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Notice of Designation under the Ontario Heritage Act

The Corporation of the City of Richmond Hill

October 16th, 2024

Re: Property Designated ("Subject Property")

10231 Yonge Street
City of Richmond Hill ON L4C 3B2
City File No.: D12-07468

RECEIVED
2024/10/16
(YYYY/MM/DD)
Ontario Heritage Trust

Take notice that, in accordance with Section 29(8) of the Ontario Heritage Act, the Council of the Corporation of the City of Richmond Hill at its meeting held on October 9th, 2024 passed **By-law 102-24** (the "Designation By-law") to designate the Subject Property as being of cultural heritage value or interest.

Notice of Appeal:

Any person who objects to the above noted by-law shall, within 30 days after the date of publication of this notice, file a Notice of Appeal with the Ontario Land Tribunal (the "Tribunal") and the Clerk of the City of Richmond Hill at the addresses set out below. **The last day to make an appeal is November 15th, 2024.**

The Notice of Appeal must set out:

- (1) the objection to the Designation By-law; and
- (2) the reasons in support of the objection to the Designation By-law.

The Notice of Appeal must be filed with both:

- (1) the Tribunal, accompanied by any fee charged by the Tribunal. Information regarding how to file with the Tribunal can be obtained on its website at <https://olt.gov.on.ca>; and
- (2) the Clerk of the City of Richmond Hill either personally or by Regular Mail at the address below, and must be accompanied by the processing fee prescribed under the City's Tariff of Fees By-law in the amount of \$341.00 payable by certified cheque in Canadian funds to The Corporation of the City of Richmond Hill.



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

Take note that a Notice of Appeal may only be served to the Clerk of the City of Richmond Hill as stated above.

Should no appeal be received, the Designation By-law will come into effect on November 16th, 2024.

Obtaining Additional Information:

Additional information about heritage planning at the City of Richmond Hill may be obtained by contacting Heritage Planning City staff by e-mail at heritage@richmondhill.ca.

Dated this 16th day of October, 2024

Stephen M.A. Huycke, City Clerk
The Corporation of the City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4
E-mail: clerks@richmondhill.ca

The Corporation of the City of Richmond Hill

By-Law 102-24

A By-Law to Designate 10231 Yonge Street (*Hume House*) Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill ("City Council") has consulted with Heritage Richmond Hill concerning this matter;

And Whereas City Council thereafter caused the City Clerk to serve on the owner(s) of the property known as 10231 Yonge Street, Richmond Hill, as well as upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid property and has also caused the City Clerk to publish the Notice of Intention to Designate on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended;

And Whereas no Notice of Objection was served upon the City Clerk under subsection 29(5) of the *Ontario Heritage Act*;

And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scaled drawing identifying the location of the property's cultural heritage value or interest are set out in Schedule "A" to this by-law;

Now Therefore The Council of The Corporation of The City of Richmond Hill enacts as follows:

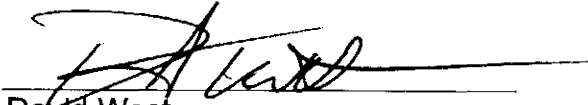
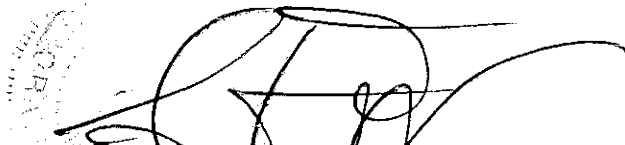
1. That the property located at 10231 Yonge Street, being Lot 9, Plan 10030 Richmond Hill; Richmond Hill; Regional Municipality of York [PIN 03172-0151 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner(s) of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of this by-law on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended.
3. That the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the Land Registry Office.

The Corporation of the City of Richmond Hill
By-law 102-24

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4. That Schedule "A" attached to By-law 102-24 is declared to form a part of this by-law.

Passed this 9th day of October, 2024.


