



## Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 4, 2021

Report Number: SRPI.21.042

Department: Planning and Infrastructure  
Division: Policy Planning

**Subject: 2021 Heritage Grant Applications - 7 Properties  
(SRPI.21.042)**

---

### Purpose:

To seek Heritage Richmond Hill's recommendation to Council for approval for funding contributions from the 2021 Richmond Hill Heritage Grant Program for applications submitted by owners for heritage designated properties.

### Recommendation(s):

- a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing six single-hung, round top windows for the *Ontario Heritage Act* Part IV designated structure located at 11225 Leslie Street, as outlined in SRPI.21.042;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repainting and repairing the exterior of the *Ontario Heritage Act* Part IV designated structure located at 9875 Leslie Street, as outlined in SRPI.21.042;
- c) That a Heritage Grant in the amount of \$2,700 be approved towards the cost of restoring front porch of the *Ontario Heritage Act* Part V designated structure located at 217 Gormley Road West, as outlined in SRPI.21.042;
- d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of restructuring the roof of the *Ontario Heritage Act* Part IV designated structure located at 16 Bawden Drive, as outlined in SRPI.21.042;
- e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the windows of the *Ontario Heritage Act* Part IV designated structure located at 32 Love Court, as outlined in SRPI.21.042;
- f) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the foundations of the *Ontario Heritage Act* Part V designated structure located at 26 Gormley Court, as outlined in SRPI.21.042; and,

## Page 2

- g) That a Heritage Grant in the amount of \$2,300 be approved towards the cost of repainting the exterior of the *Ontario Heritage Act* Part IV designated structure at 97 Centre Street West, as outlined in SPRI.21.042.

### Contact Person:

Pamela Vega, Heritage and 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 Infrastructure Department

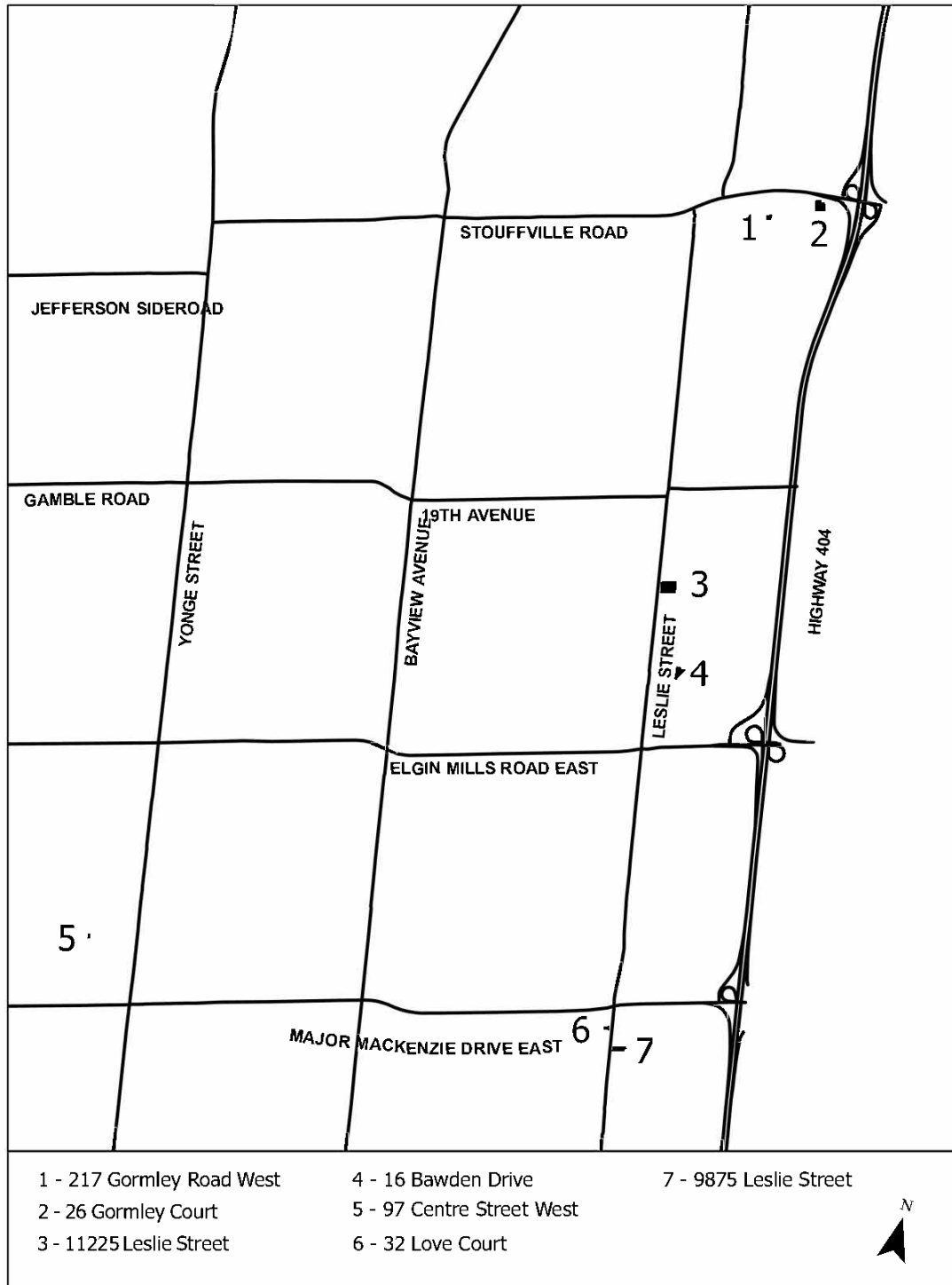
**Approved by:** Mary-Anne Dempster, City Manager

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.

