

THE HORNER-ELLIOTT HOUSE

WILLOW GROVE



CULTURAL HERITAGE IMPACT ASSESSMENT

40 Frank Endean Rd
Richmond Hill, Ontario

Prepared for:
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Halai

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EXECUTIVE SUMMARY

GreenCore Architects Ltd. has been retained by the owners of 40 Frank Endean Rd., to undertake a Cultural Heritage Impact Assessment (CHIA) for their heritage designated property, the Horner-Elliott House.

The town of Richmond Hill requires that a CHIA be provided for consideration by staff, Heritage Richmond Hill and Council, if a planning application may affect a property that is either listed on the Town of Richmond Hill *Inventory of Buildings of Architectural and Historical Importance*, or any Part IV or V of a Heritage Designated Property.

The subject property is designated under Part IV of the *Ontario Heritage Act*

The owners of this property are proposing the complete retention of the heritage asset on the site located at 40 Frank Endean Rd. and the addition of a 2 storey addition and a 2 storey smaller link (see Appendix A- Site Plan Drawing A101)

In preparation for this report, the consultant has reviewed relevant property information in the Ontario Land Registry, and the Town of Richmond Hill heritage Designation By-Law.

In October 2019, the consultant performed a visual survey of the property.

Based on the information gathered, this report finds that the proposed addition to the heritage designated structure will not affect the heritage value of the property as defined in By-Law 2-98 and will provide for the continuing evolution of the Horner-Elliott House in a manner that respects its original character.

INTRODUCTION

GreenCore Architects Ltd. has been retained by Asad and Nisreen Halai, to undertake a Cultural Heritage Impact Assessment (CHIA) for their property located at 40 Frank Endean Rd in Richmond Hill.

The property is designated under *Part IV* of the Ontario Heritage Act (By-Law 2-98), Appendix B

The property was designated on January 12, 1998 for historical and architectural reasons.

A CHIA is required anytime a change is proposed that may affect a property that is contained in the Town of Richmond Hill's "*Inventory of Buildings of Architectural and Historical Importance*". The Town provides a Terms of Reference for the preparations of a CHIA (Appendix C)

The owners are preparing a planning application to build an addition to the heritage home while retaining the existing heritage asset in its entirety.

The new addition, although contemporary in architectural language provides a distinct and quasi separate structure from the heritage home, linked by a 2 storey connecting small structure that allows for the retention of most of the home's rear façade.

The Halai family has recently moved back to Canada and have found in the property at 40 Frank Endean Rd an opportunity to accommodate their young family while serving their environmental and heritage sensibilities.



SITE LOCATION AND DESCRIPTION

The subject property is located on the west side of Frank Endean Rd. (formerly Major Mackenzie Drive) across Willow Grove Park and at the south edge of a new subdivision of detached 2 storey homes.

The property backs onto a water retention pond and trail.

The property contain several structures:

The original south facing east wing is a ca. 1840 timber framed structure with narrow clapboard siding trimmed with corner boards and a verandah with turned posts and decorative corbels

The west wing is an addition to the side of the main house, common in older Mennonite communities for when the children took over the farm. The west addition could be currently considered the main façade.

Facing the west façade, a small shed is located to the end of the lot.

The home is not visible from the road and one has to venture a few metres into the lot to encounter the east façade of the original 1840's east wing.

The site is heavily vegetated with trees and shrubs and is fairly secluded from adjacent properties. A stone wall across the verandah offers a clear physical boundary to the south most visible neighbouring house.

There are no other adjacent heritage properties.

Current Owners

The current owners are Asad and Nisreen Halai, who are proposing a 2 storey addition to the original homestead to accommodate their young family, with proximity to the Silver Stream Public School and the Bayview Secondary School



Location of 40 Frank Endean Rd

BACKGROUND RESEARCH AND ANALYSIS

Historical Context

The historic home known as the Horner-Elliott homestead was built ca. 1840 and is founded in field stone rubble walls. It is a load bearing wood structure with narrow wood clapboard siding.

