

Heritage Research and Evaluation Report



Maxwell-Stanford House

c. 1860

10039 Yonge Street

Part of Lot 46, Concession 1, Markham Township

Prepared by: Heritage & Urban Design, Planning & Building Services, 2024

History

10039 Yonge Street

The property at 10039 Yonge Street originated as part of Lot 46, Concession 1, Markham Township. The subject property is located on the east side of Yonge Street, north of Major Mackenzie Drive East, and within the boundaries of the historic village of Richmond Hill.

Land Registry records indicate that the 190-acre Lot 46, Concession 1, Markham Township was patented from the Crown in 1802 by Hugh Shaw. Around 1815, the Shaw family began subdividing Lot 46 into large lots for agricultural use, as well as building lots along Yonge Street.

In May 1856, Dr. John Duncumb began buying property within Lot 46, initially buying a two-acre parcel from William Logan of Lewiston, New York (an owner subsequent to

Page 2

patentee Hugh Shaw) for £250.¹ This parcel would later become Lot 5 and the south part of Lot 4 on the 1878 survey Plan 470 (the northwest part of Lot 4 is now the subject property). Duncumb proceeded to build “Duncumb’s Hall” (a masonry building housing both his home and a public courthouse) on this original two-acre parcel at the northeast corner of Yonge and Major Mackenzie Drive East between 1857 and 1861.

In June 1870, Duncumb expanded his real estate holdings in Lot 46 when he foreclosed on a mortgage with George Simpson,² thereby acquiring a half interest in the two acres of the “old Vanderburgh/ Masonic Arms Hotel” property on Yonge Street.³ This parcel abutted the northern boundary of Duncumb's original holdings, running east from Yonge to what would later become Church Street. In August of the same year, Duncumb bought the other half interest of the property from William and Mary Ann Cox for \$200.⁴ These two acres became the north half of Lot 4 (now containing the subject property) and Lots 3, 2, and 1 on Plan 470. Research suggests that the subject dwelling was likely built before 1861 in association with the “Vanderburgh/Masonic Arms Hotel” property on Yonge Street that John Duncumb acquired in 1870; it was likely originally located at the rear of the property, close to what is today Church Street South, and later relocated to its current location abutting Yonge Street.⁵

Following Duncumb’s death in 1875, his executors, Christopher Duncumb and James Clark, drew up Plan 470 in 1878 to subdivide “Duncumb’s corner”. Plan 470 was registered in 1880, and divided the four-acre parcel into lots 1-5 on the east side of Yonge Street (Figure 1). On May 20th, 1880, the *Liberal* noted that “Mr Chris Duncumb has made quite an improvement in the appearance of his block, by moving one of the dwelling houses to a more suitable position.”⁶ This likely refers to the subject dwelling being relocated from the rear of either Lot 3 or Lot 4 to its current location on Yonge Street, to prepare the property for sale.⁷

The relocation of the subject dwelling to its current location in Lot 4 is corroborated by the subsequent sale of the property to Lucy Nicholls in December of 1881 for \$1500. At that time, Lot 4 contained the brick building known as Dr. Duncumb’s Hall (formerly at 10027 Yonge Street; now demolished), and another dwelling under lease to Joseph Harvey,⁸ likely the subject dwelling. An 1881 *List of Voters* in Richmond Hill also records

¹“Ontario Land Registry Abstract/Parcel Register Book,” York Region: Lot 46, Concession 1, Markham Township.

²Ibid.

³Su Murdoch Historical Consulting, “10039 Yonge Street.” Prepared for the Town of Richmond Hill LACAC, 1999.

Ontario Land Registry Abstract/Parcel Register Book,” York Region: Lot 46, Concession 1, Markham Township.

⁵Su Murdoch Historical Consulting, “10039 Yonge Street.” Prepared for the Town of Richmond Hill LACAC, 1999.

⁶“Local items,” *Liberal*. May 20, 1880.

⁷By the time this article was published in May of 1880, Christopher Duncumb had already sold off Lots 1 and 2 of Plan 470, and he resided on Lot 5. It is therefore likely that he moved the subject dwelling from the rear of either Lot 3 or 4 to a more convenient location along Yonge Street to prepare the lot(s) for sale.

⁸Su Murdoch Historical Consulting, “10039 Yonge Street.” Prepared for the Town of Richmond Hill LACAC, 1999.

Page 3

Joseph Harvey as an occupant of Lot 4 on 46 at the time. A circa 1900 photograph of Yonge Street shows the house in its current location by that date (Figure 2).

The Nicholl's family continued to lease out the house at 10039 Yonge Street to various tenants from the 1880s to the 1920s. Census records and voter's lists reveal that from at least 1891 to 1895, and perhaps before then, the house was occupied by Susannah Maxwell, one of Richmond Hill's most prominent early Black residents.

