

## Statement of Significance

### 111 Richmond Street – Gaby House

The Gaby House at 111 Richmond Street is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### Description of Property:

The Gaby House at 111 Richmond Street is a 1 ½-storey, brick-clad building with a T-shaped plan located on the north side of Richmond Street. The property is located within the historic village of Richmond Hill.

#### Design and Physical Value:

Dating to c. 1860 and c. 1885, the Gaby House at 111 Richmond Street has design and physical value as a representative example of Picturesque Gothic Revival residential architecture in Richmond Hill. The building has retained its scale, form, massing, and orientation on the north side of Richmond Street. The building also retains many architectural details that are representative of the Picturesque style including the T-plan form, cross-gabled roof, and decorative details including the dichromatic brick cladding, mansard-roofed bay window, segmental-arched windows with brick voussoirs, wooden lugsills and two-over-two window units, and the bellcast verandah with turned wooden posts and decorative spindlework trim.

#### Historical and Associative Value:

The Gaby House has historical value for its direct associations with the Gaby family, who owned the property from 1859 to 1937. Frederick Gaby, an early English settler and farmer in Richmond Hill, assembled the subject property between 1859 and 1860, and lived on the property with his wife and children during the 1860s and 1870s. After Frederick Gaby's death in 1880, the property was bought by his son, Levi, who expanded the and overbricked the house c. 1885. Levi Gaby ran an express cartage business from the village to Toronto, known as "Gaby's Express" during the 1890s. Levi's cartage business served the local community by delivering and collecting parcels, freight, and coal for Richmond Hill residents. Levi's wife, Sarah (Pugsley) Gaby, was granted the property following her husband's tragic death in 1900, and owned the property until her death in 1937.

#### Contextual Value:

The Gaby House has contextual value because it is important in defining, maintaining, and supporting the fine-grained late-19<sup>th</sup> and early-20<sup>th</sup> century residential character of Richmond Street, and the historical character of Richmond Hill's village core more broadly.

## Page 2

The Gaby House also has contextual value because it is functionally and historically linked to the Eliza Gaby House directly to the east at 103 Richmond Street, which Levi Gaby built for his widowed mother on the neighbouring property c. 1886.

### Heritage Attributes:

#### Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of Picturesque Gothic Revival architecture in Richmond Hill are:

- The scale, form and massing of the 1 ½-storey building with a T-shaped plan;
- The cross-gabled roof with south and east gable-ends;
- The rubble-stone foundation and buff-brick cladding with red-brick quoins and radiating voussoirs (now painted white);
- The segmental-arched windows, with radiating brick voussoirs, wooden lugsills, and two-over-two window units;
- The principal entrance on the house's south elevation, featuring a paneled front door and sheltered by a bellcast-roofed verandah with turned wooden posts and decorative spindlework brackets and trim;
- The mansard-roofed projecting bay window on the house's south elevation, with pressed-metal roofing.

#### Historical and Associative Value

The heritage attributes that contribute to the value of the property for its associations with the Gaby family are:

- The house's scale, siting, and orientation on the north side of Richmond Street, on a property owned by the Gaby family from 1859 to 1937; and
- The house's Picturesque Gothic Revival architectural style and material palette, popular at the time Levi Gaby expanded and overbricked the house c. 1885.

#### Contextual Value

The heritage attributes that contribute to the contextual value of the property as part of a fine-grained late-19<sup>th</sup> and early-20<sup>th</sup> century residential streetscape and for its functional and historical links to the adjacent Eliza Gaby House at 103 Richmond Street are:

- The house's scale, sitting, and orientation on the North side of Richmond Street, west of Reaman Street;
- The house's material palette and architectural detailing in the Picturesque Gothic Revival style, which contribute to the historical character of Richmond Street and Richmond Hill's Village Core more broadly.

Note: the house's later rear (north) addition is not considered to possess heritage attributes.