The Horner-Elliott house is an example of farm homestead of German immigrants in this area.

The clapboard and original window configuration can be considered quite similar to other structures of the same era such as the Matthew Lymburner House (currently at 28 Colston Crt) and is in the Pennsylvania Georgian architectural tradition.

The home is located close to the historic Eyer Homestead House, an earlier example of the traditional Georgian style

The home is located in what was the former “Willow Grove” farm, with a south facing entrance. A sympathetic mid 20th century addition to form a 2 storey sunroom/porch, was trimmed and boarded to complement the original structure.

Its architectural style can also be found in other examples of Georgian architecture around the area.

The architectural style is common to German settlers for building types such as houses, agricultural buildings and mills. In the vernacular tradition, these houses were built over a spring to provide running water and a cool area for storage in the basement.

This building typology was usually 2 ½ storeys high and had deeper gabled roofs than other architectural typologies of the same era, even as the east façade presents asymmetrical windows.

Symmetry is also a very recognizable feature of this style and in the case of the Horner-Elliott House, the symmetrical features extend to the later addition of the sunporch on the west façade.

All heritage attributes are detailed in the Schedule A part of the By-Law 2-98 recommending designation for architectural and historical reasons.



The Mathew Lymburner House
28 Colston Crt



The Eyer Homestead
1045 Elgin Mills Rd East



The Wilson Mowatt House
4 Elizabeth Street North

DESCRIPTION OF HERITAGE ATTRIBUTE

Previous alterations

In 1874, a descendant of the Horner family married Fred Elliott, a native of Sheffield England. Fred Elliott made many improvements to the original Horner farmhouse including a west addition around 1900.

The west façade was extended in the mid-20th century in the form of the sunroom/porch facing what is now the back of the property.

The Horner-Elliott Home is in remarkable condition considering its age and secluded setting, including the shed roof verandah shelters the south entrance to the original home.

The home on Frank Endean Road had been previously relocated from 1000 Major Mackenzie Dr. E., where the 1.5-storey home had been built circa 1840.

In 2012, Town Council granted \$ 2,000 for work at 40 Frank Endean Rd., to help stabilize the porch and restore the house's soffits and install eave troughs.

