



## **Staff Report for Heritage Richmond Hill Meeting**

**Date of Meeting:** April 4, 2024  
**Report Number:** SRPBS.24.046

**Department:** Planning and Building Services  
**Division:** Policy Planning

**Subject:** SRPBS.24.046 Heritage Permit for 10066 Yonge Street (Richmond Hill Presbyterian Cemetery Octagonal Vault) - D12-07438

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### **Purpose:**

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application for exterior restoration work to the Part IV heritage designated Octagonal Vault, located in the Richmond Hill Presbyterian Church Cemetery at 10066 Yonge Street.

### **Recommendation(s):**

- a) That Staff Report SRPBS.24.046 titled "Heritage Permit for 10066 Yonge Street (Richmond Hill Presbyterian Cemetery Octagonal Vault)" be received;
- b) That the Heritage Permit application for repairs to the Octagonal Vault at 10066 Yonge Street, as described in SRPBS.24.046, be approved.

### **Contact Person:**

Pamela Vega, Urban Design/Heritage Planner – Phone 905-771-5529

Kunal Chaudhry, Manager Heritage and Urban Design – Phone 905-771-5562

### **Report Approval:**

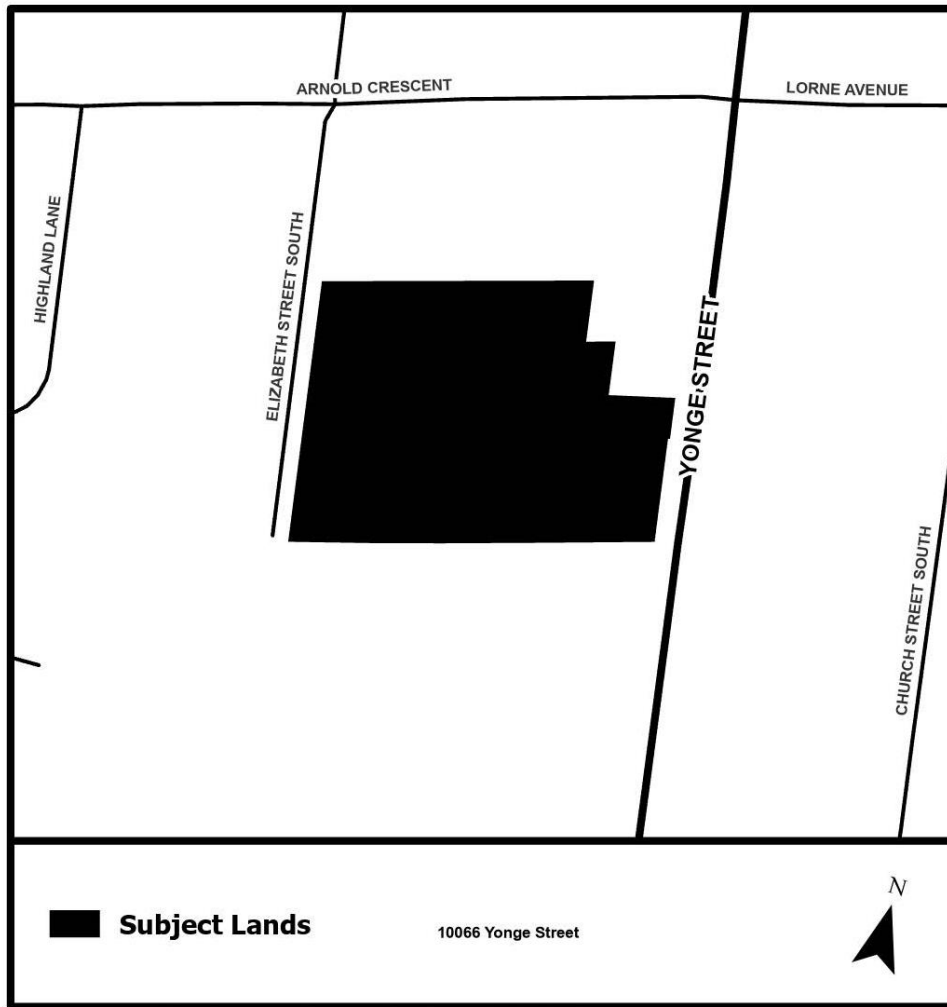
**Submitted by:** Gus Galanis, Acting Commissioner of Planning and Building Services

