

The Corporation of the City of Richmond Hill

By-Law 103-24

A By-Law to Designate 10239 Yonge Street (*Hart 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 10239 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 10239 Yonge Street, being Lot 12, Plan 10030 Richmond Hill; Richmond Hill; Regional Municipality of York [PIN 03172-0148 (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.

The Corporation of the City of Richmond Hill
By-law 103-24

Page 2

4. That Schedule "A" attached to By-law 103-24 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 D12-07469

SCHEDULE "A" TO BY-LAW 103-24

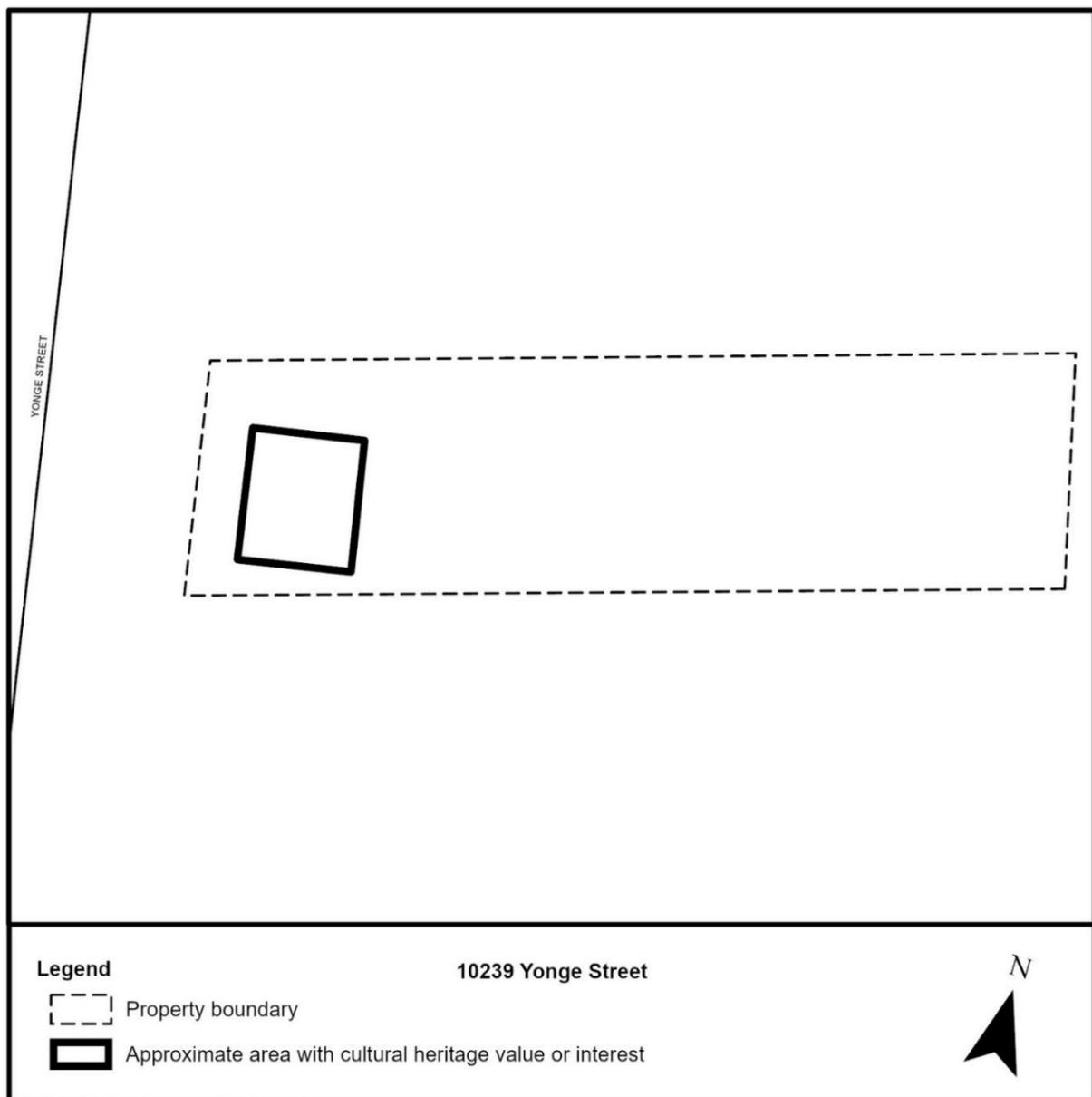
REASONS FOR DESIGNATION

10239 Yonge Street
Hart House

Description of Property

The Hart House at 10239 Yonge Street is a two-storey timber frame structure with a rectangular building footprint and a side gable roof. The property is located on the east side of Yonge Street, south of Dunlop Street, in Richmond Hill's historic village core.

Area of Cultural Heritage Value or Interest



Statement of Significance

Design and Physical Value

Built circa 1853, the Hart House at 10239 Yonge Street has design and physical value because it is a rare and early example of Georgian architecture in Richmond Hill, and because it is an early remaining example of residential development along Yonge Street. The Hart House is a two-storey, timber frame structure with rectangular plan, three bays at grade, and two bays on the second floor. Historical architectural features

that contribute to the rare and early representation of Georgian architecture include its timber frame construction, medium-sloped side-gable roof with eave return, the asymmetrical, yet balanced, composition of the front (west) façade, and flat-headed windows and door on the front (west) facade. 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 Hart House has historical and associative value for its direct association with John Hart, a prosperous early Richmond Hill farmer, shoemaker, and village resident whose family lived on the property from 1862 to 1912. Hart was a successful businessman, acquiring 271 acres of land, four dwelling houses, and one village lot, and retired to the subject building at 10239 Yonge Street at the relatively young age of 48. Hart Street in Richmond Hill has been named in commemoration of John Hart.

Contextual Value

The Hart House has contextual value because its scale, form, and Georgian architectural style are important in defining and maintaining the predominantly 19th and early 20th 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 fine-grained residential, 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 Hart 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 19th 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-19th century.

Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as a rare and early example of Georgian architecture in Richmond Hill are:

- The scale, form, and massing of the two-storey structure with a side hall plan;
- The medium-pitched side-gable roof with return eaves;
- The timber frame construction;
- The asymmetrical, yet balanced, composition of the front (west) façade, with three bays at grade and two bays at the second storey;
- Flat-headed window and door openings on the front (west) 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 attribute that contributes to the value of the property for its direct association with John Hart is:

- The building's scale, siting, and orientation on the east side of Yonge Street; and

- The building's Georgian 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 19th and early-20th 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 building's Georgian architectural style and material palette.

Note: the building's circa 1960s rear (east) addition is not considered to possess significant heritage attributes.