

The Corporation of the City of Richmond Hill

By-Law 101-24

A By-Law to Designate 10217 Yonge Street (*John Coulter Tailor Shop*) 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 10217 Yonge 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 10217 Yonge Street, being Lot 6, Plan 10030 Richmond Hill; Block A, Plan 10030 Richmond Hill; Richmond Hill; Regional Municipality of York [PIN 03172-0154 (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 101-24 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 D12-07465

SCHEDULE "A" TO BY-LAW 101-24

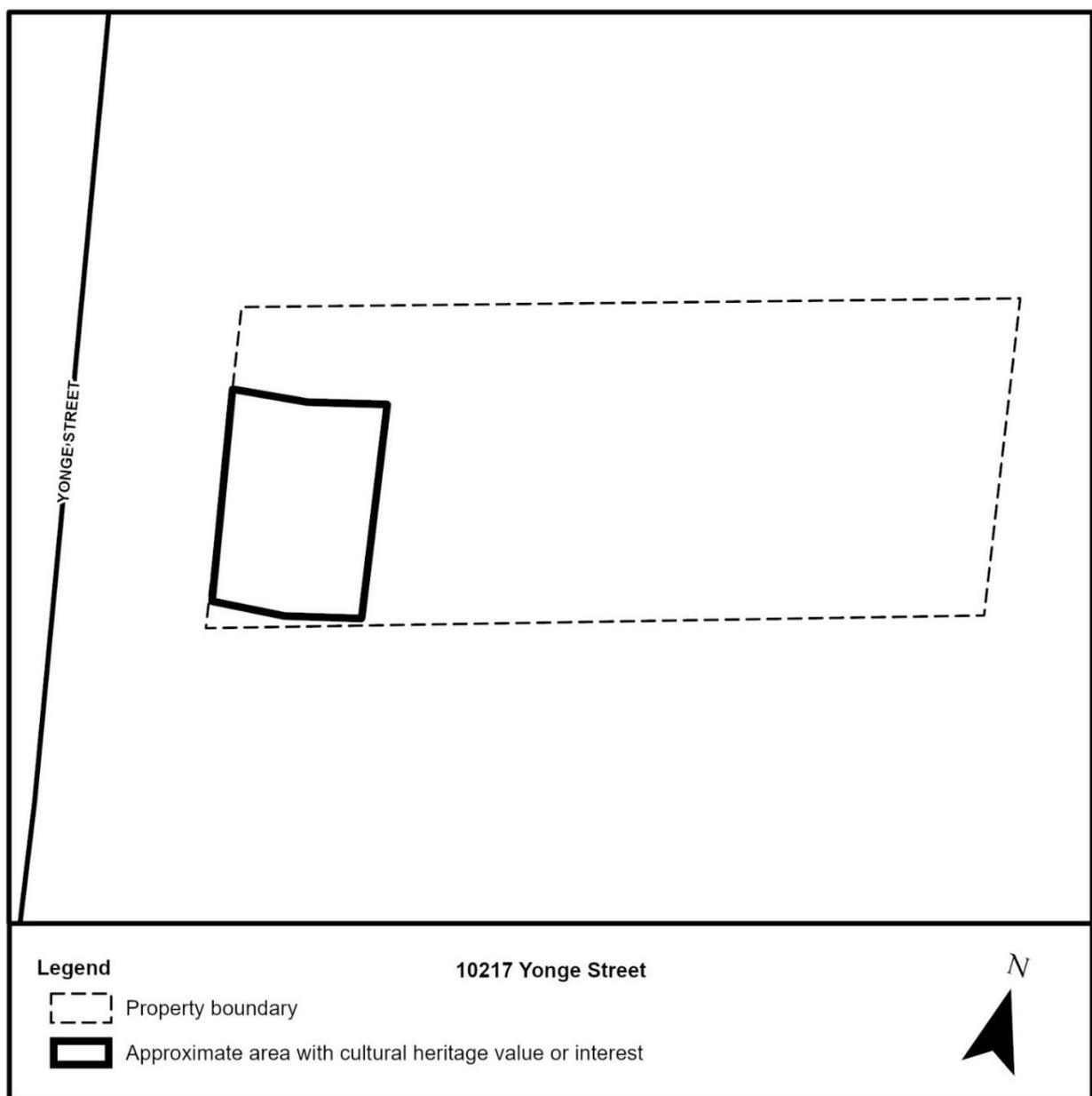
REASONS FOR DESIGNATION

10217 Yonge Street
John Coulter Tailor Shop

Description of Property

The John Coulter Tailor Shop at 10217 Yonge Street is a two-storey mixed-use commercial and residential structure with a rectangular building footprint and a side gable roof. The property is located on the east side of Yonge Street, just south of Richmond Street, and is located within Richmond Hill's historic village core.

Area of Cultural Heritage Value or Interest



Statement of Significance

Design and Physical Value

Built in 1866, the John Coulter Tailor Shop at 10217 Yonge Street has design and physical value because it is a rare example of Georgian commercial architecture in Richmond Hill, and because it is a representative example of 19th century mixed-use

construction along Yonge Street. The John Coulter Tailor Shop consists of an original Georgian-style 1866 structure with rear and side additions. Historical architectural features that contribute to the Georgian style include its red brick construction, the medium-sloped side gable roof with eave return, the symmetrical and balanced three-bay composition of the main (west) façade, and the flat- and segmental-arched windows with brick lintels and sills and period wood windows. Architectural features that contribute to its 19th century mixed-use construction include its storefronts at grade and placement flush with Yonge Street.

Historical and Associative Value

The John Coulter Tailor Shop has historical and associative value for its direct associations with John Coulter, a local tailor and prominent early member of the Richmond Hill community. John Coulter's business ran for over forty years on this site, and the Coulter family was present on the property for two generations until the late 1920s. Coulter contributed to Richmond Hill's growing community in different ways. After the Richmond Hill fire of 1866, Coulter rebuilt the present structure and used it as his tailor shop and dwelling, contributing to the built development of the village and to its post-fire recovery. Further, his longstanding tailoring business, running from the 1850s to 1900, contributed to the village's early economic development.

