

BRIEF

Heritage Impact Assessment

John Love House

630 King Road
Richmond Hill
Ontario, CA



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Project # 2020-014

Prepared for Country Wide Homes



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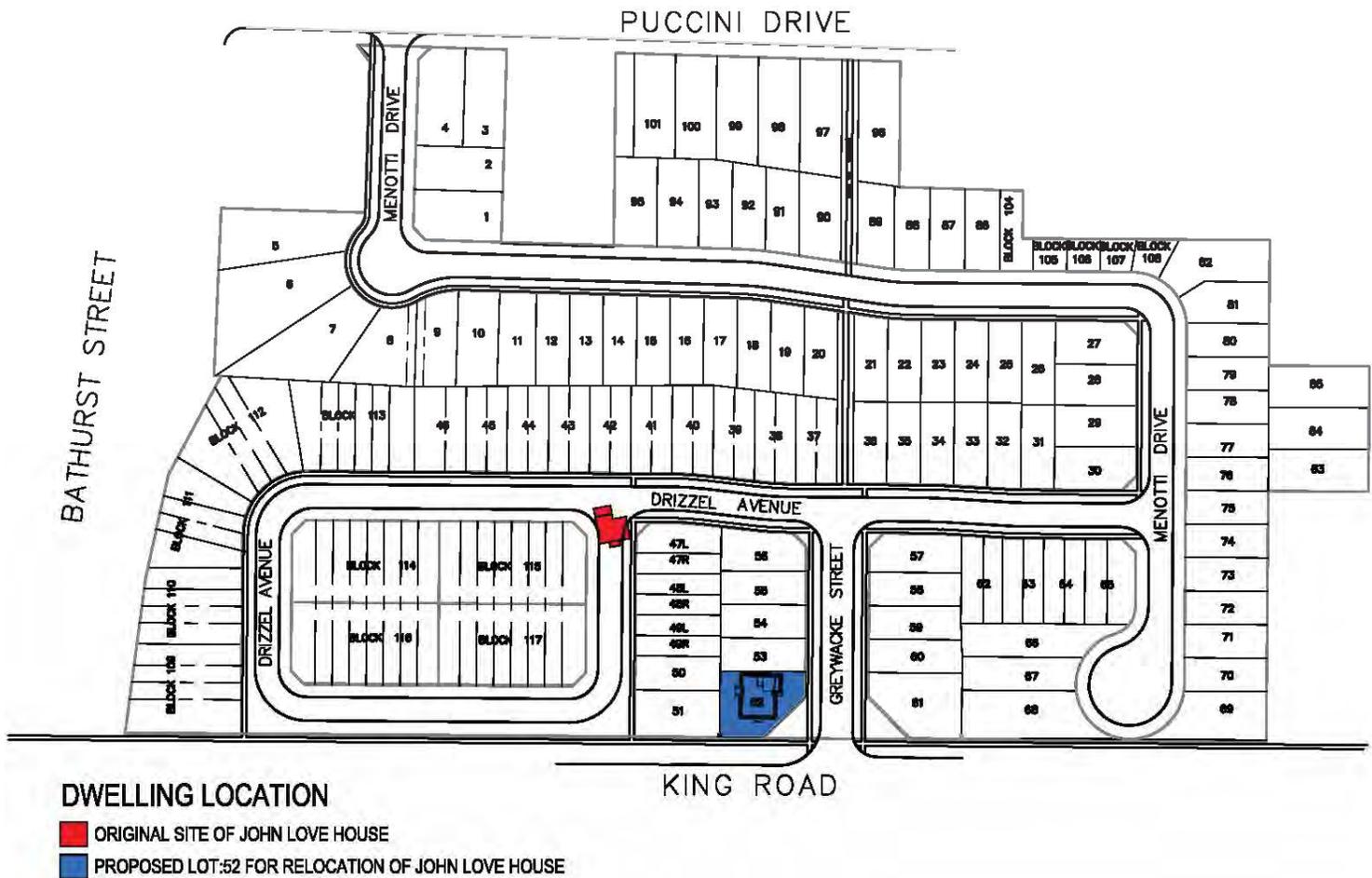
Addendum #1: Report from Quaile Engineering Ltd.

Addendum #2: Report from Zaretsky Consulting Engineers Inc.

