



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: October 12, 2021

Report Number: SRPI.21.093

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.21.093 Heritage Permit Application for
10155-10157 Yonge Street; Hewison-Skeelee
House and Shop – File D12-07458

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit application to modify the storefront façade of 10155-10157 Yonge Street by changing the first storey doors and windows, changing the height of the second storey overhang, and changing the cladding material.

Recommendation(s):

- a) That the Heritage Permit application to modify the storefront façade of 10155-10157 Yonge Street, as described in Appendix A to Staff Report SRPI.21.093, be approved.

Contact Person:

Pamela Vega, Heritage & Urban Design Planner, phone number 905-771-5529

Joanne Leung, Manager of Urban Design and Heritage, phone number 905-771-5498

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

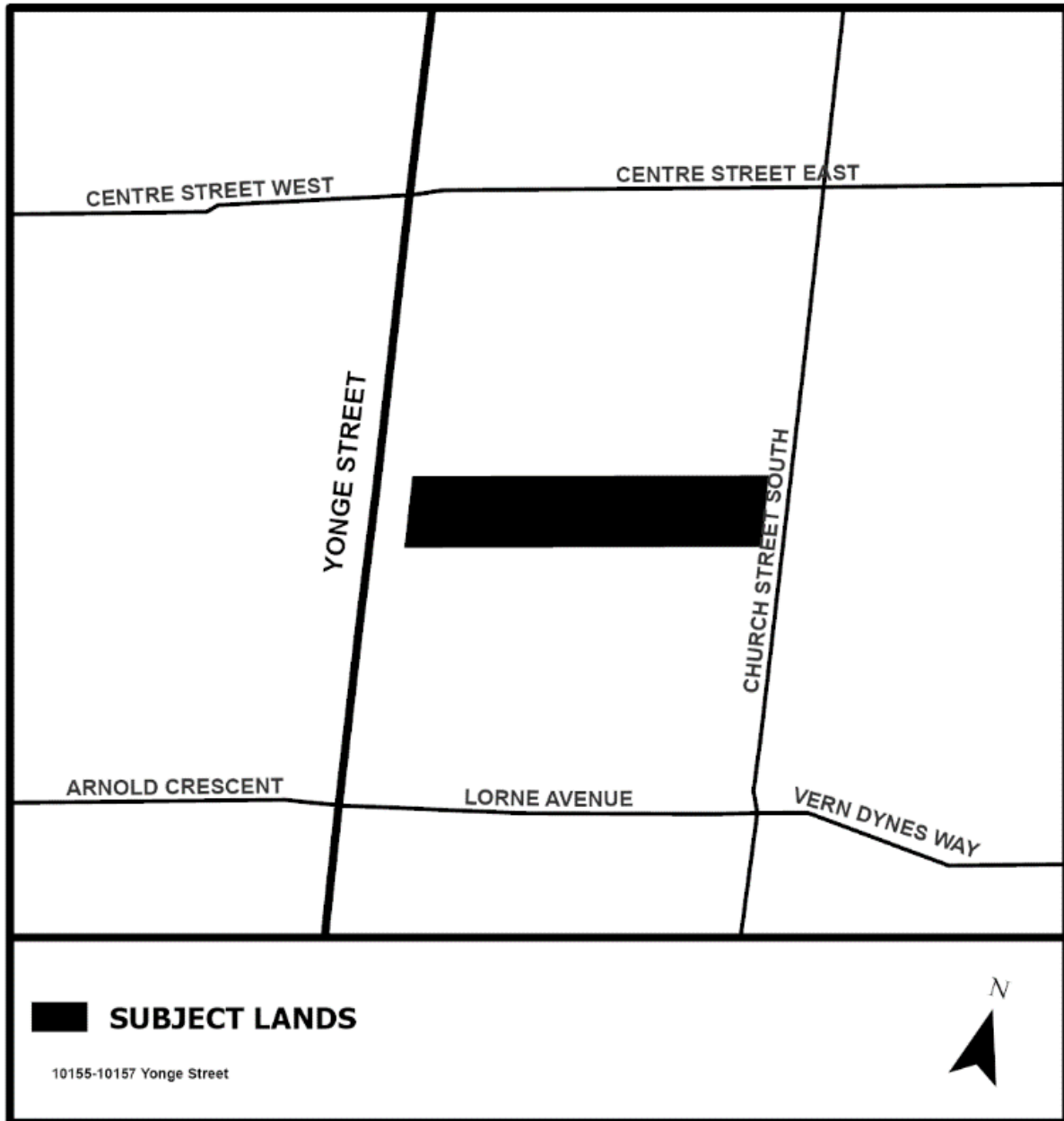
Approved by: Mary-Anne Dempster, City Manager

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.

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Location Map:

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



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Background:

The property containing the Hewison-Skeele House and Shop and the Robert Hewison House has three municipal addresses associated with it: 10155 Yonge Street, 10157 Yonge Street, and 26 Church Street South. It was designated under Part IV of the *Ontario Heritage Act* through Designating By-law 26-11 for design, historical, and contextual reasons.

In 2019, the property owner applied for a Community Improvement Plan (CIP) grant for the Hewison-Skeele House and Shop, which fronts onto Yonge Street and has the municipal address of 10155-10157 Yonge Street. It is a circa 1840 frame two-storey structure with a gable roof and a circa 1879 rear addition offset to the north with a one-storey, flat-roofed frame and stucco storefront added in 1948. The proposed changes involve the front façade and are focused on the 1948 addition. The work includes new doors, windows, framing, signage, and lighting, as well as changing the cladding material. Appendix A to this report provides details on these proposed changes. An excerpt from Appendix A is also included below as Figure 1.

