



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: June 15, 2023

Report Number: SRPI.23.061

Department: Planning and Infrastructure

Division: Policy Planning

Subject: **SRPI.23.061 Heritage Permit and Authority to Enter into a Heritage Conservation Agreement – 103 Richmond Street**

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application related to alterations to the Part IV designated heritage property located at 103 Richmond Street, and to authorize the Mayor and Clerk to execute a Heritage Conservation Agreement related to these alterations.

Recommendation(s):

- a) That the Heritage Permit Application to allow alterations to the Part IV designated heritage property at 103 Richmond Street, as generally described in the plans and drawings prepared by The Gregory Design Group dated May 4, 2023, and the Conservation Brief prepared by Common Bond Collective dated May 17, 2023, be approved subject to the following conditions:
 - (i) That the owner of 103 Richmond Street enter into a Heritage Conservation Agreement in accordance with the plans and drawings prepared by The Gregory Design Group dated May 4, 2023, and the Conservation Brief prepared by Common Bond Collective dated May 17, 2023, containing provisions to ensure insurance coverage for protection of the heritage house during construction and restricting any site works until building permits have been issued.
- b) That the Mayor and Clerk be authorized to execute a Heritage Conservation Agreement with the owner of 103 Richmond Street, upon written recommendation of the Commissioner of Planning and Regulatory Services.

Contact Person:

Julia Smith, Urban Design/Heritage Planner - Phone 905-771-5529

Steven Bell, Manager of Heritage and Urban Design – Phone 905-771-9996

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Report Approval:

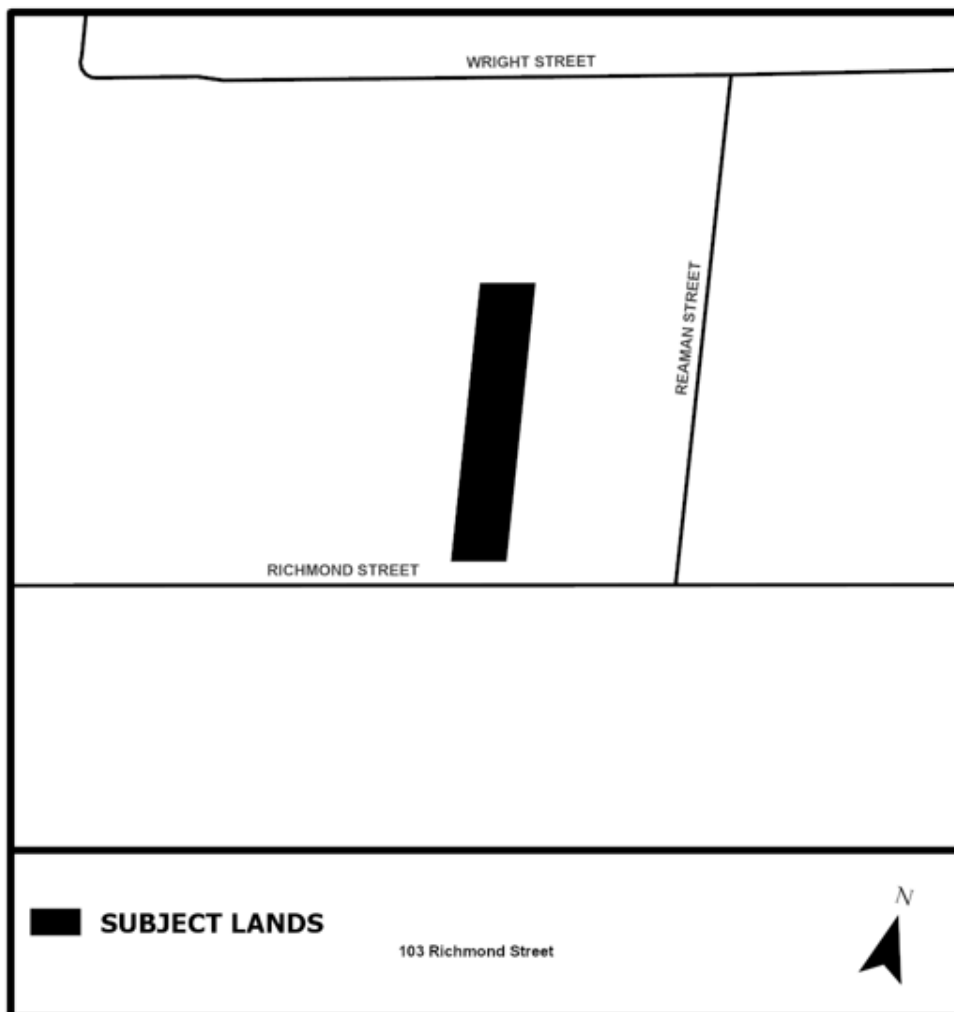
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, 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 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:

Property Description:

The property at 103 Richmond Street (the “subject property”) is a roughly rectangular lot located on the north side of Richmond Street, west of Reaman Street. The lot is not entirely perpendicular to Richmond Street, and is slightly skewed to the east.