In May of 1921, the north 44' of the west 165' of Lot 4 (the subject property) was severed by Lucy Nicholl's son, Hesse, and sold to George A. Lloyd for \$3200.⁹ George Lloyd then sold the house to Harry and Ann Stanford in 1928, who resided in the house and also used the upper floor as a nursing home for the delivery of babies. The house remained in the Stanford family until Harry's death in 1977, when it was sold to Lawrence A. Kelly Associates Ltd., and converted into office use.

In 1977, renowned restoration architect, the late B. Napier Simpson, Jr., was hired to improve the building. The existing front porch on the house's west façade is a signature mark of Simpson's work, and is the only known example of his work in Richmond Hill.

Dr. John Duncumb

Dr. John Duncumb was a native of Beverly, Yorkshire, England. He was licensed in 1824 by the Edinburgh Royal College of Surgeons and immigrated to North America about 1835. He revisited England, then returned to Canada in 1837, and a few years later located in Richmond Hill. In 1847, Duncumb received an Upper Canada Medical certificate to practice "physic, surgery, and midwifery." Throughout his life he was known as a physician and surgeon.¹⁰

While John Duncumb lived as a tenant on the northeast corner of Yonge and Major Mackenzie Drive East as early as 1852,¹¹ he began acquiring property there in 1856. By the early 1860s, Duncumb had been appointed as a local Justice of the Peace in Richmond Hill. This inspired him to erect a red brick court room and hall on the south part of Lot 4, Plan 470, known as "Duncumb's Hall" (10027 Yonge Street; now demolished) between 1857 and 1861.¹²

Duncumb died in December 1875 following a prolonged illness. James Clark, a coal merchant in Beverly, England, and Christopher Duncumb of Richmond Hill, Dr. John Duncumb's nephew, handled the estate.¹³ Dr. Duncumb was undoubtedly one of Richmond Hill's most prominent early citizens, and was known as a skilled physician, a politician, and a successful businessman with property holdings in Richmond Hill village and beyond.

⁹"Ontario Land Registry Abstract/Parcel Register Book," York Region: Plan 470 Richmond Hill.

¹⁰Su Murdoch Historical Consulting, "10039 Yonge Street." Prepared for the Town of Richmond Hill LACAC, 1999.

¹¹"Markham Tax Assessment Rolls," 1852.

¹²Su Murdoch Historical Consulting, "10039 Yonge Street." Prepared for the Town of Richmond Hill LACAC, 1999.

¹³Ibid.

Lucy and Hesse A. Nicholls

The subject property is also associated with Lucy Nicholls and Hesse A. Nicholls. Lucy and her husband, Richard, ran the Richmond Hill Hotel (also known as the Nicholls Hotel) in the village during the 1850s and 1860s. After Richard Nicholl's death in 1863, Lucy and her children became tenants of Dr. John Duncumb at "Duncumb's corner,"¹⁴ and Lucy was later able to buy all of Lot 4, Plan 470 from the executors of Duncumb's estate in 1881.¹⁵ Lucy and her son Hesse moved into Duncumb's Hall shortly after acquiring the property, and rented out the subject dwelling at 10039 Yonge Street to various tenants from the 1880s to the 1920s.

Hesse Allanson Nicholls was born in Richmond Hill on September 28, 1859. Educated locally, Hesse started his career as a teacher, but later became a real estate and insurance broker. He was also a Justice of the Peace, Notary Public, Clerk of the Division Court, Board of Education trustee, member of the village Council, a prominent Mason, and an active member of St. Mary's Anglican Church.¹⁶ While Secretary of the Agricultural Society, he was largely responsible for the long and successful record of the local fair.

Lucy Nicholls died on January 7, 1910, at age 83. On November 30 of the same year, Hesse married Catherine Jean Russell, and the couple continued to reside in "Duncumb's Hall" at 10027 Yonge Street until Hesse's death in 1928. In May of 1921, Hesse Nicholls severed the north 44' of the west 165' of Lot 4 (now the subject property at 10039 Yonge Street) and sold it to George A. Lloyd for \$3200.¹⁷

Susannah Maxwell

Susannah Augusta Stokes (later Susannah Maxwell) was born to free black parents in Pennsylvania around 1805.¹⁸ Orphaned at an early age, she was indentured to a white family, with whom she remained until she reached her majority. The family apparently treated her well and sent her to school, where she learned to read and write. On reaching adulthood, she married and set up a home in Lancaster, Pennsylvania.¹⁹

Following the passing of the 1850 Fugitive Slave Act in the United States, slave-catchers invaded Susannah's village in 1851. This incident was likely the "Christiana resistance," in which Edward Gorsuch and a gang attempted to recapture his runaway slave William Parker and others. The blacks of Christiana fought them off, killing

¹⁴"Last Will and Testament of John Duncumb," 1875.

