



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 07, 2019

Report Number: SRPRS.19.092

Department: Planning and Regulatory Services
Division: Policy Planning - Heritage and Urban Design

Subject: SRPRS.19.092 – 2019 Heritage Grant
Applications – Six Properties

Purpose:

To seek approval for funding contributions from the 2019 Richmond Hill Heritage Grant Program for applications submitted by owners of heritage designated properties.

Recommendation(s):

- a) That a 2018 Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the windows of the *Ontario Heritage Act* Part V designated structure located at 217 Gormley Road West, as outlined in SRPRS.19.092;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the second storey balcony for the *Ontario Heritage Act* Part V designated structure located at 188 Gormley Road West, as outlined in SRPRS.19.092;
- c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repointing brickwork and repainting soffit and fascia and the western wall for the *Ontario Heritage Act* Part V designated structure located at 120 Gormley Road West, as outlined in SRPRS.19.092;
- d) That a Heritage Grant in the amount of \$1,400 be approved towards the cost of replacing three storm doors of the *Ontario Heritage Act* Part V designated structure located at 106 Gormley Road West, as outlined in SRPRS.19.092;
- e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing eight windows of the *Ontario Heritage Act* Part IV designated structure located at 4 Elizabeth Street North, as outlined in SRPRS.19.092; and
- f) That a Heritage Grant in the amount of \$4,068 be approved for replacing the soffit and fascia, painting exterior wooden features, and capping the front porch in aluminum of the *Ontario Heritage Act* Part IV designated structure located at 33 Betony Drive, as outlined in SRPRS.19.092.

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Contact Person:

Pamela Vega, Heritage & Urban Design Planner, phone number 905-771-5529 and/or Joanne Leung, Manager of Heritage and Urban Design phone number 905-771- 5498.

