

Heritage Research and Evaluation Report



13 Church Street South – Graham-Young House

1917

Part of Lot 47, Concession 1, Markham Township

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

History

Contextual History

The Graham-Young House at 13 Church Street South is a 2 ½-storey residential building in the historical centre of Richmond Hill village. Prior to colonization and settlement, the land was inhabited by the Anishnaabe, Haudenosaunee, and the Huron Wendat First Nations. Following the Toronto Purchase in 1787, the area was subdivided into townships, concessions, and lots. The subject property at 13 Church Street South originated as part of the 190-acre Lot 47, Concession 1 in Markham Township.

13 Church Street South

Lot 47, Concession 1 in Markham Township was patented from the Crown in 1802 by Andrew Davidson. All 190 acres of Lot 47 changed hands several times in the early 19th century, until Jabez Lynde sold the lot to Amos Wright in 1832.¹ Wright was an

¹ *Ontario Land Registry Abstract/Parcel Register Book*, York Region, Concession 1, Lot 47, Markham Township (Richmond Hill).

important early figure in York County and Richmond Hill. He was the first reeve of Markham Township in 1850, and chairman of the 1857 meeting that supported the incorporation of Richmond Hill as a village.² Wright began subdividing Lot 47 in 1832, and parcels were sold off for speculation or development through the 19th century. However, Lot 47 in Markham Township was much slower to develop than its counterpart on the west side of Yonge Street, in Vaughan Township, and early maps of the area show that there was only sparse development east of Yonge Street in the 19th century, largely concentrated along Yonge Street, Church Street North, and the westernmost portion of Centre Street East. In 1879, Gibson's Plan of the Village of Richmond Hill was registered, which laid out Village Lots 51, 52 and 53 at the southeast corner of Church Street South and Centre Street East (Figure 1). At the time of the Gibson Plan, Church Street terminated just south of Centre Street East, and was only extended to Major Mackenzie Drive East after 1882.³

Land Registry records indicate that in April of 1916, William and Mary Sheppard sold a portion of village lots 51 and 52 to William H. Graham for \$840; this sale, however, was not registered until April of 1917.⁴ Graham, a successful builder in Richmond Hill during the 1910s and 1920s, built a new 2 ½-storey brick veneer home for himself and his family on the subject property, which was completed in 1917.⁵ Unlike the Graham's first home at 90 Centre Street East, which reflects more modest materials and simple Edwardian architecture, the family's second home at 13 Church Street South is much grander in scale, and features more opulent architectural flourishes, such as a complex Queen Anne Revival form and massing and a curved wraparound verandah on its principal façade. In a biography of William Graham written by his daughter-in-law Mrs. Wallace Graham, the Graham-Young House at 13 Church Street South is described as "truly a builder's model home"⁶ as it displays a number of different wood finishes and architectural details representative of Graham's work as a builder.

William Graham later expanded his Church Street property by acquiring Lot 351 of the Reuben Plan (Figure 2) directly to the east from Gideon H. Moodie for \$1,485 in November of 1919.⁷ While Graham later sold off the north part of Lot 351, which fronts onto Centre Street East, he kept the south portion of the lot adjoining his Church Street property to function as a large back yard for his home. Graham erected several outbuildings on this rear portion of his property, including a two-storey barn to house his lumber and workshop, a large steel barn to store building supplies, and a chicken

² Robert M. Stamp. *Early Days in Richmond Hill : a History of the Community to 1930*. Richmond Hill, Ont: Richmond Hill Public Library Board, 1991: 158.

³ Ibid: 207.

⁴ *Ontario Land Registry Abstract/Parcel Register Book*, York Region, Concession 1, Lot 47, Markham Township (Richmond Hill).

⁵ Mrs. Wallace William Graham, "Biography of William H. Graham & Buildings Constructed by William H. Graham Builder and Contractor: 1909-1924," unpublished manuscript, 1972: 1. Richmond Hill Public Library Local History and Genealogy Collection.

⁶ Ibid: 4.

⁷ *Ontario Land Registry Abstract/Parcel Register Book*, York Region, Concession 1, Lot 47, Markham Township (Richmond Hill).

house.⁸ Graham's brick veneer house with its outbuildings can be seen in a Fire Insurance Plan from 1923 (Figure 3). William Graham lived at the subject property with his family, including wife Amy and four children, until his sudden death at the age of 42 in 1924.