1. Background

VA3 Design Inc. has been retained by Country Wide Homes to evaluate the condition of the designated heritage dwelling known as the "John Love House" (1833) located at 630 King Road Richmond Hill, Ontario. The legal description of the property is: Lot 17-20 and Part of Lots 13 and 16 and Part of Lot A in registered plan M-807.

The dwelling is subject to a Heritage Restoration Agreement, dated November 6, 2014 between King South Developments Inc. and the Corporation of The Town of Richmond Hill. The "John Love House" has been designated under the Ontario Heritage Act, R.S.O. 1990, c. O.18, (the "Act") to be of cultural heritage value or interest.



2. Study Approach

2.1 The assessment approach was to ascertain the condition of the "*John Love House*" as follows:

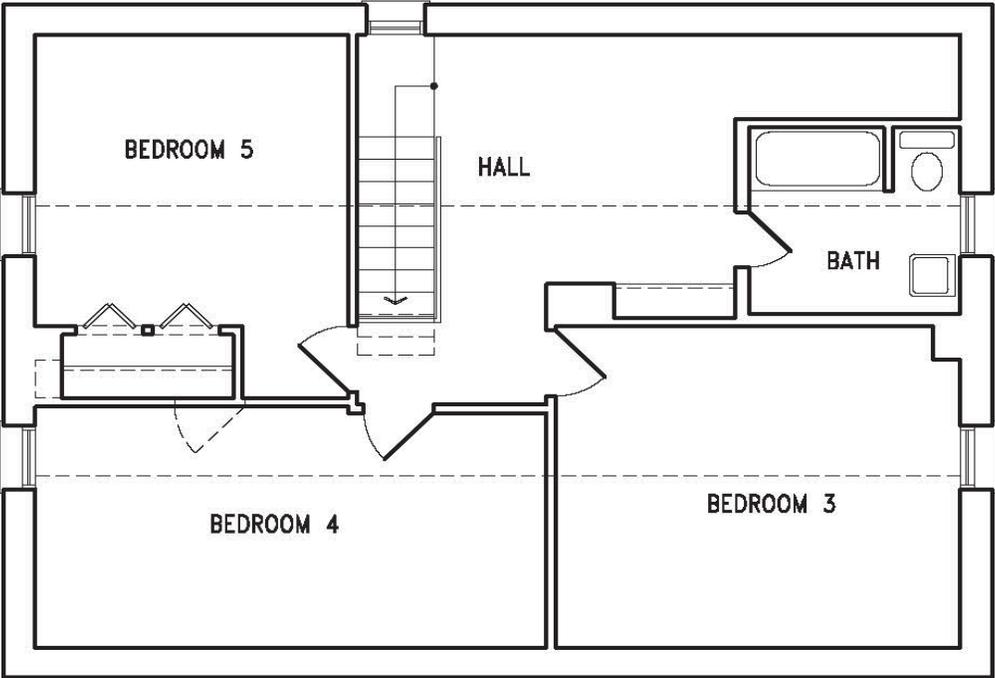
- a) Review the condition of the dwelling
- b) Assess the potential of preserving the dwelling
- c) Review alternatives to preservation of the dwelling if preservation was not feasible.