¹⁵"Ontario Land Registry Abstract/Parcel Register Book," York Region: Plan 470 Richmond Hill.

¹⁶Su Murdoch Historical Consulting, "10039 Yonge Street." Prepared for the Town of Richmond Hill LACAC, 1999.

¹⁷"Ontario Land Registry Abstract/Parcel Register Book," York Region: Plan 470 Richmond Hill.

¹⁸"Our nonagenarian," *Liberal*. Jun 28, 1900.

¹⁹Afua Cooper, "Stokes, Susannah Augusta (Maxwell)," in the *Dictionary of Canadian Biography*. Accessed January 2024: http://www.biographi.ca/en/bio/stokes_susannah_augusta_15E.html

Gorsuch. In 1855 Susannah's daughter Charlotte Matilda (Tillie) was born in New York State.²⁰

By 1858 the Maxwells had come to Upper Canada via the Underground Railway.²¹ First settling in Toronto, the family then moved to the Second Concession in Markham before coming to Richmond Hill village sometime between 1871 and 1881.²² Susannah became a laundress, and her husband, Henry, a coal-burner.²³ These low-skilled jobs, which were dirty, difficult work, were prevalent in the Black community during the 19th century, and reveal the discrimination faced by Blacks in Canada at this time.²⁴ Henry soon died, leaving Susannah to support their children on her own. Susannah opened a laundry business out of her home on the east side of Yonge Street, assisted by her daughters Mary and Tillie, which was later known as the South End Laundry Works.²⁵

While the 1871 Census records Susannah Maxwell as residing in Markham Township with two of her children, Mary and James, by the time of the 1881 Census, the Maxwells had relocated to the village of Richmond Hill. However, it is unknown where in the village the family resided at this point. The 1891 Census, however, records that by this time Susannah and her two daughters, Mary and Charlotte Matilda (Tillie), were living in a one-storey wood house with six rooms on Yonge Street near the south end of the village. Given this Census information, and the fact that Richmond Hill voters lists from 1891 and 1894 record Maxwell as a tenant on Lot 4 on 46 on the east side of Yonge Street (at the time Lot 4 contained both "Duncumb's Hall", resided in by Lucy and Hesse Nicholls, and the frame house at 10039 Yonge Street), it is believed that the Maxwells resided in the subject property as tenants of Lucy and Hesse Nicholls from at least 1891 to 1894, and possibly earlier. Census records and voters lists reveal that the Maxwells moved to the brick tenement on Lot 3 immediately north of the subject property around 1895.

Susannah Maxwell's home was opposite the Presbyterian Church on Yonge Street and she was active in its affairs. For a long time, it appears, the Maxwells were the only persons of African descent in Richmond Hill. In 1897 Tillie, who had been in domestic service in Toronto and had not married, rejoined her mother. Eight years later the village celebrated Susannah's 100th birthday to much fanfare at the Presbyterian Church. An article in the *Liberal* reporting on Susannah's 100th birthday celebrations noted that following the speeches and gifts, "Mr. H. A. Nicholls responded on behalf of Mrs. Maxwell" and "expressed the thanks of the recipient, and was pleased to see that people of every class and denomination were present to offer their congratulations to a deservedly popular, faithful and trusted servant."²⁶ This suggests a great familiarity

²⁰Ibid.

²¹"Mrs. Susannah Maxwell," *Liberal*. Feb 15, 1923.

²²Census of Canada, 1871, 1881.

²³ Afua Cooper, "Stokes, Susannah Augusta (Maxwell)," in the *Dictionary of Canadian Biography*. Accessed January 2024: http://www.biographi.ca/en/bio/stokes_susannah_augusta_15E.html

²⁴ Colin McFarquhar, "Blacks in 1880s Toronto: The Search for Equality," *Ontario History* 99, no. 1 (2007): 66.

²⁵"Our nonagenarian," *Liberal*. Jun 28, 1900.

²⁶"Our centenarian," *Liberal*. Mar 16, 1905.

between Susannah Maxwell and H.A. Nicholls, and supports the idea that Susannah Maxwell was a tenant of the Nicholls' for many years.

