



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: February 15, 2022

Report Number: SRPI.22.007

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.007 – Heritage Permit Application for 19 Church Street North (The Amos Wright House) – File D12-07136

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application to repaint the exterior of the building and replace the existing barrier-free ramp at the rear entrance of the designated structure at 19 Church Street North.

Recommendation(s):

- a) That the Heritage Permit Application to repaint and repair the exterior of the building and replace the barrier-free ramp, as described in report SRPI.22.007, be approved.

Contact Person:

Pamela Vega, Heritage & Urban Design Planner, phone number 905-771-5529

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

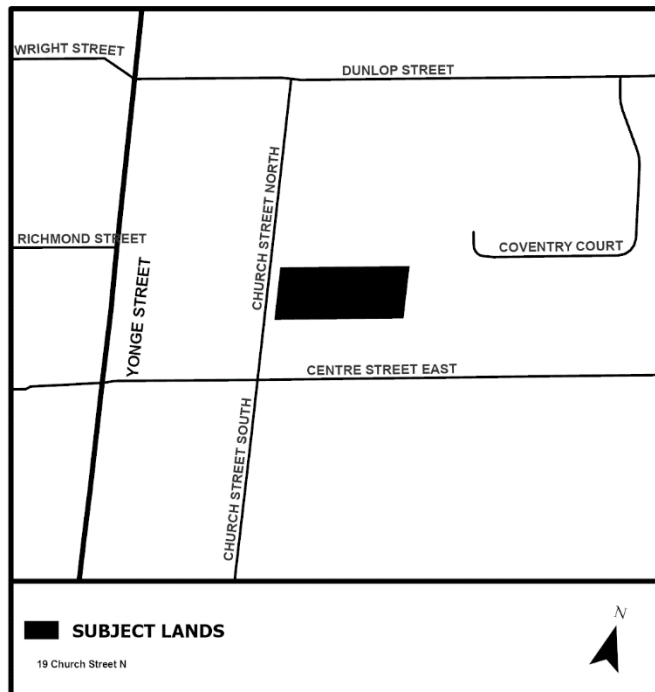
Approved by: Darlene Joslin, Interim City Manager

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.

Page 2

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.



Background:

The property located at 19 Church Street North (the “Subject Property”) contains the Amos Wright House, which was built circa 1840 in a vernacular derivative of the Regency style and is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 123-85 for architectural and historical reasons. The property is currently used as the Richmond Hill Heritage Centre.

The City is undertaking maintenance repair work on a number of City-owned heritage buildings, beginning with the Amos Wright House. The work was identified during a 2017 condition assessment report of various City heritage buildings. The extent of the required repairs were confirmed in subsequent years and expanded upon when it was found that the condition of the buildings had deteriorated significantly from the time of the initial report. A capital budget was approved for this work in the City’s 2022 Capital List.

The work proposed for the Amos Wright House includes:

- Repairing and repainting the exterior cladding;
- Repairing and repainting the exterior trim;
- Repainting the windows;

Page 3

- Repainting the shutters;
- Repainting the exterior doors;
- Recaulking around openings in the foundation;
- Repairing superficial cracks in the foundation;
- Replacing the existing wooden ramp at the rear of the building with a new wooden ramp (see Figure 1).

