



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 13, 2023

Report Number: SRPI.23.036

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.23.036 Heritage Permit - 1380 Elgin Mills Road East (Thomas F. Boynton House)

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application for exterior restoration work to the City-owned, Part IV heritage designated property known as the Thomas F. Boynton House located at 1380 Elgin Mills Road East.

Recommendation:

- a) That Heritage Richmond Hill recommends to Council:
 - (i) That the Heritage Permit Application for exterior restoration work to the Thomas F. Boynton House at 1380 Elgin Mills Road East, as described in report SRPI.23.036, be approved.

Contact Person:

Julia Smith, Urban Design/Heritage Planner - Phone 905-771-5529

Steven Bell, Manager of Heritage and Urban Design – Phone 905-771-9996

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

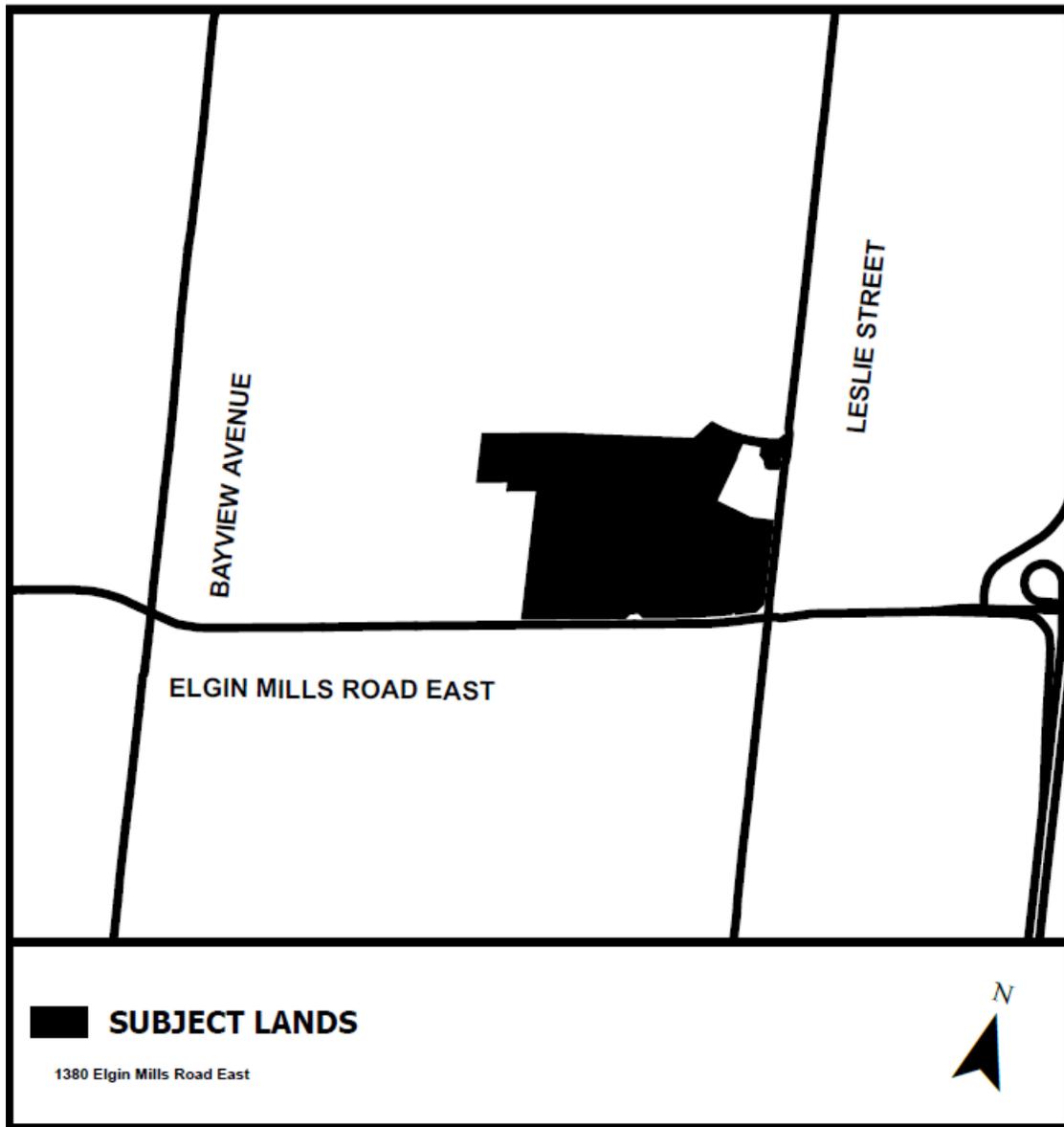
Approved by: Darlene Joslin, City Manager

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.



Background:

The property located at 1380 Elgin Mills Road East (the “Subject Property”) contains the City-owned Thomas F. Boynton House, which was built circa 1875 in the Classic Ontario Farmhouse style and is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 16-93. The Thomas F. Boynton House and its surrounding

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farmland was acquired by the Town of Richmond Hill for park purposes in 1975, and the property is now incorporated into the Richmond Green Sports Centre and Park.