York County Surrogate Court Estate Files reveal that at the time of William Graham's death in 1924, his property included the "House & Lot East side Church Street" valued at \$4,500⁹ (now the subject property at 13 Church Street South). Following Graham's death, his widow and children continued to occupy the house at 13 Church Street South. At the time of the 1931 Census, Amy Gertrude Graham (43) was recorded as living at her home on Church Street South with her four children and three lodgers.¹⁰ In September of 1936, Amy Graham married Dr. Reynold Kenneth Young, Professor of Astronomy at the University of Toronto and Director of the David Dunlap Observatory.¹¹ Amy and Reynold Young resided at 13 Church Street South for nearly three decades, selling the property to Pasquale and Shirley Deciantis for \$25,000 in February of 1964.¹² In June of the same year, the Deciantis' sold the rear (east) portion of the property to the Town of Richmond Hill to expand Town Park.¹³

William Graham

Prolific Richmond Hill builder William H. Graham was born on a farm in York Mills on December 25, 1881.¹⁴ Graham moved to Richmond Hill in 1900, when his parents took up farming on the east side of Yonge Street, around present-day Crosby Avenue. After initially working in construction under Mr. William Mackenzie, he started his own contracting and building company in the village in 1910.¹⁵ Graham married Amy Gertrude Phillips of Jefferson on March 8, 1911,¹⁶ and the couple moved into their first home at 90 Centre Street East, which had been built by William the year prior (Figure 5). In 1917, the Grahams moved to their second home (also built by William) at 13 Church Street South.¹⁷ William and Amy Graham had four children together: Phillip James (1912), Marjorie Jane (1915), Wallace William (1918), and George Alexander (1919).¹⁸ Land Registry records for Lot 47 of Markham Township indicate that Graham bought a substantial amount of vacant land on Centre Street East and Church Street

⁸ Mrs. Wallace William Graham, "Biography of William H. Graham & Buildings Constructed by William H. Graham Builder and Contractor: 1909-1924," unpublished manuscript, 1972: 4. Richmond Hill Public Library Local History and Genealogy Collection.

⁹ York County Surrogate Court Estate Files, 1924. Accessed via FamilySearch.

¹⁰ Census of Canada, 1931.

¹¹ "Mrs. Young dies at 85, lived in Hill 76 Years," *Liberal*. Apr 19, 1973.

¹² *Ontario Land Registry Abstract/Parcel Register Book*, York Region, Concession 1, Lot 47, Markham Township (Richmond Hill).

¹³ *Ibid.*

¹⁴ Mrs. Wallace William Graham, "Biography of William H. Graham & Buildings Constructed by William H. Graham Builder and Contractor: 1909-1924," unpublished manuscript, 1972: 1. Richmond Hill Public Library Local History and Genealogy Collection.

¹⁵ *Ibid.*

¹⁶ York County Marriage Records, 1911. Accessed via FamilySearch.

¹⁷ Mrs. Wallace William Graham, "Biography of William H. Graham & Buildings Constructed by William H. Graham Builder and Contractor: 1909-1924," unpublished manuscript, 1972: 1. Richmond Hill Public Library Local History and Genealogy Collection.

¹⁸ *Ibid.*

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South during the 1910s and 1920s,¹⁹ which he subdivided, developed, and then resold to accommodate the village's rapid growth resulting from the booming flower industry during this time.²⁰ As a testament to the influence that Graham had on the growing village in the early 20th century, the William H. Graham Parkette now stands at 43 Church Street South.

William Graham entered the Masonic Order in 1914, and quickly rose through the ranks, becoming Junior Warden.²¹ William Graham died unexpectedly from heart failure on January 16, 1924 at the early age of 42.²² During his relatively short time as a developer and builder in the boom years of Richmond Hill's flower industry of the 1910s and 1920s, he constructed many public buildings, as well as around 30 homes in the village.²³ As a whole, Graham's residential buildings reflect a vernacular architectural style that combines elements of Queen Anne Revival and Edwardian design, and have made an enduring impact on the built form character of Richmond Hill village, particularly on streets that were largely built out in the 1910s and 1920s, including Centre Street East, Church Street South, Roseview Avenue, and Arnold Crescent. When Graham died in 1924, he had just been awarded the \$100,000 contract to build the new high school on Wright Street; a project that he was never able to complete.²⁴

