



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: July 7, 2020

Report Number: SRPRS.20.107

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: SRPRS.20.107 - 2020 Heritage Grant Application
- 26 Gormley Court

Purpose:

To seek approval for funding contributions from the 2020 Richmond Hill Heritage Grant Program for an application submitted by the owners of heritage designated 26 Gormley Court.

Recommendation(s):

- a) That a Heritage Grant of \$3,517, to a potential maximum of \$5,000, be approved towards the cost of replacing windows in the *Ontario Heritage Act* Part V designated structure located at 26 Gormley Court, as outlined in SRPRS.20.107.

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

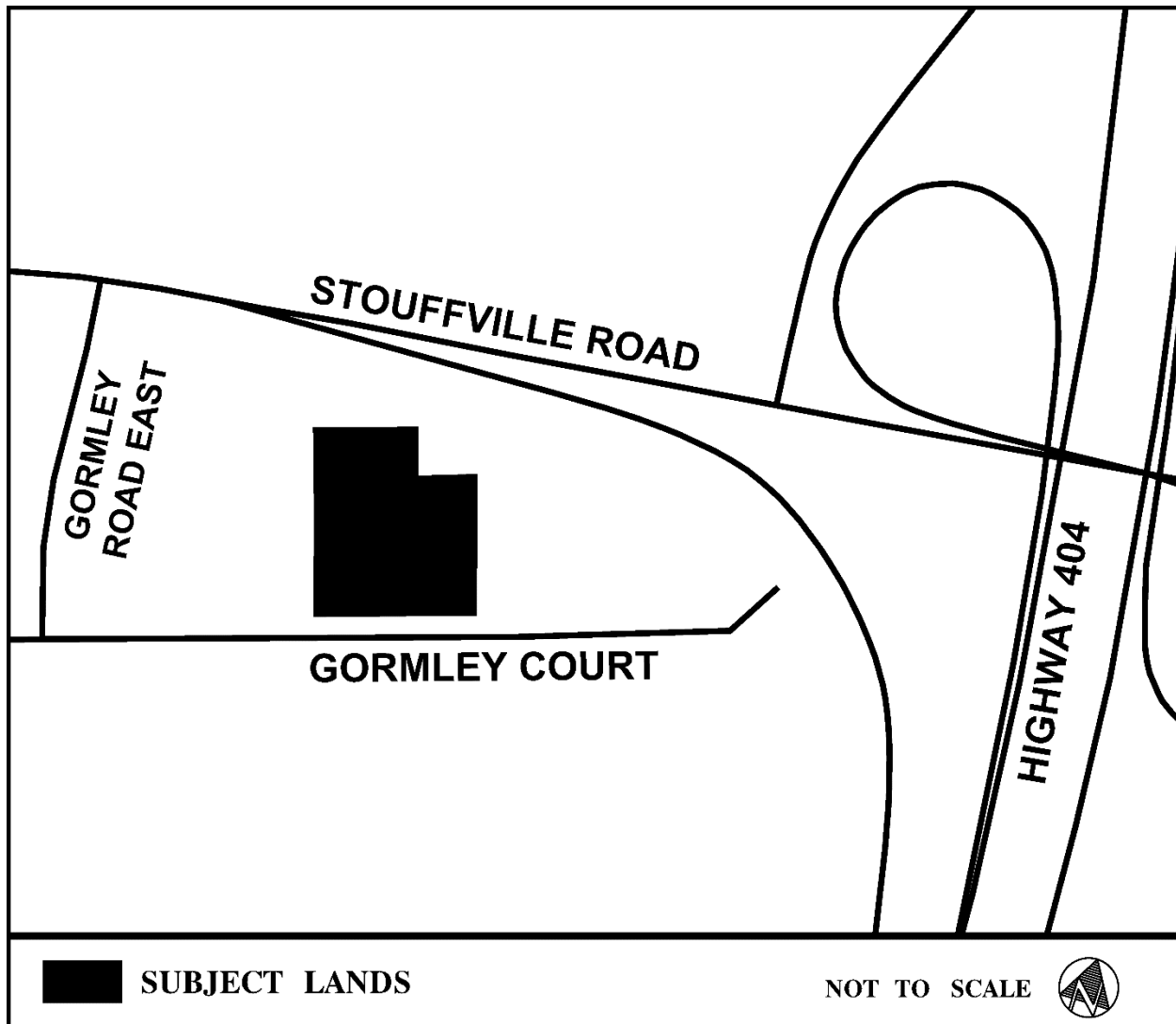
Approved by: Mary-Anne Dempster, City Manager

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:

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:

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

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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. 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:

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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 2020 grant applications, with the second quote for two of the applications having been delayed due to Covid-19 restrictions. Staff had previously recommended grants for six applications which Council approved at its meeting of May 27, 2020.

Due to the COVID-19 social distancing requirements, two applicants had been unable to obtain second quotes for their projects at that time. The owner of 26 Gormley Court has now obtained the two required quotes and we have therefore prepared a subsequent grant report on their behalf. There is currently \$3,517 available in the 2020 Heritage Grant Account. Should one of the previously approved heritage restoration projects fail to be completed, there would be sufficient funds available to allow the City to provide the \$5,000 maximum grant to this project. This grant project applied for restoration and repair and no heritage permit process is required.

Staff Evaluation

Staff has evaluated this application for a Heritage Grant 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. A full description of the application is attached as Appendix A. An evaluation summary is provided below.

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Staff Comments for 26 Gormley Court – Window Replacement (D12-07198)

The Joseph and Fanny Farmer House at 26 Gormley Court was designated in 2009 as part of the Gormley Heritage District Designation. The original house, in the Edwardian Four Square style, is believed to have been constructed circa 1919. The front verandah, the roof of which was probably originally supported on Classical columns, has been enclosed and has had a bay window added to the right of the entry. There is a further one-storey addition on the right of the house, also with a bay window.

The owners have requested financial assistance with the replacement of inoperable windows including aluminium exterior storms with heritage-consistent single hung replacements. 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 Gormley Heritage Conservation District Plan. The proposed work will allow for proper ventilation of the house and protect the house from potential deterioration from excessive internal moisture levels.

Financial/Staffing/Other Implications:

A total of \$26,483 of \$30,000 was previously approved by Council through the Grant Program for 2020. There are sufficient funds in the Heritage Grant Account to cover the costs associated with the currently requested grant application. Should one of the previously approved heritage restoration projects fail to be completed, there would be sufficient funds available to allow the City to provide the \$5,000 maximum grant to this project.

Relationship to the 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 application and supporting material in relation to the requested Heritage Grant as summarized in this report, staff recommends the funding of the conservation project for 26 Gormley Court under the 2020 Heritage Grant Program of \$3,517, to a potential maximum of \$5,000. The application and quotes for the projects recommended for approval are included in the attached Appendix A to this report.

Attachments:

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

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- Appendix A 26 Gormley Court Heritage Grant Application and Photos

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Report Approval Details

Document Title:	SRPRS.20.107 2020 Heritage Grant Application - 26 Gormley Court.docx
Attachments:	- SRPRS.20.107 Appendix A 26 Gormley Court.docx
Final Approval Date:	Jun 24, 2020

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

Patrick Lee - Jun 23, 2020 - 4:21 PM

Kelvin Kwan - Jun 24, 2020 - 9:08 AM

David Dexter - Jun 24, 2020 - 9:18 AM

MaryAnne Dempster - Jun 24, 2020 - 9:59 AM