**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.

## Page 2

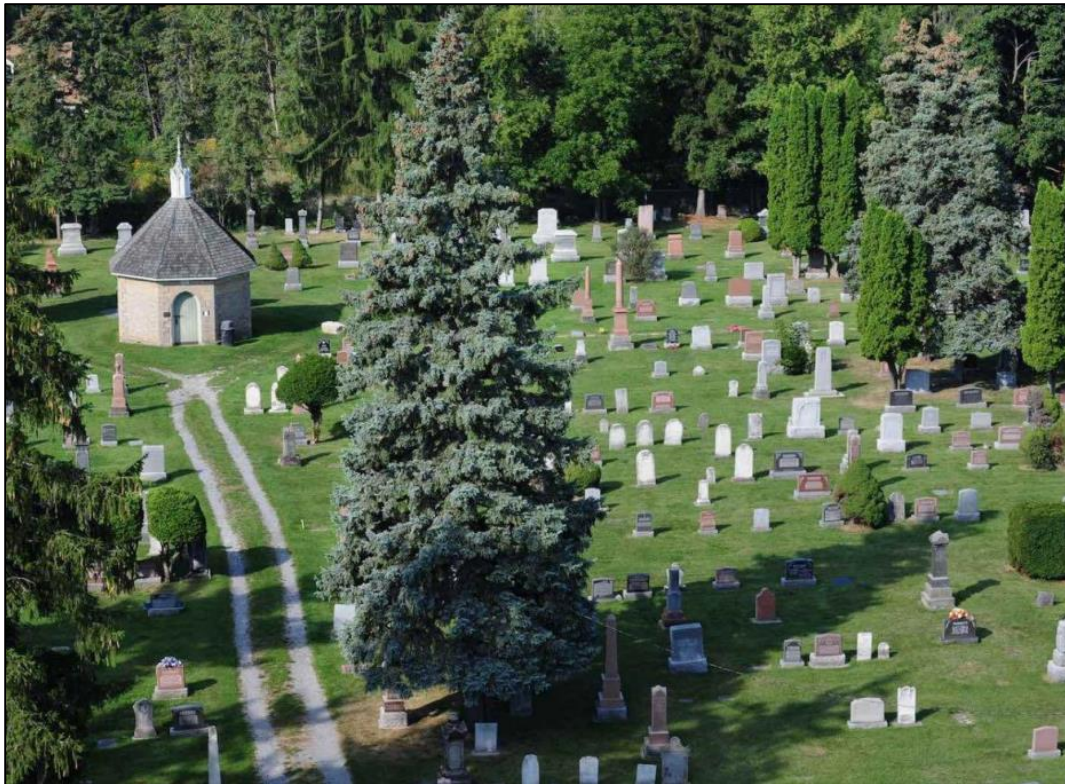
### Location Map:



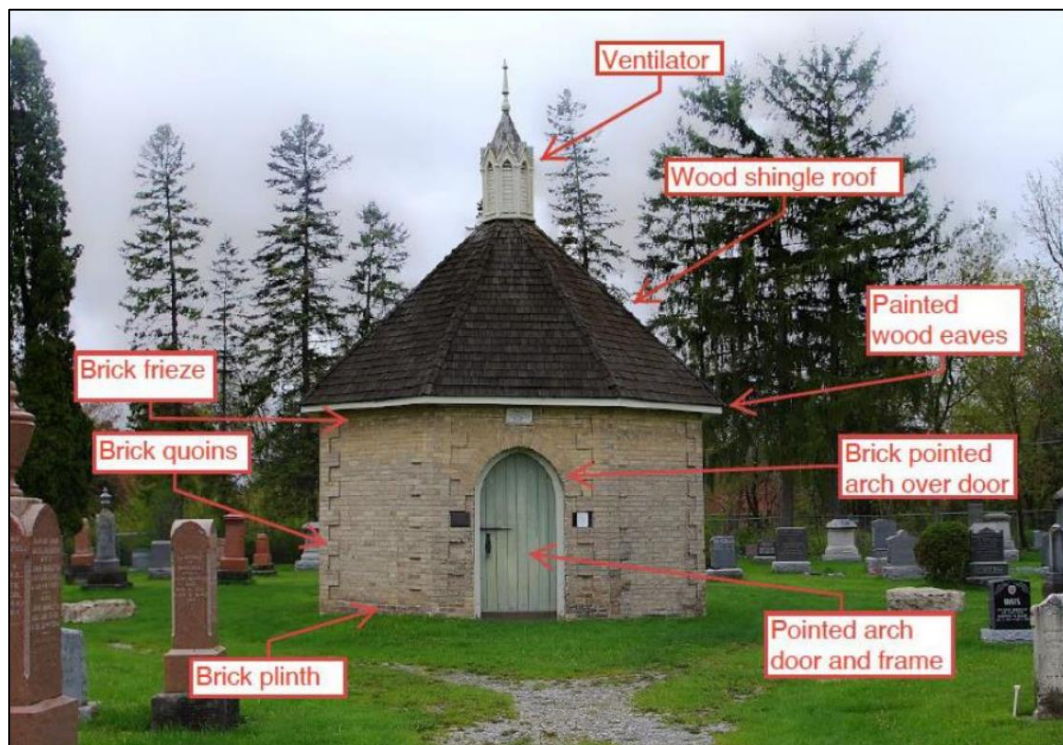
### Background:

