

Heritage Research and Evaluation Report



55 Richmond Street – Maple Villa

Circa 1837

Part of Lot 47 Concession 1, Vaughan Township

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

History

Contextual History

Maple Villa at 55 Richmond Street is a residential structure in the City of Richmond Hill's historic village core. 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. 55 Richmond Street is located within the former Lot 47 Concession 1 in Vaughan Township, which is associated with a period of intense early development within the village along Yonge, Centre, Elizabeth, Richmond, Wright, and Mill Streets from 1810 to 1850. Over the course of its life, the subject property has been called Lot 47 Concession 1, Lot 33 on Lot 47, Lot 114 on Plan 12003, 55 Richmond Street, and Maple Villa.

55 Richmond Street

The first owner of Lot 47, Concession 1 in Vaughan Township was John Stooks, who was granted 210 acres of land from the Crown in 1808. According to land registry records, the lot was then sold to D'Arcy Boulton in 1810, to Henry J. Boulton in 1811, and to David Bridgeford in 1818. In 1820, the property was split into two halves, and the north 105 acres was sold back to Henry J. Boulton, who resold the property again to David Porter in the same year. In the early 19th century, there was no known structure present on the subject property and the lot was likely used for agricultural purposes. In 1831, 104 acres in the north half of Lot 47 was sold to Amos Wright. Over the next two decades, Amos Wright divided the lot into smaller parcels and sold them off.¹

The next owner of the subject property was Benjamin Davidson. Land registry records show that between 1837 and 1856, Davidson purchased a series of parcels from Amos Wright and Abraham Ransom,² and according to census records, owned 11 ½ acres on Lot 47 by 1871.³

It is believed that Benjamin Davidson built Maple Villa on the subject property. The subject property's previous owner, Amos Wright, already owned a house east of Yonge Street in the village at the time⁴ and was therefore unlikely to build another structure on Lot 47. Benjamin Davidson bought the property in 1837, and directories place him on Lot 47 since at least 1846, meaning that a dwelling was likely present on the subject property by then.⁵ The 1861 census shows that Davidson lived in a 1 ½ storey frame house, a description matching the subject structure.⁶ Furthermore, physical evidence confirms that the subject structure was built in the early to mid-nineteenth century; according to George Duncan, the house retains its old hewn timbers, which indicates an older, pre-industrial revolution structure.⁷ According to archival documentation, the subject house was built before 1846 and was likely built shortly after Davidson purchased the property in 1837.

Davidson also likely heavily renovated the subject house sometime in the 1870s. During this time, the house's front gable was added, the roof was raised and given a steeper pitch, and the pierced vergeboarding was added; architectural elements that were popular in the mid to late-nineteenth century.⁸

In addition to building the subject house, Davidson also used the property for business and agriculture. Census and directory records show that Davidson was a millwright, and

¹ *Ontario Land Registry Historical Books*. York Region: Lot 47, Concession 1, Vaughan Township.

² *Ibid.*

³ *Census of Canada, 1871*.

⁴ Stamp, Robert M. *Early Days in Richmond Hill: A History of the Community to 1930*. Richmond Hill: Richmond Hill Public Library Board, 1991.

⁵ *Brown's Toronto city and home district directory: 1846-7*. Toronto: George Brown, 1846.

⁶ *Census of Canada West, 1861*.

⁷ Duncan, George W. J. *Early Houses of Richmond Hill and Vicinity*. Richmond Hill: Richmond Hill Historical Society 1995.

⁸ Duncan, George W. J. *Early Houses of Richmond Hill and Vicinity*. Richmond Hill: Richmond Hill Historical Society 1995.

Page 3

was likely operating his business from Maple Villa by 1851.⁹ The 1871 census shows that Davidson also had a small farm on his property, and grew vegetables and raised horses and cattle.¹⁰

When Benjamin Davidson died in August 1876, his 11 ½ acre property was sold off in pieces. In 1881, the property was the subject of a civil court case that was resolved with a vesting order¹¹ in favour of Robert Stockdale. In 1882, Stockdale acquired the house and 6 acres of surrounding land,¹² then known as Lots 32 and 33 on 47.¹³

