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Notice of Designation under the Ontario Heritage Act

The Corporation of the City of Richmond Hill

June 12, 2024

Re: Property Designated (“Subject Property”)

111 Richmond Street
City of Richmond Hill ON L4C 3Y6
City File No.: D12-07365

RECEIVED
2024/06/12
(YYYY/MM/DD)
Ontario Heritage Trust

Take notice that, in accordance with Section 29(8) of the *Ontario Heritage Act*, the Council of the Corporation of the City of Richmond Hill at its meeting held on June 5, 2024 passed **By-law 29-24** (the “Designation By-law”) to designate the Subject Property as being of cultural heritage value or interest.

Notice of Appeal:

Any person who objects to the above noted by-law shall, within 30 days after the publication of this notice, file with the Ontario Land Tribunal and the Clerk of the City of Richmond Hill at the address set out below a notice of appeal. **The last day to make an appeal is July 12, 2024.**

A Notice of Appeal must:

- (1) set out the reasons for the objection to the Designation By-law;
- (2) set out the reasons in support of the objection to the Designation By-law; and
- (3) be accompanied by the processing fee prescribed under the Tariff of Fees By-law in the amount of \$341.00 payable by certified cheque in Canadian funds to the City of Richmond Hill.

Appeals may be filed with the Ontario Land Tribunal at <https://olt.gov.on.ca> accompanied by the fee charged by the Tribunal and with the City Clerk delivery personally or by Regular Mail at the following address:

Stephen M.A. Huycke, City Clerk
The City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill ON L4B 3P4



Should no appeal be received, the by-law will come into effect on July 13, 2024.

Obtaining Additional Information:

Additional information about heritage planning at the City of Richmond Hill may be obtained by contacting Heritage Planning City staff by e-mail at heritage@richmondhill.ca.

Take note that a Notice of Appeal may only be served to the Clerk of the City of Richmond Hill as stated above.

Dated this 12th day of June, 2024

Stephen M.A. Huycke, City Clerk
The Corporation of the City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4
E-mail: clerks@richmondhill.ca

The Corporation of the City of Richmond Hill

By-Law 29-24

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2024/06/13
(YYYY/MM/DD)
Ontario Heritage Trust

A By-Law to Authorize the Designation of 111 Richmond Street (*Gaby House*)
Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill has caused to be served on the owners of the property known as 111 Richmond Street, Richmond Hill, and upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid real property and has caused such a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality;

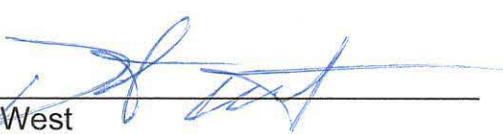
And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scale drawing identifying the location of the property's cultural heritage value or interest are set out in Schedule "A" and attached to By-Law 29-24;

And Whereas no objection to the proposed designation was served on the City Clerk within the period prescribed by the *Ontario Heritage Act*;

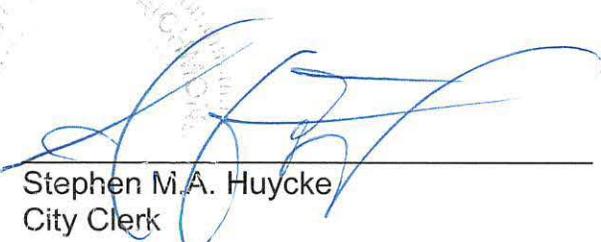
Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That the real property located at 111 Richmond Street, being Lot 117, Registrar's Compiled Plan 12003; Richmond Hill; Regional Municipality of York [PIN 03166-0198 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of the By-law in a newspaper having general circulation in the municipality.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" in the Land Registry Office.
4. That Schedule "A" attached to By-law 29-24 is declared to form a part of this By-law.

Passed this 5th day of June, 2024.



David West
Mayor



Stephen M.A. Huycke
City Clerk

SCHEDULE "A" TO BY-LAW 29-24

REASONS FOR DESIGNATION

111 Richmond Street
Gaby House

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.

Area of Cultural Heritage Value or Interest



Statement of Significance

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-19th and early-20th century residential character of Richmond Street, and the historical character of Richmond Hill's village core more broadly.

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-19th and early-20th 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, siting, 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.