Susannah died at the age of 117 on February 11, 1923. An obituary published in the *Liberal* claimed she had been Canada's oldest citizen.²⁷ She had evidently retained some link with the black community in Toronto because one of the pastors who conducted her funeral service was Richard Amos Ball of Toronto's British Methodist Episcopal Church. Susannah Maxwell had lived through the reigns of six British monarchs, the American Civil War, and World War I. In her residence of over 50 years in Richmond Hill, she saw it evolve from a sleepy hamlet to a thriving town, and was an active participant in its development."²⁸

Harry and Elizabeth Ann Stanford and the Stanford Nursing Home

Harry and Elizabeth Ann Stanford immigrated to Canada from England in 1913,²⁹ and came to Richmond Hill in 1915. The family initially farmed the Duncan farm in Richvale for 11 years before Harry joined the custodial staff at Richmond Hill High School in 1926.³⁰ The Stanfords bought the subject dwelling at 10039 Yonge Street in 1928.³¹

Both Harry and Ann Stanford were active members of the Richmond Hill community from the 1920s to the 1960s. Harry was the warden emeritus of St. Mary's Anglican church, a member of the choir for fifty-three years, and caretaker of the Richmond Hill High School for thirty-three years.³² Ann Stanford worked in practical nursing for many years in Richmond Hill and ran a nursing home, primarily for maternity and childbirth, out of the upstairs bedrooms of her home during the late 1930s to 1950s. Nursing homes such as this, which bridged the gap between traditional home births and later fully medicalized hospital births, originated from a period of unprecedented maternal and infant mortality in Canada during the 1920s and 1930s.³³ In addition to her role as a nurse, Ann Stanford was also an active member of St. Mary's Anglican Church, participating in the Women's Auxiliary Afternoon Branch, Altar Guild, and Evening Guild, as well as a member of the York Central Hospital Auxiliary.³⁴

Ann Stanford died in 1962 after a brief illness. Harry Stanford continued to live at his home at 10039 Yonge Street until his death, at age 89, in November of 1976.³⁵

²⁷ "Mrs. Susannah Maxwell," *Liberal*. Feb 15, 1923.

²⁸ Afua Cooper, "Stokes, Susannah Augusta (Maxwell)," in the *Dictionary of Canadian Biography*. Accessed January 2024: http://www.biographi.ca/en/bio/stokes_susannah_augusta_15E.html

²⁹ "Mrs Elizabeth Ann Stanford is laid to rest in R. Hill cemetery," *Liberal*. Aug 9, 1962.

³⁰ "Served school for 33 years Harry Stanford retires June," *Liberal*. Jun 4, 1959.

³¹ "Ontario Land Registry Abstract/Parcel Register Book," York Region: Plan 470 Richmond Hill.

³² "Harry Stanford dies; was 89," *Liberal*. Nov 3, 1976.

³³ Jane Vock, "Saving the Nation's mothers: The problem of maternal mortality 1919-1940," MA thesis, (McMaster University, 1983).

³⁴ "Mrs Elizabeth Ann Stanford is laid to rest in R. Hill cemetery," *Liberal*. Aug 9, 1962.

³⁵ "Harry Stanford dies; was 89," *Liberal*. Nov 3, 1976.

B. Napier Simpson

Bruce Napier Simpson Jr. was a prominent Ontario architect who made a significant contribution to the conservation of architectural heritage in the province. Simpson was born in Toronto on May 3, 1925, and studied architecture at the University of Toronto.³⁶ After graduating from university in 1951, he established a thriving private practice in Thornhill, and soon became involved in public restoration projects.

An expert in heritage conservation, Simpson undertook commissions throughout the province, playing a significant role in the development of Black Creek Pioneer Village in Toronto and Century Village near Peterborough, as well as working as a consultant on major heritage conservation projects, including Fort York, Mackenzie House, and Colborne Lodge. His work helped heighten public awareness of the value of heritage conservation.³⁷

Widely recognized for his achievements, Simpson was a member of the Executive Board of the Architectural Conservancy, where he became involved in the campaign to save Old Toronto City Hall.³⁸ He was also an active member of the Toronto Historical Board for more than 20 years³⁹ and was appointed to the Ontario Heritage Foundation and the Historic Sites and Monuments Board of Canada, remaining active in these organizations until his tragic death in an air crash in 1978. Shortly before his death, Simpson was hired to make improvements to the subject dwelling at 10039 Yonge Street and is responsible for the design of the house's existing front porch in 1977.⁴⁰ This design is his only known project in Richmond Hill.

Architecture

Dating to c. 1860, the Maxwell-Stanford House at 10039 Yonge Street is a modest representative example of the mid-Victorian Gothic Revival cottage architectural style. The style was promoted by such academics as J. C. Loudon and A. J. Downing from as early as 1830 and was a popular choice for residential architecture throughout the 19th century.⁴¹ Early examples have many elements of the earlier Georgian style and are less decorative than their later counterparts.

