



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 4, 2024

Report Number: SRPBS.24.031

Department: Planning and Building Services

Division: Policy Planning

Subject: SRPBS.24.031 – Heritage Permit for 10268
Yonge Street (Old Town Hall) – D12-07471

Purpose:

To seek Heritage Richmond Hill's recommendation that Council approve the Heritage Permit application for exterior restoration work to the City-owned, Part IV heritage designated property known as Old Town Hall located at 10268 Yonge Street.

Recommendation(s):

- a) That Staff Report SRPBS.24.031 titled "Heritage Permit for 10268 Yonge Street (Old Town Hall)" be received;
- b) That the Heritage Permit application for exterior work to the Old Town Hall at 10268 Yonge Street, as described in report SRPBS.24.031, 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:

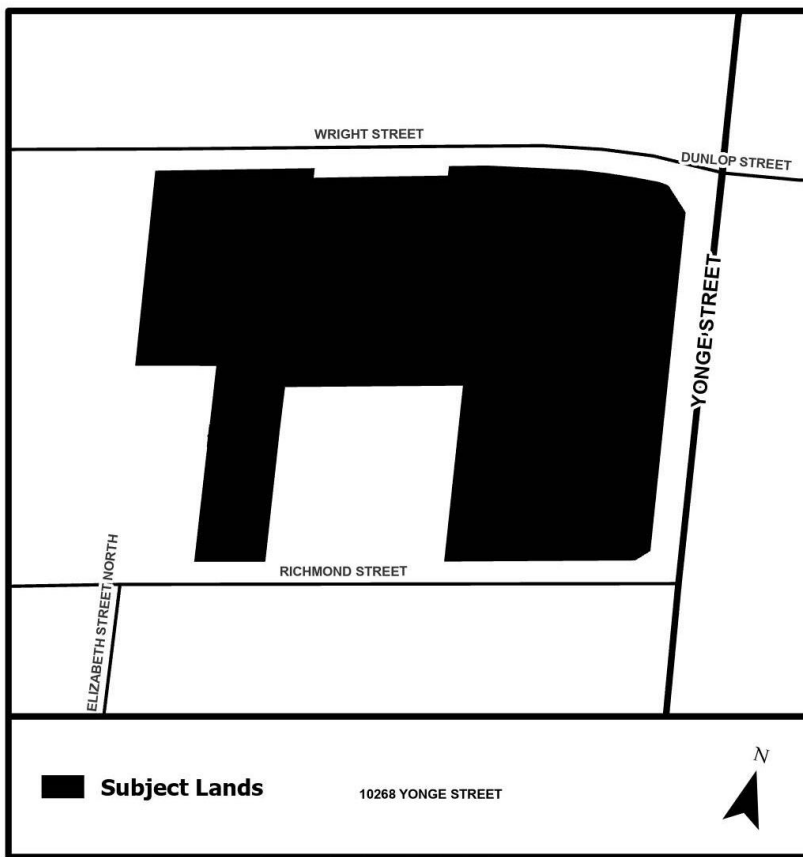
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

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.

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Location Map:



Background:

The property located at 10268 Yonge Street (the “Subject Property”) contains the City-owned Old Town Hall, which was built in 1897 in the Gothic Revival style (see Figure 1) and designated under Part IV of the Ontario Heritage Act through Designating By-law 22-89. It was originally known as Richmond Hill High School, was used as the Town Hall from 1932 to 1992, and is now used as a coffee shop.

The repairs are in keeping with the City’s commitment to ongoing maintenance and restoration of heritage structures under its ownership, and will be funded through a capital budget approved in the City’s 2023 Capital List.

The scope of restoration work being proposed for the Old Town Hall includes:

- Repairing and repainting wooden windows and doors;
- Repairing and repainting wooden architectural details;
- Replacing the roof railing;
- Replacing and repointing bricks;
- Repairing soffits.

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Figure 1: Front façade of the Old School House at 10268 Yonge Street.