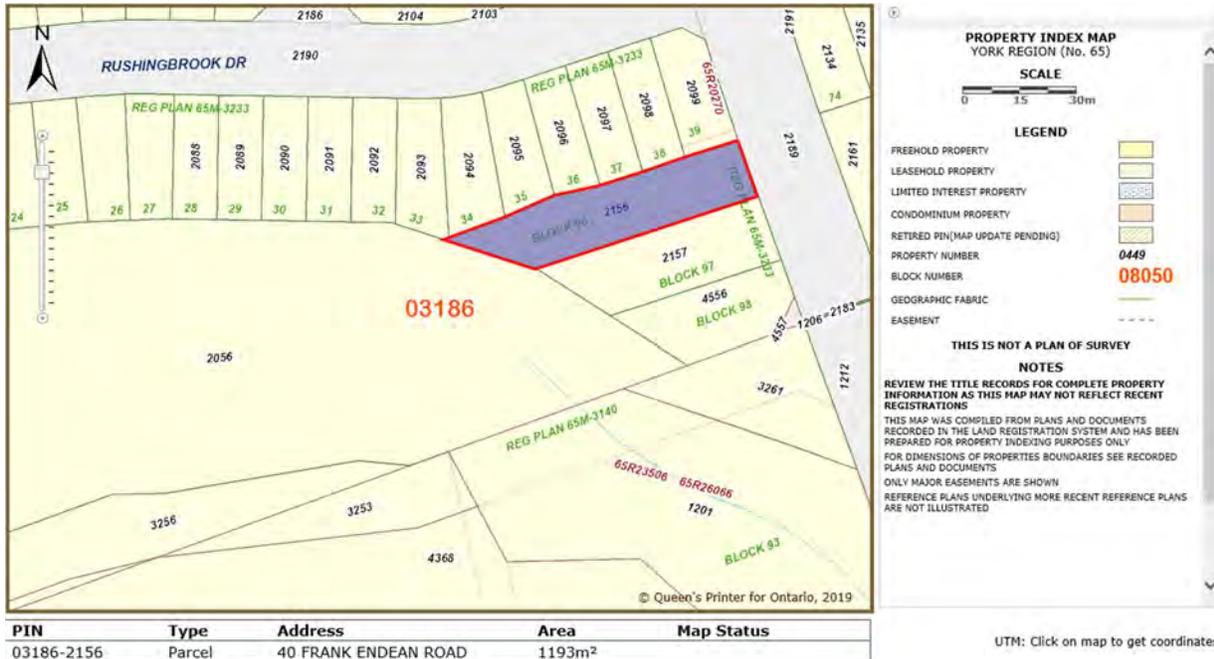
Current Heritage Status

In January 1998, the Town brought forward the recommendation to designate the property at 40 Frank Endean Rd.

The subject property was reported to meet two of the heritage significance criteria: historical and architectural value.

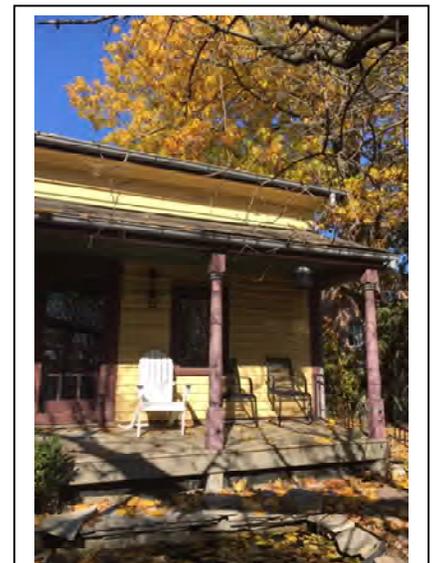
On October 12, 1998, By-Law 2-98 was approved by Council and the designation came into effect.

Description of Existing Condition

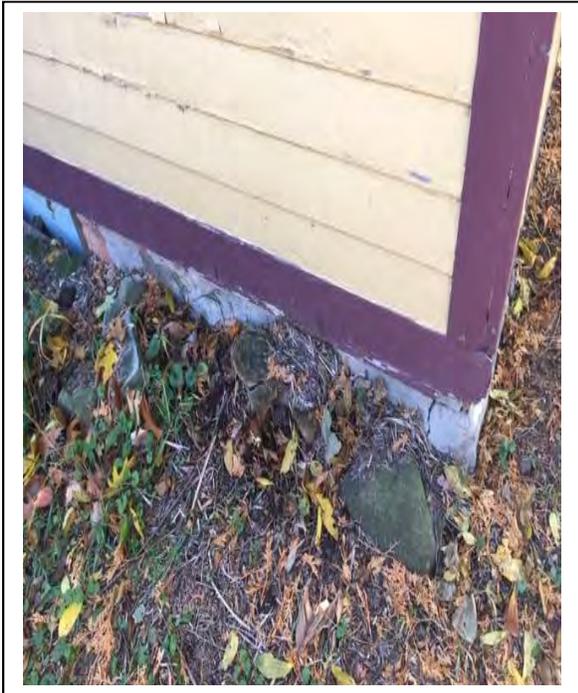


Exterior

The house is divided into the earlier ca 1840 east house and the ca 1900 west addition that includes a south verandah. There is only a small basement and a crawl space underneath the existing veranda, although its depth could not be confirmed at the time of the site visit. There are signs of settlement along the north foundation wall and particularly at the north-west corner. This corner appears to have settled in the past. It appears as though the foundation wall and entrance to the cellar on the east side have also settled as evidenced by the sagging line of rubble stone.



