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ONTARIO HERITAGE TRUST

SEP 25 2015

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OFFICE OF THE CLERK

**Registered Mail**

September 24, 2015

Mr. Calvin Ostner  
The Ontario Heritage Trust  
10 Adelaide Street East  
Toronto ON M5C 1J3

Dear Sir:

**Re: Notice of the Passing of By-law No. 57-15  
Matthew McNair House  
Part of Lot 5, Plan 647  
10312 Yonge Street  
Town of Richmond Hill  
Town File No.: D12-07473**

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The Council of The Corporation of the Town of Richmond Hill, at its meeting held on the 16<sup>th</sup> day of September, 2015, passed the following resolution concerning Part of Lot 5, Plan 647, Town of Richmond Hill, municipally known as 10312 Yonge Street (*Matthew McNair House*):

By-law No. 57-15, A By-law to Authorize the Designation of 10312 Yonge Street  
(*Matthew McNair House*) under the *Ontario Heritage Act, 1990*

Carried

A copy of By-law No. 57-15 is attached. A copy of the By-law was sent to the Land Registry Office and was registered on September 19, 2015 as Instrument Number YR2358356 against the property affected.

Yours truly,

Helen Arsenault  
Legislative & Projects Advisor

/ha  
Attachment

- c. Antonio Dimilta, Acting Town Solicitor
- c. Gloria T. Collier, Acting Clerk
- c. Joanne Leung, Manager of Urban Design
- c. [REDACTED] 1675230 Ontario Ltd., 91 Arnold Avenue, Thornhill ON L4J 1B6
- c. Joel D. Farber, Fogler Rubinoff LLP, 77 King Street West, Suite 3000, TD Centre, Toronto ON M5K 1G8



THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 57-15

A By-law to Authorize the Designation of  
10312 Yonge Street (*Matthew McNair House*)  
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 10312 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. 57-15;

**AND WHEREAS** a Notice of Objection to the proposed designation has been served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;


**AND WHEREAS** the Conservation Review Board in its Report dated February 5, 2015 made recommendations to amend the Description of the Heritage Attributes in the Reasons for Designation;

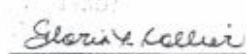
**AND WHEREAS** Council at its meeting of September 16, 2015 adopted the recommendation of the Committee of the Whole Meeting in Staff Report SRPRS.15.146 pertaining to the historical designation of the Matthew McNair House;

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

1. That the real property located at 10312 Yonge Street, being Lot 5, Plan 647, Richmond Hill, Regional Municipality of York [PIN NO. 03168-0145 (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 Acting 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. That Schedule "A" attached to By-law No. 57-15 is declared to form a part of this By-law.

PASSED THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2015.

  
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Mayor: Dave Barrow  
Mayor

  
\_\_\_\_\_  
Acting Clerk

## SCHEDULE "A" TO BY-LAW NO. 57-15

### REASONS FOR DESIGNATION

**Matthew McNair House  
10312 Yonge Street**

#### Statement of Cultural Heritage Value or Interest

The Matthew McNair House located at 10312 Yonge Street is recommended for designation under Part IV of the *Ontario Heritage Act* for its physical and historical/associative value.

The Matthew McNair House is a one-and-a-half storey Ontario farmhouse style residential building. The structure is located on the west side of Yonge Street slightly north of Wright Street in the village core neighbourhood area of Richmond Hill. The building was constructed in 1870 by Matthew McNair.

The property is directly associated with Matthew McNair who was a prominent early member of the Richmond Hill community. He both constructed and was the first occupant of the structure. He was significant to the community as a member of the Masonic Hall, the local Board of Health and acted as a School Trustee for several years. In addition, he was recognized as a skilled brick mason and builder who was responsible for the construction of the Masonic Hall in Richmond Hill. The Hall, which was an Italianate style brick building served as a major social hub of the early village until it was demolished in 1958.

Architecturally, the house is designed in the style of an Ontario farm house. The structure contains a high level of craftsmanship in the form of the tuckpointing technique, which is directly associated with the builder, Matthew McNair, who was the buildings mason and also its first resident. Tuckpointing refers to the use of a highly skilled craft that dyes the brick and mortar a uniform colour after which a thin lime putty is applied to the brick to simulate the actual mortar lines around the brick. Tuckpointing was employed to provide a building with a more uniform look with highly refined mortar lines. In the Matthew McNair House the tuckpointing incorporates both white lime putty on the red dyed brick and contrasting brown coloured lime putty on the buff brick quoining on all elevations.

The house demonstrates and reflects the work of Matthew McNair. As the house was designed for his occupancy, he had a higher level of freedom to integrate unique design features than typically seen. These features include the asymmetrical placement of the windows along the south elevation of the house and the high level of attention paid to the brickwork reflecting McNair's unique expression of the Ontario farmhouse style. These attributes mirror the high level of skill that Matthew McNair had achieved as a mason.

#### Description of Heritage Attributes

Key physical attributes that contribute to the heritage value of 10312 Yonge Street (the Matthew McNair House) include the following:

- The original building scale, massing and form (excluding the one storey, concrete block addition facing onto Yonge Street);
- One-and-a-half-storey, L-shaped Ontario farm house design
- The materials, with brick and wood (excluding the one storey, concrete block addition facing onto Yonge Street);
- The original side porch entry with bellcast roof;
- The original entry door which consists of a four panel door with a simple transom above;
- Veneer brick walls consisting of a high projecting course water table (15 bricks height), alternating quoins, and radiating buff brick voussoirs over the doors and window openings;
- All elevations are completed in a common bond pattern. The natural variegated colour of the brick has been dyed a shade of red and finished with lime tuckpointing on the red bricks and brown tuckpointing on the buff bricks; and
- Asymmetrically placed windows located on the south elevation.