According to newspaper sources, the Stockdale property consisted of a house, a stable, and a barn.¹⁴ It is unlikely that the Stockdales lived on the subject property, and instead rented it out. One tenant was Charles Cooper, who, according to the 1896 and 1897 voters' lists, rented Lots 32 and 33 on 47 on the north side of Richmond Street.¹⁵ According to the 1901 census, William and Elizabeth Thornback were also tenants on Lots 32 and 33 on 47, renting a 6-acre property with a wooden house on the north side of Richmond Street.¹⁶ Newspaper records show that another tenant was Mr. J. Bentley, who rented the property around 1903.¹⁷

The next owner of the subject property was Henry Hopper. Hopper lived at the subject property starting in 1903, and according to his death certificate, was still living on Richmond Street at the time of his death in 1906.¹⁸ The following year, Lots 32 and 33 were sold to George and Martha Reaman.¹⁹ According to the 1921 census, the Reamans lived on Richmond Street in a wooden seven-room house,²⁰ and the 1923 fire insurance plan shows that the property included two outbuildings and a rear addition on the house.²¹ Sometime in the early 20th century, the Reamans altered the front façade of the structure, adding the current porch and bay window.²²

⁹ Stamp, Robert M. *Early Days in Richmond Hill: A History of the Community to 1930*. Richmond Hill: Richmond Hill Public Library Board, 1991.

¹⁰ *Census of Canada*, 1871.

¹¹ A vesting order is a court order that passes a legal title from one person to another.

¹² "Local items." *York Herald*, May 4 1882.

¹³ Lot 33 approximately encompasses the subject property, and Lot 32 is the neighborhood property to the north and west. Together, Lots 32 and 33 total to 6 acres.

¹⁴ "For sale or to rent." *The Liberal*, 10 February 1898.

¹⁵ *List of Voters for the Village of Richmond Hill*, Richmond Hill: Liberal Printing and Publishing House, 1896, 1897.

¹⁶ *Census of Canada*, 1901.

¹⁷ "Locals." *The Liberal*, 26 March 1903.

¹⁸ *County of York Death Certificates*. 1906. Accessed via Family Search.

¹⁹ *Ontario Land Registry Historical Books*. York Region: Lot 47, Concession 1, Vaughan Township.

²⁰ *Census of Canada*, 1921.

²¹ Underwriter's Survey Bureau Limited. *Fire Insurance Plan of Richmond Hill, Ontario*. Toronto & Montreal: Underwriter's Survey Bureau Limited, 1923.

²² Duncan, George W. J. *Early Houses of Richmond Hill and Vicinity*. Richmond Hill: Richmond Hill Historical Society 1995.

Page 4

In 1926, Lots 32 and 33 were sold to Henry and Alice Thompson.²³ The 1931 census confirms that the Thompsons lived at the subject property, and describes their house as a wooden, seven-room structure.²⁴

Subsequent owners of Lots 32 and 33 on 47 include Vincent and Ellen McCullough in 1945, Joseph Cordone in 1970, and George and Angela Macri in 1970. In 1978, Lot 33 was sold to J. Cordone Realty Ltd. and was renamed Lot 114 on Plan 12003, matching the subject property's legal description today.²⁵

Benjamin Davidson

Benjamin Davidson and the Davidson family owned, lived, and worked on the subject property at 55 Richmond Street from 1837 to 1882. The Davidson family were early settlers in the Richmond Hill community, and likely built Maple Villa around the time they acquired the property on Lot 47 in 1837.

Benjamin Davidson was born in England around 1804 or 1805 and emigrated to Canada with his wife, Mary, sometime before 1837.²⁶ The subject property was purchased in 1837, and Maple Villa was likely constructed shortly thereafter.

The Davidson family was very involved in the early Richmond Hill community, contributing to its economic growth and participating in civic engagement. Census records and directories show that Davidson was a longstanding millwright operating from Richmond Street beginning in at least 1851, and retiring around 1871.²⁷ The Davidson's 11 ½-acre property also supported a small farm, and according to the 1871 census, grew oats, peas, wheat, root vegetables and apples, raised horses, sheep, cattle, and swine, and produced wool and butter.²⁸

In addition to his business, Davidson was involved in village and township councils. Davidson was appointed to township council as a pathmaster in 1863,²⁹ and to the Richmond Hill village council as the Overseer of Streets, Sidewalks, and Highways in 1873,³⁰ 1874,³¹ and 1875.³² He also participated in the temperance movement, and was associated with the Richmond Hill Temple IOGT (International Organization of Good

²³ *Ontario Land Registry Historical Books*. York Region: Lot 47, Concession 1, Vaughan Township.

