

The Corporation of the City of Richmond Hill

By-Law 31-24

A By-Law to Authorize the Designation of 10350 Yonge Street
(*The Andrew Newton House*)
Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.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 City of Richmond Hill has caused to be served on the owners of the property known as 10350 Yonge Street, Richmond Hill, and upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid real property and has caused such a 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, the Description of Heritage Attributes, and a scale drawing identifying the location of the property's cultural heritage value or interest are set out in Schedule "A" and attached to By-Law 31-24;

And Whereas no objection to the proposed designation was served on the City Clerk within the period prescribed by the *Ontario Heritage Act*;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That the real property located at 10350 Yonge Street, being 1stly: Part of Lot 48, Concession 1 Vaughan; designated as Part 1 on Plan 65R-4500; 2ndly: Part of Lot 48, Concession 1 Vaughan; designated as Part 1 on Plan 65R-2668; Richmond Hill; Regional Municipality of York [PIN 03168-0417 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of the By-law in a newspaper having general circulation in the municipality.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" in the Land Registry Office.
4. That Schedule "A" attached to By-law 31-24 is declared to form a part of this By-law.

The Corporation of the City of Richmond Hill
By-law xx-24

Page 2

Passed this 5th day of June, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File D12-07476

SCHEDULE “A” TO BY-LAW 31-24

REASONS FOR DESIGNATION

10350 Yonge Street
The Andrew Newton House

Description of Property

The Andrew Newton House is a 2 ½-storey brick dwelling located on the west side of Yonge Street, south of Benson Avenue. The property is located at the northern edge of historic Richmond Hill village.

Area of Cultural Heritage Value or Interest



Statement of Significance

Design and Physical Value

Dating to circa 1894, the Andrew Newton House at 10350 Yonge Street has design and physical value as a rare example of late-Victorian residential architecture in Richmond Hill that combines elements of both the Queen Anne and Richardsonian Romanesque styles. The building’s original scale, form, massing, and orientation are still legible, despite being incorporated into a modern (1970s) office building. Further, many of the

house's original architectural details representative of both the Queen Anne and Richardsonian Romanesque styles have been conserved, including the complex building and roof forms, bargeboard trim, rounded windows with rock-faced lugsills, voussoirs, and keystones, original wood and leaded art-glass window units, and masonry detailing including decorative stringcourses and terra cotta tiles.

The Andrew Newton House also has design and physical value for the high degree of craftsmanship and artistic merit displayed in a number of its features, including the rock-faced window surrounds, decorative stringcourses, leaded art-glass windows, and terra-cotta detailing.

Historical and Associative Value

The Andrew Newton House has historical value for its direct associations with both Andrew and John Earle Newton. Andrew Newton was one of the owners of the Newton Tannery in Elgin Mills; he built the existing dwelling circa 1894, and resided there until his death in 1912. "Earle" Newton was one of Richmond Hill's most eminent musicians; he founded the Richmond Hill School of Music, and used the subject dwelling (then known as "Rock Haven") to host music lessons and performances during the 1910s and 1920s. The house remained under the ownership of the Newton family until 1942. As local business leaders, employers, and active citizens, the Newton family were significant members of the community who contributed to the early development of Richmond Hill in the 19th century. The grand house at 10350 Yonge Street is also a rare surviving testament to the success of both the Newton family and the industrial hamlet of Elgin Mills during this period.

Contextual Value

The Andrew Newton House has contextual value because it is functionally and historically linked to its surroundings on Yonge Street. Located at the northern edge of historic Richmond Hill village, the house features a prime Yonge Street address representing the success of Andrew Newton, while also being proximate to both the amenities of the village and the family tannery business to the north in Elgin Mills.

Heritage Attributes

Design and Physical Value

Heritage attributes contributing to the value of the property as a rare example of late-Victorian residential architecture in Richmond Hill combining elements of both the Queen Anne and Richardsonian Romanesque styles are:

- The two-and-a-half-storey massing and complex plan and form, comprised of a central hipped-roof component with projecting gable-roofed wings to the south, east, and north;
- The roof form and finishes, including:
 - Slate shingles;
 - Metal flashing;
 - A metal ball finial atop the central hipped-roof; and
 - South and east gable-ends containing paneled bargeboards topped with dentiled wood trim;
- The dark red brick cladding, laid in stretched bond, and the brick and stone foundation;
- The masonry detailing, including:
 - Decorative masonry stringcourses on all elevations, comprised of a raised stretcher course of bricks overhanging rows of angular-cut masonry; and
 - Decorative terra cotta tiles on the south elevation;

- The windows, including:
 - Typical flat-headed window openings organized in pairs or balanced groupings, with rock-faced stone lugsills and lintels;
 - The square, leaded art-glass window on the south elevation, with corners punctuated by terra cotta tiles depicting stylized maple leaves;
 - The pair of angular, near quarter-round attic window openings with rock-faced stone lugsills and brick voussoirs in the southern gable; and
 - Foundation-level windows including flat-headed openings with rock-faced stone lugsills and brick voussoirs, and a small round window opening on the house's north elevation;
- The balanced and symmetrical organization of the principal (east) projecting bay, featuring:
 - A large, round-arched window opening at ground-floor level, with a rock-faced lugsill, voussoir and keystone, topped by masonry stringcourse detailing, and containing a period wood window unit, with a leaded art-glass transom and dentiled trim;
 - A half-round attic window with a rock-faced stone lugsill, voussoir, and keystone, surrounded by angular-cut masonry detailing, and containing a period wood unit divided in three sections, with multi-paned sidelights.

Historical and Associative Value

Heritage attributes contributing to the historical value of the property for its associations with the business success of Andrew Newton and the Newton Tannery of Elgin Mills include:

- The property's scale, siting, and orientation on the west side of Yonge Street, south of Benson Avenue; and
- The high standard of craftsmanship and materials employed in its design, including the slate roof, rock-faced window surrounds, decorative masonry stringcourses, leaded art-glass windows, and terra-cotta detailing.

Contextual Value

Heritage attributes contributing to the contextual value of the property being functionally and historically linked to its surroundings, roughly halfway between historic Richmond Hill village and the Newton family tannery in Elgin Mills include:

- The property's scale, siting and orientation on the west side of Yonge Street, south of Benson Avenue.

Note: that the four-storey 1970s side/rear office building addition is not considered to possess any significant heritage attributes.