



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: June 14, 2022

Report Number: SRPI.22.074

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.074 – Request for Demolition of the John Love House at 6 Greywacke Street (formerly 630 King Road) (City File: D12-07232)

Purpose:

The purpose of this report is to seek Heritage Richmond Hill's recommendation to Council regarding the demolition request of the John Love House located at 6 Greywacke Street (formerly 630 King Road), a property designated under the *Ontario Heritage Act* through By-law 95-13, amended by By-law 66-18.

Recommendation(s):

- a) That Council consent to the demolition request for the John Love House located at 6 Greywacke Street (formerly 630 King Road) subject to the owner constructing a replacement building in a style that reflects the property's history, and subject to the owner erecting a commemorative plaque on the property;
- b) That the Clerk provide the Ontario Heritage Trust and the owner of the designated property described in municipal By-law 95-13, amended by By-law 66-18, written notice of Council's decision regarding the demolition request for the John Love House;
- c) That, once the John Love House located at 6 Greywacke Street (formerly 630 King Road) is demolished, Council, in consultation with Heritage Richmond Hill initiate the repeal process for Heritage Designation By-law 95-13, amended by By-law 66-18.

Contact Person:

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

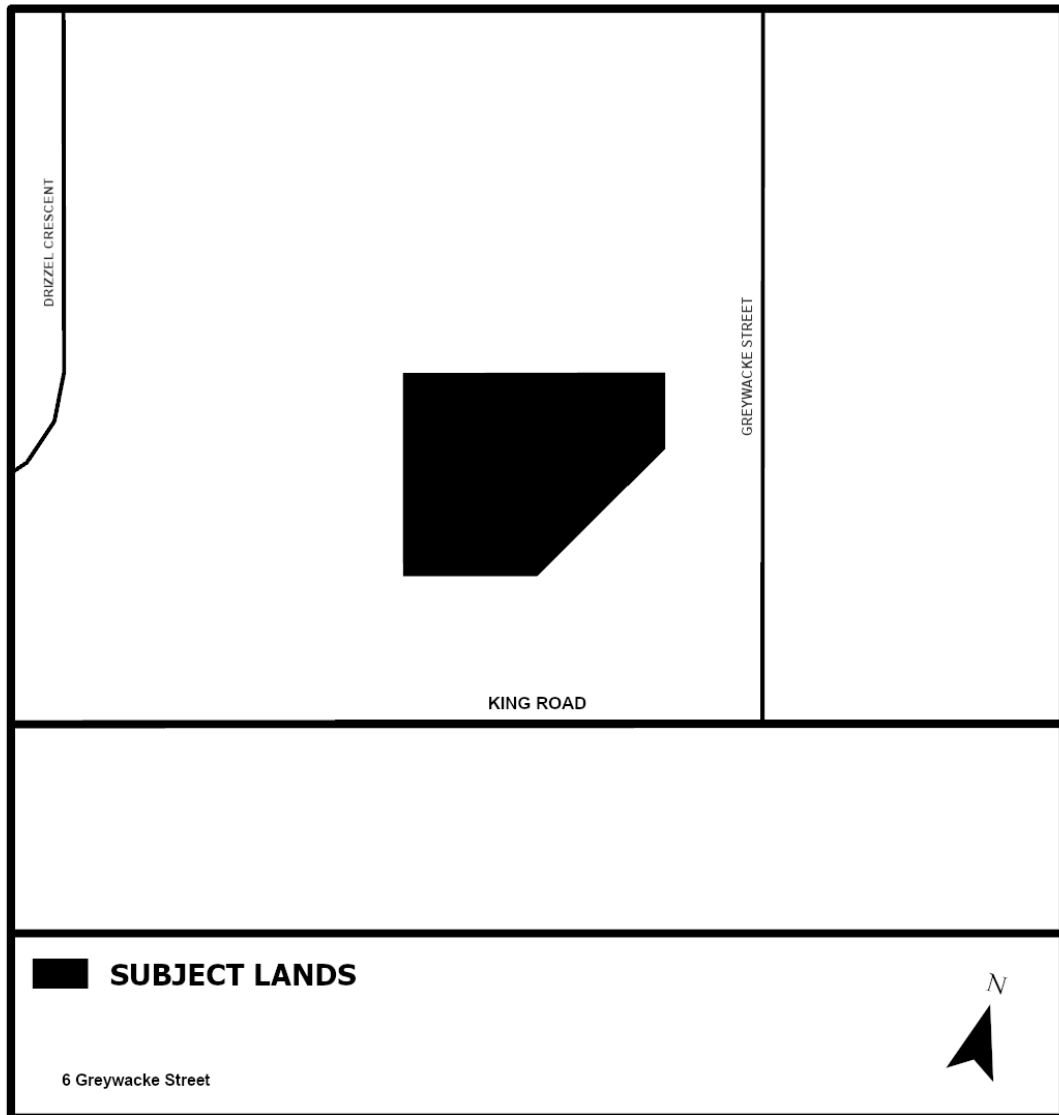
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Approved by: Darlene Joslin, Interim City Manager