²⁴ *Census of Canada*, 1931.

²⁵ *Ontario Land Registry Historical Books*. York Region: Lot 47, Concession 1, Vaughan Township.

²⁶ *Census of Canada West*, 1851.

²⁷ *Census of Canada West*, 1851, 1861; *Census of Canada*, 1871; *Mitchell & Co's general directory for the city of Toronto and gazetteer of the counties of York and Peel for 1866*. Toronto: Mitchell & Co., 1866; *County of York Gazetteer and Directory: First Edition (1871)*. Toronto: W.H. Irwin & Co., 1870-1.

²⁸ *Census of Canada*, 1871.

²⁹ "Vaughan Council." *York Herald*, April 10 1863.

³⁰ "Richmond Hill Village Council." *York Herald*, January 24 1873.

³¹ Stamp, Robert M. *Early Days in Richmond Hill: A History of the Community to 1930*. Richmond Hill: Richmond Hill Public Library Board, 1991.

³² "First meeting of council." *York Herald*, January 22 1875.

Page 5

Templars).³³ Benjamin Davidson died in 1876, and his family remained on the subject property until about 1882.³⁴

Davidson's children were also active in the community while residing at the subject property. According to the 1861 census, Davidson's daughter, Agnes, was a milliner and his son, Benjamin Junior, was a carpenter.³⁵

George Reaman

George Reaman and his wife, Martha, owned and lived at Maple Villa from 1907 to 1926, and undertook renovations to the house during their ownership.

Prior to their move to Richmond Hill, the Reamans were farmers in Concord, Ontario.³⁶ George Reaman was born in Concord in 1849 and later married Martha Ann White (1852-1942) in 1872.³⁷ The couple had two sons, Ellsworth, who died at the age of six, and George Elmore.³⁸ According to the 1911 census, George, Martha, and Elmore lived together at the subject property,³⁹ and by 1921, Elmore had moved out.⁴⁰

Elmore (1889-1969) was a prolific writer and educator, as well as the founder of the Pennsylvania German Folklore Society of Ontario.⁴¹ During his long and accomplished career, he was a publisher's editor, taught English at the Ontario College of Agriculture, superintendent of a boys' training school, and was Extension director of the University of Waterloo and of the Waterloo Lutheran College. Most notably, Elmore contributed to the understanding of the Richmond Hill and Vaughan communities by researching and writing *A History of Vaughan Township*.⁴²

After moving to Richmond Hill in 1907, George Reaman retained his connection to his family farm on Lot 24 Concession 3 in Vaughan. According to the 1911 census, Reaman was still a farmer four years after moving to Richmond Hill.⁴³ Newspaper records from *The Liberal* show that he rented out his pasture⁴⁴ and sold gravel and sand from his old lot.⁴⁵

³³ "To the editor of the York Herald." *York Herald*, March 7 1862.

³⁴ "Chancery notice!" *York Herald*, July 21 1881.

³⁵ *Census of Canada West*, 1861.

³⁶ "Another property sold." *The Liberal*, January 3 1907.

³⁷ "Obituary." *The Liberal*, June 21 1928.

³⁸ "Obituary." *The Liberal*, December 31 1942.

³⁹ *Census of Canada*, 1911.

⁴⁰ *Census of Canada*, 1921.

⁴¹ "The Society's Beginnings." PGFSO. Accessed April 24, 2024. <https://pgfso.com/history/>.

⁴² Reaman, George Elmore. *A History of Vaughan Township: Two centuries of life in the township*. University of Toronto Press, 1971.

⁴³ *Census of Canada*, 1911.

⁴⁴ "Pasture to let." *The Liberal*, June 20 1907.

⁴⁵ "Want ads." *The Liberal*, October 11 1923.