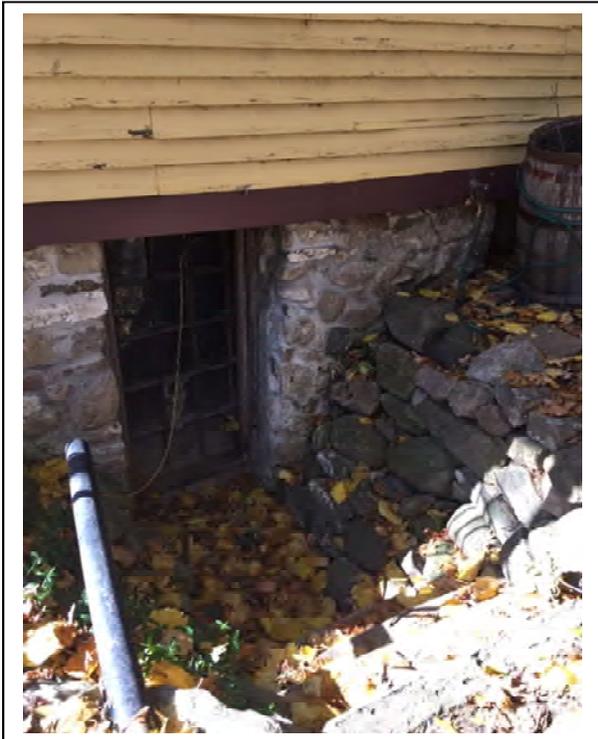
View of the south verandah



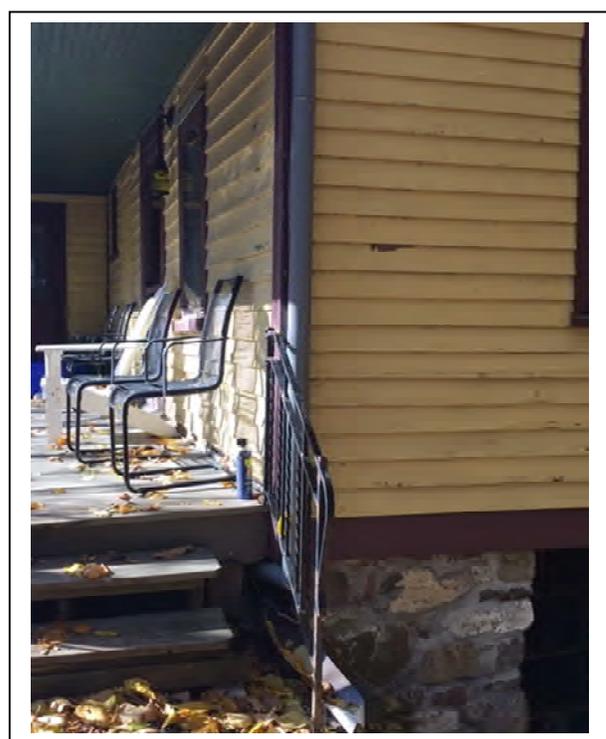
Northwest foundation corner



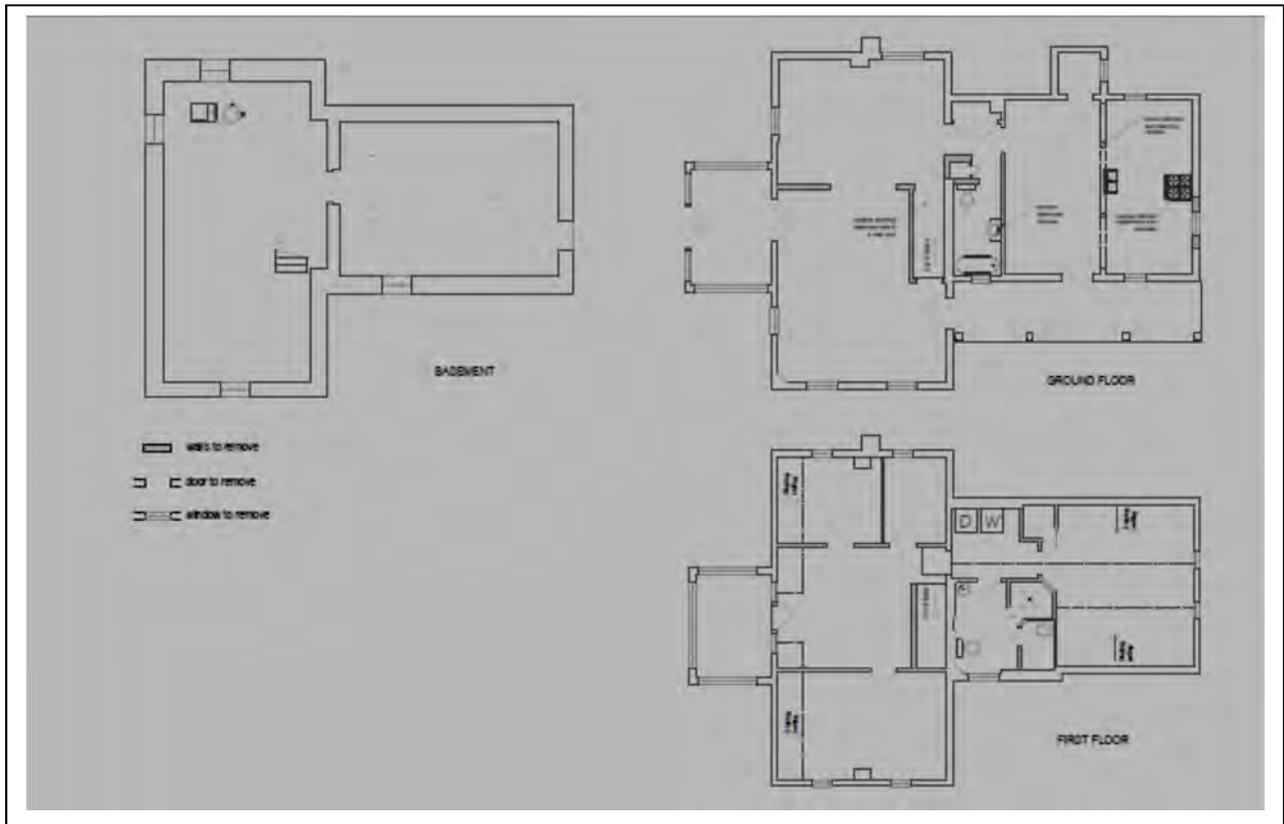
Foundation at north addition



Foundation at east entrance to cellar



Foundation at south verandah



Floorplans of the original house

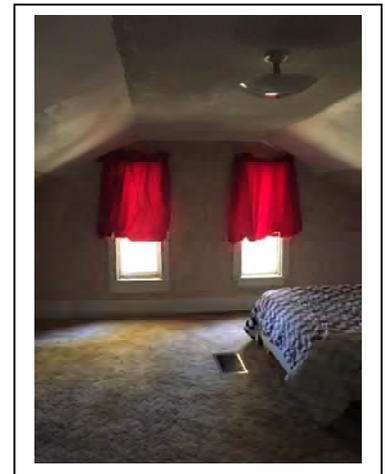