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

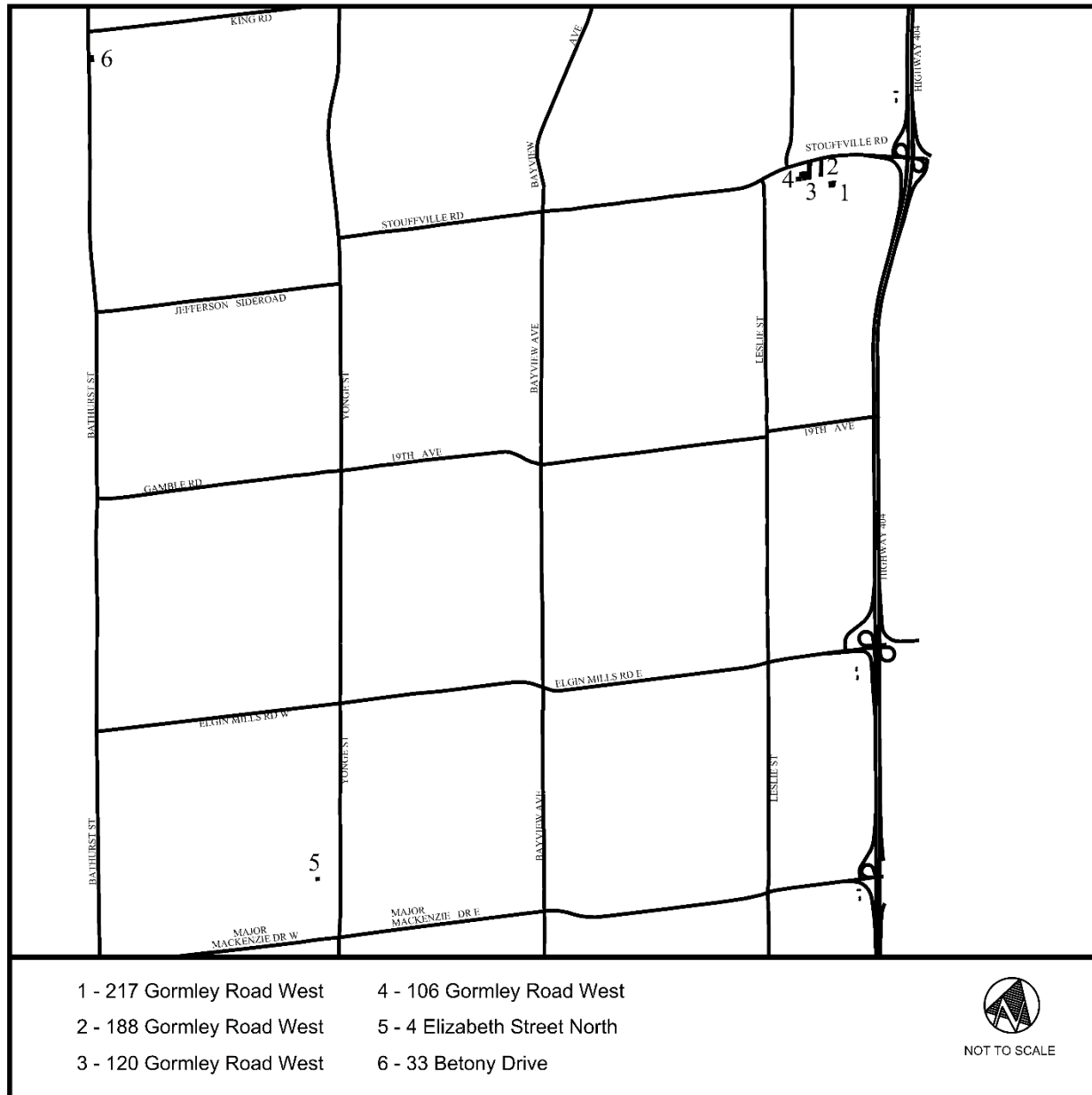
Approved by: Neil Garbe, City Manager

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 report's approval are attached.

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Location Map:

Below is a map illustrating the location of the subject property. Should you require an alternative format, call the person listed as “Contact”, above.



Background Information:

The Town of Richmond Hill Heritage Grant Program provides financial assistance to owners of heritage properties designated under Part IV or V of the *Ontario Heritage Act*. The grant is intended to promote the conservation of designated properties by assisting and offsetting the higher costs associated with undertaking work to heritage properties.

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The Town has established a yearly fund in the amount of \$30,000 to support the Heritage Grant Program. The fund provides qualified applicants with a matching grant of up to 50% of the project cost, to a maximum of \$5,000. The grant amount is based on the owner's actual expenditures as verified by invoices. Donated labour and materials are not considered part of the costs or the owner's contribution.

To be approved, the proposed projects must meet the definition of "conservation work", which is defined in the *Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada* as, "All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend the physical life". This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes." The City has provided further detail below on the types of projects that are eligible for the Heritage Grant.

Types of Eligible Projects

The Heritage Grant Program provides assistance with protecting and extending the life of properties with identified heritage attributes at the discretion of City staff. The following types of work are generally eligible for the Richmond Hill Heritage Grant:

1. General work (interior and exterior) that conserves or enhances designated attributes;
2. Conservation of significant exterior architectural features;
3. Recreation of documented historical features;
4. Conservation or replication of original siding or roofing material*;
5. Exterior painting in documented historical colours;
6. Structural repairs;
7. Architectural and/or engineering services;
8. Restoration of original windows;
9. Introduction of elements to protect heritage features;
10. Work that preserves, restores or enhances heritage attributes associated with historic cemeteries;
11. Work that is consistent with the Heritage Conservation District Plan;
12. Historical landscaping projects; and
13. Work to be undertaken at the discretion of the Heritage and Urban Design Planner in consultation with the Heritage Committee.

* Note: Consideration will be given to modern materials on a case-by-case basis when the proposed material is comparable to the original in terms of appearance and form (example: slate or wood shingle roofs).

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Ineligible Projects

The following types of project are generally ineligible for funding under the Richmond Hill Heritage Grant Program:

1. Interior work (unless related to a structural issue);
2. Short-term or routine maintenance;
3. Work associated with modern additions;
4. Landscaping (unless related to identified heritage feature);
5. Lighting (unless related to identified heritage feature);
6. Signs and commemorative plaques;
7. Eavestroughs (unless associated with a designated heritage feature);
8. Mechanical systems and insulation;
9. Skylights;
10. Poor or defective work;
11. Non-permanent light fixtures; and
12. Unnecessary or overly aggressive exterior cleaning such as sandblasting.

Discussion:

Grant Applications

Staff have a total of six applications to review for the 2019 grant allocation. Staff is recommending grants for all six applications.