The dwelling at 10039 Yonge Street is a 1 ½-storey, frame building with a rectangular plan. The house is oriented to the west and is comprised of an original front (west) portion with a medium-pitched side-gabled roof featuring a front dormer, and a later rear

³⁶ Ontario Association of Architects, "Simpson, Bruce Napier Jr. (1925-1978)". Accessed online January 2024: https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/SIMPSON,%20Bruce%20Napier%20Jr..pdf

³⁷ Ontario Heritage Trust, "B. Napier Simpson Jr. 1925-1978." Accessed online January 2024: <https://www.heritagetrust.on.ca/plaques/b-napier-simpson-jr-1925-1978>

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ "Feared flying, Napier Simpson killed in Newfoundland crash," *Liberal*. Jun 28, 1978.

⁴¹ Su Murdoch Historical Consulting, "10039 Yonge Street." Prepared for the Town of Richmond Hill LACAC, 1999.

Page 8

(east) portion with a shed roof. The rear addition likely dates to when the house was relocated to its current site in 1880.

The house features a rubblestone and brick foundation and frame construction, with vinyl clapboard siding, which likely covers historical wood clapboard siding. The house has flat-headed window and door openings, which all appear to contain modern replacement units and feature modern paneled shutters.

The house's principal (west) elevation features a balanced three-bay composition at ground floor level, with a central doorway flanked by two windows. The front door is also sheltered by a bellcast-roofed portico, on delicate wooden supports inset with wood latticing. This front portico is not original to the building but is known to have been added by renowned heritage restoration architect B. Napier Simpson in 1977. Above this, the second storey features a narrow central window within the front gable.

Context

The Maxwell-Stanford House at 10039 Yonge Street is located on the east side of Yonge Street, north of Major Mackenzie Drive, within an area of the village known as "Duncumb's corner" from the 1860s to 1880s. While the west side of Yonge Street, north of Major Mackenzie features a number of religious landmark buildings dating to the late 19th century, including St. Mary's Anglican Church, the Richmond Hill Presbyterian Church, and the Presbyterian Manse, the east side of the street largely features 19th and early 20th century residential buildings, most of which have now been converted to commercial use. While historically, there was a more consistent residential character on the east side of Yonge Street north of Major Mackenzie Drive, the demolition of a number of historic homes beginning in the 1950s has resulted in several large, vacant lots in the immediate vicinity.

Compliance with Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest:

The following evaluation applies Ontario Regulation 9/06, the prescribed provincial *Criteria for Determining Cultural Heritage Value or Interest* under Part IV, Section 29 of the *Ontario Heritage Act*. There are a total of nine criteria under O. Reg. 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Criteria applicable to the property are outlined below, along with explanatory text.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Dating to c. 1860, the Maxwell-Stanford House at 10039 Yonge Street has design and physical value as a modest representative example of the mid-Victorian Gothic Revival Cottage architectural style. Features representative of this style include the house's simple, rectangular plan, form, and massing, medium-pitched side-gabled roof, central

Page 9

dormer inset with a narrow second-storey window, the balanced composition of its front (west) façade, and flat-headed window and door openings.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

N/A

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

N/A

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Maxwell-Stanford House has historical value for its direct associations with a number of significant Richmond Hill residents, including Dr. John Duncumb, Lucy and Hesse A. Nicholls, Susannah Maxwell, and Harry and Elizabeth Ann Stanford.

The house is believed to have been acquired by Dr. John Duncumb when he expanded “Duncumb’s corner” by buying the former Masonic Arms Hotel property on Yonge Street in 1870. The house would have been rented out by Duncumb as part of his large real estate holdings and was relocated to its current location by Duncumb’s nephew and executor, Christopher Duncumb, in 1880. Dr. Duncumb was undoubtedly one of Richmond Hill’s most prominent early citizens, and was known as a skilled physician, a politician, and a very successful businessman with property holdings in Richmond Hill village and beyond.

Lucy Nicholls ran the Richmond Hill Hotel (or simply the Nicholls Hotel) on Yonge Street with her husband, Richard, from the 1850s until his death in 1863. Lucy Nicholls bought the subject dwelling (then part of a larger property known as Lot 4, Plan 470) from Christopher Duncumb in 1881 and she and her son, Hesse, rented the house out to various tenants until the 1920s. Hesse Nicholls was also a prominent early resident of Richmond Hill. Hesse started his career as a teacher and later became a real estate and insurance broker. He also was a Justice of the Peace, Notary Public, Clerk of the Division Court, Board of Education trustee, member of the village Council, a prominent Mason, and an active member of St. Mary’s Anglican Church. While Secretary of the Agricultural Society, he was largely responsible for the long and successful record of the local fair.