2.2 Site Visit

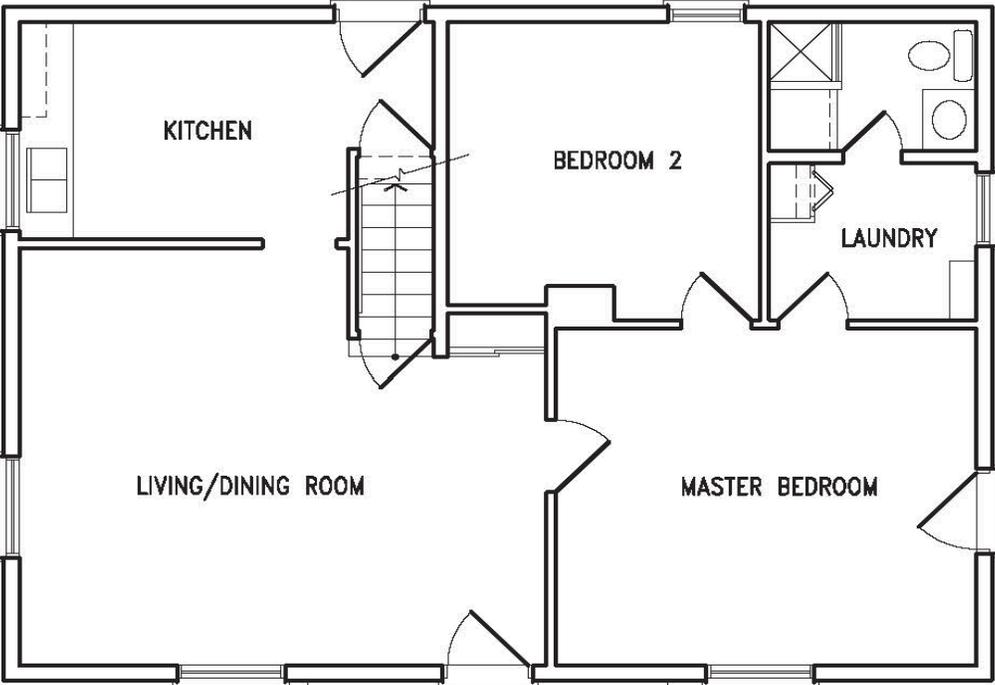
Numerous site visits by VA3 Design, Country Wide Homes and by City staff have occurred to gain an understanding of the dwelling and its condition.

- a) Site visit by VA3 Design to measure and photograph the dwelling, September 23, 2020.
- b) Site visit by Richard Vink of VA3 Design, Lou Marino & Carlo Tozzi of Country Wide Homes, Pamalea Vega of Urban Design / Heritage Planner of Richmond Hill & Joanne Leung of Planning Development of the City of Richmond Hill, to review the condition of the dwelling, October 27, 2020.

2.3 Existing "John Love House" Floor Plans

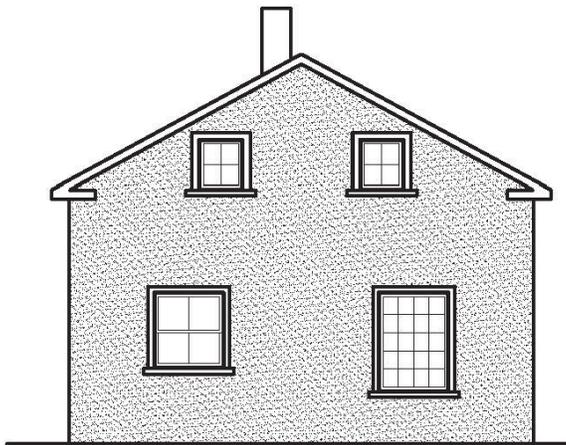


EXISTING SECOND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

2.4 Existing "John Love House" Elevations



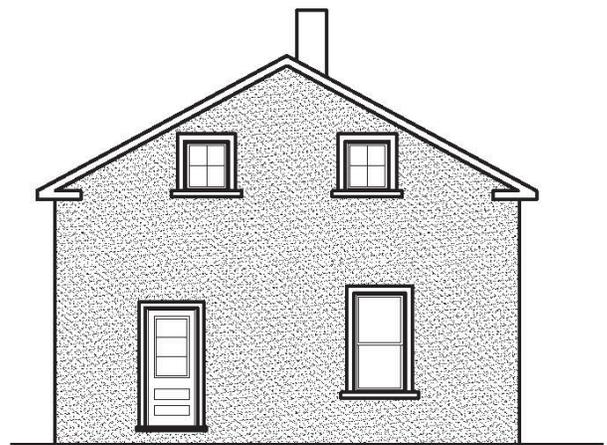
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

3. Cultural Heritage Value and Significance

A detailed Heritage Conservation Plan was prepared by Joan Burt Architect in 2014 and forms part of the "Heritage Restoration Agreement". For full assessment of the heritage significance of the "*John Love House*" reference can be made to this document. Reference can also be made to the Cultural Heritage Impact Assessment (Feb 2012) prepared by Robinson Heritage Consultants. A brief overview of the dwelling and the original occupants are noted below.

