

# The Corporation of the City of Richmond Hill

## By-Law 102-24

A By-Law to Designate 10231 Yonge Street (*Hume 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 10231 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 10231 Yonge Street, being Lot 9, Plan 10030 Richmond Hill; Richmond Hill; Regional Municipality of York [PIN 03172-0151 (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.
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.

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4. That Schedule "A" attached to By-law 102-24 is declared to form a part of this by-law.

Passed this 9<sup>th</sup> day of October, 2024.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

File D12-07468

## SCHEDULE "A" TO BY-LAW 102-24

### REASONS FOR DESIGNATION

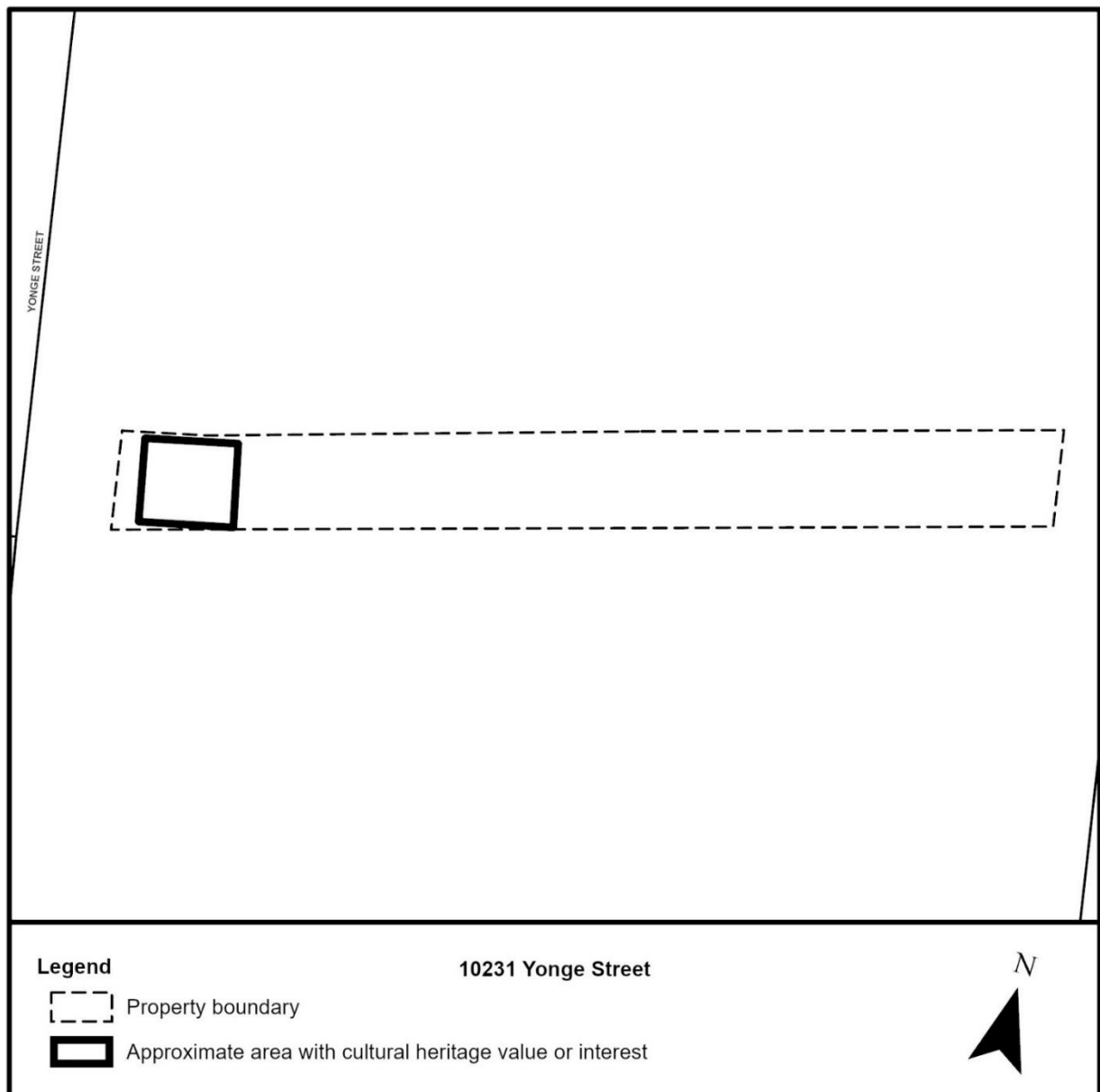
10231 Yonge Street

Hume House

#### Description of Property

The Hume House at 10231 Yonge Street is a 1 ½-storey timber-frame structure with a rectangular building footprint and front-gable roof. The property is located on the east side of Yonge Street, south of Dunlop 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

