

The Corporation of the City of Richmond Hill

By-Law 95-24

A By-Law to Designate 9835 Leslie Street (*William Munro 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 property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill (“City Council”) has consulted with Heritage Richmond Hill concerning this matter;

And Whereas City Council thereafter caused the City Clerk to serve on the owner(s) of the property known as 9835 Leslie Street, Richmond Hill, as well as upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid property and has also caused the City Clerk to publish the Notice of Intention to Designate on the City’s website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended;

And Whereas no Notice of Objection was served upon the City Clerk under subsection 29(5) of the *Ontario Heritage Act*;

And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scaled drawing identifying the location of the property’s cultural heritage value or interest are set out in Schedule “A” to this by-law;

Now Therefore The Council of The Corporation of The City of Richmond Hill enacts as follows:

1. That the property located at 9835 Leslie Street, being Part of Lot 19, Concession 3; designated as Part 2, on Plan 65R-34582; Richmond Hill; Regional Municipality of York [PIN 03126-0171 (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(s) of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of this by-law on the City’s website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended.

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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 95-24 is declared to form a part of this By-law.

Passed this 9th day of October, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File D12-07248

SCHEDULE "A" TO BY-LAW 95-24

REASONS FOR DESIGNATION

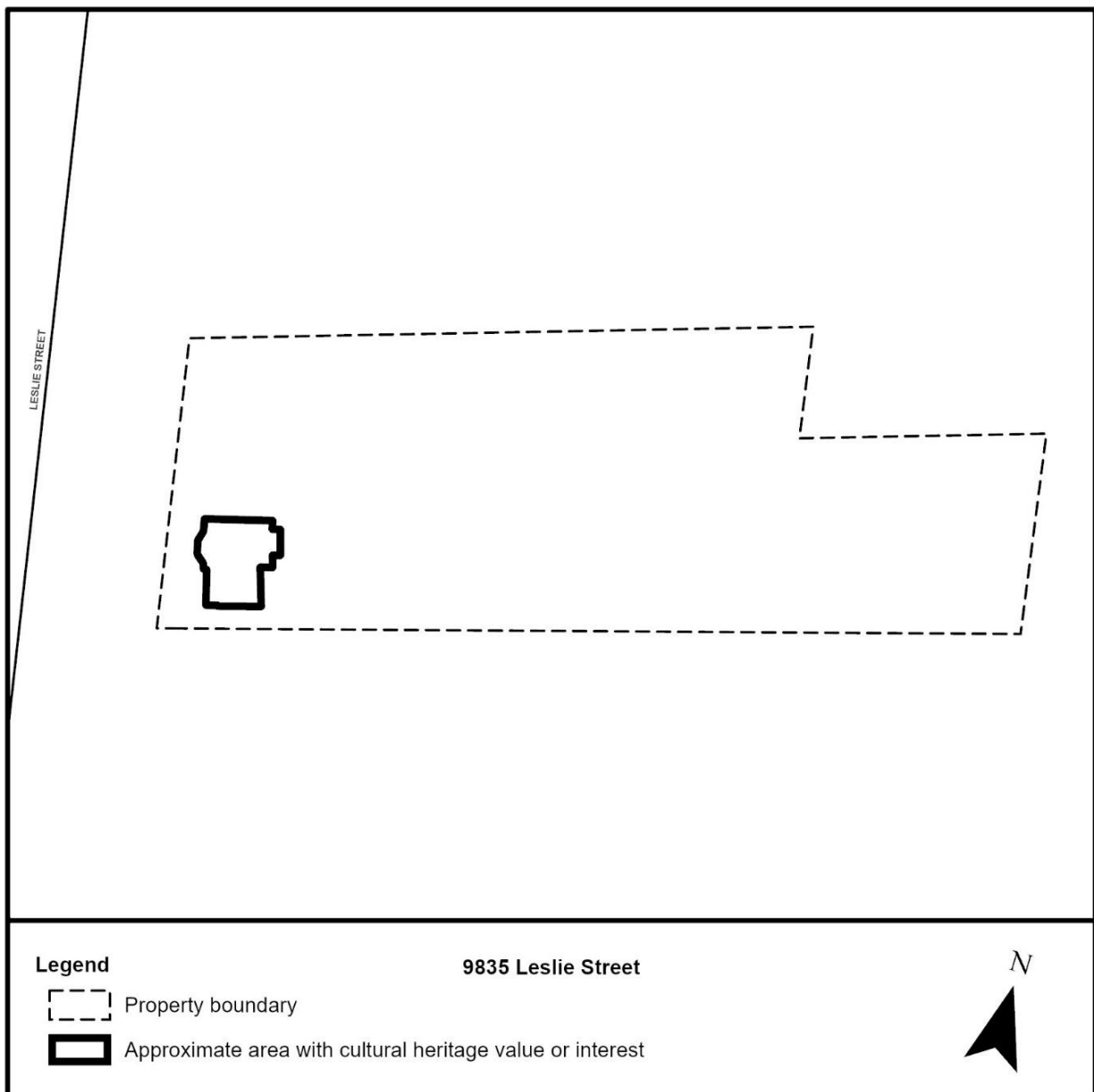
9835 Leslie Street

William Munro House

Description of Property

The William Munro House at 9835 Leslie Street is a 1 ½-storey dichromatic brick building with a T-shaped plan and cross-gabled roof located on the east side of Leslie Street, south of Major Mackenzie Drive East. The property is located within the former milling and agricultural hamlet of Headford.