- 1) The dwelling was constructed near its current temporary location (Lot 52 Greywacke Street) at the intersection of King Road and Greywacke Street constructed in 1833 by a member of the Love family.
- 2) This dwelling is a modest 1 1/2 - storey constructed in the Georgian style. The construction is an early form of vertical wood plank frame construction. It is the last exact original dwelling of Temperanceville fronting on King Road, east of Bathurst Street.
- 3) The Love family were early settlers who came to the area from Pennsylvania. The Love family played an important role in the establishment of the Methodist congregation in Temperanceville, at King Road and Bathurst Street.

4. Site Context

The dwelling currently sits on a raised steel and wood cage platform at the corner of King Road and Greywacke Street, southeast of its original location. This current location (Lot 52) is the intended lot for the final resting location for the dwelling. The dwelling in its temporarily suspended state, has been in this location for a number of years prior to this assessment.



**Existing John Love House
(facing south / east)**



Existing John Love House (facing south)



Existing John Love House (facing east)

5. Dwelling Condition

5.1 Initial Assessment

A review of the dwelling to determine the possible building relocation, restoration and sympathetic addition was started in 2021 by VA3 Design. During the review of the condition of the existing structure, high levels of wood rot and potential structural failure was observed. Extensive water damage, rot and mold was observed on the walls, floors and roof structure, necessitating a thorough review by a qualified structural engineer.



Ceiling of second floor showing water damage and mold

6. Structural Assessment

6.1 Structural Reports

In the summer of 2021, two separate reviews were conducted, one by Quaile Engineering (Dec 2, 2020) and a second by Zaretsky Engineering (Nov 4, 2020). The reports are attached to this brief as Addendums #1 & #2 respectively.

6.2 Conclusion of the Structural Reports

The two structural engineering reports concur that the condition of the "*John Love House*" is structurally unstable and too difficult and dangerous to safely repair.

- Significant rot to the exterior, sill beams was identified.
- The unique design of the house structure constructed of vertical 2 1/2" x 14" wood planks tied into the bottom floor sill beams and supporting the upper floor and roof are the only support for the structure. No back-up stud support is evident to provide additional structural support to the upper floor or roof.
- The vertical plank support is cut off in some areas and rotted in other areas; resulting in a structurally unstable building.
- Moisture damage to the roof structure is evident causing damage to the structure and mold growth to the second-floor ceiling.



Decayed north sill beam and failed adjacent floor joist.



Decayed south sill beam and failed adjacent floor joist.



Decayed sill beam at south-west corner of the house.

7. Next Steps

The structural reports were submitted to the City of Richmond Hill Planning Department for review and consideration in February of 2021. It was clear that although the "*John Love House*" has a significant historical significance to the community, the structure has deteriorated beyond the point of preservation.

After discussions with the City of Richmond Hill Planning & Heritage Department in December of 2021, the direction to replace the "*John Love House*" was agreed to be the only solution to move forward.

7.1 Considerations for Replacement

It was agreed upon by all parties that the replacement to the "*John Love House*" not be a replica of the original for the following reasons:

- The size and proportions of the original dwelling are too small in floor area and ceiling heights too low to be suitable for modern living conditions and Building Code standards.
- The original stucco exterior would be difficult to replicate in today's current building and technical standards.
- To replicate the original structure would not preserve the historical significance of the dwelling.

