



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: March 1, 2022

Report Number: SRPI.22.029

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.029 - Heritage Permit Application for
1370 Elgin Mills Road East - File D12-07175

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 Richmond Hill Railway Station at Richmond Green (1370 Elgin Mills Road East).

Recommendation:

- a) That the Heritage Permit Application to repaint and repair the exterior of the building at 1370 Elgin Mills Road East, as described in report SRPI.22.029, be approved.

Contact Person:

Pamela Vega, Heritage and 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

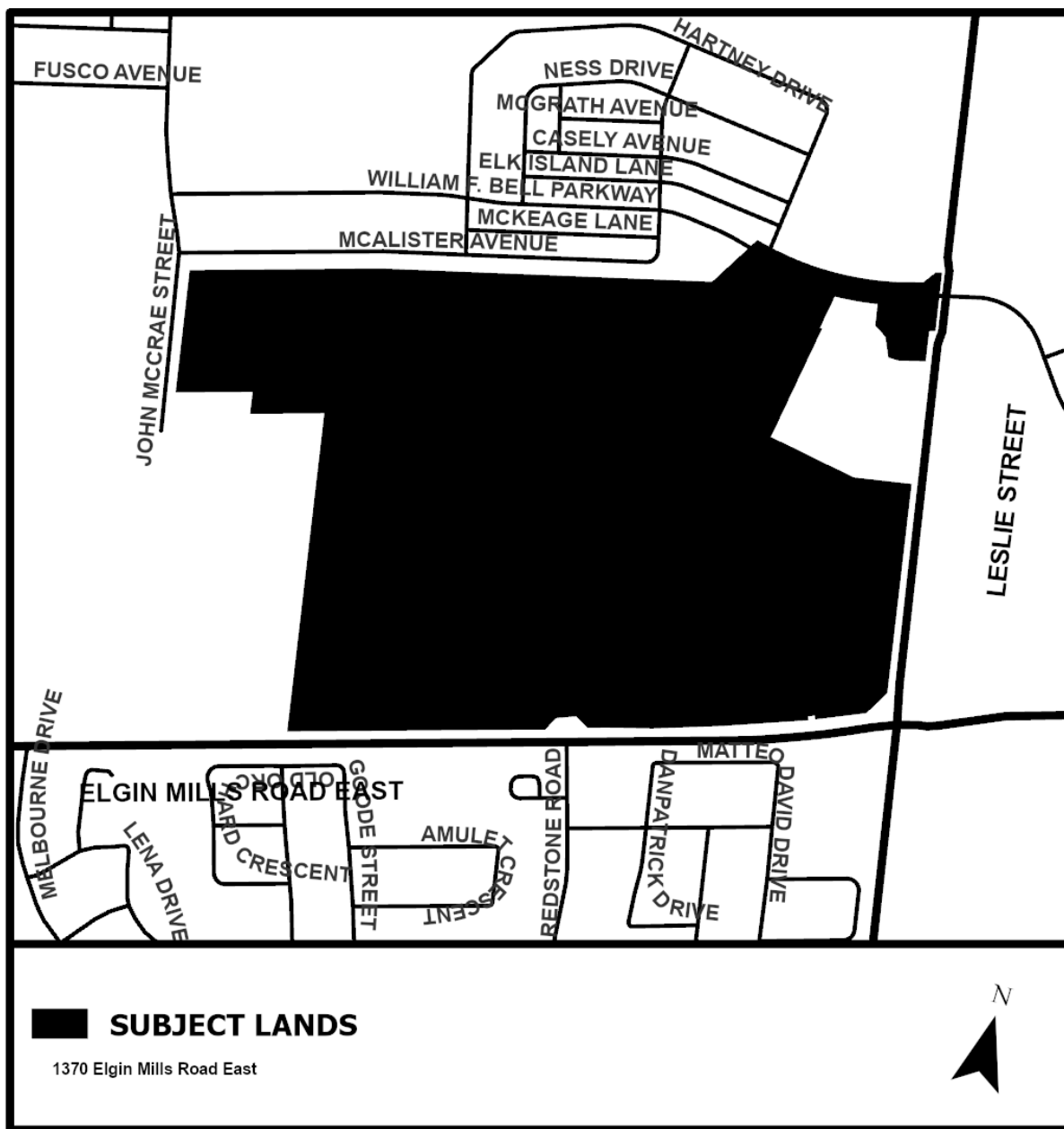
Approved by: Darlene Joslin, Interim City Manager

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.

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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:

The property located at 1370 Elgin Mills Road East (the “Subject Property”) contains the Richmond Hill Railway Station, which was built in 1906 in the Queen Anne Revival style and is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 17-93. It was relocated to its current location in 1979 and is currently used by the Richmond Hill Soccer Club.

The City is undertaking maintenance repair work on a number of City-owned heritage buildings, including the Richmond Hill Railway Station. 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 Richmond Hill Railway Station includes:

- Repainting the exterior (see Figure 1);
- Repairing wood windows and doors (see Figure 2);
- Repairing wooden siding where required;
- Replacing window plexiglass with new material (see Figure 2);
- Repairing the foundation;
- Recaulking around all foundation openings;
- Replacing select roof wood shingles (see Figure 1);
- Repairing the exterior signage (see Figure 3).

The paint that is proposed to be used will match the existing colours of the Richmond Hill Railway Station. 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. Cracks in the skirting board will be patched with sealant prior to being repainted. All openings within the foundation will be recaulked.

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Figure 1: Photograph of the east elevation, showing faded paint and roof shingles that need to be replaced.



Figure 2: Photograph of a bay window with spalling paint, faded paint, and yellowed plexiglass inserts.

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Figure 3: Photograph of one of the original exterior signs, showing significant fading.

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, 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 remove paint that has lost its protective properties and/or have faded due to exposure to the sun and the weather. The proposed repairs will also replace the plexiglass that has been inserted in front of the windows with new plexiglass. Damaged roof shingles will be replaced with new shingles. The original exterior signage will be repaired to look as it originally did. This will improve the appearance of the Richmond Hill Railway Station. 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.

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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 Richmond Hill Railway Station 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 Richmond Hill Railway Station will repair elements of its exterior that are failing or no longer appear as originally intended. These repairs will help to ensure the continued conservation and use of the Subject Property, and will improve the appearance of the Richmond Hill Railway Station.

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 1370 Elgin Mills Road East

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Report Approval Details

Document Title:	SRPI.22.029 - 1370 Elgin Mills Road East Heritage Permit.docx
Attachments:	- SRPI.22.029 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 - 6:09 PM

Kelvin Kwan - Feb 15, 2022 - 8:48 AM

Darlene Joslin - Feb 15, 2022 - 11:29 AM