Existing buildings in Richmond Hill attributed to William Graham include the William Pugsley House at 18 Arnold Crescent (1914), the Herbert H. Hopper House at 26 Arnold Cres (1914); the Mrs. Fred Lynett House at 27 Arnold Cres (c. 1915); the Lewis Doner House at 42 Arnold Cres (c. 1913); the William Hord House at 48 Centre Street East (c. 1920); the George Glenn House at 58 Centre Street East (1921); the Joseph H. Hall House at 59 Centre Street East (1913); the John B. Hickson House at 75 Centre Street East (c. 1910); the George Gee House at 92 Centre Street East (c. 1919); the William Graham House at 90 Centre Street East (1910); the Magdalene Klinck House at 75 Centre Street East (1914); the William Graham House at 13 Church Street South (1917); the James Dixon House at 85 Church Street South (c. 1924); the William C. Savage House at 91 Church Street South (c. 1921); the Herbert Jackson House at 67 Roseview Avenue (1915); the M. L. McConaghy Public School at 10100 Yonge Street (1914); the Standard Bank of Canada at 10111 Yonge Street (1915); the Loyal True Blue & Orange Home at 11181 Yonge Street (c. 1921); and the J. H. C. Durham Cobblestone Cottage at 12761 Yonge Street (c. 1922).²⁵

¹⁹ *Ontario Land Registry Abstract/Parcel Register Book*, York Region, Concession 1, Lot 47, Markham Township (Richmond Hill).

²⁰ Marney Beck Robinson and Joan M. Clark. *Later Days in Richmond Hill: A History of the Community from 1930 to 1999*. Richmond Hill: Town of Richmond Hill Public Library Board, 1999: 95.

²¹ Mrs. Wallace William Graham, "Biography of William H. Graham & Buildings Constructed by William H. Graham Builder and Contractor: 1909-1924," unpublished manuscript, 1972: 1. Richmond Hill Public Library Local History and Genealogy Collection.

²² York County Death Records, 1924. Accessed via FamilySearch.

²³ Mrs. Wallace William Graham, "Biography of William H. Graham & Buildings Constructed by William H. Graham Builder and Contractor: 1909-1924," unpublished manuscript, 1972: 2. Richmond Hill Public Library Local History and Genealogy Collection.

²⁴ *Ibid.*

²⁵ *City of Richmond Hill Inventory of Cultural Heritage Resources*, 2024.

Dr. Reynold Kenneth Young

Reynold Kenneth Young was born to Robert and Jean (née Bell) Young on October 4, 1886 in Binbrook, Ontario.²⁶ Young entered the Honours Mathematics and Physics program at the University of Toronto in 1905, where he saw great academic success. He graduated first in his class with a 1st class honours B.A. in 1909, and was also awarded the Royal Astronomical Society of Canada's Gold Medal. After his B.A., Young pursued a fellowship at the University of California's Lick Observatory. While at the University of California, Young married fellow Astronomy graduate Wilhelmine Aitken, the daughter of famed astronomer and Lick Observatory Director R. G. Aitken.²⁷

After receiving a Ph.D. in 1912 for his post-graduate thesis on the "Polarization of the Light in the Solar Corona," Young worked for a year as a lecturer in the Department of Physics at the University of Kansas. In 1913, Young returned to Canada to join the staff of the Dominion Observatory in Ottawa, and then moved to the Dominion Astrophysical Observatory in Victoria, B.C. when it opened in 1918. At the time, the 72-inch reflecting telescope in Victoria was the largest in Canada and the second largest in the world.²⁸

In 1924 Young joined C. A. Chant as Professor of Astronomy at the University of Toronto. The two worked closely to develop the university's Department of Astronomy and to establish the David Dunlap Observatory (DDO) in Richmond Hill. As an expert in the engineering and mechanics of telescopes, Young was instrumental in designing and constructing the DDO's 74-inch reflecting telescope and its dome (Figure 6). Young also designed and constructed another 19-inch reflecting telescope used at the DDO, which he made by hand during his evenings and holidays in the period between 1926 and 1928. Young was appointed as the Director of the DDO the day after it opened in 1935, where he established a program for determining the radial velocities of faint stars in the Kapteyn selected areas. Through much dedication and effort, Young was able to keep the 74-inch telescope in full time operation during World War II, despite losing nearly half of his observing staff to the War effort. Following the War, Young retired with the title of Professor Emeritus and Director Emeritus of the DDO in 1946.²⁹

Over the course of his career, Young published 23 spectroscopic-binary orbits on his own, and determined the radial velocities of some 2,150 stars and the absolute magnitudes of over 1,100 stars in collaboration with others. He was a pioneer in stellar spectroscopy at each of Canada's three most important observatories for optical astronomy in the early 20th century. He was a Fellow and life member of the Royal Astronomical Society of Canada, where he served as National President for 1932 and 1933, as well as a life member of the American Association for the Advancement of Science, and member of the American Astronomical Society. He was elected Fellow of

²⁶ Peter M. Millman, "Reynold Kenneth Young, 1886-1977," *The Journal of the Royal Astronomical Society of Canada* Vol. 72, no. 4 (August 1978): 181.