7.2 Replacement Style Considerations

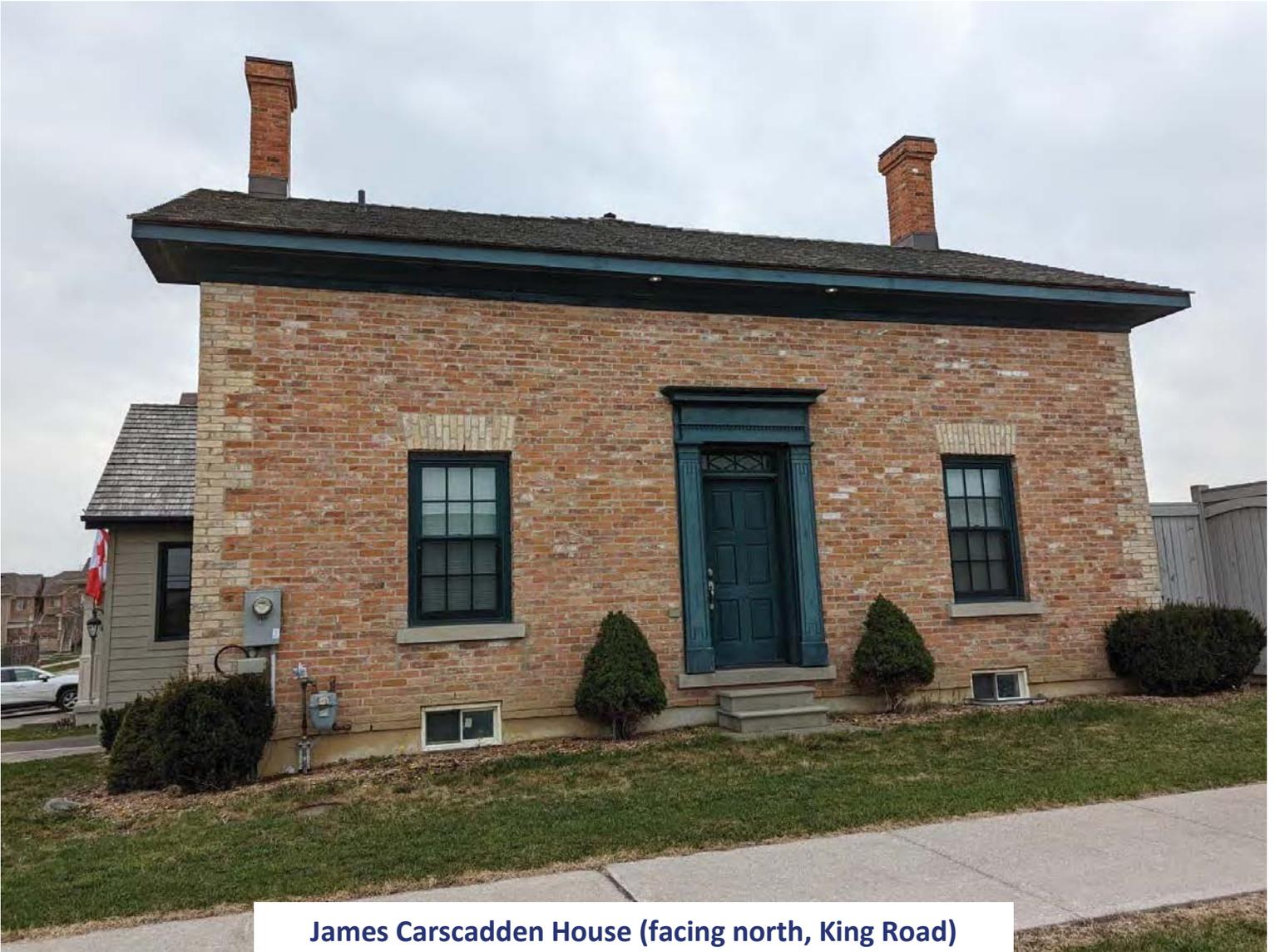
The new dwelling should incorporate the following considerations in style and proportion:

- The design should be simplistic in style to honour the original modest architectural character of the Temperanceville community and the original "*John Love House*".

- The architectural style of the new dwelling should respect the Georgian character of the "*James Carscadden House*" that is located on the south side of King Road, just a few hundred feet to the west.
- The architectural style of the dwelling should represent the architectural styles that would be constructed in this community in the mid 1800's. Georgian, Gothic and Victorian influences would predominate the typical Ontario Farmhouse Architecture.
- The new dwelling should not dominate the streetscape or overpower the "*James Carscadden House*" and should compliment the Georgian Style in a modest and more modern approach.
- In order to not dominate the streetscape, the new dwelling should be set-back from King Road so as not to protrude closer to the street than the new dwelling directly to the west.