At the same time, Reaman was active in the Richmond Hill community after he moved to Maple Villa. He was a member of the Temperance Society⁴⁶ and was the sales agent for the King Cream Separator, a device used for separating milk into cream and skim milk, starting in 1919.⁴⁷ Most notably, however, George Reaman was an active and engaged member of the United Church, serving on the Methodist Church board for 53 years and acting as a recording steward.⁴⁸

Today, Reaman Street, located one block west of the subject property, is named after George Reaman. After Reaman sold Lots 32 and 33 in 1926, Lot 32 was divided and developed by the Ajax Realty Company.⁴⁹ As part of the development, Reaman Street was built to bridge Richmond and Wright Streets and was named after its previous owner.⁵⁰

Architecture

Maple Villa at 55 Richmond Street was built circa 1837 and renovated around the 1870s and 1920s. The house is a rare and unique example of an evolved architectural style that incorporates the Classic Ontario style with later craftsman elements. The Classic Ontario style features a mixture of Georgian and later Gothic elements, and Classic Ontario Houses were often originally Georgian structures renovated in the mid to late-nineteenth century to incorporate Gothic features such as steep front gables and detailed ornamentation.⁵¹ The Craftsman style was popular in the early twentieth century and was influenced by English Tudor architecture, giving structures a snug, rustic appearance.

Maple Villa is an example of the Classic Ontario style because of its balanced composition, T-shaped footprint, central entrance, side gable roof with front gable, and pierced vergeboard with turned spindle work.⁵² It also features later craftsman elements, such as the shed-roofed bay window with three-over-one window units and the porch with front gable roof and square posts.

Maple Villa consists of an original structure, built circa 1837, and a rear addition built sometime before 1923,⁵³ which give the building a T-shaped footprint. The building fronts Richmond Street and is slightly set back from the road. The original part of the building is a 1 ½-storey frame structure covered in red insulbrick and has a medium-

⁴⁶ "Family Binders, R-T." *Richmond Hill Public Library, Mary-Lou Griffin Local History Room*, date unknown.

⁴⁷ "Advertisement." *The Liberal*, April 24 1919.

⁴⁸ "Obituary." *The Liberal*, June 21 1928.

⁴⁹ "Building activity in Richmond Hill." *The Liberal*, August 11 1927.

⁵⁰ Stamp, Robert M. *Early Days in Richmond Hill: A History of the Community to 1930*. Richmond Hill: Richmond Hill Public Library Board, 1991.

⁵¹ Architectural styles. Accessed April 12, 2024.

<https://www.markham.ca/wps/portal/home/about/markham-heritage/architectural-styles/03-architecturalstyles#:~:text=The%20Ontario%20Classic%20house%20is,in%20the%201850s%20and%201860s.>

⁵² *Ibid.*

⁵³ Underwriter's Survey Bureau Limited. *Fire Insurance Plan of Richmond Hill, Ontario*. Toronto & Montreal: Underwriter's Survey Bureau Limited, 1923.

Page 7

pitched side gable roof with a steeply-pitched front gable (or “peak”). On the west elevation, there is an exterior brick chimney that is believed to have been built in the 20th century.

The front (south) façade facing Richmond Street has a balanced composition with three bays at grade and one bay at the top storey. At grade, there are two windows flanking a rectangular, flat-headed doorway. The central gable on the south elevation contains wooden pierced vergeboard with turned spindle work. The front façade also features a one-storey porch built circa the 1920s.⁵⁴ The porch has a medium-pitched front gable roof, square wooden posts, scalloping along the fascia, and a sign inscribed with “Maple Villa”.

On the south, west, and east elevations, there are flat-headed windows in varying sizes with stone sills and wooden surrounds. The shutters surrounding the windows appear to be functional. On the south (front) elevation, there is also a rectangular shed-roofed bay window installed circa the 1920s with three-over-one hung window units. All of the structure’s window units appear to be vinyl.

To the rear of the property, there is a detached one-storey garage built between 1923 and 1954.⁵⁵

Context

Maple Villa at 55 Richmond Street is located on the north side of Richmond Street, east of Hall Street. It is part of Richmond Hill’s historic village core, which developed starting in the early 19th century around Yonge Street. The subject property is located on a large lot with substantial front and side (west) yards featuring mature trees and shrubbery. The subject property’s green space and landscaping also contribute to the historic village character of the surrounding context.

To the south and west of the property, Richmond Street features a predominantly fine-grained late-19th and early-20th century residential built form character. However, due to societal and technological changes during the latter half of the 20th century, several smaller houses on Richmond Street east of the subject property have now been replaced by higher-density residential slab buildings, large surface parking lots, and commercial buildings.