²⁷ R. Peter Broughton. *Looking Up: A History of the Royal Astronomical Society of Canada*. Toronto: Dundurn Press, 1994: 94.

²⁸ Peter M. Millman, "Reynold Kenneth Young, 1886-1977," *The Journal of the Royal Astronomical Society of Canada* Vol. 72, no. 4 (August 1978): 182.

²⁹ *Ibid*: 183.

the Royal Society of Canada in 1923, and was the first ever to be made an Honorary Life Member in 1973.³⁰

In 1936, Young married Amy Gertrude Graham (nee Phillips) of Richmond Hill, and the couple resided together at 13 Church Street South until 1964, when the couple moved to Cobourg, Ontario.³¹ Following Amy's death in 1973, Young moved to Peterborough to be closer to his step-children. Dr. R. K. Young died in Peterborough on December 24, 1977 in his 92nd year, and was buried in the Richmond Hill Presbyterian Cemetery.³²

Architecture

Dating to 1917, the Graham-Young House at 13 Church Street South is a representative example of a vernacular early-20th-century residential architectural style that incorporates elements of both Queen Anne Revival and Edwardian design. The Queen Anne Revival style, which was applied principally to the large, opulent homes of the upper middle class in Ontario from about 1870 to the First World War,³³ is an eclectic style that incorporates a blend of medieval and classical motifs taken principally from 15th century English architecture.³⁴ It is characterized by asymmetrical facades and complex rooflines, usually comprised of a central hipped roof with lower cross gables, use of wooden shingle cladding, and large wraparound verandahs.³⁵ The Edwardian style, in contrast, was popular for residential architecture in Ontario from 1890 well into the 1930s, and was characterized by simple, balanced designs with restrained classical detailing, including simplified and understated friezes, cornices, columns, dentils, and flat-arched stone lintels.³⁶ Features of 13 Church Street South that reflect the Queen Anne Revival style include the building's complex form and roof composition, shingle-clad gables, and the large, curved wraparound verandah on the building's front (west) elevation. Edwardian details and materials include the verandah's simple, squared columns on brick pediments and dentils, flat-headed windows with stone sills and lintels, the plain cornice below the roofline, and mottled rugged brick cladding.

The dwelling at 13 Church Street South is a 2 ½-storey brick veneer building with an irregular plan and complex roof profile comprised of a steep central mansard-roofed component with lower cross gables with pent eaves on the west, south and east elevations. While the building is clad in mottled rugged brick, the gables are inset with wooden shingles.

³⁰ Ibid: 184.

³¹ "Mrs. Young dies at 85, lived in Hill 76 Years," *Liberal*. Apr 19, 1973.

³² Peter M. Millman, "Reynold Kenneth Young, 1886-1977," *The Journal of the Royal Astronomical Society of Canada* Vol. 72, no. 4 (August 1978): 183.

³³ Shannon Kyles, "Queen Anne Revival Style (1870-1910)," Ontario Architecture, accessed 24 June 2024, <http://www.ontarioarchitecture.com/QueenAnne.htm> .

³⁴ Maitland, Leslie, Jacqueline Hucker, and Shannon Rickets. *A Guide to Canadian Architectural Styles*. Peterborough ON: Broadview Press, 1992: 98.

³⁵ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989: 263.

³⁶ Shannon Kyles, "Edwardian (1890-1916)," Ontario Architecture, accessed 24 June 2024, <http://www.ontarioarchitecture.com/Edwardian.htm> .

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The windows and doors are flat-headed, with stone sills and lintels at basement and ground floor level, and stone sills only at second floor level. Attic windows in the west and south gables are paired, with wood surrounds. It appears that all window units are modern vinyl replacements. The house also features two period wood doors with glazing located at ground-floor level on the front (west) elevation.

The subject building's principal (west) elevation features a symmetrical two-bay composition, as well as a curved wraparound verandah. The verandah features wooden railings, and is supported by tapered squared columns with stone bases on brick plinths, topped by a plain architrave and dentilated cornice.

The house features a later rear (east) addition, which appears to have been built in the 1970s, based on historical aerial photography.

