



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 4, 2024
Report Number: SRPBS.24.033

Department: Planning and Building Services
Division: Policy Planning

Subject: SRPBS.24.033 Heritage Permit for 528 Carrville Road (Burr House) – D12-07078

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 Burr House located at 528 Carrville Road.

Recommendation(s):

- a) That Staff Report SRPBS.24.033 titled "Heritage Permit or 528 Carrville Road (Burr House)" be received;
- b) That the Heritage Permit Application for exterior restoration work to the Burr House at 528 Carrville Road, as described in report SRPBS.24.033, be approved.

Contact Person:

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Kunal Chaudhry, Manager of Heritage and Urban Design – Phone 905-771-9996

Report Approval:

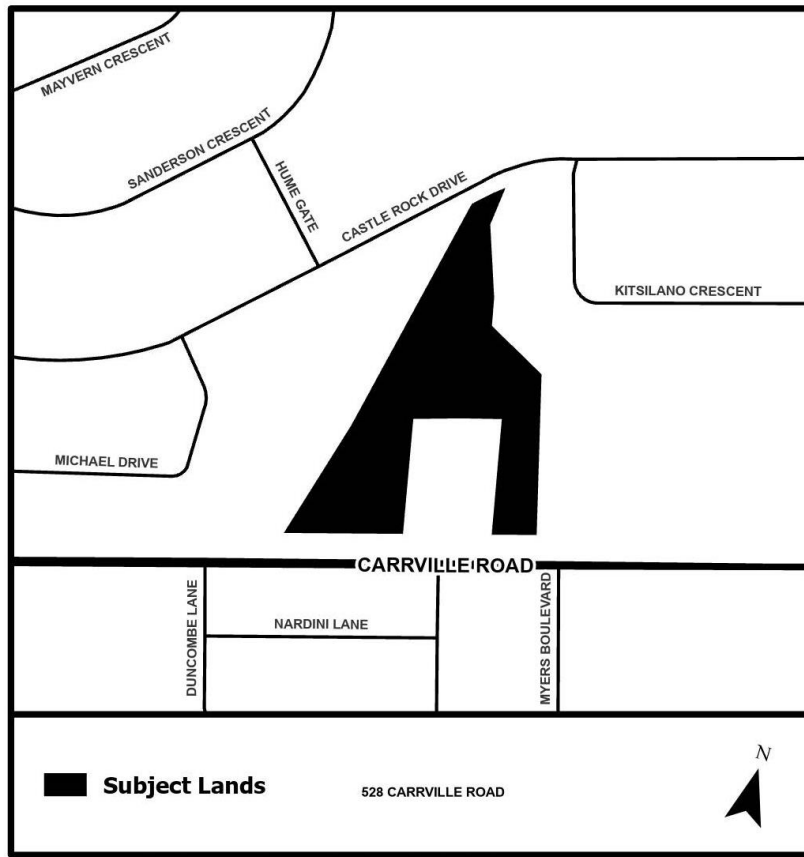
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

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 528 Carrville Road (the “Subject Property”) contains the City-owned Burr House, which was built circa 1824 in the Ontario Cottage style and designated under Part IV of the *Ontario Heritage Act* through Designating By-law 222-78. The Burr House property was acquired by the Town of Richmond Hill in 1973 and renovated by the Richmond Hill Historical Society.

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

The scope of restoration work being proposed for the Burr House includes:

- Repainting all wooden components on the north and west elevations including windows, doors, siding, trims, moldings, soffits, frieze boards, and fascia;
- Repairing window and door frames and trims;

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- Repairing wood siding;
- Repointing brickwork;
- Repairing handrails, railings and ramp.

Repainting Wooden Elements

All wooden components, including windows, doors, wood siding, trims, moldings, soffits, frieze boards, and fascia, along the north and west elevations will be repainted where the existing paint is worn or weathered (see Figures 1 and 2), and the new paint will match the existing paint colour. This work will include:

- Stripping the existing paint down to the base wood to determine the extent of damage underneath;
- Pressure washing on low setting to remove dirt and grime;
- Hand-scraping and sanding.

Applying a new coat of paint to these wooden elements will revitalize the building's appearance and will protect the exterior elements from further degradation due to the weather and due to moisture.



Figure 1: Rear (north) elevation of the Burr House at 528 Carrville Road.

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Figure 2: Area on west elevation showing deterioration and “alligatoring” paint.

Restoration of Windows and Doors

The wooden window and door frames are exhibiting signs of deterioration, including separation and cracking (see Figure 3). The restoration of these elements will comprise:

- Re-sealing joints between upper and side windows and frames;
- Replacing sections of rot using either epoxy or the Dutchman’s patch method;
- Filling in any holes in window frames and sills with an epoxy repair system;
- Replacing door sill;
- Temporarily removing the front door to complete repairs off-site. A temporary door will be installed during this time.

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Figure 3: Typical window on south elevation showing areas of cracking, peeling paint.

Repairs to Wood Siding

The restoration of the wooden siding on the north and west facades are exhibiting signs of deterioration, including peeling paint and damaged frames (see Figure 4). The repair of the wood siding will comprise:

- Patching any cracks, hardware holes or damaged frames;
- Removing areas with more extensive damage and squaring the area off with a new wood board and then installing and securing in place to match the profile of the existing siding.

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Figure 4: Siding on west elevation showing areas of wood rot and failing paint.

Repairs to Wood Skirting Boards and Trims

The wooden skirting boards and trims are exhibiting signs of damage and weathering, including rot and cracking (see Figures 5 and 6). The restoration of the wooden skirting boards and trims will comprise:

- Sanding the entire surface to ensure an even texture before proceeding with any repairs;
- Applying a wood filler for minor imperfections;
- Replacing the affected portions with new, treated wood for areas of rot.

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Figure 5: Trim along east elevation showing damage and failing paint.



Figure 6: Skirting board showing areas of peeling paint, rusting nails.

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Brick Repointing

Areas with painted brick are exhibiting signs of deterioration in its mortar (see Figure 7). In order to repoint the brick, the paint must be removed prior to any repairs being completed. The repairs to the brick work will comprise:

- Power washing surface to remove dirt building;
- Stripping paint to the base brick;
- Patching and repairing any cracks in the brick;
- Removing mortar showing signs of deterioration or damage;
- Repointing with mortar that matches existing mortar.



Figure 7: Area of north elevation showing degrading paint, deteriorated mortar.

Repairs to Handrails and Railings

The rear ramp is exhibiting signs of degradation, including peeling paint, rusted nails, and rotting planks (see Figures 8 and 9). The repairs to the wooden ramp and guard railing along the northern façade will comprise:

- Replacing sections of guardrails and planks that have extensive damage;
- Removing rust marks
- Refinishing wooden steps and stain with natural stain;
- Repairing wooden porch;
- Repainting to match existing colours.

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Figure 8: Ramp along northern façade showing flaking paint, rusted nails, degrading wooden planks.



Figure 9: Wooden steps and porch showing degraded wood, chipping paint, rust stains.

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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 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. 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 Burr 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 façade 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 Burr 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 Burr House, and will ensure its long-term conservation and use.

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Report Approval Details

Document Title:	SRPBS.24.033 - Heritage Permit for 528 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 - 12:49 PM

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

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