Nearby buildings that contribute to the historic village character of the streetscape include the William Harrison House at 32 Richmond Street (1881), the Mill Worker’s Cottage at 42 Richmond Street (circa 1875), the Nathaniel Wellwood House at 62 Richmond Street (1915), the Archibald Campbell House at 66 Richmond Street (1914), the Mortson-Hogg House at 98 Richmond Street (circa 1885), the Wilson-Mowatt House at 4 Elizabeth Street North (circa 1876), the Phillips-Newbury-Bowman House at 10

⁵⁴ Richmond Hill Local Architectural Advisory Committee (LACAC). “Heritage Building Summary – 55 Richmond Street.” Richmond Hill Public Library, Local History and Genealogy Collection, date unknown.

⁵⁵ Underwriter’s Survey Bureau Limited. *Fire Insurance Plan of Richmond Hill, Ontario*. Toronto & Montreal: Underwriter’s Survey Bureau Limited, 1923; “York Maps Historical Imagery - 1954.” *York Region*, 2024.

Elizabeth Street North (circa 1825), the Burton F. Caldwell House at 16 Elizabeth Street North (1912), and the William Harrison Speculative House at 17 Elizabeth Street North (1885).

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.

Maple Villa at 55 Richmond Street, built circa 1837 and renovated circa the 1870s and 1920s, has design and physical value as a rare and unique example of an evolved architectural style that incorporates the Classic Ontario style with later craftsman elements. Maple Villa consists of a 1 ½ storey frame structure with red insulbrick cladding and a rear addition. Architectural features that are representative of the Classic Ontario style include the building's 1 ½ storey massing, frame construction, medium-sloped side gable roof with front gable adorned with pierced vergeboarding and turned spindles, the balanced three-bay composition of the front façade, and the central doorway. Architectural features that are representative of the craftsman style include the building's bay window with three-over-one window units and the porch with front gable roof and square posts.

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.

Maple Villa at 55 Richmond Street has historical and associative value for its associations with Benjamin Davidson and the Davidson family, who lived on the property from 1837 to 1882. Davidson, an early settler in Richmond Hill, likely built Maple Villa around 1837 and conducted significant renovations on its exterior in the

Page 9

1870s. Davidson was an active member of the Richmond Hill community, engaging in its early economic and civic activity. Davidson was a millwright from about 1851-1871, operated a small farm on his Richmond Street property, and was appointed Pathmaster on the township council in 1863 and Overseer of Streets, Sidewalks, and Highways on the Richmond Hill village council in 1873, 1874, and 1875. Davidson was also an active member of the Richmond Hill Temperance Society.

Maple Villa at 55 Richmond Street also has historical and associative value for its association with George and Elmore Reaman, longtime owners and residents of the property from 1907 to 1926. George Reaman, a farmer from Vaughan township, was an active contributor in the Richmond Hill community since he moved to the village in 1907, participating in the Temperance Society and in the United Church. Reaman also conducted exterior renovations on Maple Villa circa 1920s. Today, Reaman Street in Richmond Hill is named after George Reaman. George's son, Elmore, was a prolific writer whose book, *A History of Vaughan Township*, contributes to the understanding of Vaughan and Richmond Hill history.

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.

N/A

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

Built circa 1837, Maple Villa has contextual value because its scale, form, and Classic Ontario architectural style are important in defining and maintaining the predominantly fine-grained 19th and early 20th century residential character of Richmond Street. The property also contributes to the historic character of Richmond Hill's village core more broadly, which is typified by fine-grained commercial and institutional built form concentrated to Yonge Street, and fine-grained residential built form located on side streets east and west of Yonge Street.

