



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 4, 2024
Report Number: SRPBS.24.030

Department: Planning and Building Services
Division: Policy Planning

Subject: SRPBS.24.030 – Heritage Permit for 530
Carrville Road (Guild Hall) – D12-07079

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 Guild Hall located at 530 Carrville Road.

Recommendation(s):

- a) That Staff Report SRPBS.24.030 titled "Heritage Permit for 530 Carrville Road (Guild Hall)" be received;
- b) That the Heritage Permit application for exterior work to Guild Hall at 530 Carrville Road, as described in report SRPBS.24.030, be approved.

Contact Person:

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

Report Approval:

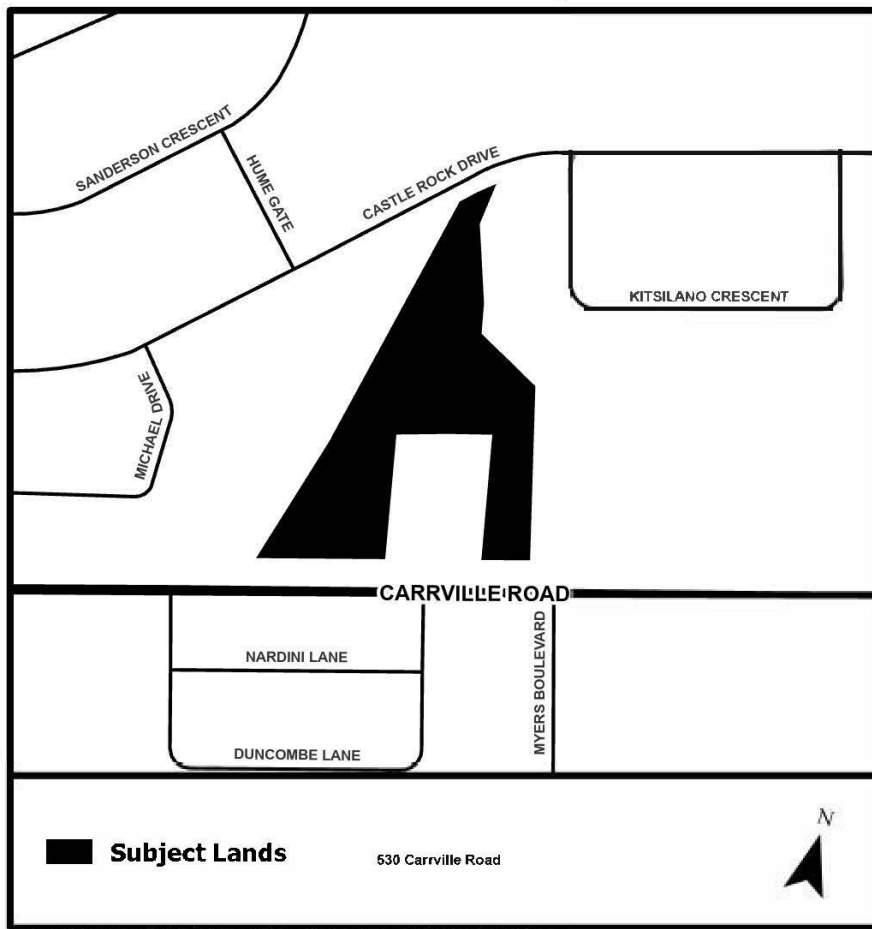
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

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 530 Carrville Road (the “Subject Property”) contains the City-owned Guild Hall, which was built in 1857 in the Classical Revival style and designated under Part IV of the Ontario Heritage Act through Designating By-law 222-78 (as amended). The Guild Hall was moved to its current location in 1978 by the City. It is currently being used by the Hill Potters’ Guild and the Burr House Spinners and Weavers.

In 2017, the City completed a condition assessment report for various City-owned heritage buildings, including the Guild Hall. 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 Guild Hall was approved in the City’s 2023 Capital List.

