



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: March 1, 2022

Report Number: SRPI.22.027

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.027 - Heritage Permit Application for
376 Church Street South - File D12-07166

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application to repaint and repair the exterior of the Part IV heritage designated Vanderburgh House at 376 Church Street South.

Recommendation:

- a) That the Heritage Permit Application to repaint and repair the exterior of the building at 376 Church Street South, as described in report SRPI.22.027, 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

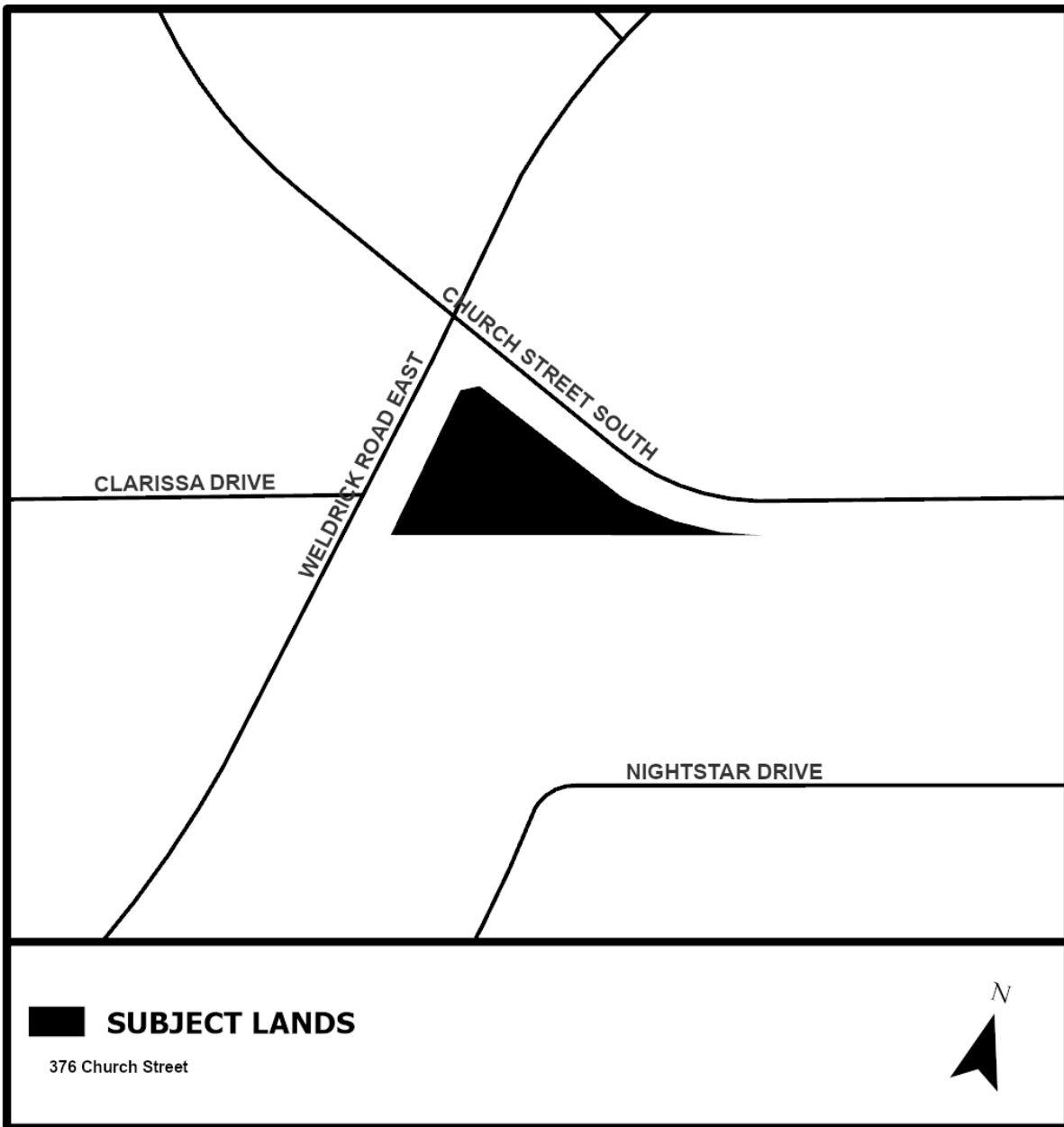
Approved by: Darlene Joslin, Interim City Manager

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.



Path: \\richmondhill.local\divisions\IT\GIS\IT\Logs and Metrics\Requests\2021\2022\202125_PV_376_Church_Street_LocationMap_Ticket535564\Tools\376_Church_Street\376_Church_Street.aprx

Page 3

Background:

The property located at 376 Church Street South (the “Subject Property”) contains the Vanderburgh House, which was built circa 1833 in the Loyalist Georgian style and is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 392-88 for architectural and historical reasons. It is currently being used as the home of the Richmond Hill Board of Trade.

The City is undertaking maintenance repair work on a number of City-owned heritage buildings, including the Vanderburgh 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 Vanderburgh House includes:

- Removing the climbing vines from the exterior walls;
- Repainting the wooden siding, repairing where necessary (see Figure 1);
- Repairing and repainting wooden windows, doors and sills (see Figure 2);
- Replacing missing window muntins (see Figure 3);
- Replacing the non-original metal basement door frame on east elevation (see Figure 4);
- Repairing and repainting the wood skirting board and trims (see Figure 1);
- Repairing the concrete steps to the basement entrance;
- Recaulking around foundation openings.

Page 4



Figures 1 and 2: Photographs of the east elevation showing portions of the wooden siding and skirting board that require repairs and repainting, as well as climbing vines that are to be removed (left), and a door sill that requires repainting.



Figures 3 and 4: Photographs of a window with missing muntins (left), and of the basement door with a rusted frame (right).

Page 5

The paint that is proposed to be used will match the existing colours of the Vanderburgh House. 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. All openings within the foundation will be recaulked, and cracks in the foundation surface will be filled in and spalled sections will be repaired with a parging coat.

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. 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.

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 based on current best practices. 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 and remove paint that has lost its protective properties. This will improve the appearance of the Vanderburgh House. Accordingly, the proposed repair work will have a positive visual impact on the Subject Property's heritage attributes.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

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 Vanderburgh 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.

Page 6

Conclusion:

The work that is being proposed for the Vanderburgh 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 Vanderburgh 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 376 Church Street South

Page 7

Report Approval Details

Document Title:	SRPI.22.027 - 376 Church Street South Heritage Permit.docx
Attachments:	- SRPI.22.027 Appendix A.pdf
Final Approval Date:	Feb 15, 2022

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

Patrick Lee - Feb 14, 2022 - 6:08 PM

Kelvin Kwan - Feb 15, 2022 - 8:49 AM

Darlene Joslin - Feb 15, 2022 - 11:30 AM