Context

The Graham-Young House at 13 Church Street South is located on the east side of Church Street South, south of Centre Street East. Surrounding the subject property, Church Street South features a predominantly fine-grained 19th and early-20th century residential character, with some later post-war residential infill development including bungalows and a low-rise apartment building. There is also some surface parking on the west side of the street, which services commercial properties fronting onto Yonge Street. Town Park is located directly east and south of the subject property, and the William Graham Parkette is located three lots to the south on the east side of Church Street South.

Nearby buildings that contribute to the 19th and early 20th-century residential character of Church Street South include the William Ambler House at 3 Church Street South (c. 1870 and c. 1890), the Dr. John P. Wilson House at 4 Church Street South (1921), the Charles Mason Double House at 12 and 14 Church Street South (1891), the Ambler Rental House at 25 Church Street South (c. 1880), the Robert Hewison House at 26 Church Street South (c. 1840) and the three T. H. Trench Rental Houses at 28, 30, and 40 Church Street South (all c. 1915).

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 1917, the Graham-Young House at 13 Church Street South has design and physical value as a representative example of a vernacular early-20th-century residential architectural style that incorporates elements of both Queen Anne Revival and Edwardian design. Features that express this architectural style include the building's irregular plan, complex form and roof composition, mottled rugged brick cladding, shingle-clad gables, the plain cornice below the roofline, flat headed windows and doors with stone sills and lintels, and the large curved wraparound verandah on the front (west) elevation, featuring tapered squared columns and a dentilated cornice.

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 Graham-Young House at 13 Church Street South has historical value for its direct association with significant Richmond Hill developer and builder William Graham, who built the subject building in 1917, and resided there with his wife Amy Gertrude (nee Phillips) and four children until his untimely death in 1924. William H. Graham started his own contracting and building company in Richmond Hill in 1910, and bought a substantial amount of vacant land on Centre Street East and Church Street South during the 1910s and 1920s, which he subdivided, developed, and then resold to accommodate the village's rapid growth resulting from the booming flower industry during this time. During his relatively short time as a land developer and builder in the boom years of Richmond Hill's flower industry of the 1910s and 1920s, he constructed many public buildings, as well as around 30 homes in the village. As a testament to the influence that Graham had on the growing village in the early 20th century, the William H. Graham Parkette now stands at 43 Church Street South. The grand scale and complex architectural style of the house reflect Graham's success as a builder at the time of its construction in 1917.

The Graham-Young House has further historical value for its direct associations with significant Canadian astronomer Reynold Kenneth Young. Young was a pioneer in stellar spectroscopy who worked at each of Canada's three most important observatories for optical astronomy in the early 20th century. Young was a Professor of Astronomy at the University of Toronto under C. A. Chant, and was instrumental in designing and constructing the David Dunlap Observatory's 74-inch reflecting telescope and its dome. Young also served as Director of the David Dunlap Observatory from its opening in 1935 until his retirement in 1946. Over the course of his career, Young published 23 spectroscopic-binary orbits on his own, and determined the radial

velocities of some 2,150 stars and the absolute magnitudes of over 1,100 stars in collaboration with others. Young married Amy Gertrude Graham (nee Phillips) in 1936, and the couple resided together at 13 Church Street South until 1964.

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.

N/A

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 Graham-Young House also has historical value because its early-20th-century residential architectural style reflects the work of prolific Richmond Hill builder William Graham during a period of rapid growth in the village resulting from the booming flower industry during the 1910s and 1920s. Residential buildings constructed by Graham generally reflect a vernacular combination of the Queen Anne Revival and Edwardian styles popular in the early 20th century. Graham's buildings have made an enduring impact on the built form character of Richmond Hill village, particularly on residential streets that were largely built out in the 1910s and 1920s, including Church Street South, Centre Street East, Roseview Avenue, and Arnold Crescent.

Other buildings in Richmond Hill attributed to William Graham include the M. L. McConaghy Public School at 10100 Yonge Street (1914); the Standard Bank of Canada at 10111 Yonge Street (1915); the Loyal True Blue & Orange Home at 11181 Yonge Street (c. 1921); the Herbert H. Hopper House at 26 Arnold Crescent (1914); the William Pugsley House at 18 Arnold Crescent (1914); the Mrs. Fred Lynett House at 27 Arnold Crescent (c. 1915); the Lewis Doner House at 42 Arnold Crescent (c. 1913); the William Hord House at 48 Centre Street East (c. 1920); the George Glenn House at 58 Centre Street East (1921); the Joseph H. Hall House at 59 Centre Street East (1913); the John B. Hickson House at 75 Centre Street East (c. 1910); the George Gee House at 92 Centre Street East (c. 1919); the Magdalene Klinck House at 75 Centre Street East (1914); the William Graham House at 90 Centre Street East (1910); the James Dixon House at 85 Church Street South (c. 1924); the William C. Savage House at 91 Church Street South (c. 1921); and the Herbert Jackson House at 67 Roseview Avenue (1915).