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

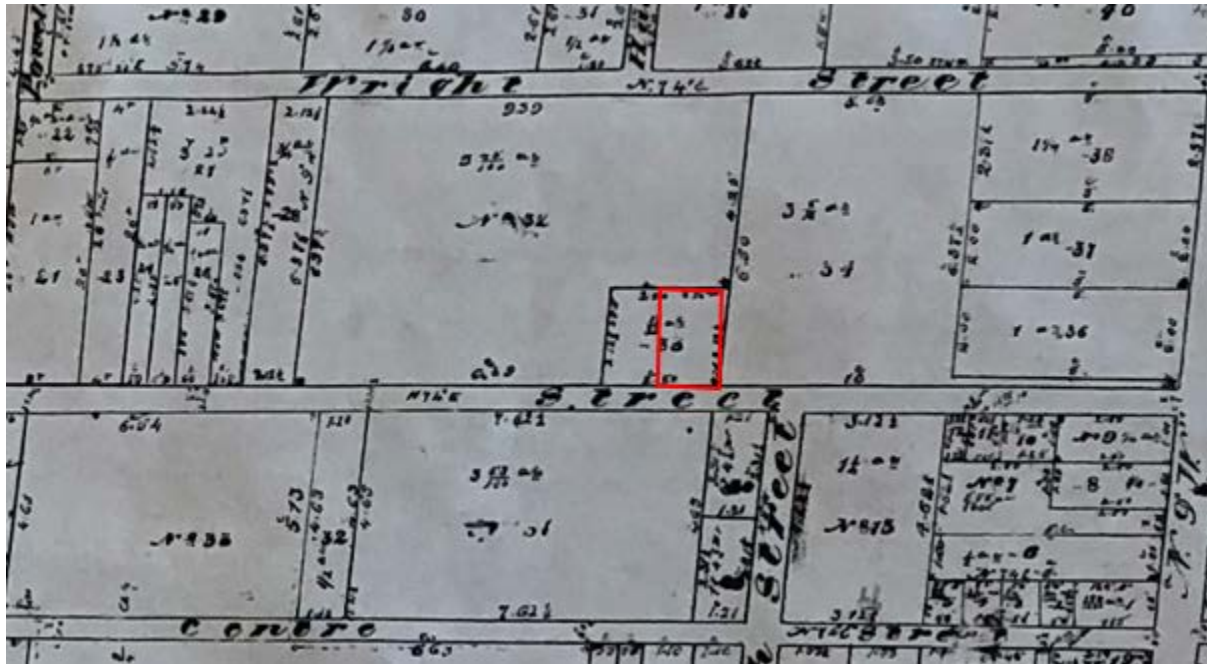


Figure 1 Detail of the 1879 Gibson Plan showing the approximate location of Maple Villa at 55 Richmond Street (indicated in red). Note that in 1879, the subject property was owned by Benjamin Davidson and consisted of Lots 32 and 33 on Lot 47 Concession 1. (Source: Richmond Hill Public Library)



Figure 2 Detail of the 1923 Fire Insurance Plan of Richmond Hill showing the approximate location of Maple Villa at 55 Richmond Street (indicated in red). Note the structure's rear addition and wood construction. (Source: University of Toronto Map and Data Library)

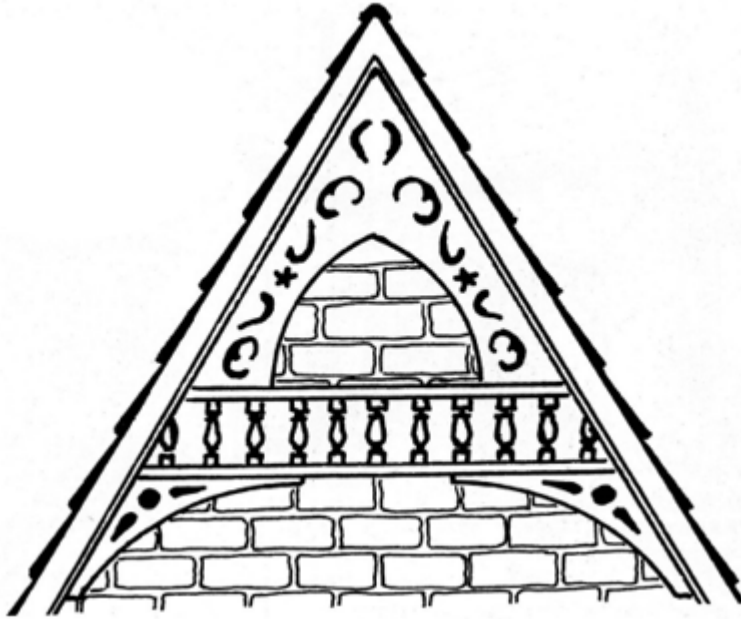


Figure 3 Detail sketch of the vergeboarding at Maple Villa at 55 Richmond Street. Note the intricate High Victorian design and turned spindles. (Source: Richmond Hill Public Library)