The subject property contains the Eliza Gaby House, a two-storey, frame dwelling comprised of a main (south) portion and a rear (north) extension/addition (Figures 1 & 2). The main (south) portion of the house was built circa 1886 by Levi Gaby for his widowed mother, Eliza, and is constructed in the the Ontario Cottage/Ontario Style of architecture. The enclosed porch on the house’s front (south) elevation is not original, and replaces an earlier open porch depicted in historic photographs (Figure 3). The rear (north) portion of the building appears to have originally been constructed as a one-story rear extension, and was later expanded in both area and height through a series of additions.

A temporary steel garage structure is also located at the rear of the property, to the northwest of the heritage house.



Figure 1 View northeast of the dwelling at 103 Richmond Street, showing the main (south) portion with non-original enclosed front porch in the foreground, rear (north) extension/addition in the background, and temporary steel garage structure on the far left (Source: CBCollective)

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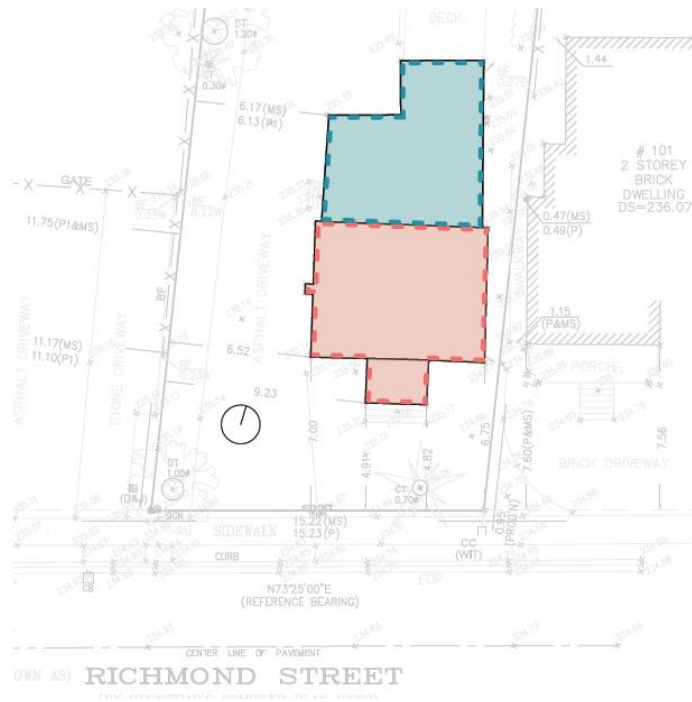


Figure 2 Diagram showing the main (south) portion of the Eliza Gaby House in red, and the rear (north) extension/addition in blue (source: CBCollective).



Figure 3 Early 20th century photograph of the house at 103 Richmond Street, showing the historic open front porch (Source: Richmond Hill Public Library)

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Heritage Status and Attributes

The subject property was designated under Part IV of the Ontario Heritage Act by the Town of Richmond Hill in 1995 for its historic and architectural value or interest as described in Schedule “A” of By-law 134-95 (included as Appendix A of this Staff Report).

The heritage attributes identified in By-law 134-95 include:

- *The house’s one-and-a-half storey height and centre gable typical of the Classic Ontario style;*
- *The original clapboard siding;*
- *The corner boards;*
- *The water table;*
- *The door and window architraves; and*
- *The 6-over-6 sash windows on the east side of the building.*



Figure 4 Photograph of two of the original 6-over-6 sash windows on the east elevation of 103 Richmond Street (Source: CBCollective)

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Heritage Permit Application:

This Staff Report concerns the heritage permit application to demolish the existing rear extension/addition of the Eliza Gaby House, and construct a new rear addition and detached garage, as depicted in the architectural drawings by The Gregory Design Group dated May 4, 2023 (see Appendix B).

