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CELEBRATING **140** YEARS!

OFFICE OF THE CLERK

Registered Mail

September 17, 2013

Mr. Sean Fraser
The Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

ONTARIO HERITAGE TRUST

SEP 18 2013

RECEIVED

Dear Sir:

**Re: Notice of the Passing of By-law No. 94-13
Jacob Heise III House – Braeburn Farm
West Half of Lot 27, Concession 2, former Markham Township and
Parts 1 and 2 on RP6515058, now Town of Richmond Hill
10971 Bayview Avenue
Town of Richmond Hill
Town File No.: D12-07048**

The Council of The Corporation of the Town of Richmond Hill, at its meeting held on the 9th day of September, 2013, passed the following resolution concerning the West Half of Lot 27, Concession 2, former Markham Township and Parts 1 and 2 on RP6515058, now Town of Richmond Hill, municipally known as 10971 Yonge Street (*Jacob Heise III House – Braeburn Farm*):

That the following By-laws be passed:

By-law No. 94-13, A By-law to Authorize the Designation of 10971 Bayview Avenue (*Jacob Heise III House- Braeburn Farm*) under the *Ontario Heritage Act*

Carried

A copy of By-law No. 94-13 is attached. A copy of the By-law was sent to the Land Registry Office and was registered on September 11, 2013 as Instrument Number YR2031792 against the properties affected.

Yours truly,

Donna L. McLarty
Town Clerk

DLM/ha
Attachment

- c. Antonio Dimilta, Assistant Town Solicitor
- c. Joanne Leung, Manager of Urban Design
- c. Raki Holdings Inc., 30 Floral Parkway, Unit 300, Concord ON L4K 4R1



THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 94-13

A By-law to Authorize the Designation of
10971 Bayview Avenue (*Jacob Heise III House – Braeburn Farm*)
under the *Ontario Heritage Act*

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.0.18* authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Richmond Hill has caused to be served on the owners of the lands and premises known as 10971 Bayview Avenue, Richmond Hill, and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "A" and attached to By-law No. 94-13;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;

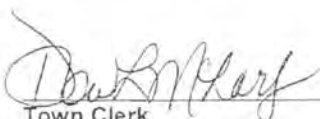
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That the real property located at 10971 Bayview Avenue, being the West Half of Lot 27, Concession 2, former Markham Township and Parts 1 and 2 on RP6515058, now Town of Richmond Hill, Regional Municipality of York [PIN NO. 03187-0015 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act, R.S.O 1990, Chapter 0.18*, as being of cultural heritage value or interest.
2. That the Clerk is hereby authorized to cause a copy of the By-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property to be served on the owner of the property and on the Trust, and publish a notice of the By-law in a newspaper having general circulation in the municipality.
3. That the Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property in the Land Registry Office.
4. That Schedule "A" attached to By-law No. 94-13 is declared to form a part of this By-law.

PASSED THIS 9TH DAY OF SEPTEMBER, 2013.



Mayor Dave Barrow
Mayor



Town Clerk
Donna L. McLarty

SCHEDULE "A" TO BY-LAW NO. 94-13

REASONS FOR DESIGNATION Jacob Heise III House – Braeburn Farm 10971 Bayview Avenue

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.

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

The applicant(s) hereby applies to the Land Registrar

yyyy mm dd Page 1 of 1

Properties

PIN 03187 - 0015 LT
Description PCL 27-1 SEC MA-2; PT LT 27 CON 2 (RHM). PT 1 & 2 65R15058; TOWN OF RICHMOND HILL
Address RICHMOND HILL

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF RICHMOND HILL
Address for Service 225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

This document is being authorized by a municipal corporation The Corporation of the Town of Richmond Hill, Dave Barrow, Mayor and Donna L. McLarty, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 94-13 dated 2013/09/09.

Schedule: See Schedules

Signed By

Debbie Huke 225 East Beaver Creek Road acting for Signed 2013 09 11
Richmond Hill
L4B 3P4 Applicant(s)
Tel 905-771-8800
Fax 905-771-2408

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORP. OF THE TOWN OF RICHMOND HILL 225 East Beaver Creek Road 2013 09 11
Richmond Hill
L4B 3P4
Tel 905-771-8800
Fax 905-771-2408

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : BY-LAW 94-13