

THE CORPORATION OF THE TOWN OF RICHMOND HILL**BY-LAW NO. 19-08**

A By-law to Authorize the Designation of
-10961 Leslie Street
The John Hilts Stine House 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 know as 10961 Leslie Street, 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 be published in a newspaper having general circulation in the municipality;

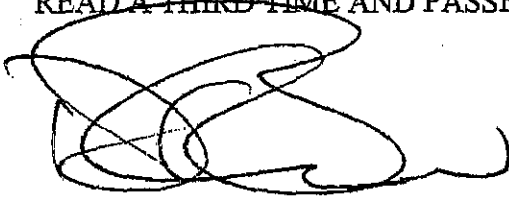
AND WHEREAS the reasons for designation are set out in Schedule "A" attached hereto;

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

1. That the real property located at 10961 Leslie Street, being Part of Lot 27, Concession 3, (Markham), as set out in the firstly described lands in Instrument No. R664228, Town of Richmond Hill, Regional Municipality of York 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 herby authorized to cause a copy of this by-law to be registered against the property in the Land Registry Office.

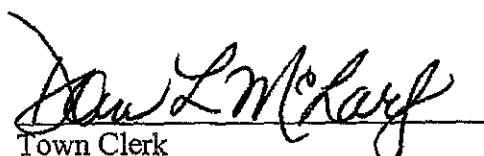
READ A FIRST AND SECOND TIME THIS 28TH DAY OF JANUARY, 2008

~~READ A THIRD TIME~~ AND PASSED THIS 28TH DAY OF JANUARY, 2008.



Mayor

Dave Barrow
Mayor



Town Clerk

SCHEDULE 'A' TO BY-LAW NO. 19-08

REASONS FOR DESIGNATION THE JOHN HILTS STINE HOUSE 10961 Leslie Street

Description of Property

The Hilts House is located on the east side of Leslie Street, North of Elgin Mills Road East and opposite Richmond Green park. This dwelling was the home of an early Pennsylvania-German family and is one of the only three nineteenth century stone houses ever built within the current boundaries of the Town of Richmond Hill.

American-born Johann Hiltz (or John Hilts) built this Georgian style fieldstone farmhouse circa 1840. Like many of the other settlers in this part of Markham Township, the Hiltz family was of the Tunker faith, whose followers are known for their superior ability at carpentry and building construction.

The farmhouse is of coursed rubble construction, with mortar joints tooled to create the impression of squared stone on the front elevation. The three-bay façade, covered by a screened hip roofed verandah features a side lighted door case and 6/6 windows. Simple red brick voussoirs decorate the openings. The roof has a medium pitch and wide returns eaves. Modern alterations including front and rear wall dormers and a separate stone and aluminium-sided wing joined to the original house by an enclosed passage, are sympathetic to the character of the historic house.

Statement of Cultural Heritage Value or Interest

Few stone houses were built in this part of the region. The John Hilts House is one of the only three nineteenth century stone houses within the current boundaries of the Town of Richmond Hill. The other houses are the Henricks-Brodie House at 9481 Leslie Street and the Peter House at 1723 Elgin Mills Road East.

As a rare example of stone houses built in the area, this structure is representative of the style, scale, the use of local material and in particular, the quality of craftsmanship associated with the early Pennsylvania-German settlers in rural Markham/Richmond Hill in the mid nineteenth century. Instead of the traditional Germanic four-bay façade, the Hiltz farmhouse adopted a three-bay façade treated in the English Georgian style.

- 1) i) The property has design value as a rare and representative example of nineteenth century stone farm house in the area; it poses unique opportunities for interpretation of the heritage building type, function and the specific site;
- 2) i) It has historical or associative value because it has direct associations with the activity (farming) significant to the local community and the history of migration of the early Pennsylvania-German settlers in the region;

ii) It has the potential to yield information that contributes to study the evolution of the building and site;
- 3) i) The property has contextual value because it is important in defining, maintaining or supporting the rural, agricultural character of the area in the face of impending development.

Description of Heritage Attributes

The south, west, east and north elevations of the building along with the hipped roof with dormer and gables; together with all original wall cladding materials (multicoloured coursed rubble stone with grey mortar joints and red brick) and all component architectural features and detailing including the flat window openings with brick voussoirs, brackets, double hung sashes windows, the original centre door with side lights and moulded trim and stone chimney.

The Corporation of the Town of Richmond Hill

By-Law 53-17

A By-law to Amend By-law 19-08,
Being a By-law to Authorize the Designation of 10961 Leslie Street,
(*The John Hilts Stine House*)
under the *Ontario Heritage Act*

Whereas Section 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate a property within the municipality to be of cultural heritage value or interest;

And Whereas By-law 19-08 of the Council of The Corporation of the Town of Richmond Hill was passed on January 28, 2008;

And Whereas Council at its meeting held November 14, 2016 adopted the recommendation of the Committee of the Whole at its meeting held on November 7, 2016 as contained in Staff Report SRPRS.16.157 pertaining to the amendment of the Designating By-law for 10961 Leslie Street under Section 30.1 of the *Ontario Heritage Act*;

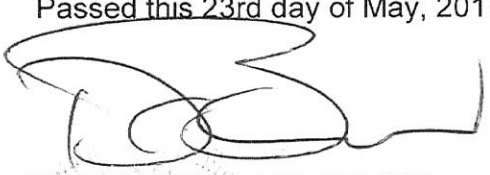
And Whereas the Notice requirements pursuant to Section 30.1(4) of the *Ontario Heritage Act* have been fulfilled;