The scope of work covered in this Heritage Permit includes:

- Removing the existing rear (north) extension/addition;
- Removing the non-original enclosed front (south) porch;
- Removing the non-original exterior chimney at the west gable of the main south portion of the building;
- Temporarily raising the main (south) portion of the building on cribbing using hoists and jacks;
- Excavating a new 9-foot basement and installing new foundations under the main (south) portion of the building and the new addition;
- Reinstating the main (south) portion of the building at its current level, and rotating it slightly clockwise, to be parallel with the property's eastern boundary; this rotation is required so that the new rear addition extends straight back on the lot and does not obstruct the driveway to the west;
- Constructing a new, 2-storey frame addition at the rear (north) of the building;
- Constructing a new front (south) porch based on photographic and material evidence;
- Scraping and repainting the clapboard siding, corner boards, water table, and door and window architraves on the main south building in historically accurate colours;
- Replacing in-kind the clapboard siding, corner boards and water table where deteriorated, using salvaged materials where possible;
- Replacing the extant windows on the main south portion of the building, including:
 - In-kind replacement of the three six-over-six wood sash windows on the east elevation; and
 - In-kind replacement of remaining wood sash windows on the south and west elevations; and
- Constructing a new, 2-storey, gable-roofed frame garage with loft in the area of the existing temporary steel garage.

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Figure 5 South elevation of the Eliza Gaby House, showing the conserved front portion of the house and the proposed rear addition (Source: The Gregory Design Group).



Figure 6 East elevation of the Eliza Gaby House, showing the conserved front portion of the house (left) and proposed rear addition (right) (Source: The Gregory Design Group).

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Figure 7 West elevation of the Eliza Gaby House, showing the conserved front portion of the house (right) and proposed rear addition (left) (Source: The Gregory Design Group).

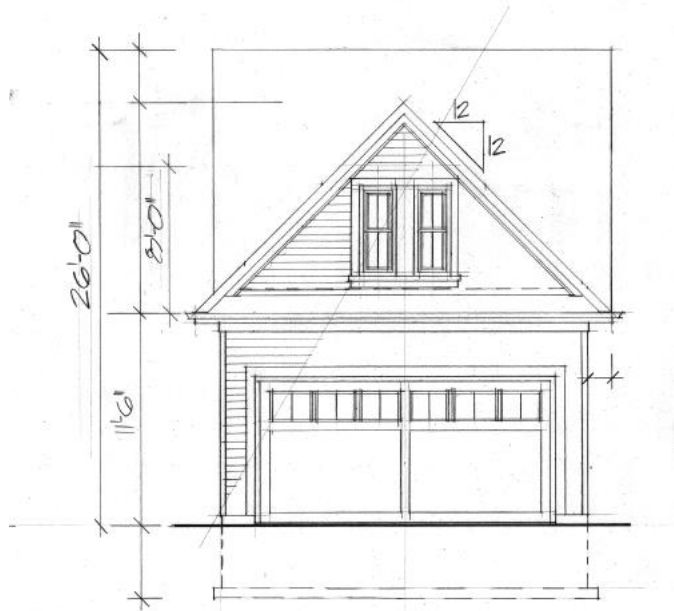


Figure 8 South elevation of the proposed rear detached garage, which will replace the existing unsympathetic temporary steel garage (Source: The Gregory Design Group).

Discussion:

The following section describes the impacts that the proposed development will have on the subject property's heritage attributes and cultural heritage value, along with any measures being taken to mitigate these impacts.

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Impacts on the Cultural Heritage Resource

As described in the Heritage Conservation Brief prepared by Common Bond Collective and dated May 17th, 2023 (see Appendix C), the proposed development will have a low and/or overall positive impact on most of the property's identified heritage attributes and cultural heritage value. Below is a summary of the property's identified heritage attributes, along with any impacts to these attributes resulting from the proposed site alterations.

Attribute(s): *The building's one-and-a-half storey height and centre gable, typical of the Classic Ontario style*

Impact(s): The key design elements comprising this attribute, including massing, form, roof profile, and architectural style, will remain intact and legible through the proposed development. Based on the plans and drawings provided, the proposed two-storey rear addition will not significantly impact this attribute, being located behind the historic dwelling in a subordinate and architecturally-compatible fashion.

