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ONTARIO HERITAGE TRUST
JUL 18 2013
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OFFICE OF THE CLERK

Registered Mail

July 18, 2013

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
HEREINAFTER DESCRIBED

NOTICE OF INTENTION TO DESIGNATE

To: Mr. Sean Fraser
The 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 intends to designate the following property, including land and building, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18., as a property of cultural heritage value or interest under Section 29, *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, amended 2005.

Property Description: Part of Lot 5, Plan 647

Municipal Address: 10312 Yonge Street, Richmond Hill
Town File No.: D12-07473

Statement of Cultural Heritage Value or Interest

Matthew McNair House located at 10312 Yonge Street is recommended for designation under Part IV of the *Ontario Heritage Act* for its architectural, historical/associative and contextual 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. Matthew was 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.

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Architecturally, the property contains two significant design attributes that contribute to its architectural value. The first is the use of asymmetrically placed windows on the southern elevation of the house. Whereas the Ontario style farm house typically relied on symmetry of window placement to provide an overall pleasing form, the windows in the McNair house are placed asymmetrically. This is not a common design attribute and is unique to this building.

The second design attribute is the use of tuckpointing on all the elevations of the McNair House. 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.

The Matthew McNair House contains contextual value as it is physically, functionally, visually and historically linked to its surroundings. The house is one of the last remaining original houses that demarcate the northern extent of the original village and as such provides a strong visual reference point to the original historical character of the village of Richmond Hill.

Description of Heritage Attributes

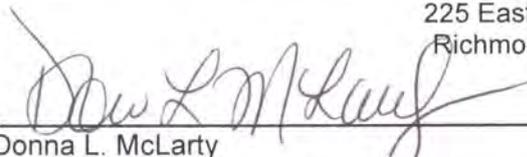
Key physical attributes that contribute to the heritage value of 10312 Yonge Street (the Matthew McNair House), include the following:

- The building scale, massing and form;
- One-and-a-half-storey, L-shaped Ontario farm house design;
- The materials, with brick and wood;
- The original side porch entry with bellcast roof;
- The original entry door which consists of a four panel door with a simple transom above;
- Walls veneer brick walls consist 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;
- Medium pitched gable roof is clad in asphalt shingles (originally cedar shake);
- The original wood trim around the windows;
- The original newel post, pickets and railings on the upper portion of the staircase; and
- The two original six paneled doors and surrounding trim on the second floor.

Notice of Objection

Any person who objects to the proposed designation shall, within 30 days after the publication of this notice, serve on the 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 proposed designation is **August 19, 2013**. Service may be made by delivery personally to the Clerk or by Registered Mail at the following address:

Donna L. McLarty, Town Clerk
The Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill ON L4B 3P4


Donna L. McLarty
Town Clerk

- c. Gloria T. Collier, Deputy Clerk
- c. Antonio Dimilta, Assistant Town Solicitor
- c. Joanne Leung, Manager of Urban Design
- c. Matthew Sommerville, Urban Design/Heritage Planner
- c. Ramin Eshtiaghi, 1675230 Ontario Limited, 91 Arnold Avenue, Thornhill ON L4J 1B6