And Whereas no objection to the proposed amendment to the Designating By-law has been served on the Town Clerk within the period prescribed by the *Ontario Heritage Act*;

The Council of The Corporation of The Town of Richmond Hill enacts as follows:

1. That By-law 19-08 be amended by changing the title of the dwelling from "The John Hilts Stine House" to "The Hilts/Bawden Stone House".
2. That By-law 19-08 be amended to correct the legal description of the property as follows: Part Lot 27, Concession 3, Part 1 Plan 65R-37100.
3. That By-law 19-08 be amended by deleting Schedule "A" Reasons for Designation and replacing it with the attached Schedule "A".
4. That the Clerk is hereby authorized to cause a copy of this amending By-law to be served on the Owner of the property and the Ontario Heritage Trust.
5. That the Town Solicitor is hereby authorized to cause a copy of this amending By-law to be registered against the property description in Schedule "A" in the Land Registry Office.
6. That Schedule "A" attached to By-law 53-17 is declared to form a part of this By-law.

Passed this 23rd day of May, 2017.



Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk

Schedule "A" to By-Law 53-17

Reasons for Designation The Hilts/Bawden Stone House 10961 Leslie Street

Description of the Property

Legal Description: Part Lot 27, Concession 3, Part 1 Plan 65R-37100

The Hilts/Bawden House is located on the east side of Leslie Street, North of Elgin Mills Road East and opposite Richmond Green Park. This dwelling was the home of an early Pennsylvania-German family. American-born Johann Hiltz (or John Hilts) built this Georgian style fieldstone farmhouse circa 1840. Both John Hilts and his wife Magdalena Heise were members of the Pennsylvania Dutch group of families who were early settlers in this part of Markham Township. Like many of the other settlers in this part of Markham Township, the Hiltz family was of the Tunker faith, whose followers are known for their superior ability at carpentry and building construction.

The farmhouse is of coursed rubble construction, with mortar joints tooled to create the impression of squared stone on the front elevation. The three-bay facade, covered by a screened hip roofed verandah features a side lighted door case and 6/6 windows. Simple red brick voussoirs decorate the openings. The roof has a medium pitch and wide eave returns. As a rare example of stone houses built in the area, this structure is representative of the style, scale, the use of local material and in particular, the quality of craftsmanship associated with the early Pennsylvania-German settlers in rural Markham/Richmond Hill in the mid-nineteenth century. Instead of the traditional Germanic four-bay facade, the Hilts / Bawden Farmhouse adopted a three-bay facade treated in the English Georgian style.

The Bawden renovations represent an early effort to adaptively reuse a rural heritage residence for modern use. In 1940 Harry Norman Bawden, a successful Toronto financier, purchased the subject property. In 1942 he oversaw a major renovation of the farmhouse for his family's use as a principal residence, which resulted in construction of the architecturally sympathetic north wing of the house, the removal of the original bellcast veranda and replacement with a new porch, removal of the original chimneys, construction of new exterior chimney stacks, the addition of dormer windows and the creation of a new below grade opening on the west elevation. Although some of the 1942 renovations would not be considered good heritage conservation practice today, they are important in depicting the evolution of heritage conservation in this area. If the 1942 builder or designer could be identified it would be an important historical association.

Statement of Cultural Heritage Value or Interest

The Hilts/Bawden House at 10961 Leslie Street is an important historical structure for its design, associative and contextual values. Few stone houses were built in this part of the region. The Hilts / Bawden Farmhouse is one of the only three nineteenth century stone houses within the current boundaries of the Town of Richmond Hill. The other houses are the Henricks-Brodie House at 9481 Leslie Street and the Peter House at 1723 Elgin Mills Road East.

The House, which was constructed in the mid-nineteenth century and rehabilitated in the mid-twentieth century first for either John or Godfrey Hilts and later altered and enlarged for Harry Bawden, is a physical manifestation of the prominence of both owners and is a picturesque, vernacular interpretation of the Georgian architectural style once prominent in southern Ontario.

Schedule “A” to By-Law 53-17

This building has additional features which speak to our evolving approach to heritage conservation and the adaptation of older buildings to modern use. Together these two families, which were involved in the construction and adaptive reuse of the House, are an important historical association to the building.

The residence at 10961 Leslie Street is physically, functionally, visually, and historically linked to its rural surroundings. The House is located on its original site.

Description of Heritage Attributes

The following list describes the property’s heritage attributes:

- the rectangular plan of the building with its symmetrical arrangement of openings;
- the gable roof with its projecting and returned eaves and cornice moulding;
- the stone walls on all sides of the c.1840’s building;
- the rectangular window openings with their red brick voussoirs, lug sills and 6 over 6 sashes;
- the 1942 triple dormers on both the west and east elevations;
- the front entrance opening with its red brick voussoir, 6 panelled front door and side lights with box panelling;
- the one storey vestibule on the east elevation;
- the brick exterior chimney stack on the south elevation;
- the casings around the original window openings and front entrance on the interior; and
- the front hall with the 1942 staircase including the chamfered newel post, square spindles and moulded hand rail;
- the door casings; and
- six panelled interior doors.