



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 4, 2024
Report Number: SRPBS.24.032

Department: Planning and Building Services
Division: Policy Planning

Subject: **SRPBS.24.032 – Heritage Permit for 10184
Yonge Street (Old Post Office) – D12-07462**

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 the Old Post Office located at 10184 Yonge Street.

Recommendation(s):

- a) That Staff Report SRPBS.24.032 titled "Heritage Permit for 10184 Yonge Street (Old Post Office)" be received;
- b) That the Heritage Permit application for exterior work to the Old Post Office at 10184 Yonge Street, as described in report SRPBS.24.032, 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:

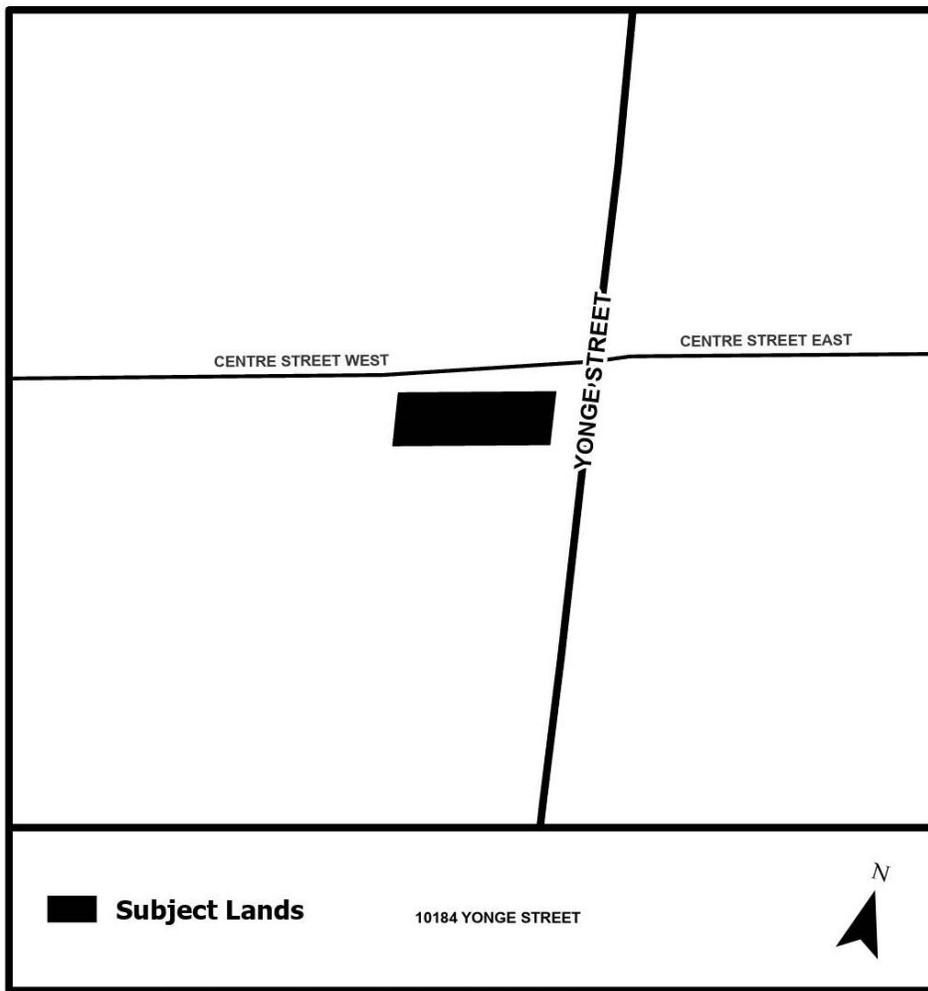
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

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 10184 Yonge Street (the “Subject Property”) contains the City-owned Old Post Office, which was built in 1936 and blends Art Deco, Georgian Revival, and Edwardian Classical styles of the early 20th century (see Figure 1) and designated under Part IV of the Ontario Heritage Act through Designating By-law 199-01.

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 Post Office includes:

- Restoring the wooden windows and doors;
- Repainting the ramp and railings;

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- Repointing the brick façade.



Figure 1: Front façade of the Old Post Office.

The decorative window railings will be removed prior to the undertaking of the repair work, and will be re-installed once the work has been completed (see Figure 2).



Figure 2: Decorative railing on upper storey windows on front façade.