Susannah Maxwell, who resided in the subject dwelling from at least 1891 to 1894, and possibly earlier, was one of Richmond Hill’s most prominent early Black residents. Susannah was born to free black parents in Pennsylvania around 1805 and immigrated to Canada via the Underground Railroad in the late 1850s. After living briefly in Toronto, Susannah and her family moved to Richmond Hill around 1871, where Susannah became a laundress and eventually ran a laundry business with her two daughters, Mary and Tillie, out of their home on Yonge Street. When Susannah died in 1923 at the

age of 117, she was reportedly Canada's oldest citizen. The Maxwells, who appear to have been the only Black family in the village for many years, were well-respected community members and citizens of Richmond Hill and were active in the village's development during the late 19th and early 20th centuries.

Harry and Elizabeth Ann Stanford immigrated to Canada from England in 1913 and owned and resided in the subject dwelling at 10039 Yonge Street from around 1928 to 1976. Both Harry and Ann Stanford were active members of the Richmond Hill community from the 1920s to the 1960s. Harry was the warden emeritus of St. Mary's Anglican church, a member of the choir for fifty-three years, and caretaker of the Richmond Hill High School for thirty-three years. Ann Stanford worked in practical nursing for many years in Richmond Hill and ran a nursing home, primarily for maternity and childbirth, out of the upstairs bedrooms of her home from the late 1930s to 1950s.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The subject dwelling has historical value because its association with Susannah Maxwell and her family yields information that contributes to an understanding of the early African American community who migrated to Canada via the Underground Railroad during the 19th century. The family laundry business, difficult, dirty work often taken on by minority groups unable to find alternative employment, also reveals the discrimination faced by Blacks in Canada at this time.

The property's use, as "Mrs. Stanford's nursing home" from the late 1930s to 1950s, also yields information about the history of maternal care and childbirth in Ontario. Nursing homes such as this, which bridged the gap between traditional home births and later fully medicalized hospital births, originated from a period of unprecedented maternal and infant mortality in Canada during the 1920s and 1930s.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The subject property also has historical value as its front portico reflects the work and ideas of prominent Ontario architect B. Napier Simpson. Born and educated in Toronto, Simpson established a thriving private practice in Thornhill focused on heritage restoration and undertook commissions throughout the province. Simpson was also a member of the Executive Board of the Architectural Conservancy, the Toronto Historical Board, the Ontario Heritage Foundation, and the Historic Sites and Monuments Board of Canada. B. Napier Simpson died tragically in an air crash in 1978. The restoration work at 10039 Yonge Street, including the addition of the bell-cast front portico, is his only known project in Richmond Hill.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

N/A

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Standing in its current location since 1880, the subject property has contextual value for being historically and functionally linked to its surroundings within an area formerly known as “Duncumb’s corner” in the south end of Richmond Hill village. The house was located on the same property as Dr. John Duncumb’s brick home and public hall, “Duncumb’s Hall” (10027 Yonge Street, now demolished), until it was severed in the 1920s. While Duncumb’s Hall was demolished in 2020, the historical and functional links between the subject property and “Duncumb’s corner” are still expressed in the house’s location and orientation on the east side of Yonge Street, north of Major Mackenzie Drive East.