## Page 3

### 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.



## Page 4

### Background:

The City of Richmond Hill Heritage Grant Program provides financial assistance to the 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 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, "[a]ll 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 the City. The following types of work are generally eligible for the Richmond Hill Heritage Grant Program:

- General work (interior and exterior) that conserves or enhances designated attributes;
- Conservation of significant exterior architectural features;
- Recreation of documented historical features;
- Conservation or replication of original siding or roofing material (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. For example, slate or wood shingle roofs);
- Exterior painting in documented historical colours;
- Structural repairs;
- Architectural and/or engineering services;
- Restoration of original windows;
- Introduction of elements to protect heritage features;
- Work that preserves, restores or enhances heritage attributes associated with historic cemeteries;
- Work that is consistent with the Heritage Conservation District Plan;
- Historical landscaping projects; and,
- Work to be undertaken at the discretion of the Heritage and Urban Design Planner in consultation with the municipal heritage advisory committee.

## Page 5

### Types of Ineligible Projects

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

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

### Discussion:

#### Grant Applications

Staff has reviewed a total of seven applications for the 2021 grant allocation. Staff is recommending grants for all seven applications. All of the projects that applied for a 2021 heritage grant are restorative in nature, and no heritage permit process is required.

#### 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 2021 Richmond Hill Heritage Grant Program Application Form.

For Heritage Richmond Hill's consideration, this report recommends approval for all seven complete applications received. An evaluation summary and the amounts that qualify for the Heritage Grant Program are included in the table below.

**Page 6****Summary of Applications and Eligibility Review**

<b>Address</b>	<b>House Name</b>	<b>Desig. By-law</b>	<b>Proposed Project and Eligibility Review</b>	<b>Project Cost</b>	<b>Amount Recommended</b>
11225 Leslie Street	Markham S.S. No 4	55-07	Replace six deteriorated windows. <b>Eligible</b> under “Introduction of elements to protect heritage features”	\$39,926.02 + HST	\$5,000
9875 Leslie Street	John Montgomery House	64-03, (amended by 31-09)	Paint entire exterior of house. <b>Eligible</b> under “Exterior painting in documented historical colours”	\$10,000	\$5,000
217 Gormley Road West	Cober-Johnson Store	150-09	Replace concrete porch. <b>Eligible</b> under “General work that conserves or enhances designated attributes”	\$5,400	\$2,700
16 Bawden Drive	John Hilts House	19-08 (amended by 53-17)	Restructure roof. <b>Eligible</b> under “structural repairs”	\$14,200	\$5,000
32 Love Court	Jacob Horner House	08-96	Replace inoperable and damaged windows. <b>Eligible</b> under “Introduction of elements to protect heritage features”	\$25,750	\$5,000
26 Gormley Court	John Farmer House	150-09	Repair barn foundation and replace front door. <b>Eligible</b> under “structural repairs”	\$18,645	\$5,000
97 Centre Street West	Springbrook/ Russell House	60-96	Repaint soffits, fascia and porch. <b>Eligible</b> under “Exterior painting in documented historical colours”	\$4,980.49	\$2,300

**Staff Comments for 11225 Leslie Street – Window Replacement (D12-07272)**

Markham S.S. Number 4 was designated in 2007. Also known as the Gormley School, it was built in 1868. In 1978, an addition was built across the front of the original schoolhouse and the historic school building was converted into a gymnasium. The style of the 1868 building is in keeping with the design of schoolhouses erected in the area during the mid- to late- 19<sup>th</sup> century.

The existing non-original, single-hung windows are drafty and inefficient. The seals around the insulated glass units have also begun to deteriorate, causing condensation within the window panes that gives the window a “foggy” look. To make the building more energy efficient and to increase the visibility from inside the building, the owner is proposing to replace the existing windows with aluminum windows that replicate the historic look of the existing windows. The proposed replacements will improve the usability of the building and extend its life, and will create no visual change to its exterior. Staff is in favour of the grant request.

**Staff Comments for 9875 Leslie Street – Repaint Exterior (D12-07254)**

Known also as the Headford Manse, the John Montgomery House was designated in 2003. The legal description in the by-law was amended in 2009 through By-law 31-09. The John Montgomery House is believed to have been built between 1845 and 1850 as

## Page 7

a tradesman's house. Originally a three-bay Georgian cottage, it was updated in the third quarter of the 19<sup>th</sup> century with the addition of a centre Gothic Revival-style gable and vertical tongue and groove siding. It was the home of the local postmaster and may have been the location of Headford's first post office from 1857 to 1871.