The lifting and repositioning of the main south portion of the house will also not significantly impact this heritage attribute, as the house's modified location represents a minor rotation from the original. Changes to the setback will be minimal, and overall perception and legibility of the historic dwelling will not be altered.

Demolishing the non-original enclosed front porch and reinstating an open front porch with a historically-appropriate design will also improve the integrity and legibility of the building's "Classic Ontario" style. Similarly, the removal of the non-original chimney from the building's west elevation will improve the legibility of the side gable massing, and restore the historic appearance of the heritage house's west gable wall.

The replacement of the existing temporary steel garage with a more architecturally-compatible frame garage will also have a positive impact on the integrity and legibility of the property's "Classic Ontario" style.

Attribute(s): *The original exterior elements of the main south portion of the building, including clapboard siding, corner boards, water table, and door and window architraves*

Impact(s): The proposed alterations will retain the original clapboard siding, corner boards, water table and door and window architraves of the main south portion of the building. These building elements will be scraped and repainted. Deteriorated wood elements will be replaced to match existing and painted. These attributes will also be adequately protected during the raising and repositioning of the main south wing.

This proposed restoration work is consistent with heritage restoration principles and best practices, and will have a positive physical and visual impact on the house's exterior heritage attributes and cultural heritage value.

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Attribute(s): *The 6-over-6 sash windows on the east side of the house*

Impact(s): The proposed site alteration intends to replace in-kind three existing deteriorated six-over-six wood sash windows on the house's east elevation to achieve improved energy-efficiency and appearance. While this intervention will impact the property's identified heritage attributes and cultural heritage value, mitigation will be achieved by selecting replacement windows to match the materiality, dimensions, configuration and profiles of the historic windows.

A fourth six-over-six window is located at ground-floor level of the existing rear extension/addition, and will be removed when the rear portion of the building is demolished to accommodate the new rear addition. However, this window is located within a portion of the building that has already been significantly altered over time, and is no longer legible as being part of the original dwelling. Further, this window is not visible from the public realm due to its location at the rear of the house and the narrow separation distance from the neighbouring dwelling to the east. Consequently, Staff do not consider the removal of this window to significantly impact the cultural heritage value of the Eliza Gaby House.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to Council's Strategic Priorities 2020-2022:

Careful consideration of alterations to this designated heritage property supports Council's priority to foster a ***Strong Sense of Belonging***, through "placemaking" and the conservation of Richmond Hill's cultural heritage resources.

Conclusion:

The heritage permit process is designed to ensure that heritage attributes, as described in a heritage designation by-law, are not obscured, damaged or destroyed unnecessarily by alterations and other forms of intervention.

The proposed addition and alterations to the designated heritage property at 103 Richmond Street will allow for the continued use and long-term conservation of the Eliza Gaby House. The proposed rear addition has been designed to be compatible with and subordinate to the heritage house, and thus conserves the legibility of the building's *Classic Ontario* architectural style. Further, the reinstatement of a historically-compatible open front porch, the removal of a non-original chimney on the house's west elevation, and the restoration of exterior architectural elements including the siding and window/door architraves will have a positive impact on the property's heritage attributes and cultural heritage value.

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While the removal of original wood sash windows on the house's east elevation will impact the property, mitigation will be achieved by selecting replacement windows to match the materiality, dimensions, configuration and profiles of the historic windows.

As such, Staff are in support of the current proposal, and recommend that the Heritage Permit Application for alterations to the Part IV Designated Eliza Gaby House at 103 Richmond Street be approved, and that the City enter into Heritage Conservation Agreement with the property owner.

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:** Schedule “A” of Heritage Designation By-law 134-95
- **Appendix B:** Architectural plans and drawings prepared by the Gregory Design Group (dated May 4th, 2023)
- **Appendix C:** Heritage Conservation Brief prepared by Common Bond Collective (dated May 17th, 2023)

Table Title

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Report Approval Details

Document Title:	SRPI.23.061 - Heritage Permit and Authority to Enter into a Heritage Conservation Agreement – 103 Richmond Street.docx
Attachments:	- SRPI.23.061 Appendix A - AODA.pdf - SRPI.23.061 Appendix B - AODA.pdf - SRPI.23.061 Appendix C - AODA.pdf
Final Approval Date:	May 28, 2023

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

Maria Flores - May 25, 2023 - 1:53 PM

Kelvin Kwan - May 26, 2023 - 9:44 AM

Darlene Joslin - May 28, 2023 - 4:50 PM