



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 12, 2020
Report Number: SRPRS.20.062

Department: Planning and Regulatory Services
Division: Policy Planning

Subject: **SRPRS.20.062 - Heritage Permit Application for
40 Frank Endean Road; Horner-Elliot House -
File D12-07196**

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application and to authorize the Mayor and Clerk to execute a Heritage Conservation Agreement facilitating an addition to the house at 40 Frank Endean Road.

Recommendation(s):

- a) That the Heritage Permit Application to allow the addition to, repairs to and painting of the exterior of the historic house at 40 Frank Endean Road as generally described in the drawings prepared by Ana Popovic and submitted to the City for site plan approval on March 10, 2020, (attached as Appendix A to this report) be approved subject to the following conditions:
 - (i) That the owner obtain site plan approval from the City;
 - (ii) That the owner enter into a Heritage Conservation Agreement containing provisions ensuring insurance coverage for protection of the heritage house during construction and restricting any site works until site plan approval has been issued; and
- b) That the Mayor and Clerk be authorized to execute a Heritage Conservation Agreement with the owners, upon written recommendation of the Commissioner of Planning and Regulatory Services.

Contact Person:

Isa James, Senior Urban Designer, phone number 905 771-2538
Joanne Leung, Manager of Urban Design and Heritage, phone number 905 771-5498

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

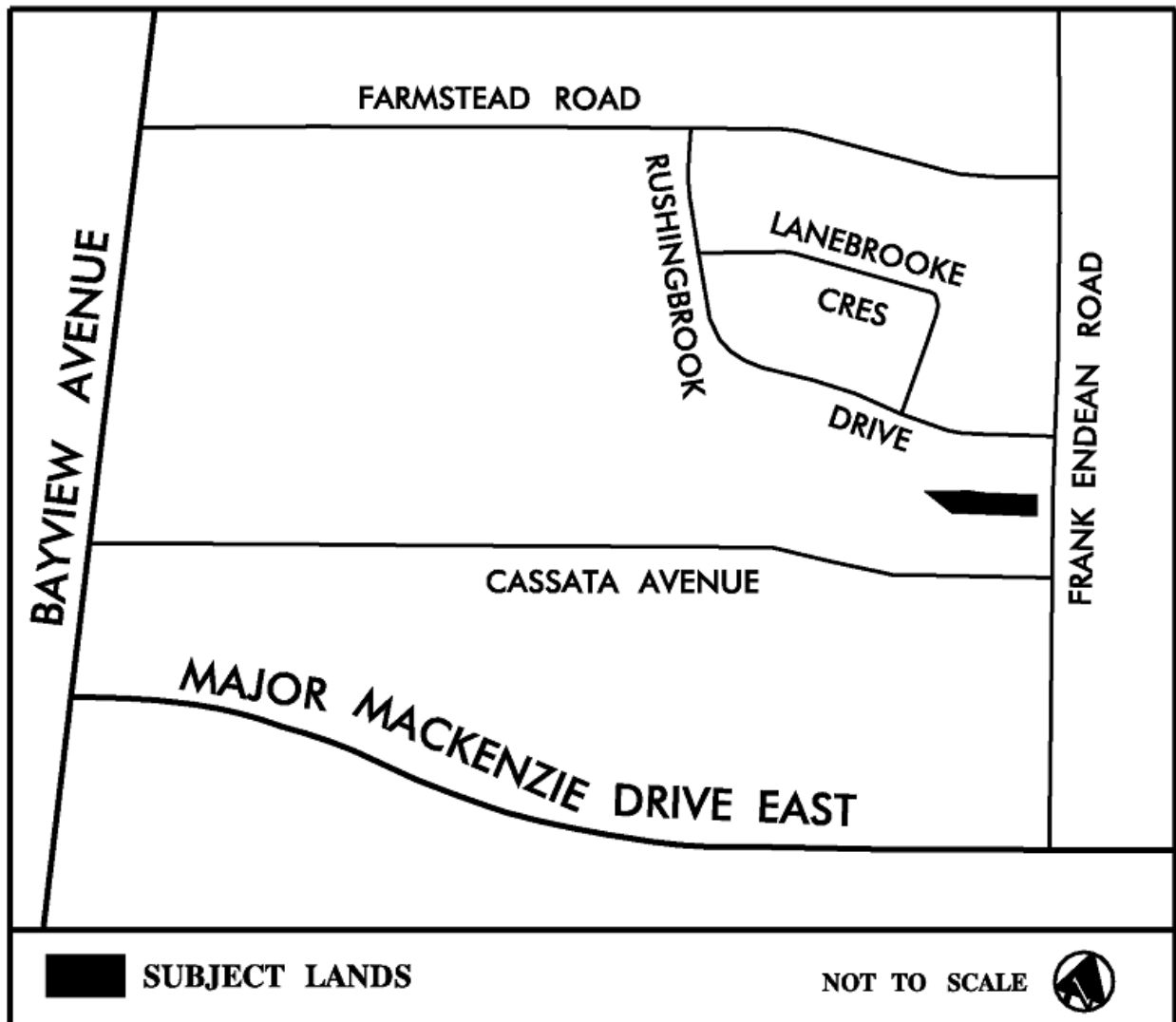
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Approved by: Mary-Anne Dempster, Interim City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

Location Map:

The map below illustrates the subject property location. Should you require an alternative format, call the contact person listed in this document.



