



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 12, 2020

Report Number: SRPRS.20.055

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

Subject: 2020 Heritage Grant Applications – Six Properties (SRPRS.20.055)

Purpose:

To seek approval for funding contributions from the 2020 Richmond Hill Heritage Grant Program for applications submitted by owners of heritage designated properties.

Recommendation(s):

- a) That a Heritage Grant in the amount of \$1,483 be approved towards the cost of repairing the front balcony of the *Ontario Heritage Act* Part V designated structure located at 217 Gormley Road West, as outlined in SRPRS.20.055;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the roof for the *Ontario Heritage Act* Part V designated structure located at 11 Station Road, as outlined in SRPRS.20.055;
- c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing windows for the *Ontario Heritage Act* Part IV designated structure located at 16 Bawden Drive, as outlined in SRPRS.20.055;
- d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing windows for the *Ontario Heritage Act* Part IV designated structure located at 33 Betony Drive, as outlined in SRPRS.20.055;
- e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing windows for the *Ontario Heritage Act* Part IV designated structure located at 9550 Leslie Street, as outlined in SRPRS.20.055; and,
- f) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repainting the *Ontario Heritage Act* Part IV designated structure located at 4 Elizabeth Street North, as outlined in SRPRS.20.055.

Contact Person:

Isa James, Senior Urban Designer, phone number 905-771-2538 and/or
Joanne Leung, Manager of Heritage and Urban Design phone number 905-771- 5498.

Report Approval:

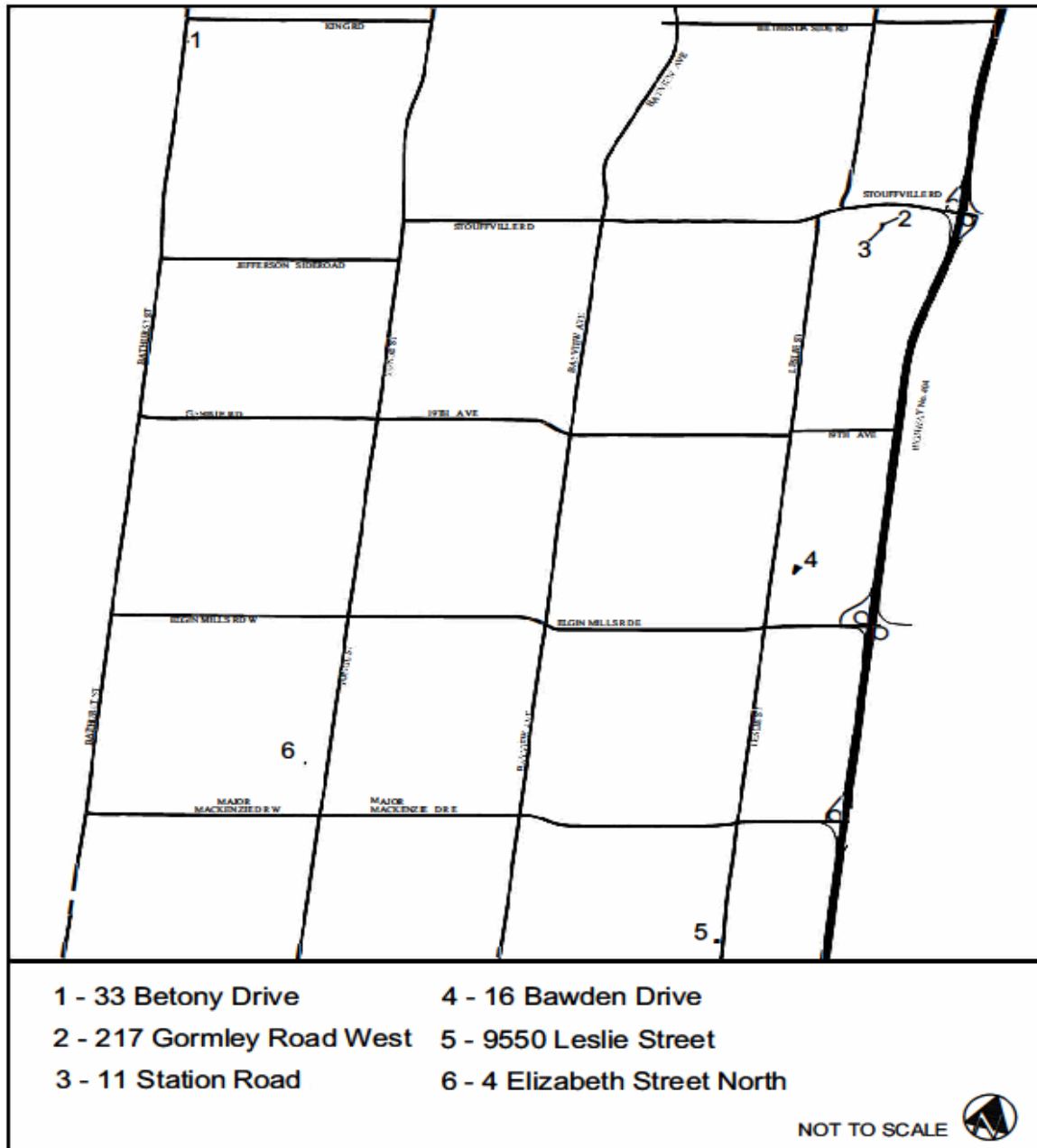
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim 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.