Area of Cultural Heritage Value or Interest



Statement of Significance

Design and Physical Value

Dating to circa 1875, the William Munro House at 9835 Leslie Street has design and physical value as a representative example of the late-Victorian Gothic Revival architectural style. The building has retained its historical 1 ½-storey scale, form,

massing and western orientation towards Leslie Street. The building has also retained many historical architectural details that are representative of the late-Victorian Gothic Revival style including its T-shaped plan, medium-pitched cross-gabled roof with additional central gables on its west and north elevations, red-brick cladding with decorative buff brick details, segmental-headed windows and doors, projecting bay window on its west elevation, and west-facing principal entrance with paneled wooden door and bellcast-roofed verandah.

The William Munro House also has design and physical value for the high degree of craftsmanship and artistic merit displayed in its elaborate dichromatic patterned brickwork, attributed to significant Headford bricklayers and masons Patrick and John Kelly. Brick detailing at the William Munro House includes a projecting buff brick building base, quoins, window and door voussoirs/hood moulds, and decorative brick banding.

Historical and Associative Value

The subject property has historical and associative value as the former residence of the Munro family, who moved to Lot 19, Concession 3, of Markham Township from Pickering around 1865. The Munros were early farmers and community members of Headford during an era of prosperity in the hamlet during the late 19th century. William Munro erected the subject dwelling on his 99-acre farm around 1875, and used the building as his family home for nearly 20 years until he sold the property in 1892.

The William Munro House also has historical value because it reflects the work of celebrated Headford bricklayers and stonemasons Patrick and John Kelly. As skilled masons and builders working throughout York County from the 1870s to the late 1890s, Patrick and John Kelly were instrumental in the development of Headford during an era of prosperity in the community during the latter half of the 19th century.

In addition to the William Munro House at 9835 Leslie Street, Patrick and John Kelly are attributed with the brickwork of the Patrick Kelly House at 9853 Leslie Street (1875), the Headford Church at 9550 Leslie Street (1882), 9838 Leslie Street (c.1885, demolished), the Adam Henricks House at 1600 Major Mackenzie Drive East (1889), the David Hislop House at 1621 Major Mackenzie Drive East (1877, demolished), and the Richmond Hill High School at 10268 Yonge Street (1897). There are, undoubtedly, other unidentified examples of their work in the vicinity.

Contextual Value

The William Munro House has contextual value because its scale, form, and Gothic Revival architectural style are important in defining and maintaining the historical 19th-century character of the hamlet of Headford.

The William Munro House has existed within Lot 19, Concession 3 since around 1875, when it was erected as part of a farmstead owned by the Munro family in the hamlet of Headford. As such, the William Munro House retains long-standing and significant physical, visual and historical links to its surroundings, including to significant landscape features such as the Rouge River and Headford Valleylands to the east. The subject property also has long-standing and significant physical, visual, and historical links to the former milling and agricultural community of Headford.

Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of late-Victorian Gothic Revival architecture are:

- The scale, form and massing of the 1 ½-storey building with a T-shaped plan;

- The medium-pitched cross-gable roof with west, east, and south gable ends, and steeply-pitched central gables on the west and north elevations;
- The red-brick cladding, laid in stretcher and common bond, with playful buff brick detailing, including projecting building base, quoining, decorative banding, and radiating voussoirs/hood moulds;
- The segmental-arched window and door openings, with wooden lugsills (windows) and a mixture of radiating voussoirs and hood moulds;
- The hip-roofed canted bay window on the house's west elevation; and
- The main entrance located on the west elevation of the building's ell, featuring a paneled wooden door with transom, and sheltered by a bellcast-roofed verandah.

Historical and Associative Value

The heritage attributes that contribute to the value of the property for its associations with early Headford farmer William Munro are:

- The building's scale, orientation, and general location within Lot 19 on the east side of Leslie Street; and
- The building's Gothic Revival architectural style and material palette.

The heritage attributes that contribute to the value of the property for its associations with celebrated Headford bricklayers and masons Patrick and John Kelly are:

- The building's Gothic Revival architectural style and material palette; and
- The building's decorative dichromatic brickwork, including projecting building base, quoining, decorative banding, and radiating voussoirs/hood moulds.

Contextual Value

The heritage attributes that contribute to the contextual value of the property for defining and maintaining the 19th century character of the former hamlet of Headford and for historical, visual, and physical links to its surroundings are:

- The building's scale, siting and general location within Lot 19 on the east side of Leslie Street; and
- The building's Gothic Revival architectural style and material palette.