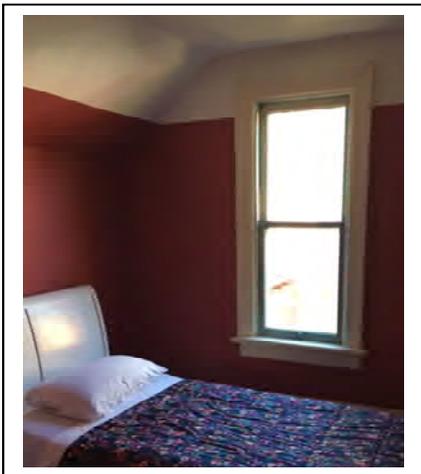
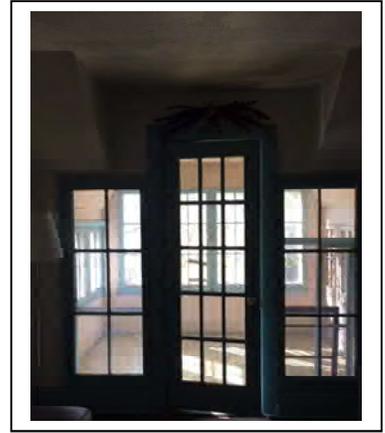
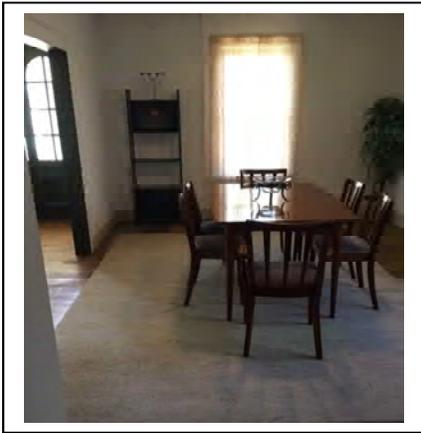
Interior

The interior of the historic house is in remarkable good condition and several heritage items have been carefully maintained.

The result of small interventions through the years (e.g. electrical outlets and other mechanical and electrical features) are aged, outdated and in need of replacement with no redeeming historic characteristics or charm.

The floor framing is plank decking on wood joists with a lath and plaster finish on the ceiling for the most part.

There is no indication of dampness or water leakage in any of the interior spaces.



