



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 4, 2024
Report Number: SRPBS.24.047

Department: Planning and Building Services
Division: Policy Planning

Subject: SRPBS.24.047 Heritage Permit for 38 Bedford
Park Avenue (Crosby Hall) – D12-07056

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application for restoration work to the cupola of the Part IV heritage designated Crosby Hall, located at 38 Bedford Park Avenue.

Recommendation(s):

- a) That Staff Report SRPBS.24.047 titled "Heritage Permit for 38 Bedford Park Avenue (Crosby Hall)" be received;
- b) That the Heritage Permit application for repairs to the cupola at 38 Bedford Park Avenue, as described in SRPBS.24.047, be approved.

Contact Person:

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

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Report Approval:

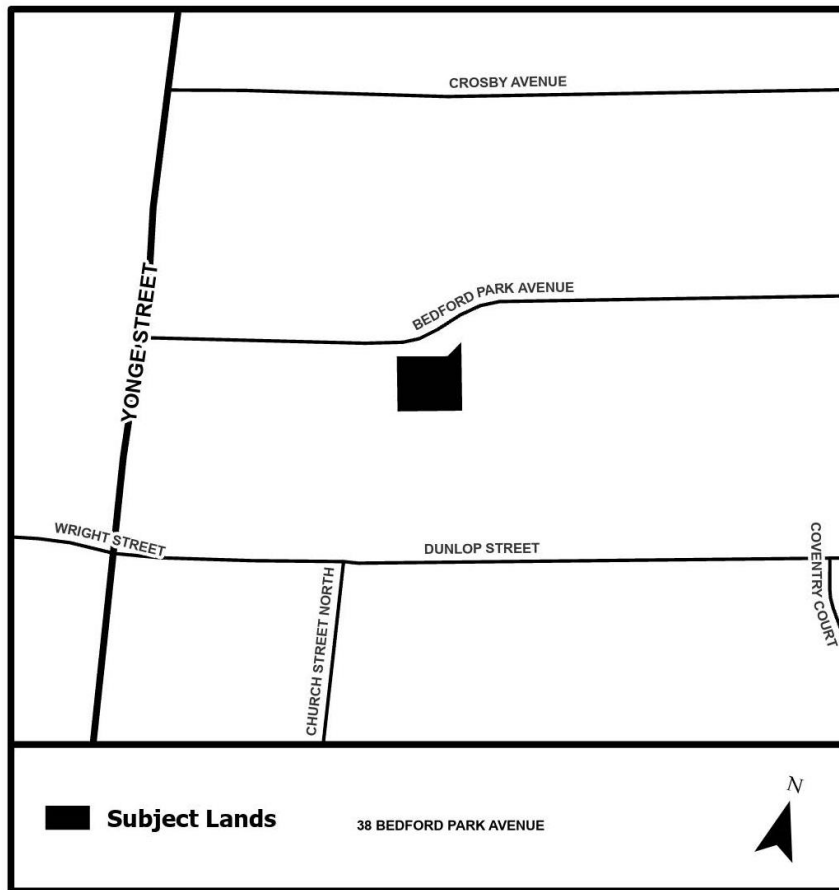
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

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:

Crosby Hall, located at 38 Bedford Park Avenue, is designated under Part IV of the Ontario Heritage Act through Designating By-law 222-78. Built in 1863, this home built in the Victorian Eclectic style, has a brick exterior, gable roof, and round-headed windows. It is best known for its octagonal domed cupola (see Figure 1).

The exterior of the cupola is showing signs of degradation, and there is evidence of water damage in the interior.

The scope of the repair work includes:

- Replacing rotted components;
- Repairing the roof;
- Repainting the exterior.

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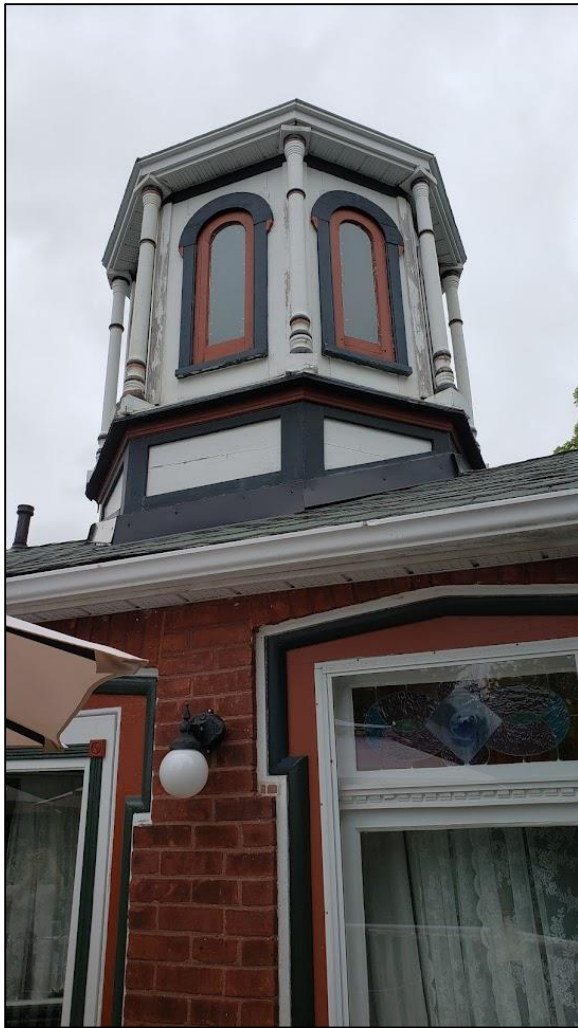


Figure 1: The domed cupola at Crosby Hall.

Replacing Rotted Components

Being exposed to the elements, the wooden components of the cupola have suffered significant decay.

The proposed repairs include:

- Replacing the eight posts with replicas based on the cupola's original posts (see Figures 2 and 3);
- Replacing the bases and caps;
- Re-fitting and weatherproofing the eight windows (see Figure 4);
- Replacing rotted or missing trim (see Figures 5 and 6);
- Repainting the exterior of the cupola.

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Figures 2, 3: Posts found in the attic of the Crosby Hall garage, believed to be the cupola's original posts (left); the base of a post showing deterioration (right).



Figure 4: The window interiors showing water damage.

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Figures 5, 6: Trim showing peeling paint, wood rot.

Repairing the Roof

Components of the roof have deteriorated (see Figure 7), which has resulted in the roof no longer being waterproof and causing water damage to the interior of the cupola (see Figure 8).

The proposed repairs include:

- Replacing the roofing with material that matches the existing roofing colour;
- Repairing or replacing the soffit and flashings.

As the interior of Crosby Hall is not protected under the heritage designation by-law, repairing the water damage to the interior of the cupola does not require a Heritage Permit and will not be discussed in this Staff Report.

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Figure 7: Components of the roof showing deterioration, including the shingles, flashing, and fascia.



Figure 8: The ceiling of the cupola exhibiting signs of water damage.

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 cupola is in keeping with the Strategic Priority, "Strong Sense of Belonging" by helping to conserve Richmond Hill's cultural heritage resources.

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Conclusion:

The work that is being proposed for the Crosby Hall cupola will repair elements of its exterior that are failing due to age and exposure to the elements. These repairs will improve the appearance of the cupola, and will ensure its long-term conservation and continued use.

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Report Approval Details

Document Title:	SRPBS.24.047 - Heritage Permit – 38 Bedford Park Ave D12-07056.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 - 8:43 AM