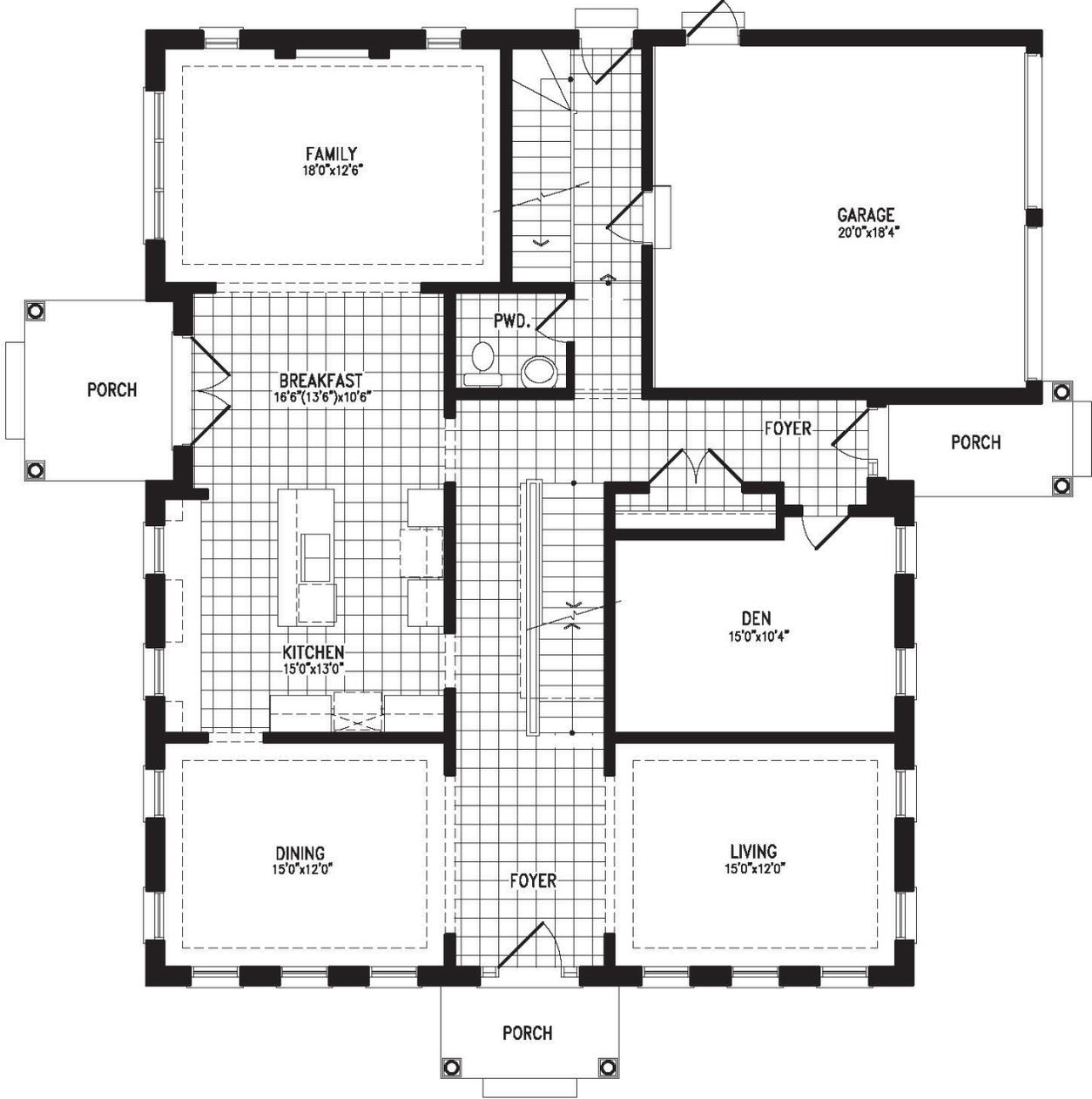
James Carscadden House (facing east)