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

The Graham-Young House at 13 Church Street South has contextual value because its scale, form, and early 20th-century architectural style are important in defining and maintaining the predominantly late-19th and early-20th-century residential character of the surrounding streetscape on Church Street South, as well as that of the surrounding residential area east of Yonge Street and north of Major Mackenzie Drive, which was largely developed during the early 20th century.

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

N/A

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

N/A

Maps and Photographs

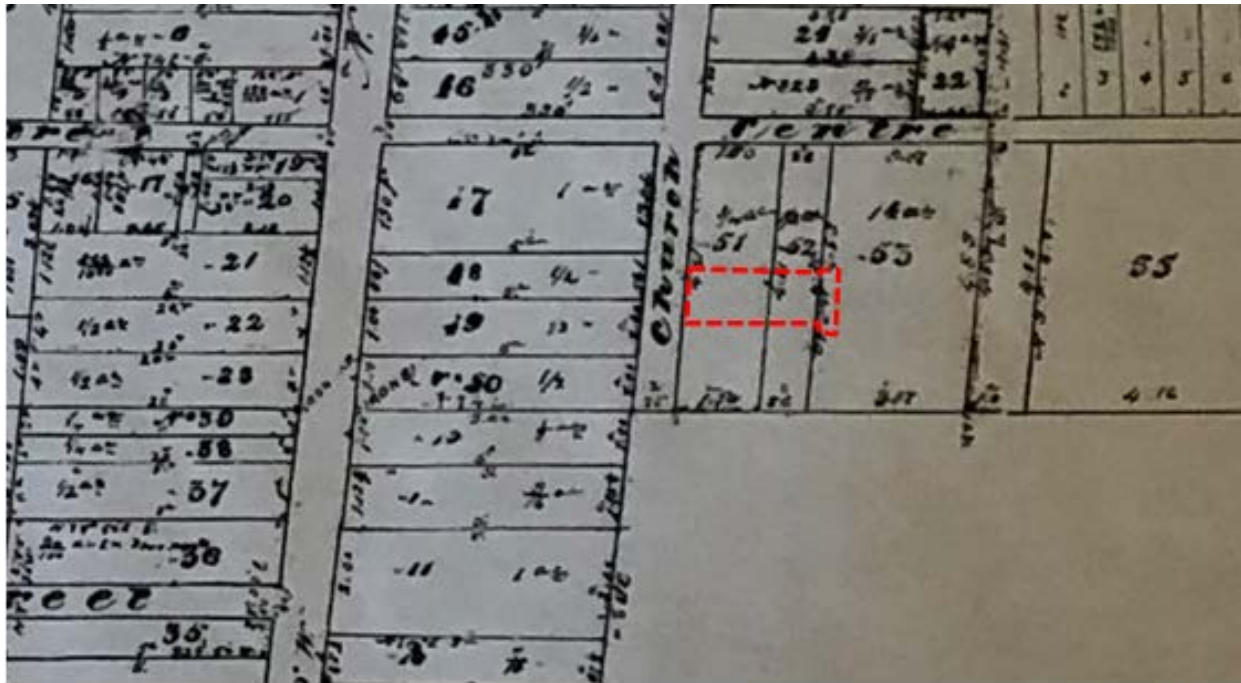


Figure 1 Detail of the 1879 Gibson Plan of the Village of Richmond Hill, with the approximate location of the subject property at 13 Church Street South shown in red, comprising part of village lots 51, 52 and 53 (Source: Richmond Hill Public Library Local History and Genealogy Collection).