Staff Evaluation

Staff has evaluated all of the applications for Heritage Grants against the eligibility criteria set out in the City's Terms of Reference, the *Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada* as well as the types of eligible projects as allowed and described in the 2019 Richmond Hill Grant Program Application Form. For Heritage Richmond Hill's consideration, this report recommends approval of all six applications received. Full descriptions of the individual applications are attached as Appendices A through F. An evaluation summary and the amounts that qualify for the Heritage Grant Program are included in the table below.

Summary of Applications and Eligibility Review

Appendix	Address	House Name	Desig. By-law	Proposed Project and Eligibility Review	Project Cost	Amount Recommended
A	217 Gormley Road West	Cober-Johnson Store	150-09	Replace windows and storms Eligible under "Work that is consistent with the Heritage Conservation District Plan"	\$12,300 Eligible:	\$5,000

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					\$5,000	
B	188 Gormley Road West	John Forester House	150-09	Repair sagging second storey front balcony Eligible under “Structural repairs”	\$25,000 Eligible: \$5,000	\$5,000
C	120 Gormley Road West	Gormley Missionary Church	150-09	Repair and repaint exterior brick wall, soffit, fascia Eligible under “General work (interior and exterior) that conserves or enhances designated attributes” and “Exterior painting in documented historical colours”	\$13,108 Eligible: \$5,000	\$5,000
D	106 Gormley Road West	Joseph Mannock House	150-09	Replace three storm doors Eligible under “Introduction of elements to protect heritage features”	\$2,898 Eligible: \$1,449	\$1,400
E	4 Elizabeth Street North	Hove To: Wilson-Mowat House	198-84	Replace 8 non-operable windows Eligible under “Introduction of elements to protect heritage features”	\$14,221.86 Eligible: \$5,000	\$5,000
F	33 Betony Drive	Jane Carscadden House	117-14	Replace soffit and fascia, paint wooden trim, cap porch in aluminum Eligible under “Structural repairs” and “Exterior painting in documented historical colours”	\$8,136 Eligible: \$4,068	\$4,068
Total:						\$25,468

Staff Comments for 217 Gormley Road West – Window Replacement (D12-07219)

The Cober-Johnson Store at 217 Gormley Road West was designated in 2009 as part of the Gormley Heritage Conservation District designation. The Queen Anne Revival style store with attached residence is believed to have been constructed in 1912. Its L-shaped design with a gable-roofed front extension remains largely unchanged, with architectural details such as a round-headed attic window, storefront window with curved mullions with acorn drops, and hip-roofed verandahs on Tuscan columns still intact.

The existing aluminum storm windows are unsympathetic to the dwelling’s architecture. Flush-mounted, oxidized and discoloured, they distract from the building’s original architectural features. As these storm windows help to insulate the home, removing them would also require replacing the original windows themselves. The owners are thus requesting financial assistance with the cost of replacing the windows with energy efficient single-hung sash windows in the same historical style as the original windows. They will be retrofitted into the original interior and exterior window frames, and the exterior frames will be clad in aluminum. The proposed work will allow for proper ventilation of the house and protect the house from deterioration due to fluctuating internal temperatures and excessive internal moisture levels. Staff believes the replacement windows will be in keeping with the heritage character of the house and recommends approval of the Grant request as work that is consistent with the Heritage Conservation District Plan.

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Staff Comments for 188 Gormley Road West – Repair Balcony (D12-07216)

The John Forester House at 188 Gormley Road West was designated in 2009 as part of the Gormley Heritage Conservation District designation. Believed to have been constructed in 1909, this Queen Anne Revival home has gable-roofed wings projecting from the north and west facades, which are connected with a wraparound hip-roofed verandah that has a second storey balcony.

The front facing second level balcony has begun to sag due to the deterioration of the balcony's structural beam. To prevent the balcony from collapsing, the owners have requested financial assistance to replace the structural beam and parts that have been damaged by the sagging. Staff recommends approval of the Grant request as the proposed structural work will help to ensure that the second storey balcony is conserved.

Staff Comments for 120 Gormley Road West – Exterior Painting (D12-GO)

The building at 120 Gormley Road West was designated in 2009 as part of the Gormley Heritage Conservation District designation. The church was built in 1931 as a steep-gabled vernacular form with modern detailing. Administrative offices and a new vestibule were added in the mid-20th century.