David West
Mayor
Stephen M.A. Huycke
City Clerk

File D12-07468

SCHEDULE “A” TO BY-LAW 102-24

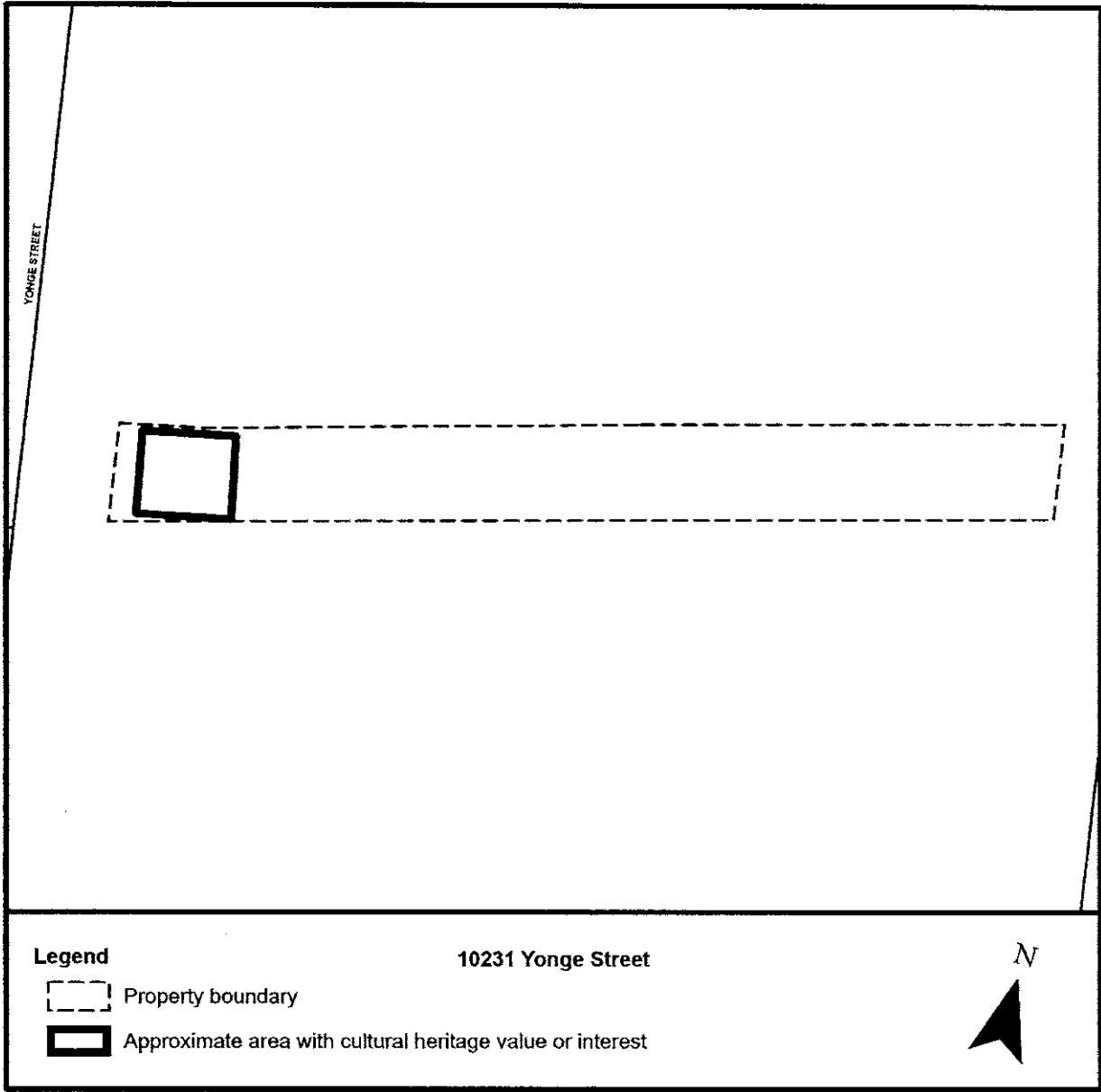
REASONS FOR DESIGNATION

10231 Yonge Street
Hume House

Description of Property

The Hume House at 10231 Yonge Street is a 1 ½-storey timber-frame structure with a rectangular building footprint and front-gable roof. The property is located on the east side of Yonge Street, south of Dunlop Street, and is located within Richmond Hill’s historic village core.