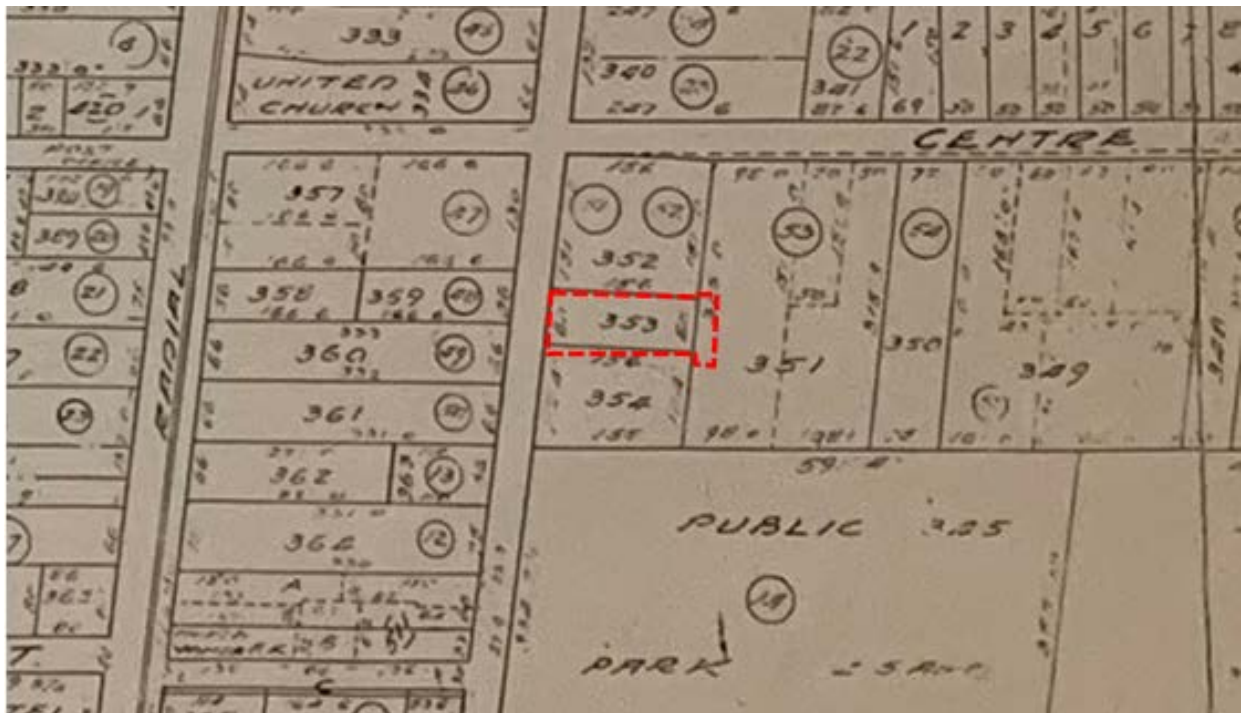


Figure 2 Detail of the 1938 Reuben Map of the Village of Richmond Hill, with the approximate location of the subject property at 13 Church Street South shown in red, comprising part of lots 353 and 351 (Source: Richmond Hill Public Library Local History and Genealogy Collection).

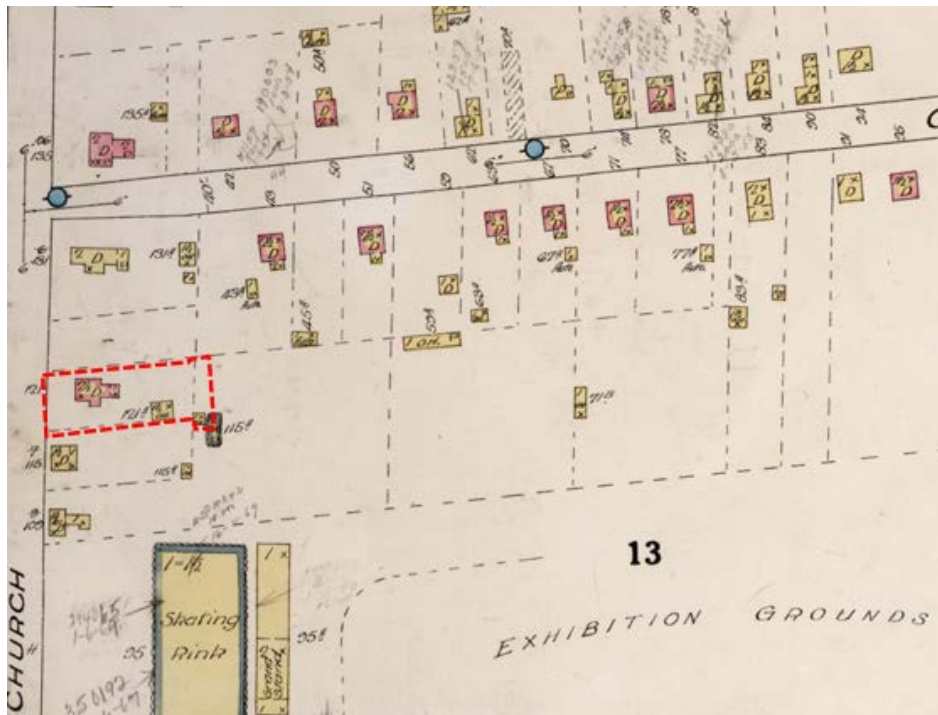


Figure 3 Detail of the 1923 *Underwriter's Survey Bureau Limited Fire Insurance Plan of Richmond Hill*, with the approximate location of the subject property at 13 Church Street South in red. Note the Exhibition Grounds (now Town Park) to the south (Source: University of Toronto Library).