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

- Repainting wooden elements;
- Restoring wood windows and doors;
- Repairing wooden siding boards;
- Repairing soffits;
- Repairing and re-painting handrails and railings.



Figure 1: Front (south) façade of Guild Hall.

Repainting Wooden Elements

All exterior wooden elements displaying signs of wear or weathering will be repainted to match the existing colour scheme. The components that are proposed to be painted include windows, doors, wooden siding, trims, moldings, soffits, frieze boards, and fascia.

In order to allow this repainting to be done, existing shrubs in the immediate vicinity will be removed. These shrubs are not considered heritage attributes. A low-pressure power wash will be used to remove any dirt, and the existing paint will be stripped down to the

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base wood through meticulous scraping and sanding. Extra precautions will be taken to prevent damaging the underlying wood.

A fresh coat of paint that matches both the type, texture, and colour of the existing paint will then be applied.



Figure 2: East elevation showing peeling paint

Restoration of Windows and Doors

Areas of the window and door frames and trims that exhibit signs of deterioration will be repaired. This work will include re-sealing joints, repairing minor cracks and holes with an epoxy repair system, and using the Dutchman's patch method to repair areas with more extensive deterioration. The door sill will be replaced.

The front door will be temporarily removed to be repaired off-site. While the front door is off-site, a temporary door will be installed.

Once the repairs are complete, the windows and doors will be painted.

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Figure 3: A typical window showing cracks and peeling paint.

Wooden Skirting Boards and Trims Repair

Wooden surfaces have sustained damage and wear due to the materials' use and exposure to the elements. Before initiating any repairs, the entire surface will be sanded to create a uniform texture. Minor imperfections like scratches or dents will be repaired with wood filler. Areas with more substantial damage and rot will be replaced with new, treated wood that matches the look and structural integrity of the existing material.

Once the repairs are complete, the skirting boards and trims will be painted.

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Figure 4: Typical skirting exhibiting peeling paint, deterioration.

Wood Siding Repair

The wood siding exhibits faded and peeling paint, as well as cracks between the skirting board and corner trim. Small cracks or holes will be filled in with a sealant. Sections of siding that exhibit deep or extensive damage will be replaced with new clapboard siding. Areas that were repaired will then be cleaned and sanded down to create a seamless finish and to assist with durability. Once the siding is repaired, a new coat of paint will be applied.



Figure 5: Siding along north elevation showing peeling paint, chipped and damaged siding.

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Soffit Repair

The aluminum soffits along the roof show signs of deterioration due to weather and the collection of moisture. Signs of deterioration include visible rust and fading. Damaged sections will be removed, and new materials will be installed to restore functionality and aesthetics. The soffits will then be repainted.



Figure 6: Typical soffit showing rust and fading.

Handrails and Railings Repair

The handrails on the ramp on the south façade and the railings on the east façade exhibit signs of wear and deterioration. Paint is peeling, and metal components are rusted. Areas that have damage will be repaired and then repainted.

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Figure 7: Handrail showing areas of peeling paint, damage.

Discussion:

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

Physical Impact

Selectively repairing and repainting portions of the building's façades, wooden elements, windows, doors and ramp 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. Ensuring that the soffits are repaired also ensures proper ventilation, which contributes to the overall integrity of the building. 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 Guild Hall, which is currently showing signs of deterioration due to age and exposure to the elements. The proposed selective repair of door, window, and façade elements aligns with recognized heritage conservation principles and applicable heritage standards, and will have a positive visual impact on the Guild Hall's heritage attributes and overall appearance.

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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 Guild Hall is in keeping with the Strategic Priority, "Balancing Growth and Green", as the proposed work will help to ensure that the Guild Hall 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 Guild 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 Guild Hall, and will ensure its long-term conservation and use.

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Report Approval Details

Document Title:	SRPBS.24.030 - Heritage Permit for 530 Carrville Rd.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 - 12:48 PM

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

Darlene Joslin - Mar 26, 2024 - 8:40 AM