

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. XX-18

A By-law to Amend By-law 410-88
(To Designate the property known municipally as 34 Oxford Street
as being of Architectural and Historical value or interest)

WHEREAS Council at its meeting of May 24, 2016 adopted the recommendation of the Committee of the Whole at its meeting held May 16, 2016 in Staff Report SRPRS.16.001 pertaining to James Simpson Jr. House;

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

1. That Schedules "A" and "B" to By-law 410-88 are hereby deleted and Schedules "A" and "B" attached substituted therefor.
2. That the Town 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. xx-18 is declared to form a part of this By-law.

PASSED THIS ____ DAY OF ____, 2018.

Mayor

Town Clerk

SCHEDULE "A" TO BY-LAW NO. XX-18

Description of Property:

34 Oxford Street, Richmond Hill
Part Lot 45, Plan 1931 (Vaughan), Parts 1 & 2, Plan 65R-20152, Richmond Hill

DRAFT

SCHEDULE “B” TO BY-LAW NO. XX-18

REASONS FOR DESIGNATION James Simpson Jr. House 34 Oxford Street

Statement of Cultural Heritage Value or Interest

The James Simpson Jr. House is a one-and-a-half storey classic Ontario farmhouse (c.1865) located on the north side of Oxford Street. The house originally faced east towards Yonge Street, but was relocated and reoriented to its current location in 1998.

The cultural heritage value of the James Simpson Jr. House lies in its design as a classic Ontario farmhouse. The house retains elements of an earlier period including the strongly articulated return eaves at the gable ends and at the centre gable where they form a broken pediment reminiscent of Classical Revival architecture. The house is clad in wood shiplap siding.

The house was likely built by James Simpson Jr. (c.1865) as a farm house.

Originally, the structure contained a rear wing that had a patterned stucco surface that was a deliberate attempt to replicate an ashlar cut stone appearance. The rear wing also included an at grade cellar entrance that was possible due to the building's original hillside location. The rear wing was removed in 1998 when the structure was relocated.

Description of Heritage Attributes

- One-and-a-half storey, three bay Ontario farmhouse massing
- Simple, symmetrical form and classic proportioning;
- The strongly articulated return eaves containing a lower wooden frieze at the gable ends and centre gable;
- Central front doorway with transom and symmetrically and classically positioned windows;
- Classically articulated front veranda with shaped columns and bell-cast roof.