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:

Below is a map displaying the property location. Should you require an alternative format, call the person listed under “Contact Person” above.



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Background:

The subject property is located in the former hamlet of Temperanceville on the north side of King Road, east of Bathurst Street, more specifically at the northwest corner of the King Road and Greywacke Street intersection. As part of a subdivision development, it is currently a residential lot fronting onto King Road, surrounded by a residential development of townhouses and detached dwellings.

The subject property contains an existing structure known as the John Love House, a 1.5 storey frame building that was relocated to the property in 2017 from its original location approximately 70m to the northwest of its current location. The property is designated under Part IV of the *Ontario Heritage Act* (the “Act”) for its physical/design, historical/associative, and contextual value, as described in Designation By-law 95-13 (attached as Appendix A).

In 2010, a planning application proposing a subdivision development on the original, much larger, property was submitted. As the John Love House was located in the middle of a proposed intersection in the plan of subdivision, it was decided that the historic house would be relocated to a residential lot that fronted onto King Road. This would ensure that the John Love House remained visible to the public.

In 2014, the owner entered into a Heritage Restoration Agreement with the City, agreeing to relocate the John Love House onto a new foundation on a lot fronting onto King Road, renovate the exterior and interior of the house, and construct a rear addition and attached garage. Details of the work to be completed was outlined in the Conservation Plan written by Joan Burt Architect.

In 2017, the John Love House was moved onto a temporary support platform on the new lot fronting onto King Road. The following year, the designation by-law was amended to apply only to this new lot on the northwest corner of Greywacke Street and King Road. The house has remained on this temporary support platform since then.

In October 2020, staff began discussions with the owner regarding the future of the John Love House, including the possibility of restoring it. In February 2021, two structural assessments were provided that reviewed the existing condition of the John Love House (see Appendices B and C), and the owner expressed their concerns over the structural integrity of the John Love House.

The two parties met on December 7, 2021 and the owner confirmed that they would like to demolish the John Love House, and construct a new dwelling in its place. The design of the replacement building was discussed and a design was drafted that was agreeable to both the City and the owner.

On April 29, 2022, a demolition application was received for the John Love House, which included the elevations for the proposed replacement building (see Figures 1-4)