Area of Cultural Heritage Value or Interest



Statement of Significance

Design and Physical Value

The Hume House at 10231 Yonge Street, built circa the 1840s, has design and physical value because it is an early and rare example of 19th century vernacular architecture in Richmond Hill, and because it is a very early remaining example of development along Yonge Street. The Hume House consists of a 1 ½-storey timber frame structure with a

rectangular plan. Historical architectural features that contribute to the early and rare 19th-century vernacular style include its timber frame construction, the medium-sloped front gable roof with eave return, the two-bay composition of the main (west) façade, the flat-headed second storey windows on the main (west) façade, and the irregularly-placed flat-headed windows on the south façade. Historical architectural features that contribute to the early representation of development along Yonge Street include its orientation and placement flush with Yonge Street.

Historical and Associative Value

The Hume House has historical and associative value for its direct associations with the Hume family. The Hume family, including Alexander Hume, his first wife Electa, and his second wife Mary, lived in the subject building for over fifty years from the 1890s to 1945. The Hume family was remarkably involved in the village and made many contributions to early Richmond Hill life. Alexander Hume was Richmond Hill's second clerk from 1905 to 1945, ran a tailoring business for over thirty years, and held posts as librarian, notary public, and village auditor. Electa Hume was the longtime secretary of the Richmond Hill Horticultural society until 1941. As well, Alexander, Mary, and Electa heavily contributed to Richmond Hill's cultural and musical circles – Alexander was a vocalist, choir leader, and bandmaster for decades, Electa was the Methodist church organist for almost forty years, and Mary was an accomplished vocalist.

Contextual Value

The Hume House has contextual value because its scale, form, and vernacular architectural style are important in defining and maintaining the predominantly 19th and early 20th century main street character along Yonge Street. The property also contributes to the historic character of Richmond Hill's village core more broadly, which is typified by a mixture of 19th and early 20th century small-scale residential and commercial structures along Yonge Street, and fine-grained residential built form located on side streets east and west of Yonge Street.

The Hume House also has contextual value because it is visually and historically linked to its surroundings on the east side of Yonge Street in Richmond Hill's historic village core. The structure is visually linked to its surroundings because it has a similar scale, massing, material, and character to other 19th century structures still standing on Yonge Street. As one of the earliest structures remaining on Yonge Street in the village core, it is historically linked to the early wave of development that arose to accommodate the village's growing population in the early- to mid-19th century.

Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as an early and rare example of 19th century vernacular architecture in Richmond Hill are:

- The scale, form, and massing of the 1 ½ storey building with a rectangular plan;
- The medium-pitched front gable roof with return eaves;
- The timber frame construction;
- The two-bay composition on the second storey of the main (west) façade;
- The window openings, including:
 - The flat-headed windows in a two-bay composition on the main (west) façade; and
 - The mixture of flat-headed windows in an irregular configuration on the south (side) façade.

The heritage attribute that contributes to the value of the property as a rare early example of development on Yonge Street is:

- The building's scale, siting, and orientation along Yonge Street.

Historical and Associative Value

The heritage attributes that contribute to the value of the property for its connection to the significant Hume family are:

- The building's scale, siting, and orientation on the east side of Yonge Street; and
- The house's modest 19th-century vernacular architectural style and material palette.

Contextual Value

The heritage attributes that contribute to the value of the property for defining and maintaining the fine-grained 19th and early-20th century main street character of Yonge Street, and for visual and historical links to its surroundings are:

- The building's scale, siting, and orientation on the east side of Yonge Street; and
- The house's modest 19th-century vernacular architectural style and material palette.

Note: the existing storefronts at grade and the building's rear (east) addition are not considered be heritage attributes.