The Richmond Hill Presbyterian Church Cemetery at 10066 Yonge Street is designated under Part IV of the Ontario Heritage Act through Designating By-law 05-93. Among other attributes, the Cemetery features a highly significant buff-brick Octagonal Vault (the Vault), which was designed by Aurora architect Thomas Harris and built in 1863. Originally used for storing caskets in the winter for interment in the Spring, the Vault possesses design and historical value, and also plays an important part in the overall setting of the Cemetery (see Figures 1 and 2).

## Page 3



**Figure 1:** View of the Octagonal Vault within the Richmond Hill Presbyterian Church Cemetery.



**Figure 2:** Architectural elements of the Vault design.

## Page 4

### **Vault Condition Assessment & Project Phasing**

In 2022, the Trustees of the Richmond Hill Presbyterian Church Cemetery initiated a comprehensive assessment of the Vault's physical condition, as there were concerns that repairs were needed to protect the heritage fabric of the building, approximately 25 years after the last round of repairs. This resulted in a phased Conservation Plan for the Vault, outlining a scope of work for future repairs, as well as a strategy to phase these repairs to ensure the prioritization of the most urgent work.

The highest priority work identified in the Conservation Plan, replacing the cedar shingle roof to stop water leakage, was completed last year (see Staff Report SRPI.23.045).

Now that water is no longer entering the Vault, the conservation work can shift to repairing components of the structure.

The scope of restoration work being proposed for the Vault includes:

- Repairing and repainting the roof ventilator;
- Repairing and repainting the front door and door frame;
- Replacing and repointing exterior brickwork.

### **Repairing and Repainting the Roof Ventilator**

While the roof ventilator, also known as the lantern, appears to be intact, its paint is peeling (see Figure 3) and its interior showed evidence of water damage. Because water seems to be entering the Vault through the roof ventilator, its repair aims to conserve the roof ventilator and also prevent moisture from entering the Vault.

The proposed repairs include:

- Removing loose or flaking paint down to firm substrate;
- Replacing areas with damaged, decayed and punky wood with the Dutchman's patch method;
- Constructing replacement pieces in Eastern White Pine to match existing in size, profile and details;
- Piecing-in replacement components, then gluing and screwing them in place;
- Replacing the sills of five bays;
- Replacing the fascia boards to 6 bays and installing wood with the Dutchman's patch method;
- Closing any open or loose lock seams in the ventilator's roof;
- Priming and painting the wooden components;
- Caulking any gaps between wooden elements with exterior-grade sealant.

## Page 5



**Figure 3:** The roof ventilator exhibiting signs of peeling paint.

### **Repairing and Repainting the Door and Door Frame**

The lower portion of the wooden door frame exhibits decay, which has caused the lower door hinge to drop out of alignment (see Figures 4 and 5). The cast concrete door threshold also shows wear, being completely cracked through.

The proposed repairs include:

- Removing the existing door from its hinges and removing all hardware;
- Removing loose and cracked paint from the door and frame;
- Replacing the rotten lower section of the door frame with a new wood section, fastening it and the existing frame to the brick opening with stainless steel dowels;
- Straightening the crooked hinge;
- Painting the door and frame;
- Rehanging the door and reinstalling all existing hardware;
- Removing the door threshold, installing a dowel across the crack and reinstalling the threshold.



## Page 6



**Figures 4, 5:** The exterior of the door and frame showing peeling paint (left). The interior frame exhibits signs of decay; note lower hinge out of alignment (right).