Repairing and Repainting Windows and Doors

The windows and doors exhibit minimal wear, though specific door frames exhibit separation among frame elements (see Figures 2 and 3). Prior to beginning the repairs, the windows and doors will be power washed on a low pressure setting to remove any accumulated dirt and grime, and then the existing paint in the areas that need repairs will be stripped down to the base wood through scraping and sanding. Care will be taken during these preparatory steps to prevent any damage to the underlying wood including the protection of surfaces that are adjacent and are not to be painted.

The proposed repairs include:

- Re-sealing joints to prevent separation;
- Repairing failing window glaze putty;
- Repairing minor holes and cracks with an epoxy repair system;
- Replacing areas with significant rot with the Dutchman's patch method;
- Removing the front door for off-site restoration, with a temporary door being installed until the repairs are completed.

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Once the repairs are completed, the windows and doors will be painted in colours that match the existing.



Figure 2: Peeling paint on first storey window.

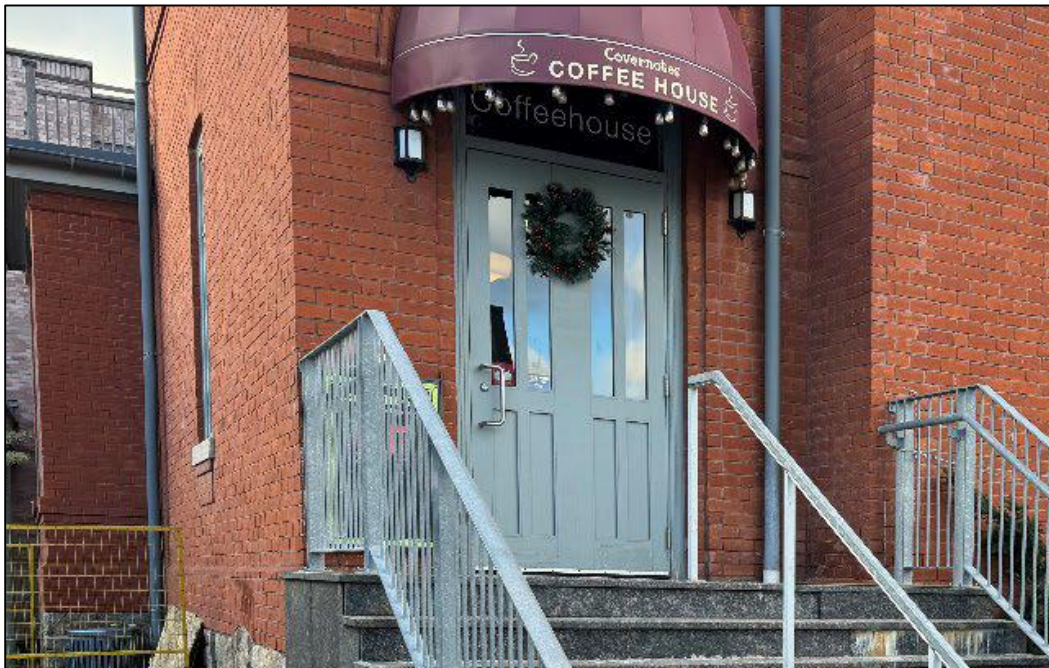


Figure 3: Paint peeling on front door and frame.

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Repairing and Repainting Wooden Architectural Details

The wooden architectural details including the Oriel window, the flagstaff, boards, and trims, exhibit some areas of extensive weathering and rot (see Figures 4 and 5). Prior to undertaking the repairs, the wooden elements will be prepared in the same manner as the windows and doors.

The proposed repairs include:

- Repairing minor imperfections with wood filler;
- Replacing areas with significant rot with new, treated wood that matches the appearance of the original elements.

Once the repairs are completed, the windows and doors will be painted in colours that match the existing.



Figure 4: Peeling paint on gable roof trim and flagstaff.

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Figure 5: Paint peeling on the oriel window.

Replacing the Roof Railing

The railing along the roofs of the protruding one-storey bays on the north and south façades exhibit significant deterioration and will need to be completely replaced (see Figures 6 and 7). The new wooden railing will be installed and painted to match the existing railing.