Background:

The property containing the Horner-Elliot House, also known as “Willow Grove”, located at 40 Frank Endean Road, is designated under Part IV of the *Ontario Heritage Act*

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under Designation By-law number 2-98 for historical and architectural reasons. These reasons are attached as Appendix B to this report.

The east half of the existing house was built c1840. The house was substantially enlarged c1900. The earlier east wing is an example of Pennsylvania-German Georgian architecture with clapboard siding, older wood windows and a low-pitched gable roof with eave returns. The taller west addition is a modified Classic Ontario farmhouse in which a centre gable has been extended to form the roof of a mid-20th century sunroom/porch. Windows are mostly 2 over 2 and 1 over 1 wood sash types. The paired front doors to the c1900 addition contain round-headed windows.

The house originally faced south, remaining so until the new central vestibule/sunroom was added. The house then had the appearance of facing west although the site was still accessed from the south. At the time of the construction of the surrounding subdivision, the parcel of land accommodating the house was reduced to a subdivision lot and due to site constraints and had its driveway access relocated to the east-lying Frank Endean Road. Maturing vegetation on the property was maintained with the result that the house is not visible from the street.

According to photographs of the 1840's house dating back to c1892, none of the original windows in this part of the house remain. The original window openings on the south wall here were enlarged and the original smaller 6 over 6 sash windows were replaced with 2 over 2 sash windows. The east wall had its original windows replaced with 1 over 1 sash windows and it is possible that one original first-storey window was boarded-up. Another change, occurring at some time in the early 20th Century, involved one of the front windows on the 1840's house being boarded-up and a smaller bathroom window in a new location being installed. The rear wall of the house has also undergone numerous changes over the years.

The c1900 addition has also undergone a number of changes. This structure originally had its main entrance at the south end of the west wall. Photos show the entrance protected by a small framed vestibule having a south-facing opening. This location now contains a window, and an enclosed vestibule with sunroom above is located in the centre of the west wall (changing a window to a double door) at some later date in the early to mid 20th Century.

At its October 2019 meeting, the Heritage Richmond Hill Committee provided initial feedback to the elevations and plans of the proposed addition. Parks Canada's *Standards and Guidelines of Historic Places in Canada* provided clarity to the appropriateness of creating a contemporary style addition to a heritage structure that speaks to its time. The heritage committee requested no changes to the design.

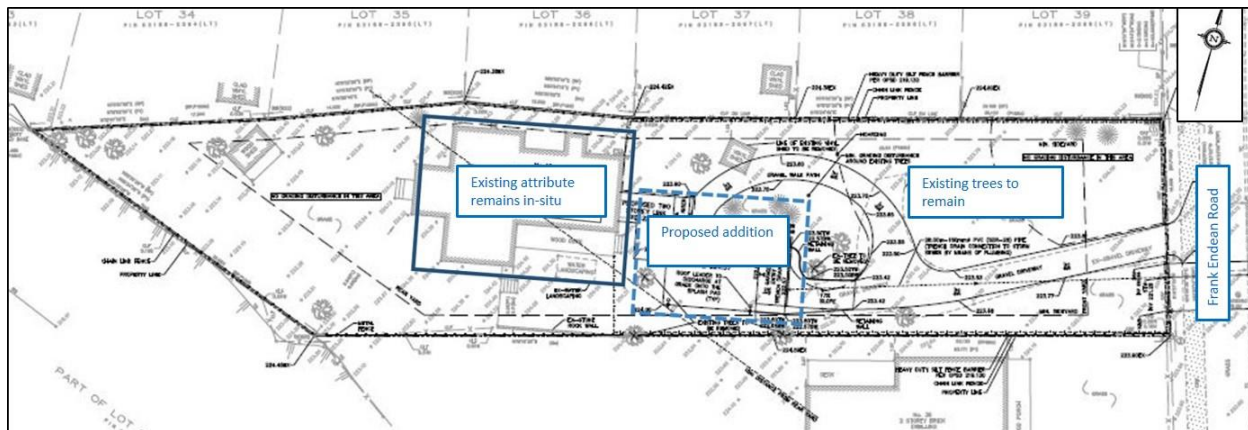
Development Proposal

The owner proposes to construct a 2-storey, flat-roofed, modern-styled building, enclosing a double garage at the basement level, a guest bedroom on the first floor and

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a master bedroom suite on the second floor. The structure is to be located to the east and somewhat south of the front of the existing house. The proposed location of the addition enables the greatest possible retention of significant, maturing trees on the property (see Proposed Site Plan below).