### Replacing and Repointing Exterior Brickwork

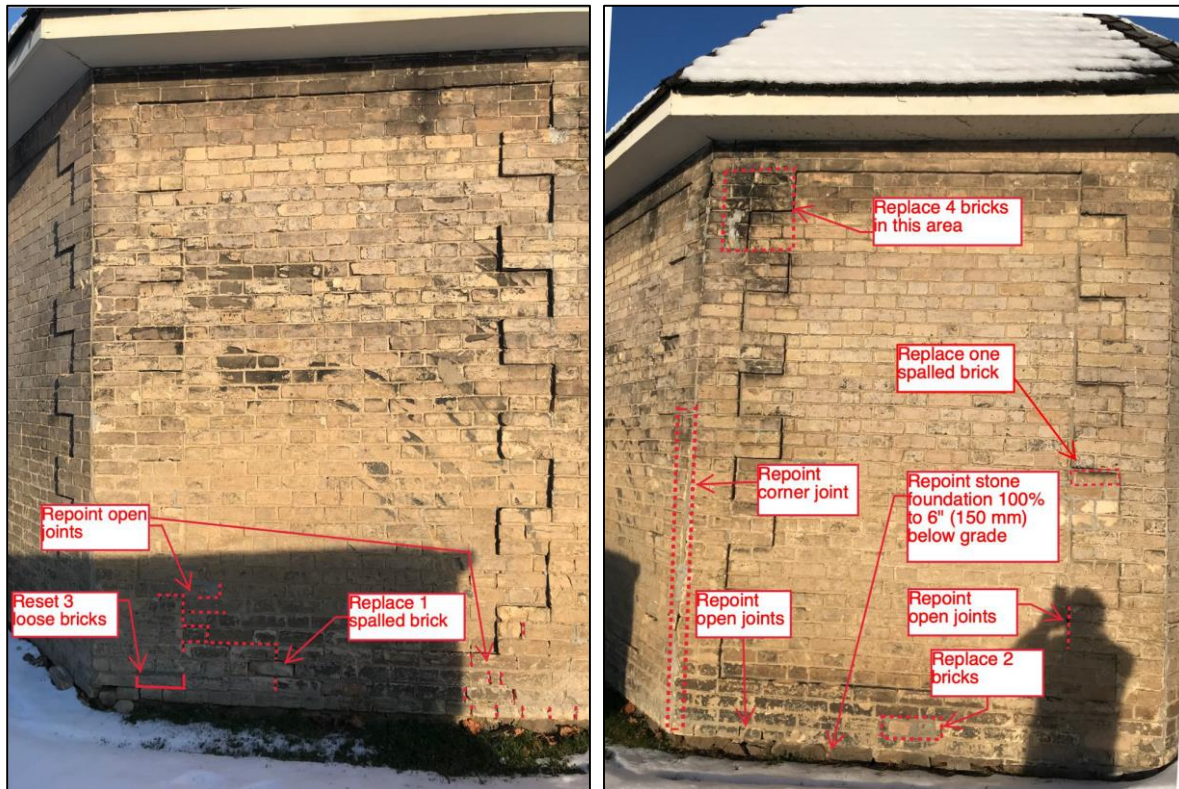
The brick walls of the Vault are in remarkably good condition given their age. While there are no signs of structural concerns, there are areas that exhibit deterioration (see Figures 6 and 7), including brick spalling, failing mortar, and movement of the bricks in the door arch (see Figure 4).

The proposed repairs include:

- Cutting out and replacing approximately 70 bricks that are spalling, cracked, or previously patched with cement mortar; if reclaimed bricks cannot be found, the replacement bricks will be new bricks that match the existing;
- Repointing areas with crumbling or missing mortar with traditional quicklime mortar prepared on site;
- At cracked mortar joints where movement has occurred, cutting out masonry joints to the full depth of the outer wythe, and re-pointing in lifts using quicklime mortar;
- At other areas where mortar joints are missing, recessed or where inappropriate previous repairs were made, cutting out masonry joints and repointing using quicklime mortar;
- Removing bricks above the arch where movement has occurred, lifting the voussoirs at the top of the arch into their original position and installing temporary wedges to

## Page 7

hold them in place before cutting out the cracked masonry joints to the full depth of the outer brick and re-pointing and reinstalling the bricks.



Figures 6, 7: Sample west (left) and southwest (right) elevations showing areas in need of repair.

### 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 repairs will have on the Octagonal Vault is in keeping with the 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 Octagonal Vault 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 Octagonal Vault, and will ensure its long-term conservation.

## Page 8

### Report Approval Details

|                      |  |
|----------------------|--|
| Document Title:      | SRPBS.24.046 Heritage Permit – 10066 Yonge St<br>(Richmond Hill Presbyterian Cemetery) Octagonal Vault<br>Repairs.docx |
| Attachments:         |  |
| Final Approval Date: | Mar 26, 2024   |

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

**Maria Flores - Mar 25, 2024 - 12:50 PM**

**Gus Galanis - Mar 25, 2024 - 2:16 PM**

**Darlene Joslin - Mar 26, 2024 - 8:42 AM**