Figure 6: Structural damage and wood rot on roof railing.

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Figure 7: Structural damage and wood rot on roof railing. Note broken rails.

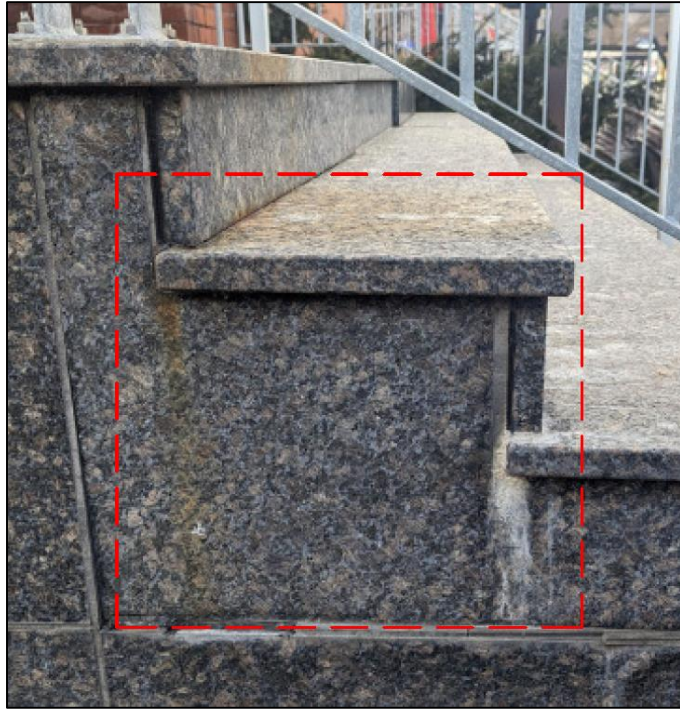
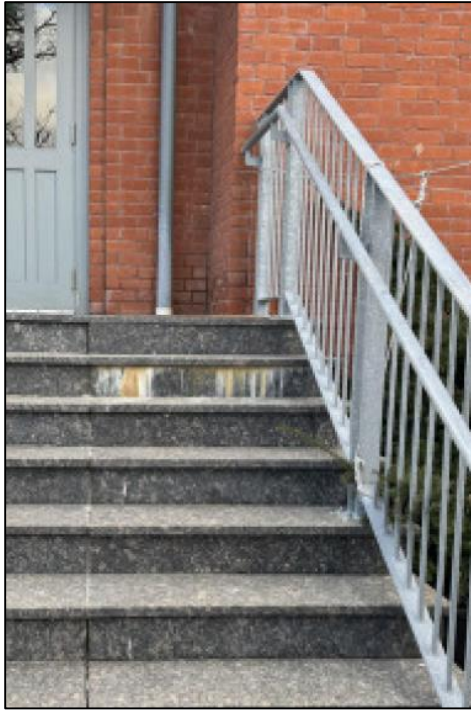
Replacing and Repointing Bricks

The mortar on the brick façade and the slabs at the front stairs are exhibiting damage along the joints and to the brick itself. This includes areas of efflorescence (see Figures 11 and 12), previous repointing done with the wrong mortar (see Figure 13), and noticeable gaps in the mortar (see Figure 10). The slabs on the stairs have also begun to separate and pull away from the stairs themselves (see Figures 8 and 9).

The proposed repairs include:

- Cleaning the brick and slab surfaces to remove efflorescence and grime;
- Removing mortar exhibiting signs of deterioration or damage;
- Removing mortar from previous repointing that does not match original mortar;
- Repointing using new mortar that matches the existing mortar;
- Any slabs that have pulled away will be repositioned;
- Any slabs or bricks with damage that cannot be repaired will be removed and replaced with new slabs or bricks.

