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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: West Half of Lot 27, Concession 2, former Markham Township and Parts 1 and 2 on RP6515058, now Town of Richmond Hill

Municipal Address: 10971 Bayview Avenue, Richmond Hill
Town File No.: D12-07048

Statement of Cultural Heritage Value or Interest

Jacob Heise was among several family members who came to Canada from Pennsylvania in 1805. The Heises were of German descent, Tunker faith, and important to the early and continuing development of Markham Township. The property known as 10971 Bayview Avenue (part, west half, Lot 27, Concession 2, former Markham Township) was sold by George Pexton to Jacob's son ("Jacob II") on November 1, 1853. On January 10, 1860, Jacob II's son married Margaret Smith and moved to this farm property. The house on site was built about 1859-1860. Jacob and Margaret took ownership of the property in 1867. They sold in 1904 to a local butcher, Albert E. Williams. The property was in farm use under successive owners, until early in the 21st century.

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The architecture of the c.1859 Heise house follows the Georgian tradition adopted by the Pennsylvania Germans from their English origin neighbours in the United States. This "Mennonite Georgian" adaptation was transported to Markham Township through the immigration of Pennsylvania German settlers in the first decade of the 19th century. The substantial, full two storey form, with its gable roof and pairs of small square windows on the gable walls, is characteristic of the finest farmhouses built by families of Pennsylvania German lineage in Southern Ontario. A c.1907 photograph indicates it had the traditional two storey verandah across the front facade (since removed).

The Heise house shares some similarities with the 1828 Eyer house at 1045 Elgin Mills Road East. The Eyers are also of Pennsylvanian German origin. Both are full storey structures, oriented to the south, with two storey verandahs, and the characteristic attic windows. The Eyer example differs from the Heise house in its use of identical entrance doors on the front and rear, interior evidence of a *doddy haus*, and fireplaces for cooking and heating. Some of these differences can be attributed to the later period of the Heise house. Together they illustrate the evolution of the design of Pennsylvania German dwellings over the 19th century.

The Heise house is positioned on a height of land or knoll. This choice of setting is characteristic of farmhouses as it gives the advantages of good drainage away from the structure, an all round viewscape of the farm operation, and utilizes an area that would be difficult to cultivate. With the Heise example, it also permitted a usable basement. This was a working farmstead composed of the house, barn, outbuildings, apiary, orchards, fields, planted windbreaks, house gardens, laneway, and associated infrastructure. The house is the only surviving building or structure.

Description of Heritage Attributes

The heritage attribute of this property is the two storey, brick, Mennonite Georgian style dwelling built about 1859 for Jacob Heise III. This includes the exterior only of the main structure. It does not include any additions or outbuildings, except for any original materials and components within those additions or outbuildings that can be salvaged for use on the main structure. Those elements important to the cultural heritage value or interest of the property, with the dwelling as the only heritage attribute, include the following:

- form, massing, and rectangular plan oriented to the south
- raised fieldstone foundation that provides a usable basement
- all original components of the side by side entryways on the east facade (size, placement, materials, doors, frames, sills, hardware, voussoirs or headers, sidelights and transoms where they exist, etc.)
- all original components of the bellcast-roofed verandah sheltering the side by side entryways on the east facade
- all original components of the entryways on the ground and second levels of the south facade (size, placement, materials, doors, frame, sills, hardware, voussoirs or headers, sidelights and transoms where they exist, etc.)
- all original components of the original window openings (size, placement, frames, voussoirs or headers, lugsills)

- all original components of the original window sashes (materials, frames, glazing, muntins bars, hardware)
- all original turned support posts for verandahs
- the masonry, including all red coloured brick; buff coloured accent brick; the decorative pattern of plinths, alternating quoins (corners), and voussoirs or headers over door and window openings; Flemish bond brickwork on the south facade, and common bond brickwork elsewhere
- the masonry section at the side by side entryways of the east facade that documents an early wall treatment with red bricks, an applied red dye, and slightly raised, black mortar lines
- the existence of a medium pitched, gable type roof, with boxed, projecting eaves
- the original placement and form of the single stack, corbelled chimneys
- all original cornice moulding, bedmoulding at the eaves, and frieze boards, in salvageable condition
- the placement of the dwelling on a higher elevation
- any original materials and components within the additions or outbuildings that can be salvaged for use on the main structure

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. Raki Holdings Inc., 30 Floral Parkway, Concord ON L4K 4R1