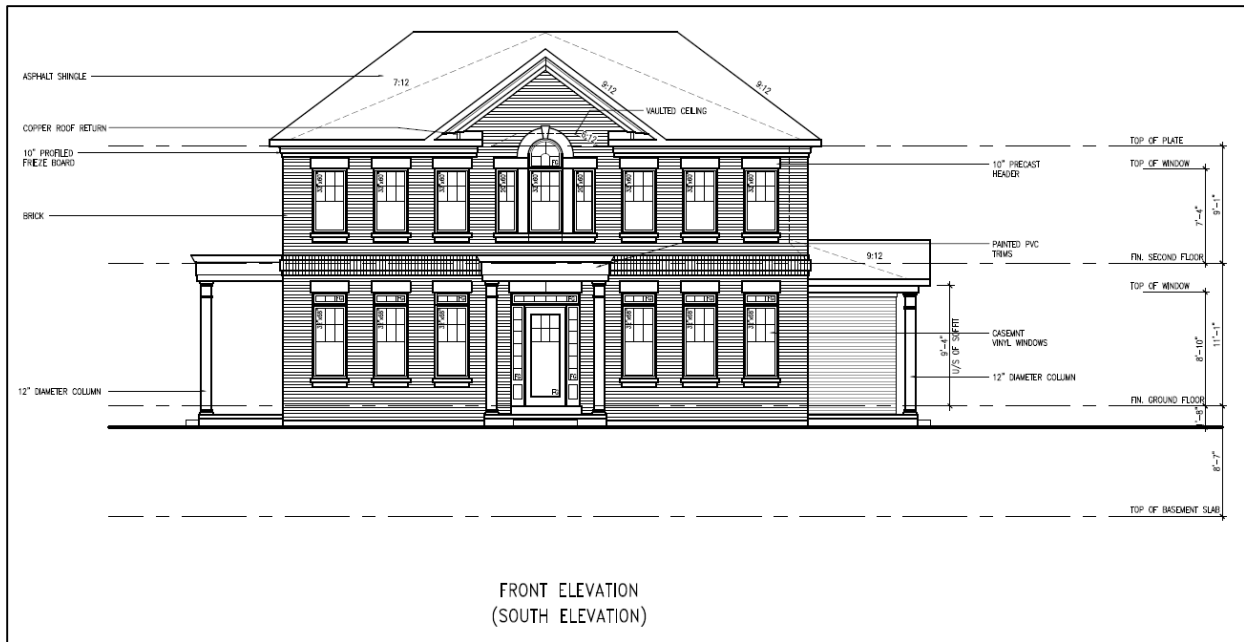


Figure 1: Front elevation of the proposed replacement building. This façade would face King Road.



Figure 2: West elevation of the proposed replacement building.



Figure 3: East elevation of the proposed replacement building. This façade would face Greywacke Street.



Figure 4: North elevation of the proposed replacement building.

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Cultural Heritage Significance

The John Love House's cultural heritage significance is due to its design/physical value, historical/associative value, and its contextual value.

More specifically, it has design or physical value because it is a representative example of the modest Georgian style of early 19th century rural domestic architecture in Upper Canada. It is also an excellent example of an early form of vertical wood plank frame construction and is the earliest known example of this type of building in Richmond Hill.

Built circa 1833, the John Love House also has historical or associative value because it is the last extant, original building constructed by a member of the Love family, who were early settlers in the area and played a prominent role in the establishment of the crossroads community of Love's Corners (later known as Temperanceville). The Love family was also instrumental in the establishment of the Methodist congregation in Temperanceville, including the donation of land for the construction of all three of the community's places of Methodist worship.

Finally, the John Love House has contextual value as it is the only extant original dwelling of the Temperanceville community fronting onto King Road east of Bathurst Street. Also in context is the heritage designated James Carscadden House located at the southern side of King Road slightly west of the John Love House.

Heritage Impact Assessment

As part of their demolition application, the owner submitted a Heritage Impact Assessment Brief, written by VA3 Design Inc. (see Appendix D).

The Brief states that the existing structure exhibits high levels of wood rot, and that the potential of structural failure was observed during site inspections. It also refers to the two earlier engineering reports that noted significant rot to the exterior sill beams, and notes other structural concerns such as the lack of proper structural support to the upper floor or roof, rotting in the vertical plank support, and moisture damage to the roof structure (see Figures 5-7).

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Figure 5: Photo of decayed north sill beam and failed adjacent floor joist (VA3 Designs Inc.)



Figures 6 and 7: Photo of second floor ceiling showing water damage and mold (left), and decayed south sill beam and failed adjacent floor joist (VA3 Designs Inc.).

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The Brief states that even though the John Love House has significant cultural heritage value, it has deteriorated beyond the point of preservation. Replacing it with a new dwelling, then, is the only solution to move forward.

Constructing a replica of the John Love House was not recommended for a number of reasons, including that the proportions of the original dwelling were not well suited for modern living conditions, and that the replica would not properly preserve the historical significance of the John Love House.

In order to help reflect the area's history, the report recommended that the following considerations be incorporated into the style and proportion of the new dwelling:

- 1) A design simplistic in style to honour the original modest architectural character of the Temperanceville community and the John Love House;
- 2) Respect to the Georgian character of the James Carscadden House, a Part IV designated dwelling on the south side of King Road directly southwest of the John Love House;
- 3) Represent the architectural styles that would have been constructed in the area in the mid 1800s;
- 4) It should not dominate the streetscape or overpower the James Carscadden House, but should complement the James Carscadden House in a modest and more contemporary approach.

Discussion:

Municipal and Provincial Legislation

Section 3.4.2 of Richmond Hill's Official Plan recognizes the importance of preserving cultural heritage resources in a way that allows historical buildings, structures, and landscapes to be experienced and appreciated by existing and future generations. It directs that cultural heritage resources shall be protected and conserved in accordance with applicable legislation and recognized heritage protocols. Designation under Part IV of the Ontario Heritage Act is one of the applicable legislations.

The John Love House is a designated property on the City's Heritage Register. Section 34(1) of the Ontario Heritage Act provides that no owner of property designated under section 29 shall demolish or remove a building or structure on the property unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal.

