



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 17, 2022

Report Number: SRPI.22.056

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.056 2022 Heritage Grant Applications – Six Properties

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the grant applications submitted by owners of heritage designated properties to the 2022 Richmond Hill Heritage Grant Program.

Recommendation(s):

- a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing seven windows and two exterior doors for the *Ontario Heritage Act* Part V designated structure located at 11 Station Road, as outlined in SRPI.22.056;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing and repainting the fascia, frieze, and window frames for the *Ontario Heritage Act* Part IV designated structure located at 37 Chao Crescent, as outlined in SPRI.22.056;
- c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of reinforcing the structural support for the *Ontario Heritage Act* Part IV designated structure located at 16 Bawden Drive, as outlined in SRPI.22.056;
- d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the front door in a period-appropriate style, two additional exterior doors and one window for the *Ontario Heritage Act* Part V designated structure located at 106 Gormley Road West, as outlined in SRPI.22.056;
- e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the foundation of the *Ontario Heritage Act* Part V designated structure located at 26 Gormley Court, as outlined in SRPI.22.056; and,
- f) That a Heritage Grant in the amount of \$3,400 be approved towards the cost of tuckpointing and repairing the foundation of the *Ontario Heritage Act* Part V structure located at 49 Gormley Road East.

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Contact Person:

Pamela Vega, Heritage and Urban Design Planner, phone number 905-771-5529

Joanne Leung, Manager of Heritage and Urban Design, phone number 905-771-5498

Report Approval:

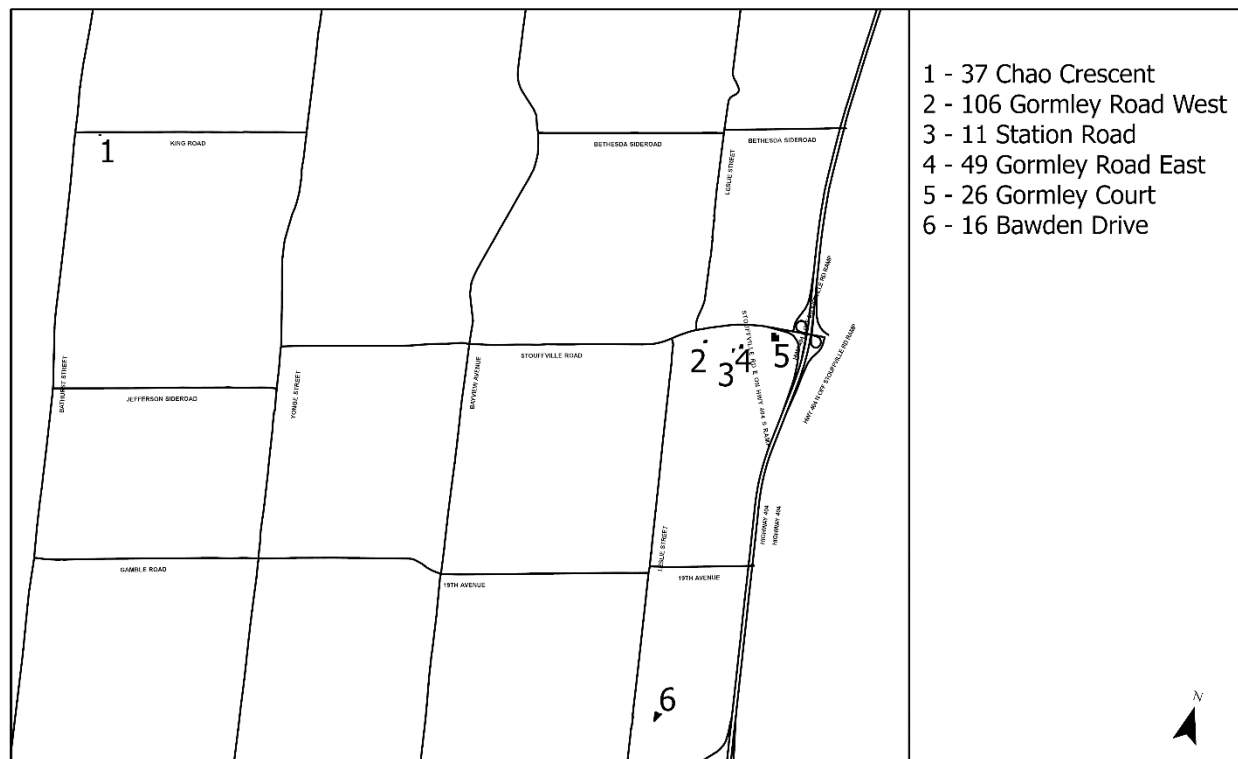
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, 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 reports approval are attached.