In 2017, the City completed a condition assessment report of various City-owned heritage buildings, including the Thomas F. Boynton House. The report identified that maintenance repair work was required for the property, and the scope was expanded in subsequent years due to continued deterioration. A capital budget for repairs to the Thomas F. Boynton House was approved in the City's 2023 Capital List.

The scope of restoration work being proposed for the Thomas F. Boynton House includes:

- Replacing wooden doorsills and repainting door frames to match the existing;
- Re-grading around basement windows;
- Repairing and repainting wooden frames and replacing concrete sills of basement windows; and
- Repairing and repainting wooden trim at the front porch columns.



Figure 1 Front (south) elevation of the Thomas F. Boynton House at 1380 Elgin Mills Rd E

Door

Restoration

Door restoration at the front (south) and secondary (east) entrances of the Thomas F. Boynton House (see Figure 2) will comprise:

- Removing the existing damaged wooden doorsills, and replacing them with new wooden sills to match the existing; and

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- Repainting the sills, doors and frames at the front (south) and secondary (east) entrances to match the existing.

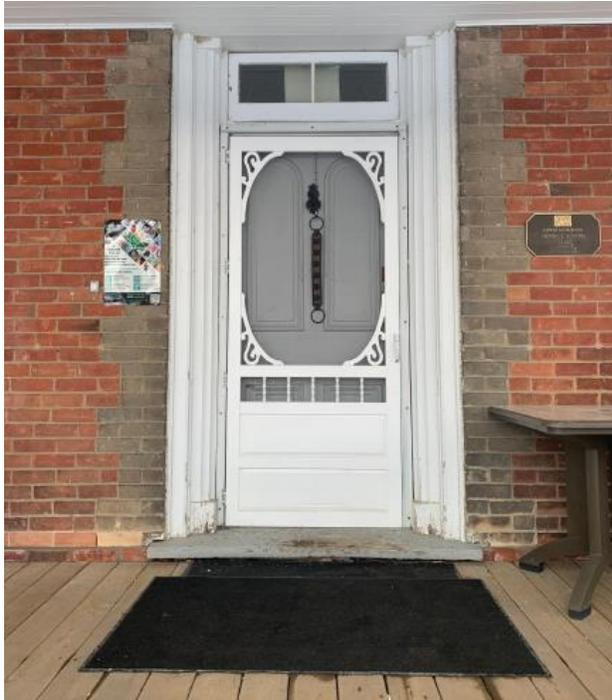


Figure 2 Front (left) and secondary (right) entrances at the Thomas F. Boynton House, showing areas of peeling paint and damaged wooden doorsills, to be replaced in kind.

Basement Window Restoration

Restoration of four basement windows on the east and west elevations of the Thomas F. Boynton House (see Figure 3) will comprise:

- Re-grading the area around the basement windows, and sloping the grade away from the building, to help direct water away from the foundations;
- Repairing areas of wood deterioration and damage due to cracks, hardware holes, and wood rot using accepted heritage conservation techniques and methods;
- Repainting all basement window frames to match the existing; and

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- Replacing existing deteriorated concrete windowsills with new sills to match the existing.



Figure 3 Typical basement windows at the Thomas F. Boynton House's west (left) and east (right) elevations, showing damaged wooden frames and concrete sills, and need for re-grading.

Porch Column Repair

Additional heritage wood elements proposed to be repaired as part of this scope of work include areas of damage to the wood trim at the base of the building's front porch columns, as shown in Figure 4. This work will comprise:

- Removing damaged base trim and replacing it with new to match the existing; and
- Repainting porch column bases and trims to match the existing.



Figure 4 Detailed view of the damaged base trim and peeling paint at the Thomas F. Boynton House's west (left) and east (right) front porch columns.

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Discussion:

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

Physical Impact

Selectively repairing and repainting portions of the building's doors, windows and porch columns that are failing or showing signs of damage and deterioration represents a minimal-intervention approach, and will prevent surface damage from extending further into the building. Similarly, re-grading the area around the basement windows will ensure that water is directed away from the building, avoiding infiltration and physical damage. Accordingly, the proposed work will have a positive physical impact on the Subject Property's heritage attributes.

Visual Impact

The proposed scope of restoration and repair work will improve the appearance of the Thomas F. Boynton House, which is currently showing signs of deterioration due to age and exposure to the elements. The proposed selective repair and/or in-kind replacement of door, window, and porch elements aligns with recognized heritage conservation principles and applicable heritage standards, and will have a positive visual impact on the Subject Property's heritage attributes and overall appearance.

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 Thomas F. Boynton 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 Subject Property will repair elements of its exterior that are failing or showing signs of deterioration due to age and exposure to the elements. These repairs will improve the appearance of the Thomas F. Boynton House, and will ensure its long-term conservation and use.

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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 – 2023 Heritage Permit Application for 1380 Elgin Mills Road East (Thomas F. Boynton House)

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Report Approval Details

Document Title:	SRPI.23.036 Heritage Permit - 1380 Elgin Mills Rd E (Thomas F. Boynton House).docx
Attachments:	- Appendix A - SRPI.23.036 - AODA.pdf
Final Approval Date:	Mar 20, 2023

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

Maria Flores - Mar 15, 2023 - 10:47 AM

Kelvin Kwan - Mar 15, 2023 - 11:32 AM

Darlene Joslin - Mar 20, 2023 - 9:43 AM