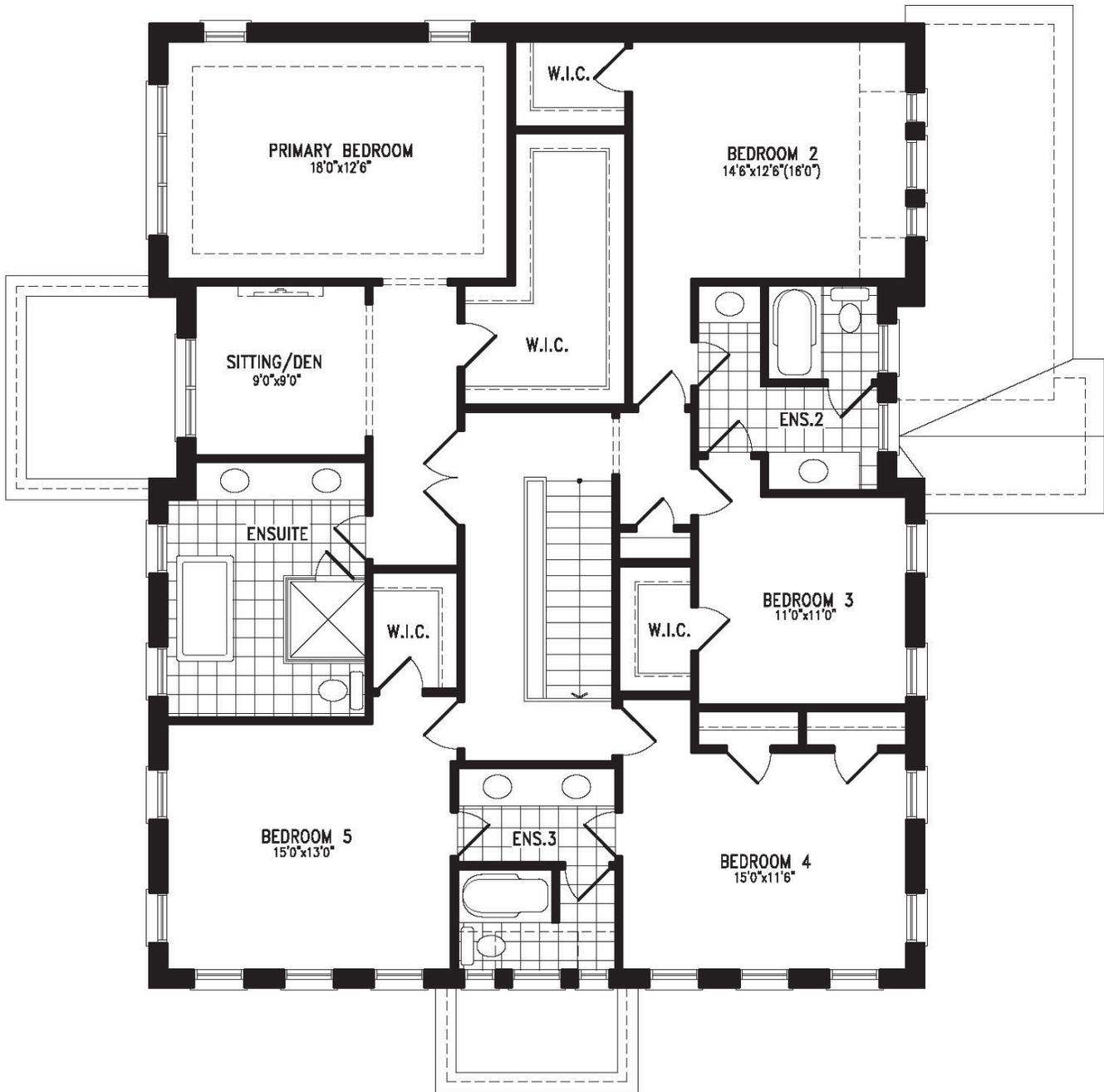
James Carscadden House (facing north, King Road)

7.3 Replacement Dwelling

The attached images of the new replacement dwelling show the proposed dwelling floor plan and building elevations.



Ground Floor Plan (Proposed Dwelling)



Second Floor Plan (Proposed Dwelling)



West Elevation (Proposed Dwelling)



SOUTH ELEVATION
South Elevation (Proposed Dwelling)