The new structure will be connected to the original via a narrow corridor/bridge that will also function as the foyer at the ground level. This corridor connects to the original house via a relatively small wall/window space on the east wall.



Proposed Site Plan

Discussion

1. Cultural Heritage Impact Assessment

The Horner-Elliot House “Willow Grove” 40 Frank Endean Road, Richmond Hill, prepared by Bettina Takacs of Green Core Architects (February 2020) (attached as Appendix C)

The above Cultural Heritage Impact Assessment (CHIA) provides a synopsis of the history of the heritage structure and describes the impact of the proposed addition on the heritage attributes of the property. There are two errors in the CHIA. Firstly, although the address did change, the house was never relocated. Secondly, there are two heritage-listed properties directly to the south of 40 Frank Endean Road, although the CHIA reports that there are none. Despite these inaccuracies, staff consider the CHIA to be acceptable and complete.

The CHIA concludes that the proposed work will allow for needed repairs to the field/rubble-stone foundations, weeping tiles, the rearrangement of a currently sub-standard eave trough and downspout system for the existing heritage structure, and that the proposed addition in its modern style does not oppose, overwhelm or detract from the heritage building.

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2. Impact of Proposed Development on Heritage Buildings

Parks Canada's *Standards and Guidelines of Historic Places in Canada* (the "Standards and Guidelines") provides guiding principles on how to properly conserve Canada's historic places. Any work being proposed for a historic place should abide by the guidelines described in this document.

To be clearly distinct from the original historic fabric and to visually transition from the historic home to the modern development, the addition should be designed to reflect the period in which it is constructed. It should further minimize the extent to which it requires modification of the identified heritage attribute. In the case of the proposed development, the new part of the house would touch very lightly upon the original, connecting through a small "bridge" where windows in the ground and second floors exist. In accordance with international heritage standards, the proposed modification to the house can be considered to be relatively reversible.

The modern style of the proposed addition grants the heritage house its own space and timeframe, rather than using false mimicry to enlarge upon and potentially lose the smaller-scaled and rustic quality of the older home. The proposal allows a continued evolution of the house that is true to its period without detracting from the quality of the original.

Although the windows in the house are old, and some of the c1900 addition windows may still be original, staff accepts that the condition and functionality of the existing windows is not adequate to standards required for today's housing. If recommended by the architect, staff is comfortable in accepting replacement windows that retain the appearance of the existing windows.

The proposed work described in the Site Plan Application drawings and the CHIA reflects heritage conservation best practices as described in Parks Canada's *Standards and Guidelines of Historic Places in Canada*. Staff concurs with the CHIA's conclusions and is in support of the proposed alterations to the property's heritage attributes.

Staff will prepare a Heritage Conservation Agreement for execution by the City and owners should Council approve the Heritage Permit Application and upon issuance of Site Plan approval by the Commissioner of Planning & Regulatory Services.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to the Strategic Plan:

A detailed consideration of the heritage merits of the subject property is in keeping with **Goal 3, "Respect the past through promoting the awareness of the City's heritage"**. It further implements the direction to achieve **Goal 3, "A More Vibrant Richmond Hill"** specifically by "stewarding Richmond Hill's heritage resources".

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Conclusion:

The proposed addition to the house at 40 Frank Endean Road allows for the continued conservation of its historic farmhouse. The development will result in minimal visual impact to the structure as the building is and will continue to be screened from view of the road. The addition is designed so that the heritage feature will remain the dominant structure as viewed from its prominent south and west sides and staff is in support of the proposed alterations to the property's heritage attributes.

The owner of the property has worked with the City and created a proposal that allows for the continued existence of the identified heritage resources. Having reviewed the submitted CHIA, staff recommend that the Heritage Permit Application be approved and that the City enter into a Horner-Elliot House Heritage Conservation Agreement with the owners.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Appendix A – Site Plan Application drawings prepared by Ana Popovic
- Appendix B – Designation By-law for Horner-Elliot House, 2-98
- Appendix C – Cultural Heritage Impact Assessment, The Horner-Elliot House – Willow Grove; 40 Frank Endean Road, prepared by GreenCore Architects, dated February 2020

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Report Approval Details

Document Title:	SRPRS.20.062 Heritage Permit 40 Frank Endean Road Horner-Elliot House.docx
Attachments:	- SRPRS.20.062Appendix A – SPAdrawings.pdf - SRPRS.20.062 Appendix B – By-law 2-98.pdf - SRPRS.20.062Appendix C – CHIA.pdf
Final Approval Date:	May 6, 2020

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - May 4, 2020 - 12:30 PM

Kelvin Kwan - May 6, 2020 - 10:40 AM

MaryAnne Dempster - May 6, 2020 - 12:22 PM