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Restoring the Windows and Doors

While the existing windows and frames generally exhibit minimal damage requiring immediate attention beyond repainting, the door panels at the south and east elevations exhibit significant weathering (see Figures 3 and 4). Investigation will be done on site to determine the extent of the damage and confirm whether these panels need to be replaced or refinished. The proposed repairs include:

- Stripping and sanding away paint to assess full extent of damage (see Figure 5);
- Resealing joints between upper and side windows and frames;
- Replacing hardware on doors that exhibit signs of weathering;
- Repairing shallow cracks and hardware holes with epoxy;
- Repairing areas of rot or deep cracks with the Dutchman's patch method;
- Temporarily removing the front door to facilitate comprehensive repairs, or replacing it entirely, if required.

Once the repairs are completed, all windows, doors and frames will be repainted in the existing colour scheme.



Figures 3 and 4: Front doors (left) and side door (right) exhibiting signs of deterioration.

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Figure 5: Window showing cracks, degraded paint.

Repainting the Ramp and Railings

The metal ramp and railing are showing signs of deterioration, including rust, and the wooden planks of the ramp also exhibit signs of damage (see Figures 6 and 7).

Any extensive damage that is noted on the aluminum ramp and aluminum railing are to be sectioned off and replaced. Wooden planks that show signs of rot or damage will be refinished and replaced.

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Figure 6 and 7: Planks showing areas of damage (left), rusted metal railings (right).

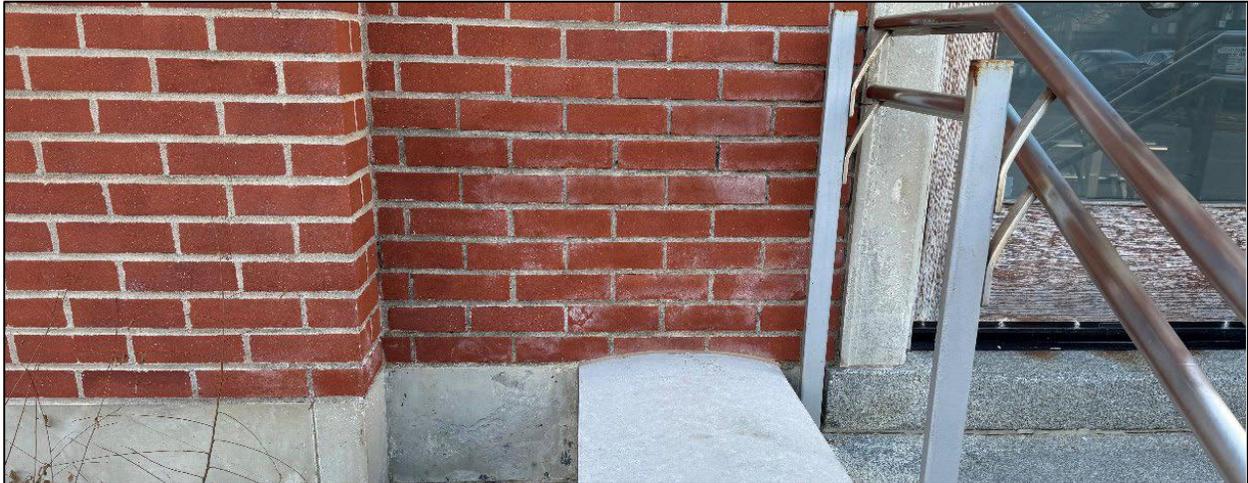
Repointing the Brick Façade

The brick façade and stair slabs exhibit signs of damage, with noticeable issues along joints and the brick itself. Efflorescence (see Figures 8 and 9) and cracks (see Figures 10 and 11) are prominent, and the stair slabs are separating from the stairs which is causing visible gaps in the mortar.

The proposed repairs include:

- Thoroughly cleaning the bricks to remove the efflorescence and grime;
- Removing the deteriorated mortar and replacing it with a matching mortar mix;
- Slabs showing separation will be properly repositioned, and gaps eliminated;
- Irreparably damaged slabs or bricks will be replaced with closely matching slabs or bricks.

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Figures 8 and 9: Examples of efflorescence on the front façade.



Figures 10 and 11: Examples of degraded mortar (left), cracks on window sill (right).

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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 Post Office is in keeping with the Strategic Priority, “Balancing Growth and Green”, as the proposed work will help to ensure that the Old Post Office 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 Old Post Office 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 Post Office, and will ensure its long-term conservation and use.

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Report Approval Details

Document Title:	SRPBS.24.032 - Heritage Permit for 10184 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