure, with stone foundations, was designed by a Mr. Miller and was constructed by Thomas Deverell Sr. and Thomas Deverell Jr.

The House of Refuge opened on February 11, 1903. Its first residents were Mr. and Mrs. LeBear. By the mid-20th century, demand to house the elderly had increased dramatically and the larger Fairview Lodge was constructed south of the House of

Refuge. The property passed into private ownership, to Helen Chatterson, in 1951, only to be expropriated in 1967.

In 1973, Steve Agh purchased and renovated 300 High St., converting the structure – through a minimal intervention and material re-use approach - into 24 luxury apartments and renaming the property Heritage Estates.

As an early-20th century institutional building, the former House of Refuge is a local landmark, the presence of which has influenced the development of its surrounding neighbourhood.

6.1.3 Heritage Attributes

Heritage attributes that express the cultural heritage value of 300 Hight St., lie in the four-storey 1903 brick multi-unit residential building and are expressed through:

- Its location, orientation, scale, and massing;
- Its four-storey height;
- Its eleven-bay south façade;
- Its multiple medium front-gable roof;
- The dormers located above the third-storey;
- The symmetrical composition and location of openings when viewed from the south;
- Three single stacked chimneys;
- The location and configuration of the balconies, located along the east, south, and west elevations.