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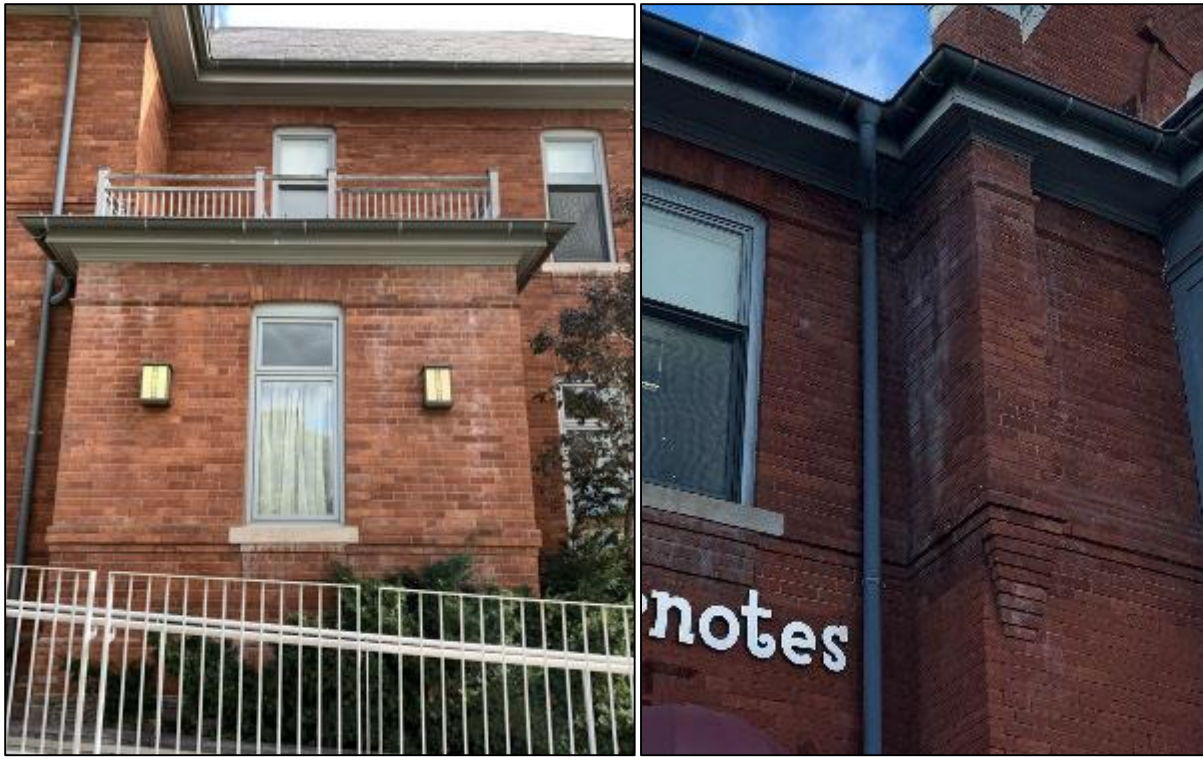


Figures 8 and 9: Front steps showing separation, built-up dirt.



Figure 10: Flaking, failing mortar and efflorescence on ramp.

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Figures 11 and 12: Examples of efflorescence caused by water runoff.



Figure 13: Areas of repointing done in with a mortar that does not match the original mortar colour.

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Repairing the Soffits

Portions of the wooden soffits exhibit signs of deterioration (see Figure 14). The proposed repairs include:

- Removing loose soffit board and replacing with new wooden board;
- Cutting out damaged sections along the full length of the board with a straight edge cut at both ends, cutting a new section of tongue and groove wood board to match the length of the opening and securing in place.



Figure 14: Damaged soffit board at corner, areas of peeling paint.

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 Old Town Hall is in keeping with the Strategic Priority, "Balancing Growth and Green", as the proposed work will help to ensure that the Old Town Hall continues to be used. It

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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 Old Town Hall 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 Old Town Hall, and will ensure its long-term conservation and use.

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Report Approval Details

Document Title:	SRPBS.24.031 - Heritage Permit for 10268 Yonge St.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 - 12:49 PM

Gus Galanis - Mar 25, 2024 - 2:15 PM

Darlene Joslin - Mar 26, 2024 - 8:41 AM