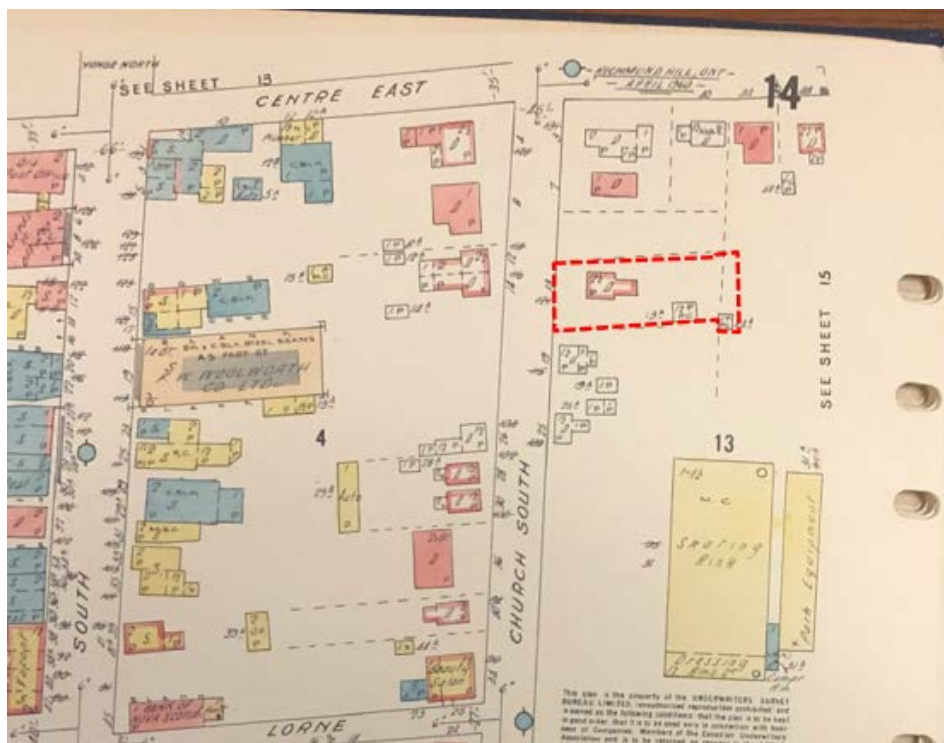


Figure 4 Detail of the 1960 *Underwriter's Survey Bureau Limited Insurance Plan of the Town of Richmond Hill*, with the approximate location of the subject property at 13 Church Street South in red. Note the Exhibition Grounds (now Town Park) to the south (Source: Richmond Hill Public Library Local History and Genealogy Collection).



Figure 5 Circa 1914 photograph of the Graham family outside their first home at 90 Centre Street East, Richmond Hill. Mrs. Amy Graham is sitting on the steps while her husband, William, and eldest child, Phillip, sit in their new 1914 Model-T Ford (Source: *Early Days in Richmond Hill*).



Figure 6 1939 photograph of David Dunlap Observatory staff; left-right: R.K. Young, F.S. Hogg, P.M. Millman, and H.S. Hogg (seated). (Source: *Looking Up: A History of the Royal Astronomical Society of Canada*).



Figure 7 Photograph of the Graham-Young House's front (west) and south elevations, looking northeast from Church Street South. Note the house's complex form and roof composition, mottled rugged brick cladding, shingle-clad gables, flat headed windows and doors, and the large curved wraparound verandah on the front (west) elevation. (Source: HUD, 2024).



Figure 8 Photograph of the Graham-Young House's front (west) and north elevations, looking southeast from Church Street South (Source: HUD, 2024). Note the house's mottled rugged brick cladding, shingle-clad gables, flat headed windows and doors with stone sills and/or lintels, and the large curved wraparound verandah on the front (west) elevation. (Source: HUD, 2024).

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