The Hume House at 10231 Yonge Street, built circa the 1840s, has design and physical value because it is an early and rare example of 19<sup>th</sup> century vernacular architecture in Richmond Hill, and because it is a very early remaining example of development along Yonge Street. The Hume House consists of a 1 ½-storey timber frame structure with a

rectangular plan. Historical architectural features that contribute to the early and rare 19<sup>th</sup>-century vernacular style include its timber frame construction, the medium-sloped front gable roof with eave return, the two-bay composition of the main (west) façade, the flat-headed second storey windows on the main (west) façade, and the irregularly-placed flat-headed windows on the south façade. Historical architectural features that contribute to the early representation of development along Yonge Street include its orientation and placement flush with Yonge Street.

#### Historical and Associative Value

The Hume House has historical and associative value for its direct associations with the Hume family. The Hume family, including Alexander Hume, his first wife Electa, and his second wife Mary, lived in the subject building for over fifty years from the 1890s to 1945. The Hume family was remarkably involved in the village and made many contributions to early Richmond Hill life. Alexander Hume was Richmond Hill's second clerk from 1905 to 1945, ran a tailoring business for over thirty years, and held posts as librarian, notary public, and village auditor. Electa Hume was the longtime secretary of the Richmond Hill Horticultural society until 1941. As well, Alexander, Mary, and Electa heavily contributed to Richmond Hill's cultural and musical circles – Alexander was a vocalist, choir leader, and bandmaster for decades, Electa was the Methodist church organist for almost forty years, and Mary was an accomplished vocalist.

#### Contextual Value

The Hume House has contextual value because its scale, form, and vernacular architectural style are important in defining and maintaining the predominantly 19<sup>th</sup> and early 20<sup>th</sup> century main street character along Yonge Street. The property also contributes to the historic character of Richmond Hill's village core more broadly, which is typified by a mixture of 19<sup>th</sup> and early 20<sup>th</sup> century small-scale residential and commercial structures along Yonge Street, and fine-grained residential built form located on side streets east and west of Yonge Street.

The Hume House also has contextual value because it is visually and historically linked to its surroundings on the east side of Yonge Street in Richmond Hill's historic village core. The structure is visually linked to its surroundings because it has a similar scale, massing, material, and character to other 19<sup>th</sup> century structures still standing on Yonge Street. As one of the earliest structures remaining on Yonge Street in the village core, it is historically linked to the early wave of development that arose to accommodate the village's growing population in the early- to mid-19<sup>th</sup> century.

#### **Heritage Attributes**

##### Design and Physical Value

The heritage attributes that contribute to the value of the property as an early and rare example of 19<sup>th</sup> century vernacular architecture in Richmond Hill are:

- The scale, form, and massing of the 1 ½ storey building with a rectangular plan;
- The medium-pitched front gable roof with return eaves;
- The timber frame construction;
- The two-bay composition on the second storey of the main (west) façade;
- The window openings, including:
  - The flat-headed windows in a two-bay composition on the main (west) façade; and
  - The mixture of flat-headed windows in an irregular configuration on the south (side) façade.

The heritage attribute that contributes to the value of the property as a rare early example of development on Yonge Street is:

- The building's scale, siting, and orientation along Yonge Street.

#### Historical and Associative Value

The heritage attributes that contribute to the value of the property for its connection to the significant Hume family are:

- The building's scale, siting, and orientation on the east side of Yonge Street; and
- The house's modest 19<sup>th</sup>-century vernacular architectural style and material palette.

#### Contextual Value

The heritage attributes that contribute to the value of the property for defining and maintaining the fine-grained 19<sup>th</sup> and early-20<sup>th</sup> century 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 modest 19<sup>th</sup>-century vernacular architectural style and material palette.

Note: the existing storefronts at grade and the building's rear (east) addition are not considered be heritage attributes.