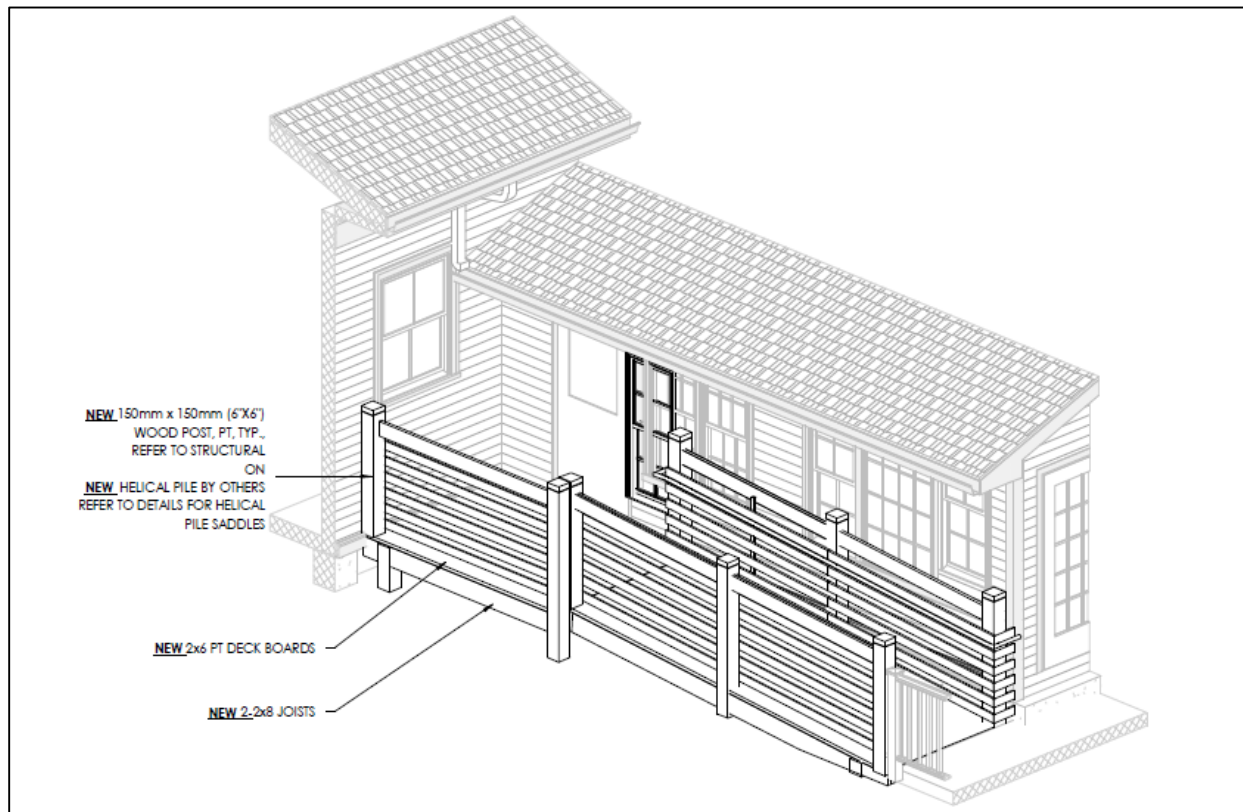


Figure 1: Drawing illustrating the new replacement ramp.

Page 4



Figure 2: Photograph showing current condition of the existing ramp.

All of the paint that will be used will match the existing colours. Shallow cracks in the wood siding will be filled with a sealant, and areas with deep or extensive damage will be replaced with new clapboard siding that will match the profile of the existing siding. Damaged soffit boards will be replaced with new wooden boards that match the appearance of the existing soffits. Cracks in the skirting board will be patched with sealant prior to being repainted. Cracks in the foundation surface will be filled in and spalled sections will be repaired with a parging coat.

The replacement ramp is proposed to look identical to the existing ramp (see Figure 2). The construction for the new ramp is as follows, as described in the Heritage Permit Application:

“A new barrier free ramp at the rear entrance will be constructed to replace the existing ramp (which has become structurally deteriorated over time), like for like. The new ramp will be of wood frame construction, consisting of 6x6 posts, 2x8 joists supported by 2x8 dropped beams, 2x6 wood decking, and a wood horizontal guard and rail system. The ramp will be supported by helical foundation piles which are to be connected to the wood posts via a plate saddle connection. The new ramp will connect to the existing concrete porch to which it will be fastened through two 2x8 dropped beams with Tapcon screws. The ramp will also be fastened on the other side to the concrete foundation wall of the house through a rim joist with Tapcon screws. The new ramp will be painted to match the colour of the existing ramp.”

Page 5

Discussion

The following section describes the impact that the restoration work will have on the Subject Property's heritage attributes.

Physical Impact

The proposed work will help to ensure the long-term conservation of the Subject Property's exterior. Removing peeling and cracked paint and repainting exterior wooden surfaces will prevent moisture from entering and damaging architectural elements. Repairing and replacing sections of exterior elements that show signs of damage will help to prevent the damage from extending further in the building. The wooden rear ramp has portions that are damaged, which may create a safety concern; its replacement will help ensure the ongoing use of the Subject Property.

All of the proposed work aligns with the Standards and Guidelines for the Conservation of Historic Places in Canada, which provide guidance for sound decision-making in the conservation of historic places. Accordingly, the proposed repair work will have a positive impact on the Subject Property's heritage attributes.

Visual Impact

The proposed repairs will replace rotten wooden elements (see Figure 3), and remove paint layers that have failed (see Figures 4 and 5). This will improve the appearance of the Amos Wright House. Accordingly, the proposed repair work will have a positive visual impact on the Subject Property's heritage attributes.

Page 6



Figure 3: Example of wood rot in existing ramp.



Figures 4 and 5: Example of foundation area and window sill that need repairing and repainting.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Page 7

Relationship to Council's Strategic Priorities 2020-2022:

A detailed consideration of the impacts that the proposed works will have on the Subject Property is in keeping with the Strategic Priority “Balancing Growth and Green”, as the proposed work will help to ensure that the Amos Wright House continues to be used. It also relates to Strategic Priority “Strong Sense of Belonging” by helping to conserve Richmond Hill’s cultural heritage resources.

Conclusion:

The work that is being proposed for the Amos Wright House will repair elements of its exterior that are failing. These repairs will help to ensure the continued conservation and use of the Subject Property, and will improve the appearance of the Amos Wright House.

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 Permit Application for 19 Church Street North

Page 8

Report Approval Details

Document Title:	SRPI.22.007 Heritage Permit for 19 Church St N.docx
Attachments:	- SRPI.22.007 Appendix A.pdf
Final Approval Date:	Jan 31, 2022

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

Patrick Lee - Jan 31, 2022 - 4:32 PM

Kelvin Kwan - Jan 31, 2022 - 4:33 PM

Darlene Joslin - Jan 31, 2022 - 4:58 PM