The grant application involves brick repair and repointing as well as the repainting of the soffit and fascia and the previously painted brick exterior in historic colours. The owners have chosen paint similar to the existing colours and staff is confident that the selection will be visually appealing. Brick repair and exterior painting is eligible for a Heritage Grant as it will help protect the building's soffit and fascia and previously painted brick exterior from water damage.

Staff Comments for 106 Gormley Road West – Replace Doors (D12-07210)

The Joseph Manock House at 106 Gormley Road West was designated in 2009 as part of the Gormley Heritage Conservation District designation. This Ontario Georgian cottage was constructed circa 1855 and was moved to Gormley circa 1907. A sympathetic front porch was added in 2009. The central position of the front door and the shape and size of the window openings remain, though the details are modern.

The owners have requested assistance in replacing three storm doors. The owners are in the process of replacing the existing mid-century doors with period-appropriate wooden doors, and the storm doors will provide long-term protection for these new wooden doors. Staff recommends approving the grant as introducing these elements will help to protect the house's heritage features.

Staff Comments for 4 Elizabeth Street North – Replace Windows (D12-07183)

The house at 4 Elizabeth Street North was built for Asa B. Wilson, a fanning mill manufacturer whose fanning mill and grain separator won first prize at the New South Wales World's Fair in 1877. It was also the home of Canadian author Farley Mowat

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during the 1940s. Hove To/ Wilson-Mowat House was designated in 1994 for historical and architectural reasons.

The owners have requested financial assistance with the replacement of eight inoperable windows and storm windows with heritage consistent single or double hung windows. The proposed replacements will allow for the proper ventilation of the house and will improve the house's visual appearance. Staff recommends approval of the grant request as the work is crucial to the continued physical soundness of the building.

Staff Comments for 33 Betony Drive – (D12-07037)

The Jane Carscadden House at 33 Betony Drive was designated in 2014 for historical and contextual reasons. The original house is believed to have been built c.1877 for Jane, the widow of farmer James Carscadden. The house was lost to a fire in 2008 and a full replica was built using new materials on a site slightly south of the house's original location.

The existing soffit and fascia are deteriorating rapidly due to water and weather damage. To extend the life of the house, the owner is proposing to replace the rotten wood, install new fascia and vented soffit, replace the eavestrough, cap the porch in aluminum, and repaint wooden features. The proposed replacements and repainting will improve the visual appearance of the house and protect it from water damage. Staff recommends in favour of the grant request.

Financial/Staffing/Other Implications:

A total of \$25,468 is being requested through the grant program for 2019. There are sufficient funds in the Heritage Grant Account to cover these costs.

Relationship to Strategic Plan:

Providing funds to owners of heritage designated properties through the Heritage Grant Program implements **Goal 3 - A More Vibrant Richmond Hill** by stewarding Richmond Hill's heritage resources and by directly supporting property owners in their heritage conservation efforts. It also aligns with **Goal 3 – Outcome 1 - Respect the past through promoting the awareness of the City's heritage** by helping to showcase local historical sites.

Conclusion:

Having reviewed the applications and supporting material in relation to the requested Heritage Grants as summarized in this report, staff recommends the funding of conservation projects on six designated heritage properties under the 2019 Heritage Grant Program to a total value of \$25,468. The applications and quotes for the projects recommended for approval are included in the attached Appendices A through F to this report.

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Attachments:

The following attached documents may include scanned images of appendices, maps and photographs. If you require an alternative format, please call the contact person listed in this document.

- Appendix A 217 Gormley Road West Heritage Grant Application and Details
- Appendix B 188 Gormley Road West Heritage Grant Application and Details
- Appendix C 120 Gormley Road West Heritage Grant Application and Details
- Appendix D 106 Gormley Road West Heritage Grant Application and Details
- Appendix E 4 Elizabeth Street North Heritage Grant Application and Details
- Appendix F 33 Betony Drive Heritage Grant Application and Details

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Report Approval Details

Document Title:	SRPRS.19.092.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- Appendix C.pdf- Appendix D.pdf- Appendix E.pdf- Appendix F.pdf
Final Approval Date:	May 1, 2019

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - Apr 30, 2019 - 11:29 AM

Kelvin Kwan - Apr 30, 2019 - 11:40 AM

David Dexter - May 1, 2019 - 8:19 AM

Neil Garbe - May 1, 2019 - 9:00 AM