Location Map:

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



Background Information:

The City 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.

The City 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).

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 has reviewed a total of eight applications for the 2020 grant allocation. Staff is recommending grants for six applications at this time. All the 2020 heritage grant projects applied for are in the nature of restoration and repair and no heritage permit process is required.

Due to the COVID-19 social distancing requirements, two applicants have been unable to obtain second quotes for their projects at this time. It is anticipated that they will obtain the quotes in the near future and pending that eventuality, we will prepare a subsequent grant report in the future.

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 2020 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	Repair balcony railing and sagging floor Eligible under “Structural repairs”	\$2,966 Eligible: \$1,483	\$1,483
B	11 Station Road	Victory House	150-09	Repair roof and replace shingles Eligible under “General work that conserves or enhances designated attributes”	\$11,074 Eligible: \$5,000	\$5,000
C	16 Bawden Drive	Hilts Bawden House	19-08	Replace deteriorated windows Eligible under “Introduction of elements to protect heritage features”	\$12,424 Eligible: \$5,000	\$5,000
D	33 Betony Drive	Jane Carscadden House	117-14	Replace deteriorated windows Eligible under “Introduction of elements to protect heritage features”	\$11,526 Eligible: \$5,000	\$5,000
E	9550 Leslie Street	Headford Church	72-98	Replace deteriorated windows Eligible under “Introduction of elements to protect heritage features”	\$15,820 Eligible: \$5,000	\$5,000
F	4 Elizabeth Street North	Wilson-Mowat House	198-84	Paint entire exterior of house Eligible under exterior painting in documented historical colours	\$11,278 Eligible: \$5,000	\$5,000
Total:						\$26,483

Staff Comments for 217 Gormley Road West – Balcony Repair (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 front facing second level balcony has begun to sag and absorb water due to the deterioration of the balcony’s floor system. To prevent the balcony railing and floor (also acting as roof for the porch below) from deteriorating further, the owners have requested financial assistance to replace rotten wood elements, water-proofing elements and repaint the balcony. Staff believes the balcony repairs 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.

Staff Comments for 11 Station Road– Repair and Re-shingle Roof (D12-20001)

The one-and-a-half-storey Victory House at 11 Station Road was designated in 2009 as part of the Gormley Heritage Conservation District designation. Constructed in 1944, this Classic mid-20th Century post-war starter home is strongly derived from the New England “Cape-Cod” or “Loyalist Cottage” style.

The roof flashing and shingles of the house have deteriorated, allowing water to penetrate to the interior of the house. Interior damage has resulted. Re-shingling and replacement of all flashings is required to halt the damage. Staff recommends in favour of the grant request.

Staff Comments for 16 Bawden Drive – Replacement Windows (D12-07267)

The circa 1840s house at 16 Bawden Drive was designated in 2008 for architectural, historic/associative and contextual reasons. It is one of only three nineteenth-century stone houses known to have built within the current Richmond Hill boundaries. This one-and-a-half-storey house is also a three-bay rather than the area-common four-bay design.