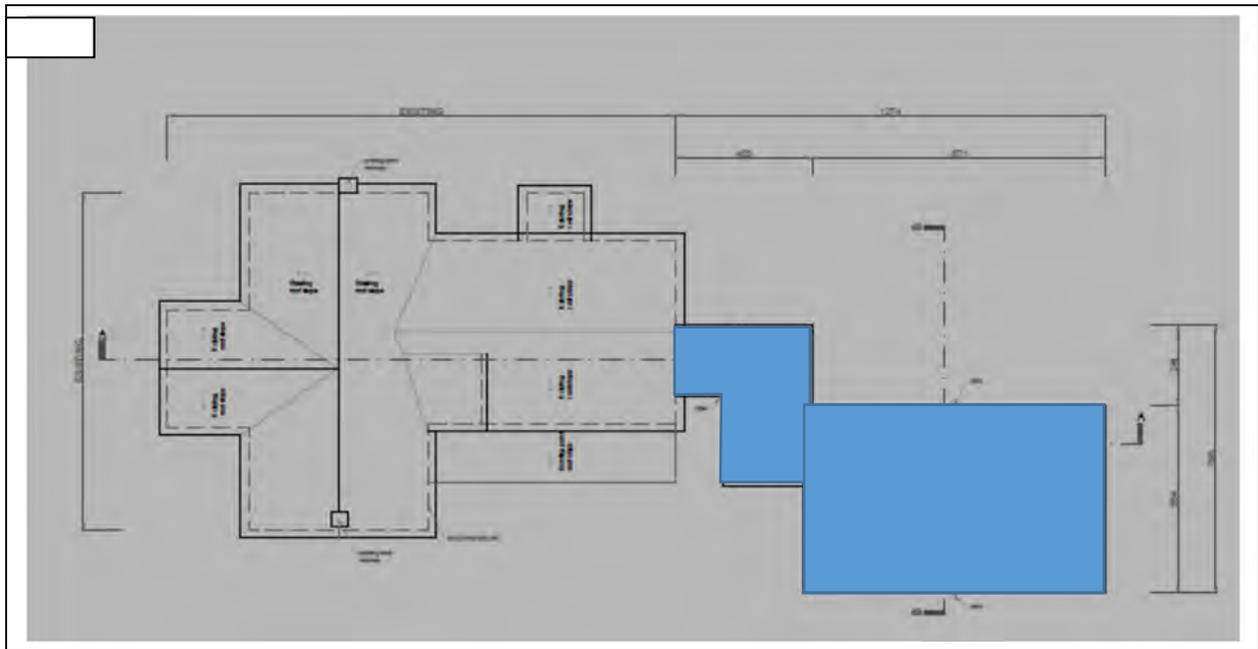
PROPOSED DEVELOPMENT

Impact on the Heritage Designated Structure

The owners have retained designer Ana Popovic to design a new addition to the Horner-Elliott Home.

The proposed addition consists of a 42 sq.mt. 2 storey separate structure at the same elevation as the historic house with an underground 2 car garage. This addition is to be linked to the historic structure by means of a 16 sq.mt. “link” to act as the new foyer. The foyer minimizes contact with the east façade of the historic house and does not attempt to overwhelm the historic architecture.

The addition and the link have been proposed in a modern architectural style that is compatible with the original structure. The upper level of the link forms a “bridge” to the old house, connecting the new master bedroom with the existing upper bedroom of the historic house. The “link” has a lower roof elevation than the original house so as not to impose architecturally on the existing historic roof line.



Original 1840 and 1900 structure

 Proposed link and 2 storey addition

From the east side, the proposed addition is not considered aesthetically obtrusive and does not detract from the heritage nature of the main façade. The rooflines are managed for minimal visual obstruction as well, in favour of the historic overall appearance of the home.

The proposed addition will allow for the consolidation of the rubble foundation wall, along with repointing and much needed waterproofing of the foundation and will ensure the preservation of the historic home.

The below grade stone along this façade is not of critical heritage value given that very little of these walls are exposed to view.

The east addition will also put in place proper drainage from the main roof and porch. The roof is currently draining directly into the cellar entrance, potentially compromising the below surface stone structure.

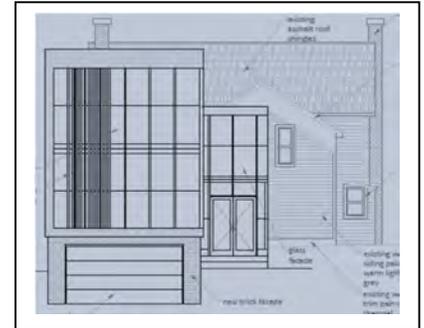
A new weeping tile system will also ensure the life of the historic home.

Special care should be taken for detailing for moisture and thermal expansion and contraction with the newly proposed cladding system.

The windows are single glazed moveable sash. No mechanical drawings have been provided for this report but it is assumed that the existing windows will be removed to recapture their original appearance and re-installed. The proposed glazing does not follow the configuration of the existing windows. The continuous glazing allows for the historic window configuration to be showcased without aesthetic contradictions, and no replicas are proposed which would not be considered appropriate in this context.

The evolution of architecture is most often a layering of snapshots in space and time, each their own, responding to their architectural standards of modernity and cultural setting. In this regard, the proposed addition complements the historic structure. It does not oppose it overwhelm it or detract from it, rather; it “layers” itself onto the existing, creating its own respectful intervention.

The addition could well be considered a “layer” of its own time.