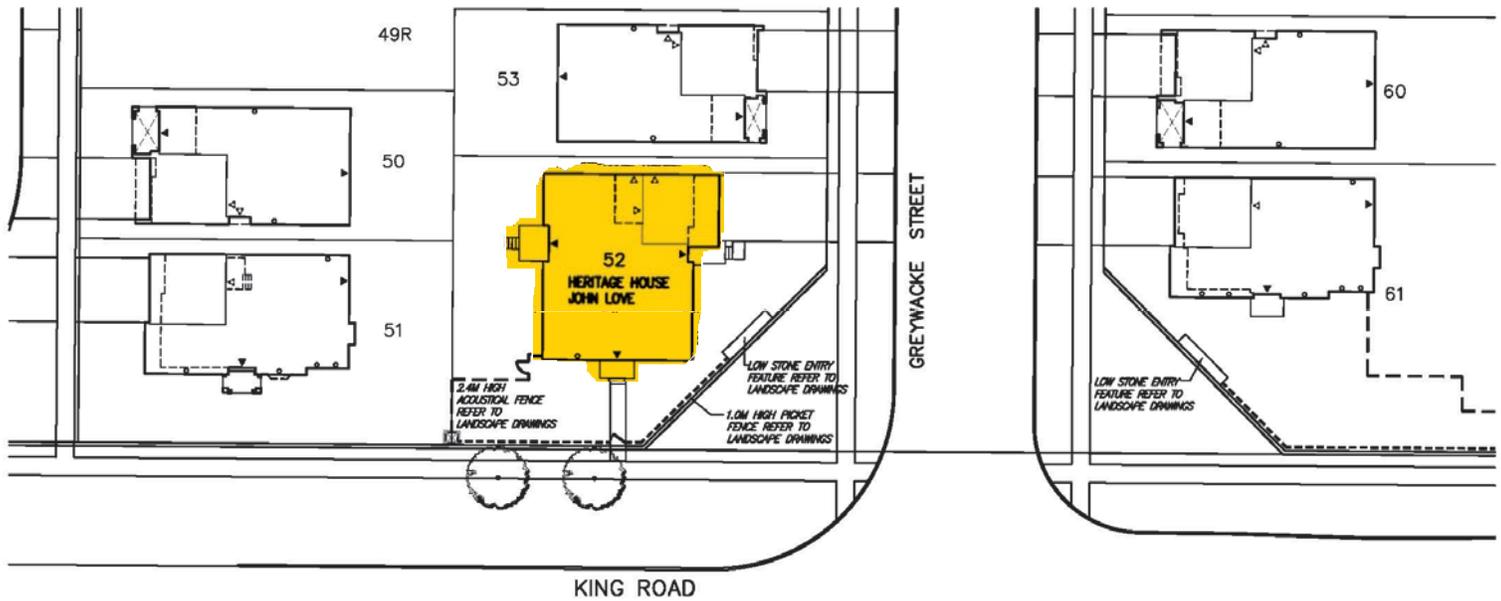
North Elevation (Proposed Dwelling)



EAST ELEVATION

East Elevation (Proposed Dwelling)

7.4 Proposed Siting



The site plan illustrates the proposed siting of the dwelling with the entry facing King Road and the front facade of the dwelling behind the dwelling to the west (Lot 51). Garage access will be located on Greywacke Street and not to overpower the main dwelling facade.

7.5 Dwelling Design

The proposed dwelling will be approximately 3800 square feet with a double-car garage facing east. The site and building amenities consistent with current modern living conditions.

The main body of the dwelling is rectangular in shape to replicate a simple Georgian-style structure that represents the proportions of the style and compliments the "*James Carscadden House*" exterior.

The front facade has simple, single casement windows in the traditional Georgian-style placement. The dwelling will be of brick veneer construction with simplistic Georgian detailing and stone headers over the windows. The simplistic level of detail will ensure the facade does not overpower the streetscape while ensuring the dwelling has a presence on the King Road intersection to signify there is a historical link to the community.

The King Road entry will incorporate a small Georgian-style front porch that is proportional to the dwelling facade and does not dominate the streetscape.

The exterior brick will be a light grey colour and combined with the stone window headers will be a subtle colour palette that does not detract from the “*James Carscadden House*”, with a more traditional red brick exterior.



SOUTH ELEVATION

8. John Love House Commemoration

As required by Clause 27 of the "Heritage Restoration Agreement", the owner agrees to allow the town to erect a plaque on the building to recognize the heritage significance of the original "*John Love House*" and its surroundings.

9. Conclusion

The proposed "*John Love House*" replacement should be a positive addition to the community. The dwelling will honour the Temperanceville history in its simplistic form and signify in a modest tone the heritage of the community and its founders.

10. Sources

- **Cultural Heritage Impact Assessment, 630 King Road, Town of Richmond Hill
Robertson Heritage Consultants**
- **Heritage Restoration Agreement 012-07232 King South Developments Inc. &
The Corporation of the Town of Richmond Hill, Nov 6, 2014**
- **Heritage Conservation Plan, John Love House, 630 King Road, Richmond Hill
Ontario, Joan Burt Architect**
- **Structural Reports:**
 - **Quaile Engineering Ltd. Dec 2, 2020**
 - **Zaretsky Consulting Engineers Inc. Nov 4, 2020**