Because the property is designated under Part IV of the *Ontario Heritage Act*, a Heritage Permit is required to undertake the work proposed in the CIP grant application.

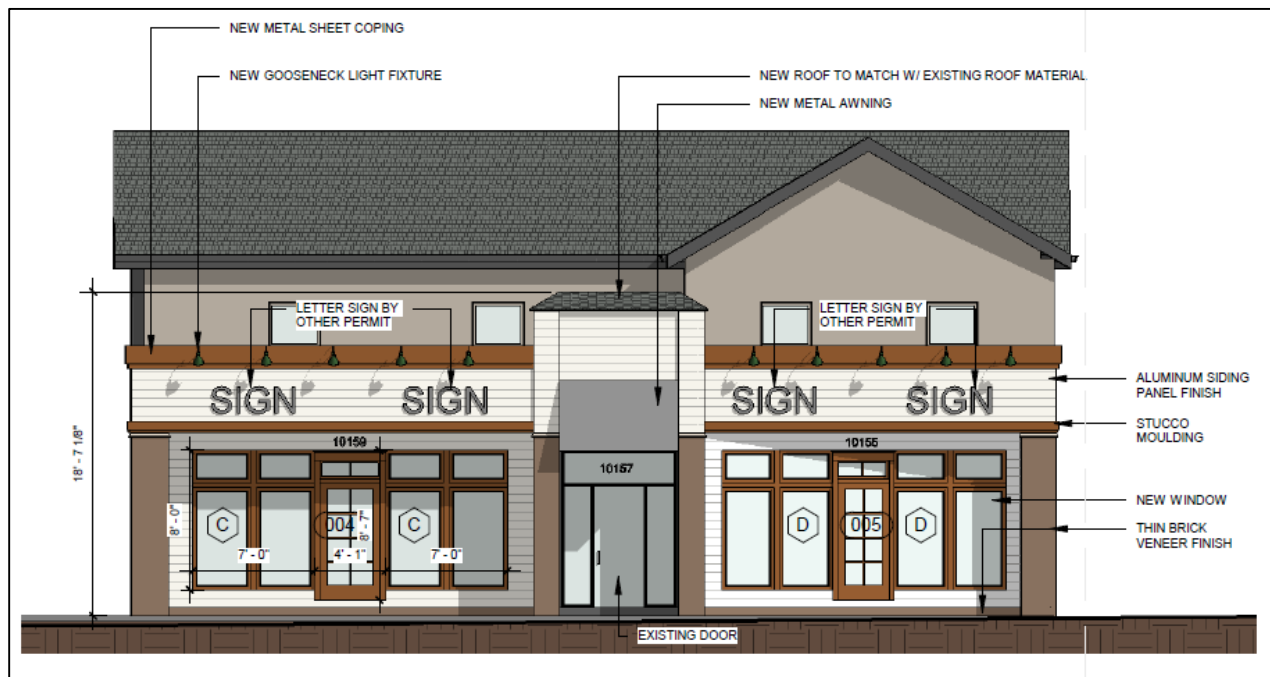


Figure 1: Front elevation showing proposed changes to building.

Heritage Permit Proposal:

The work proposed in the Heritage Permit application focuses solely on the front façade of the Hewison-Skeele House and Shop. While the changes will have a visual impact on the entire front façade, the physical changes are limited to the 1948 storefront addition.

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Currently, the building is clad in stucco. The project proposes to add a brick veneer finish to the narrow walls that protrude from either side of the two storefronts, and clad the rest of the first storey façade in aluminum siding.

The entrances to the two storefronts will be modified to have identical central doors, double paired windows on either side of the doors, and a row of transom windows above the doors and windows.

The centrally located entrance will remain unchanged except for the overhang above the entrance, which will be extended upwards and clad in aluminum siding. Metal awning will also be installed.

The signage area above the two storefronts will be extended upwards and clad in aluminum siding, with stucco moulding along the lower edge, new metal sheet coping along the upper edge, and gooseneck lighting. Specific details on the signage that will be installed in the future will be done through a separate sign permit, and will have to abide by the City's signage by-law.

Discussion:

The storefront elevation of the Hewison-Skeele House and Shop was altered in 1948 with the addition of a one-storey addition that juts out towards the street from the original building. The storefront has undergone modifications since then that detract from the building's original historical architecture. The changes to the storefront of the front façade reflect traditional 19th and early 20th century storefront design, and complement the property's history. Using historical elements such as gooseneck lighting, and recreating porch column elements through the use of a brick veneer complement the building's historic architecture. These changes will also create a more harmonious front façade.

The alterations will reintroduce historical elements at the street level, which may encourage the owners of other historical buildings fronting onto Yonge Street to amendify the front façades to be more complementary to the Village Core's history original architecture. It may also provide an example of what may be done to historic buildings in the area with the City's CIP grant program.

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 alterations to the Hewison-Skeele House and Shop allow for its continued use. The alterations will not physically impact the property's heritage attributes, and will have a positive visual impact on not only the property's heritage attributes but to the Village Core commercial streetscape at large.

Staff recommends that the Heritage Permit application be approved.

Attachments:

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

- Appendix A – Drawing prepared by Pro Vision Architecture Inc. (July, 2019)

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Report Approval Details

Document Title:	SRPI.21.093 - 10157 Yonge St Heritage Permit.docx
Attachments:	- SRPI.21.093 Appendix A.pdf
Final Approval Date:	Sep 29, 2021

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

Patrick Lee - Sep 28, 2021 - 4:12 PM

Kelvin Kwan - Sep 28, 2021 - 4:21 PM

MaryAnne Dempster - Sep 29, 2021 - 8:50 AM