The paint on the wooden siding and on the window and door surrounds has begun to chip and crack, allowing moisture to get underneath the paint and cause deterioration in the wood. The owner is proposing to scrape off the degraded paint, repair any areas that have rotten wood, and repaint all of the exterior. The colours they will be using are either Downing Stone or Renwick Olive for the siding, Sage Green Light for the trim, and Classic Light Buff for the doors. All of the chosen colours are from the Sherwin Williams' Historic Paint Colours collection. Repainting and repairing the exterior will help protect the exterior wooden features from moisture. Staff is in favour of the grant request.

### **Staff Comments for 217 Gormley Road West – Replace Storefront Porch (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 concrete porch in front of the store section of the building has developed numerous cracks, and the sides have begun to crumble. Replacing the degrading concrete will help to protect and preserve the historic store front. Staff is in favour of the grant request.

### **Staff Comments for 16 Bawden Drive – Restructure Roof (D12-07267)**

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

In 1942, six dormers were added to the house—three on the east side, and four on the west side. To accommodate these new window openings, the original timber sills on which the rafters rest were cut, and a tie rafter was eliminated. This compromised the lateral stability of the north and south walls, and has caused the west wall to drift. This has caused a significant gap between the interior stone face and the second storey floor. Restructuring the roof will help to prevent the west wall from continuing to drift, and provide lateral stability to the north and south walls. Staff is in favour of the grant request.

## **Page 8**

### **Staff Comments for 32 Love Court – Replace Windows (D12-07258)**

The Jacob Horner House is the last remaining early dwelling on the west side of Leslie Street in the vicinity of the hamlet of Headford. It is a true vernacular building, exhibiting a traditional rural form while incorporating elements of the Classic Revival style. With its centre gable, a later addition, the dwelling has evolved into a Classic Ontario farmhouse. In 2016, the house was relocated closer to Leslie Street, and a garage was added to the rear of the building. Various alterations were made to the interior and exterior between 2016 and 2017.

Since being painted, the windows of the Jacob Horner House are inoperable. The paint is also exhibiting severe peeling. Replacing the existing windows with identical new windows will increase the usability of the house and will help preserve the historic façade. While vinyl windows are being proposed to be installed on the north façade, this façade is not visible from the street and will therefore have no visual impact on the heritage building. Wooden windows on the east and south facades will create no visual change to the exterior. Staff is in favour of the grant request.

### **Staff Comments for 26 Gormley Court – Repair Barn Foundation, Replace Front Door (D12-07198)**

The Joseph and Fanny Farmer House was designated in 2009 as part of the Gormley Heritage Conservation 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 gambrel-roofed barn to the northwest of the house supports the historic, rural character of the Gormley streetscape. Its poured concrete foundation has severe water damage that has caused cracking and spalling of the foundation wall, and rust on the metal beams. Repairing the cracks and installing a sub pump will help to stabilize the barn's structure. Staff is in favour of the grant request.

Note: the application also included the replacement of the front door. Since only one quote was provided for this part of the project, it did not meet the Heritage Grant Program's Terms of Reference and staff is not in favour of this portion of the grant request. Since the costs of the foundation alone is eligible for the maximum grant (\$5,000), this does not impact the amount that the applicant is eligible for.

### **Staff Comments for 97 Centre Street West – Repaint Soffits, Fascia and Porch (D12-07121)**

The Russell House was built at Springbrook Farm circa 1868. An example of a prosperous farmer's residence, its balanced façade and proportions, gable roof and return eaves, and quarter-round attic windows pay tribute to Georgian and Neoclassical traditions, while the segmentally-headed transom and two-over-two windows are a nod towards the more contemporary styles that were popular during this era. Springbrook



## Page 9

Farm later became the Langstaff Jail Farm, and in 1995 the house was relocated to its current location.

The paint on the soffits, fascia, and porch have begun to crack and chip, making the underlying wood susceptible to rot. Repainting them using the existing paint colours will help protect the wooden elements from moisture and help to ensure their continued survival.

Although this grant application was received after the March 26, 2021 application deadline, staff is promoting its approval (to the limit of the funds remaining in the 2021 Heritage Grant budget) as the work is crucial to the continued soundness of the building's heritage attributes.

### Financial/Staffing/Other Implications:

A total of \$30,000 is being requested through the Grant Program for 2021. There are sufficient funds in the Heritage Grant Account to cover these costs.

### 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 applications and supporting material in relation to the requested Heritage Grants as summarized in this report, staff recommends the funding of conservation projects on seven designated heritage properties under the 2021 Heritage Grant Program to a total value of \$30,000.

## Page 10

### Report Approval Details

Document Title:	SRPI.21.042 Heritage Grant Applications.docx
Attachments:	
Final Approval Date:	Apr 19, 2021

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

**Patrick Lee - Apr 16, 2021 - 2:45 PM**

**Kelvin Kwan - Apr 16, 2021 - 3:02 PM**

**David Dexter - Apr 16, 2021 - 3:08 PM**

**MaryAnne Dempster - Apr 19, 2021 - 10:11 AM**