The grant application involves the replacement of non-original (1966) single-pane, multi-lite sashes and frames with new wooden windows and frames replicating the originals. The windows have deteriorated significantly thereby allowing water to penetrate to the interior resulting in still further damage to the building. The project is eligible for a heritage grant as it will prolong the life of the building by protecting it from continued water damage. Staff recommends in favour of the grant request.

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

The Jane Carscadden House at 33 Betony Drive was designated in 2014 for historic 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 replica wooden windows and patio door are deteriorating rapidly due to water and weather damage and are also drafty and inefficient. To extend the life of the house, the owner is proposing to replace the rotting wooden windows with vinyl replica windows that will last many years without the considerable up-keep of the wooden windows. The proposed replacements will improve the visual appearance of the house and protect it from water damage. Staff recommends in favour of the grant request.

Staff Comments for 9550 Leslie Street – Replacement Windows (D12-07246)

The simple design of the Headford Church, built in 1882, follows the Classical architectural tradition of symmetry, with a rectangular plan, a tower incorporating the main entrance centred on the east gable end, and a balanced arrangement of window openings. To the basic Classical form, the designer added elements of the Early Gothic Revival, including lancet windows with wooden sash, a rose window, buttresses, and a steep gable roof.

The grant application involves the replacement of original single-pane, multi-lite sashes and frames with new double-pane wooden windows. The original windows and frames have deteriorated significantly thereby allowing water to penetrate to the interior resulting in still further damage to the building. The project is eligible for a heritage grant as it will prolong the life of the building by protecting it from continued water damage. Staff recommends in favour of the grant request, providing that the replacement window muntin bars replicate those of the original windows. Staff has therefore selected the higher-valued cost estimate as it includes that the muntin bars will have the same appearance as the existing muntin bars.

Staff Comments for 4 Elizabeth Street North – Repainting Exterior (D12-07183)

The Wilson-Mowat House is a stucco and drop clapboard house (c.1867). The design of the house is somewhat eccentric with offset windows on the second floor and decorative brackets supporting the raked eaves. The house is historically significant as it was the home of Asa B. Wilson who was a noted fanning mill manufacturer, and the childhood home of Farley Mowat.

The exterior of the house is in need of painting. The paint is checked and peeling and the cladding is deteriorating as a result of exposure to weather and sunshine. The proposed repainting will improve the visual appearance of the house and protect it from the effects of weathering. Staff recommends in favour of the grant request. Staff is further of the opinion that, due to the exposure of raw wood in the siding, two paint coats are required and that the top of the chimney must also be included in the work. The cost estimate includes all of these items.

Financial/Staffing/Other Implications:

A total of \$26,483 is being requested through the Grant Program for 2020. 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 2020 Heritage Grant Program to a total value of \$26,483 at this time. The applications and quotes for the projects recommended for approval are included in the attached Appendices A through F to this report.

Mandatory social distancing has resulted in the inability of some applicants to obtain two quotes. We anticipate additional applications may be completed in the near future and we will bring forward further 2020 grant recommendations as appropriate.

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 11 Station Road Heritage Grant Application and Details
- Appendix C 16 Bawden Drive Heritage Grant Application and Details
- Appendix D 33 Betony Drive Heritage Grant Application and Details
- Appendix E 9550 Leslie Street Heritage Grant Application and Details
- Appendix F 4 Elizabeth Street North Heritage Grant Application and Details

Report Approval Details

Document Title:	SRPRS.20.055 2020 Heritage Grant Applications.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.055AppendixA217GormleyRdW.pdf- SRPRS.20.055AppendixB11StationRd.pdf- SRPRS.20.055AppendixC16BawdenDr.pdf- SRPRS.20.055AppendixD33 Betony.pdf- SRPRS.20.055AppendixE9550LeslieSt.pdf- SRPRS.20.055AppendixF4ElizabethStN.pdf
Final Approval Date:	May 4, 2020

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

Patrick Lee - May 4, 2020 - 1:32 PM

Kelvin Kwan - May 4, 2020 - 4:47 PM

David Dexter - May 4, 2020 - 4:50 PM

MaryAnne Dempster - May 4, 2020 - 5:00 PM