9. The property has contextual value because it is a landmark.

N/A

Maps and Photographs

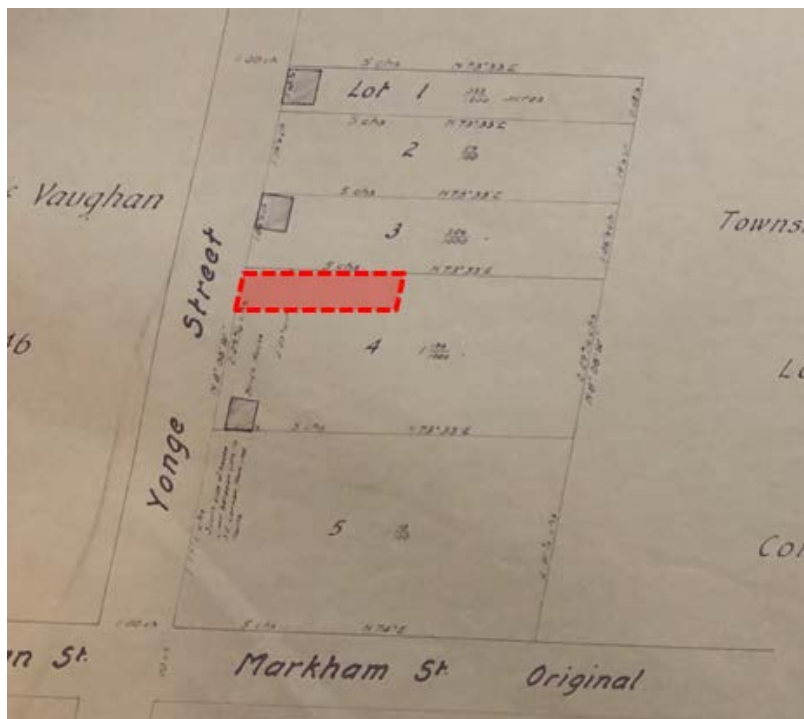


Figure 1 Detail of Plan 470, (1878; registered 1880), showing the approximate location of the subject property at 10039 Yonge Street in red, within the larger Lot 4. Duncumb’s Hall is shown as a brick house to the south, also located within the boundaries of Lot 4. For unknown reasons, Plan 470 did not show any frame buildings (Source: Richmond Hill Public Library Local History and Genealogy Collection).



Figure 2 Circa 1900 photograph of Yonge Street, looking southeast from the Presbyterian Church tower, with the subject property at 10039 Yonge Street shown in its present location, on the far left of the image (Source: Richmond Hill Public Library)

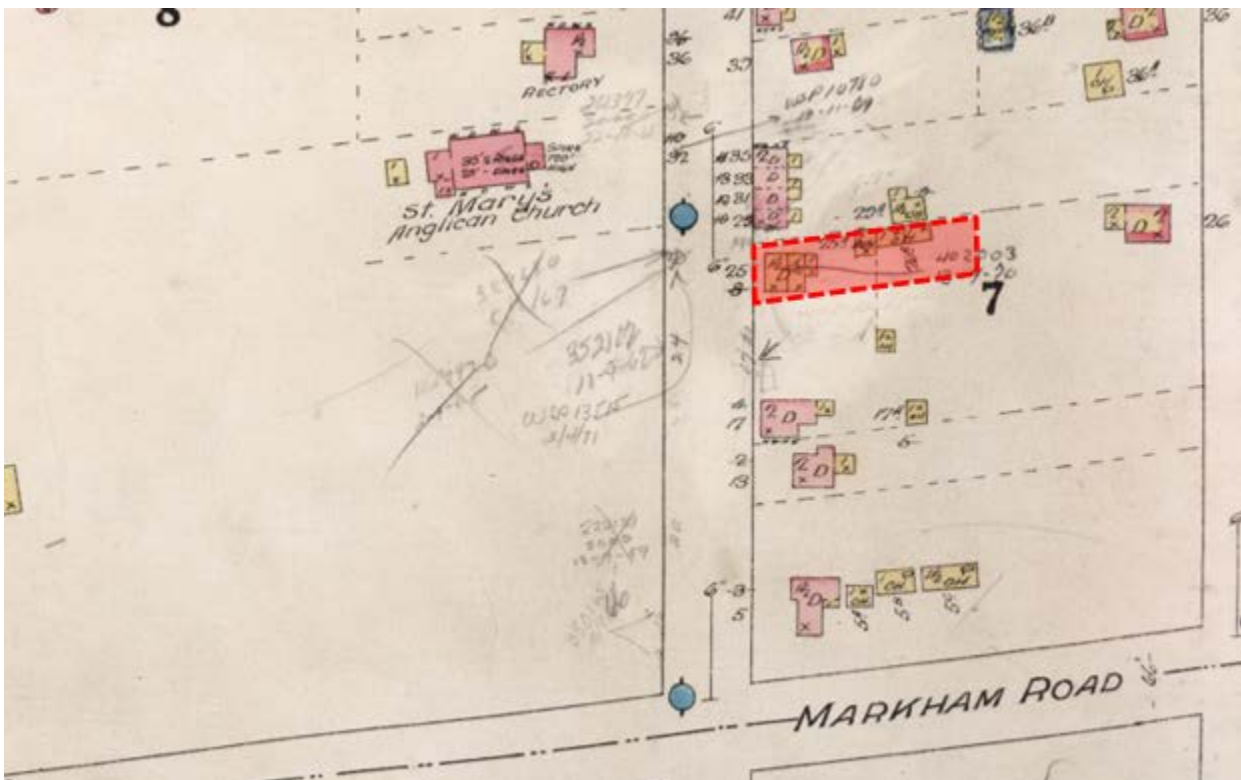


Figure 3 Detail of the 1923 Underwriter's Survey Bureau Limited Fire Insurance Plan of Richmond Hill, with the approximate location of the subject property at 10039 Yonge Street in red. (Source: University of Toronto Library)



Figure 4 Circa 1940 photograph of the subject property at 10039 Yonge Street, looking east from west of Yonge Street. (Source: Richmond Hill Public Library)



Figure 5 Circa 1880s photograph of Richmond Hill resident Susannah Maxwell (Source: Richmond Hill Public Library)



Figure 6 Photograph of 10039 Yonge Street's front (west) elevation, looking east from Yonge Street. Note the building's 1 ½-storey massing, simple, rectangular plan, medium-pitched side-gabled roof, central dormer inset with a narrow second-storey window, the balanced composition of its front (west) façade, flat-headed window and door openings, and central portico entry (Source: HUD, 2024).



