



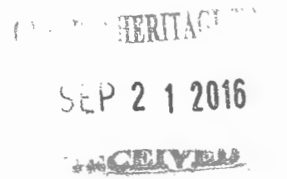
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OFFICE OF THE CLERK

Registered Mail

September 20, 2016

IN THE MATTER OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990
CHAPTER 0.18

AND IN THE MATTER OF THE LAND AND PREMISES
IN THE TOWN OF RICHMOND HILL, IN THE PROVINCE OF ONTARIO

**NOTICE OF DECISION TO REFUSE - REPEAL OF
DESIGNATING BY-LAW NO. 410-88
OWNER'S INITIATIVE
34 OXFORD STREET
JAMES SIMPSON JR. HOUSE**

To: Ms. Erin Semande, Acting Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

TAKE NOTICE that the Council of The Corporation of the Town of Richmond Hill under Section 32(2)(a) of the *Ontario Heritage Act*, refused to repeal Designating By-law No. 410-88;

AND TAKE NOTICE that the Council of The Corporation of the Town of Richmond Hill intends to amend By-law No. 410-88 with By-law No. 46-16 to revise the legal description and to revise the general description of the cultural heritage value and a description of the below-noted property.

Property Description: Part of Lot 45, Plan 1931 (Vaughan),
Parts 1 & 2, Plan 65R-20152, Richmond Hill
Town of Richmond Hill

Municipal Address: 34 Oxford Street
(James Simpson Jr. House)
Town of Richmond Hill

Town File No.: D12-07350

Statement of Cultural Heritage Value or Interest

The James Simpson Jr. House is a one-and-a-half storey classic Ontario farmhouse (c.1865) located on the north side of Oxford Street. The house was originally oriented east towards Yonge Street, but was relocated to its current location in 1988.

(continued)



The cultural heritage value of the James Simpson Jr. House lies in it being a classic Ontario farmhouse design which retains elements of an earlier period including the strongly articulated return eaves at the gable ends and at the centre gable where they form a broken pediment reminiscent of Classical Revival architecture. The house is clad in wooden shiplap siding, but originally was completed in stucco which was scored to appear as ashlar cut stone. This has since been either removed or covered over with the wood shiplap siding.

The house was likely built by James Simpson Jr. (c.1865) as a farm house. Its continued existence amid the surrounding urbanization reminds the community of our rural origins. Its original orientation to Yonge Street indicated the importance of this major transportation route.

Originally, the structure contained a rear wing that had a scored stucco surface that was a deliberate attempt to replicate an ashlar cut stone. The rear wing also included an at grade entrance to the lower basement which was possible due to its hillside location. The rear wing was removed in 1998 when the structure was relocated.

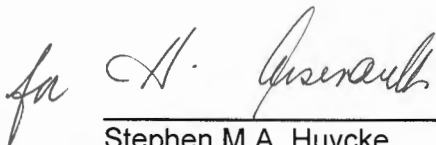
Description of Heritage Attributes

- Simple, symmetrical form and proportion of the one-and-a-half storey Ontario farmhouse style;
- The strongly articulated return eaves containing a lower wooden frieze at the gable ends and centre gable;
- 3 bay front with centre hall plan;
- Two corbelled brick chimneys, each with a course of umbrifaction;
- All windows are flat-headed, double hung, two-over-two windows with simple wooden dripcaps.

Notice of Objection

Any person who objects to the Notice of Decision to Refuse to Repeal Designating By-law 410-88 shall, within 30 days after the date of this notice, serve on the Town Clerk of the Town of Richmond Hill, a Notice of Objection setting out the reason for the objection and all relevant facts. The last day to appeal the Decision is **October 20, 2016**. Service may be made by delivery personally to the Town Clerk or by Regular Mail at the following address:

Stephen M.A. Huycke, Town Clerk
The Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill ON L4B 3P4



Stephen M.A. Huycke
Town Clerk

- c. Antonio Dimilta, Town Solicitor
- c. Gloria T. Collier, Deputy Clerk
- c. Joanne Leung, Manager of Urban Design
- c. Matthew Sommerville, Urban Design/Heritage Planner
- c. [REDACTED], 34 Oxford Street, Richmond Hill ON L4C 4L5