Figure 4 Circa 1960s photograph of Maple Villa at 55 Richmond Street. Note the structure's 1 ½-storey massing, frame construction, medium-sloped side gable roof with front gable adorned with pierced vergeboarding and turned spindles, the balanced three-bay composition of the front façade, and the central doorway. (Source: LACAC)



Figure 5 Current photograph of Maple Villa at 55 Richmond Street looking north, showing the structure's front (south) elevation. Note the structure's 1 ½-storey massing, frame construction, medium-sloped side gable roof with front gable adorned with pierced vergeboarding and turned spindles, the balanced three-bay composition of the front façade, and the central doorway. (Source: HUD 2024)



Figure 6 Current photograph of Maple Villa at 55 Richmond Street looking north, showing the detail of the structure's vergeboarding. Note the intricate High Victorian design and turned spindles. (Source: HUD 2024)



Figure 7 Current photograph of Maple Villa at 55 Richmond Street facing northwest, showing the structure's front porch. Note the sign above the porch inscribed with "Maple Villa" and the scalloping along the fascia. (Source: HUD 2024)



Figure 8 Current photograph of Maple Villa at 55 Richmond Street facing northeast, showing the west elevation. Note the 1 ½-storey massing, front gable, and flat-headed windows with stone sills and wood surrounds. (Source: HUD 2024)



Figure 9 Current photograph of Maple Villa looking northwest, showing the structure's village core context on Richmond Street. Note the surrounding fine-grained residential streetscape along Richmond Street. (Source: HUD 2024)

Sources

Archival Sources

"Advertisement." *The Liberal*, April 24 1919.

"Another property sold." *The Liberal*, January 3 1907.

Brown's Toronto city and home district directory: 1846-7. Toronto: George Brown, 1846.

"Building activity in Richmond Hill." *The Liberal*, August 11 1927.

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

Census of Canada West, 1851, 1861.

"Chancery notice!" *York Herald*, July 21 1881.

County of York Death Certificates, 1906. (Accessed via Family Search)

County of York Gazetteer and Directory: First Edition (1871). Toronto: W.H. Irwin & Co., 1870-1.

"First meeting of council." *York Herald*, January 22 1875.

Page 15

“For sale or to rent.” *The Liberal*, 10 February 1898.

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

List of Voters for the Village of Richmond Hill, Richmond Hill: Liberal Printing and Publishing House, 1896, 1897.

“Local items.” *York Herald*, May 4 1882.

“Locals.” *The Liberal*, 26 March 1903.

Mitchell & Co’s general directory for the city of Toronto and gazetteer of the counties of York and Peel for 1866. Toronto: Mitchell & Co., 1866.

“Obituary.” *The Liberal*, June 21 1928.

“Obituary.” *The Liberal*, December 31 1942.

Ontario Land Registry Historical Books. York Region: Lot 47, Concession 1, Vaughan Township.

“Pasture to let.” *The Liberal*, June 20 1907.

“Richmond Hill Village Council.” *York Herald*, January 24 1873.

“To the editor of the York Herald.” *York Herald*, March 7 1862.

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

“Vaughan Council.” *York Herald*, April 10 1863.

“Want ads.” *The Liberal*, October 11 1923.

“York Maps Historical Imagery - 1954.” *York Region*, 2024.

Secondary Sources

Architectural styles. Accessed April 12, 2024.

<https://www.markham.ca/wps/portal/home/about/markham-heritage/architectural-styles/03architectualstyles#:~:text=The%20Ontario%20Classic%20house%20is,in%20the%201850s%20and%201860s.>

Duncan, George W. J. *Early Houses of Richmond Hill and Vicinity*. Richmond Hill: Richmond Hill Historical Society 1995.

“Family Binders, R-T.” *Richmond Hill Public Library, Mary-Lou Griffin Local History Room*, date unknown.

Haessler, Helmut. *Historic Richmond Hill, 1800-1975*. Richmond Hill: Helmut Haessler, 1975.

Reaman, George Elmore. *A History of Vaughan Township: Two centuries of life in the township*. University of Toronto Press, 1971.

Richmond Hill Local Architectural Advisory Committee (LACAC). "Heritage Building Summary – 55 Richmond Street." Richmond Hill Public Library, Local History and Genealogy Collection, date unknown.

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

"The Society's Beginnings." PGFSO. Accessed April 24, 2024.
<https://pgfso.com/history/>.