Figure 7 Photograph of 10039 Yonge Street looking northeast from Yonge Street (Source: HUD, 2024).



Figure 8 Photograph of 10039 Yonge Street looking southeast from Yonge Street (Source: HUD, 2024).

Sources

Archival Sources

Census of Canada, 1851, 1861, 1871, 1881, 1891, 1901, 1911, 1921, 1931.

“Feared flying, Napier Simpson killed in Newfoundland crash.” *Liberal*, Jun 28, 1978.

Gibson, P. S. *Plan of the Village of Richmond Hill in the County of York*, 1879.

Gibson, P.S. *Plan 470*, 1880.

“Harry Stanford dies; was 89.” *Liberal*, Nov 3, 1976.

Last Will and Testament of John Duncumb, 1875. Richmond Hill Public Library Archives.

“Local items.” *Liberal*, May 20, 1880.

List of Voters for the Village of Richmond Hill, 1879, 1881, 1891, 1894, 1897.

“Mrs Elizabeth Ann Stanford is laid to rest in R. Hill cemetery.” *Liberal*, Aug 9, 1962.

“Mrs. Susannah Maxwell.” *Liberal*, Feb 15, 1923.

Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 1, Lot 46, Markham Township (Richmond Hill).

Ontario Land Registry Abstract/Parcel Register Book. York Region, Plan 470, Richmond Hill.

Page 16

“Our centenarian.” *Liberal*, Mar 16, 1905.

“Our nonagenarian.” *Liberal*, Jun 28, 1900.

Reuben, C. G. *Map of the Village of Richmond Hill, County of York*, 1938.

Richmond Hill Local Architectural Advisory Committee (LACAC). “Heritage Building Summary – 10039 Yonge Street.” Richmond Hill Public Library, Local History and Genealogy Collection, date Unknown.

Richmond Hill Public Library Digital Archives.

Richmond Hill Public Library, Photographic Collection.

“Served school for 33 years Harry Stanford retires June.” *Liberal*, Jun 4, 1959.

Underwriter’s Survey Bureau Limited. *Fire Insurance Plan of Richmond Hill, Ontario*. Toronto & Montreal: Underwriter’s Survey Bureau Limited, 1923.

Secondary Sources

AREA. “Duncumb-Nicholls Building, 10027 Yonge Street: Cultural Heritage Impact Statement. October 2014.

City of Richmond Hill. “City of Richmond Hill Inventory of Cultural Heritage Resources.” *Department of Planning and Building Services*, 2022.

Cooper, Afua. “Stokes, Susannah Augusta (Maxwell).” In the *Dictionary of Canadian Biography*. Accessed online January 2024:

http://www.biographi.ca/en/bio/stokes_susannah_augusta_15E.html

Cross, Gwenith Siobhan. “A Midwife at every confinement: Midwifery and medicalized childbirth in Ontario and Britain 1920-1950.” *Canadian Bulletin of Medical History* 31 no. 1 (2014): 139-159.

Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts. *A Guide to Canadian Architectural Styles*. Peterborough ON: Broadview Press, 1992.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.

McFarquhar, C. “Blacks in 1880s Toronto: The Search for Equality.” *Ontario History*, 99 no. 1 (2007): 64–76.

Ontario Association of Architects. “Simpson, Bruce Napier Jr. (1925-1978)”. Accessed online January 2024:

https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/SIMPS ON,%20Bruce%20Napier%20Jr..pdf

Ontario Heritage Trust, "B. Napier Simpson Jr. 1925-1978." Accessed online January 2024: <https://www.heritagetrust.on.ca/plaques/b-napier-simpson-jr-1925-1978>

Stamp, R. M. (1991). Early days in Richmond Hill: a history of the community to 1930. Richmond Hill Public Library Board.

Su Murdoch Historical Consulting. "10027 Yonge Street." Prepared for the Town of Richmond Hill LACAC, 1998.

Su Murdoch Historical Consulting. "10039 Yonge Street." Prepared for the Town of Richmond Hill LACAC, 1999.

Vock, Jane. "Saving the Nation's mothers: The problem of maternal mortality 1919-1940." M.A. thesis McMaster University, 1983.