East elevation with proposed 2 storey addition

The design of the exterior lighting is also complementary and in keeping with the restoration concept for the main structure

It is of heritage importance that the west verandah is being proposed for rehabilitation and made to fit contextually with the proposed north addition by the separation of the sunk garden and pond

Any reporting of the existing heritage attributes for the Horner-Elliott homestead were observed but not structurally assessed in relation to the proposed addition

Contextually, the house, although not visible from the street, is a significant contributor to the neighbourhood character. Of particular importance is the existing landscape, even as the contextual significance is not original to the home.

The immediate grounds around the home are an appropriate complement to the historic home and the present owners ought to be commended for their efforts in retaining many of the existing trees and overall landscape features that augment the contextual character of the home.

The current site is not dominated by paving or other modern infrastructure that diminish the appearance of the historic home. On the contrary, the site is dominated by vegetation, trees and shrubs. The site is attractive and welcoming. In this context the proposed new garage fronting the property, blends into the landscape of the site.

In dealing with historic structures, it is not always useful to comment solely on the short term conservation measures or the state of the house in relation to a proposed contemporary addition in the immediate term after construction. A much broader view of a conservation and addition result is needed to project the end result in the medium and long term.

One of the key directions from the 2008 Richmond Hill Strategic Plan is “Celebrate our Identity and Place” which expresses that “recognizing the past and looking into the future, the Town needs to express and celebrate the diversity and creativity of Richmond Hill’s people and places” (*People Plan Richmond Hill, Key Findings and Direction, October 27, 2008*)

As part of the broader view, it is also important to consider the applicable standards when dealing with what is considered appropriate in terms of major additions and other architectural interventions for heritage assets. The recognized standard for heritage conservation in Canada is included in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

The Standard establishes the twelve criteria for the conservation and treatment of heritage assets, including: minimal intervention; visual and physical compatibility; subordinate and distinguishable from the designated attribute; and lastly reversibility.

Having considered the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* assessment matrix, the proposed addition is not overwhelming to the original structure and assessed to be complimentary in nature and style.

The table below to identify if the proposed rehabilitation meets or does not meet the guidelines provided by Parks Canada.

Principle		
1	Do not remove, replace or substantially alter its intact or repairable character defining elements.	Yes
2	Conserve changes to an historic place that over time have become character defining.	Yes
3	Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes
4	Do not create a false sense of historical development by adding elements from other historic place or other properties or combining features that never existed.	Yes
5	Find a use for a historic place that requires minimal or no change to its character	Yes
6	Protect and if necessary stabilize a historic place until any subsequent intervention is undertaken.	Yes
7	Evaluate the existing condition of character defining elements to determine the appropriate intervention needed.	Yes

Principle		
8	Maintain character-defining elements by reinforcing their materials using recognized conservation methods.	Yes
9	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place.	Yes
10	Repair rather than replace character defining elements.	Yes
11	Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place	Yes
12	Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the <i>nev-1</i> work is removed in the future.	Yes

CONCLUSION

This Cultural Heritage Impact Assessment (CHIA) was prepared to provide the Town's heritage staff with an architectural assessment of the impact of the proposed addition on the existing heritage home located at 40 Frank Endean Rd.

No existing historic structures are proposed for demolition and the owners are intent on keeping the entire historic house as well as many of the landscape features.

On October 15, 2019, a verbal update on the design approach for 40 Frank Endean Rd was tabled at the Heritage Richmond Hill meeting.

The consultant has reviewed the proposed development as it pertains to the character and historic significance of the original home and concludes that the proposed development is not detrimental to the historic asset and its design complies with heritage standards as established in the *Appleton Charter* and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*, the recognized standard for conservation projects in Canada.

The proposed development satisfactorily satisfies best practices of conservation and respectful design

As a result, the proposed development is supported by this consultant and that it does not negatively impact the historic significance of the Horner-Elliott Home

BIBLIOGRAPHY

1. The Town of Richmond Hill Inventory of Cultural Heritage Resources
2. People Plan Richmond Hill, Key Findings and Direction
3. Early Days in Richmond Hill, A History of the Community to 1930 by Robert M. Stamp