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Notice of Intention to Designate

The Corporation of the City of Richmond Hill

November 4th, 2024

Re: Notice of Intention to Designate
55 Richmond Street
City of Richmond Hill ON L4C 3Y2
City File No.: D12-07357

RECEIVED
2024/11/04
(YYYY/MM/DD)
Ontario Heritage Trust

Take notice that the Council of the Corporation of the City of Richmond Hill ("Council") intends to designate the above noted property as a property of cultural heritage value or interest under part IV and pursuant to section 29 of the *Ontario Heritage Act*, R.S.O. 1990,c.0.18.

And take notice that the Council of the Corporation of the City of Richmond Hill stated their intention to designate said property under the *Ontario Heritage Act* on October 23rd, 2024.

A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property is set out below.

Statement of Cultural Heritage Value or Interest:

Maple Villa at 55 Richmond Street, built circa 1837 and renovated circa the 1870s and 1920s, has design and physical value as a rare and unique example of an evolved architectural style that incorporates the Classic Ontario style with later craftsman elements. Maple Villa consists of a 1 ½ storey frame structure with red insulbrick cladding and a rear addition. Architectural features that are representative of the Classic Ontario style include the building's 1 ½ storey massing, frame construction, medium-sloped side gable roof with front gable adorned with pierced vergeboarding and turned spindles, the balanced three-bay composition of the front façade, and the central doorway. Architectural features that are representative of the craftsman style include the building's bay window with three-over-one window units and the porch with front gable roof and square posts.

Maple Villa at 55 Richmond Street has historical and associative value for its associations with Benjamin Davidson and the Davidson family, who lived on the property from 1837 to 1882. Davidson, an early settler in Richmond Hill, likely built Maple Villa around 1837 and conducted significant renovations on its exterior in the 1870s. Davidson was an active member of the Richmond Hill community, engaging in its early economic and civic activity.



Davidson was a millwright from about 1851-1871, operated a small farm on his Richmond Street property, and was appointed Pathmaster on the township council in 1863 and Overseer of Streets, Sidewalks, and Highways on the Richmond Hill village council in 1873, 1874, and 1875. Davidson was also an active member of the Richmond Hill Temperance Society.

Maple Villa at 55 Richmond Street also has historical and associative value for its association with George and Elmore Reaman, longtime owners and residents of the property from 1907 to 1926. George Reaman, a farmer from Vaughan township, was an active contributor in the Richmond Hill community since he moved to the village in 1907, participating in the Temperance Society and in the United Church. Reaman also conducted exterior renovations on Maple Villa circa 1920s. Today, Reaman Street in Richmond Hill is named after George Reaman. George's son, Elmore, was a prolific writer whose book, *A History of Vaughan Township*, contributes to the understanding of Vaughan and Richmond Hill history.

Built circa 1837, Maple Villa has contextual value because its scale, form, and Classic Ontario architectural style are important in defining and maintaining the predominantly fine-grained 19th and early 20th century residential character of Richmond Street. The property also contributes to the historic character of Richmond Hill's village core more broadly, which is typified by fine-grained commercial and institutional built form concentrated to Yonge Street, and fine-grained residential built form located on side streets east and west of Yonge Street.

Description of Heritage Attributes:

- The scale, form, and massing of the 1 ½-storey historical front (south) portion of the building, featuring a rectangular footprint;
- The medium-pitched side gable roof with steeply-pitched front gable featuring wooden pierced vergeboard with turned spindlework;
- The frame construction;
- The asymmetrical, yet balanced composition of the main (south) façade, with three bays at grade and one bay on the second storey;
- The window and door openings, including:
 - The flat-headed windows with stone sills and wood surrounds on the south, east, and west facades;
 - The rectangular shed-roofed bay window with three-over-one window units on the main (south) elevation façade; and
 - The principal flat-headed doorway on the main (south) façade.
- The one-storey porch on the main (south) façade, including:



- The front gable roof;
- The square posts;
- The scalloping along the fascia;
- The sign inscribed with “Maple Villa”; and
- The building’s scale, siting, and orientation on the north side of Richmond Street.

Note: the building’s rear (north) addition is not considered to possess heritage attributes.

Notice of Objection:

Any person who objects to the above noted Council’s intention to designate shall, within 30 days after the publication of this notice, serve on the Clerk of the City of Richmond Hill, a Notice of Objection setting out **the reason for the objection and all relevant facts**. The last day to submit the Notice of Objection is December 4th, 2024.

Service may be made digitally by email to clerks@richmondhill.ca or by delivery personally to the City Clerk or by Regular Mail at the following address:

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



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

Dated this 4th day of November, 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