Section 34(4.2) of the Ontario Heritage Act further provides that the council, after consultation with its municipal heritage committee, if one is established, within 90 days of serving notice on the applicant informing them that their demolition application is complete,

- (a) may,

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- (i) consent to the application,
 - (ii) consent to the application, subject to such terms and conditions as may be specified by the council, or
 - (iii) refuse the application;
- (b) shall serve notice of its decision on the owner of the property and on the Trust;
and
- (c) shall publish its decision in a newspaper having general circulation in the municipality.

The 90 days deadline for Council to make its decision regarding the demolition application for the John Love House ends on July 26, 2022.

Recent changes to the Ontario Heritage Act require that once a designated structure has been demolished, Council review the property's cultural heritage value. Should the demolished structure be the property's only identified heritage attribute, Council may decide to repeal the heritage designation by-law.

Given that the John Love House is the only heritage attribute identified on the subject property, staff shall bring forward a staff report to Council recommending that Council repeal Heritage Designation By-law 95-13 (amended by By-law 66-18), should the demolition of the John Love House be approved.

Staff Consideration

The John Love House was to be restored and adaptively integrated into the new residential subdivision that exists on the property. However, lack of regular maintenance and leaving the House on a structural platform for five years has caused the structure to deteriorate significantly.

The two reviews conducted by structural engineers describe the structural concerns in detail, including moisture damage, wood rot, mold, and compromised structural support. Quaille Engineering Inc. concludes, "due to the extent of the deterioration and damage it is not feasible to reinforce the existing members. Therefore, the structure needs to be rebuilt in order to be safely occupied and meet the requirements of the Ontario Building Code."

The proposed replacement dwelling supports the needs of modern living conditions while also reflecting the Georgian-style architecture of both the John Love House and the James Carscadden House. Its rectangular shape, simple casement windows in a symmetrical pattern, and use of brick detailing are traditional Georgian elements, while the dwelling's scale and colour palette reflect more contemporary design styles.

Its location on King Road will act as a visual link to the area's history. It will also complement the architectural style of the James Carscadden House.

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The erection of an interpretive plaque on the property will elevate the commemoration of the property and of Temperanceville's history, and will supplement the historical link between the replacement building and the property's history.

Given this, staff believe that the proposed replacement building meets the requirements set out in the Heritage Impact Assessment Brief, and thus would act as an appropriate commemoration to the area's history.

According to Section 34(4.2) of the Ontario Heritage Act, a municipal council may consent to the demolition application of a designated property subject to such terms and conditions as may be specified by the council. Given the above-noted physical deterioration of the building, staff recommends that Council consent to the demolition request subject to the owner constructing a replacement building in a style that reflects the property's history, and subject to the owner erecting a commemorative plaque on the property.

Financial/Staffing/Other Implications:

As the cost of erecting the commemorative plaque on the property will be covered by the applicant, there are no financial implications for implementing the recommendations in this report.

Relationship to Council's Strategic Priorities 2020-2022:

A detailed consideration of the impacts that the proposed demolition will have on the property's cultural heritage value is in keeping with the Strategic Priority "Strong Sense of Belonging", as the commemoration for the John Love House proposes to commemorate the area's history in an informative way.

Conclusion:

While the John Love House contains significant cultural heritage value, its poor condition makes its conservation and restoration no longer a viable option. As such, alternative approaches to communicate its cultural heritage value and mitigate the loss of the building were considered.

Given the physical deterioration of the building, and given the commemoration strategy being proposed by the owner to celebrate the area's history, staff recommends that Council consent to the owner's demolition request, and that the owner construct a building that reflects the area's history, and also erect a commemorative plaque on the property.

Once the demolition is complete, staff will bring forward a separate staff report recommending that the designation by-law be repealed.

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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: Heritage Designation By-law 95-13
- Appendix B: Site Review by Zaretsky Consulting Engineers Inc.
- Appendix C: Site Visit letter by Quaile Engineering Ltd.
- Appendix D: Heritage Impact Assessment Brief

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Report Approval Details

Document Title:	SRPI.22.074 Demolition application for 630 King Rd.docx
Attachments:	- Appendix A.pdf - Appendix B.pdf - Appendix C.pdf - Appendix D.pdf
Final Approval Date:	May 26, 2022

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

Patrick Lee - May 26, 2022 - 10:57 AM

Kelvin Kwan - May 26, 2022 - 11:29 AM

Darlene Joslin - May 26, 2022 - 2:17 PM