Contextual Value

The John Coulter Tailor Shop has contextual value because its scale, form, Georgian architectural style, and mixed-use building typology are important in defining and maintaining the predominantly fine-grained 19th and early-20th century commercial main street character of the surrounding streetscape on Yonge 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.

The John Coulter Tailor Shop also has contextual value because it is visually and historically linked to its surroundings on the east side of Yonge Street within the historic village of Richmond Hill. The building is visually linked to its surroundings because it has a similar scale, form, and character to the other 19th century commercial buildings still present along Yonge Street. The structure is also historically linked to the early wave of commercial development along Yonge Street in the early- to mid-19th century, which arose to service travelers along Yonge Street as well as early residents of the growing village.

Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as a rare representative example of Georgian commercial architecture are:

- The scale, form and massing of the 2-storey historical front (west) portion of the building, featuring a rectangular plan;
- The medium-pitched side gable roof with return eaves;
- The red brick construction;
- The symmetrical and balanced 3-bay composition of the main (west) façade, with store-fronts at grade (**note the existing storefront design is not original, and is not considered a heritage attribute*);
- The window openings, including:
 - The flat-arched windows in a three-bay configuration on the main (west) façade; and

- The mixture of flat- and segmental-arched windows in an irregular configuration on the south elevation with brick sills and voussoirs.

Historical and Associative Value

The heritage attributes that contribute to the value of the property for its connection to John Coulter, tailor shop owner and builder of the structure are:

- The building's scale, siting and orientation on the east side of Yonge Street; and
- The house's Georgian commercial architectural style and material palette.

Contextual Value

The heritage attributes that contribute to the contextual value of the property for defining and maintaining the fine-grained 19th and early-20th century commercial main street character of Yonge Street, and for visual and historical links to its surroundings are:

- The building's scale, siting and orientation on the east side of Yonge Street; and
- The house's Georgian commercial architectural style and material palette.

Note: the building's brick rear (east) addition and brick side (north) addition are not considered to possess significant heritage attributes.