Location Map:

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



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Background:

The City of Richmond Hill's Heritage Grant Program provides financial assistance to the owners of heritage properties designated under Part IV or Part 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. This 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 of the owner's contribution.

To be approved, the proposed project 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,

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- Work to be undertaken at the discretion of the Heritage and Urban Design Planner in consultation with the municipal heritage advisory committee.

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 have reviewed a total of six applications for the 2022 grant allocation. Staff is recommending grants for all of the applications.

All of the projects that applied for a 2022 Heritage Grant are either restorative or preventative in nature, and no heritage permit process is required for any of the applications.

Staff Evaluation

Staff has evaluated the six applications being recommended for grants against the eligibility criteria set out in the City's Terms of Reference, the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*, as well as the types of eligible projects as allowed and described in the 2022 Richmond Hill Heritage Grant Program Application Form.

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

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Summary of Applications and Eligibility Review

Address	Building Name	Desig. By-law	Proposed Project and Eligibility Review	Project Cost	Grant Amount
11 Station Road	Whitney and Eva (Wideman) Johnson House	150-09	Replace seven deteriorated windows. Eligible under “Introduction of elements to protect heritage features”	\$13,000	\$5,000
37 Chao Crescent	James Carscadden House	118-14	Repair and repaint fascia, frieze and window frames. Eligible under “Exterior painting in documented historical colours”	\$10,509	\$5,000
16 Bawden Drive	John Hilts House	19-08	Reinforce structure. Eligible under “structural repairs”	\$11,450	\$5,000
106 Gormley Road West	Joseph Mannock House	150-09	Replace three unsympathetic exterior doors and one window. Eligible under “Introduction of elements to protect heritage features”	\$10,777	\$5,000
26 Gormley Court	Joseph and Fanny Farmer House	150-09	Repair foundation. Eligible under “structural repairs”	\$12,000	\$5,000
49 Gormley Road East	North American Cement Block and Tile Co	150-09	Repair masonry and foundation. Eligible under “General work that conserves or enhances designated attributes”	\$6,800	\$3,400

Staff Comments for 11 Station Road – Window Replacement (D12-20001)

The Whitney and Eva (Wideman) Johnson House at 11 Station Road was designated in 2009 as part of the Gormley Heritage Conservation District designation. The Cape Cod-style cottage is believed to have been constructed circa 1922, and was originally located near Bayview Avenue and Highway 7.

The existing seven windows are drafty and inefficient. To make the building more energy efficient, the owner is proposing to replace the existing windows and

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unsympathetic aluminum storm windows with single-hung sash windows. The proposed replacements will improve the usability of the building and extend its life.



Figures 1 and 2: Photographs of four of the seven windows that are being proposed to be replaced.

The owner is also proposing to replace the front and rear exterior doors with doors that are more sympathetic to the building's historic architecture. This change will improve the appearance of the building's exterior. Staff is in favour of the grant request.



Figures 3 and 4: (from left) Front door and back door being proposed to be replaced.

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Staff Comments for 37 Chao Crescent – Repair and Repaint Exterior (D12-07233)

Known as the James Carscadden House, the building at 37 Chao Crescent was originally built circa 1845 in the traditional Georgian style. After a fire damaged much of the building in 2008, the house was completely rebuilt using a mix of salvaged original brick and new materials. An addition was also added to the rear of the building. It was designated in 2014.

When the James Carscadden House was rebuilt, eavestroughs and downspouts were not installed along large portions of the roofline. This did not allow water to drain properly from the roof, and caused damage to the exterior wooden elements such as the frieze, fascia, and window frames. The owner is proposing to repair these wooden elements and repaint them in a historically appropriate colour (black). They will also be applying for a separate Heritage Permit to install eavestroughs and downspouts to help prevent this damage from occurring again—as eavestroughs are not eligible for a grant, this work is not being proposed to be covered by the owner's Heritage Grant application. Repainting and repairing the exterior will help protect the exterior wooden features from moisture. Staff is in favour of the grant request.



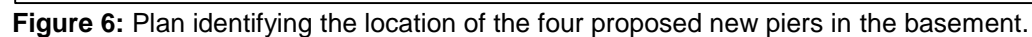
Figure 5: Example of areas of fascia that are proposed to be repainted.

Staff Comments for 16 Bawden Drive – Reinforcing Structure (D12-07267)

The circa 1840s house at 16 Bawden Drive was designated in 2008 for architectural, historical/associative and contextual reasons. Known as the John Hilts Stine House (or more simply as the Hilts House), 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.

The owner is proposing to install four new concrete piers in the basement. The existing wooden posts have deteriorated and do not provide adequate support to the floors above and the roof structure. Reinforcing the structural support for the Hilts House will

help ensure its long-term conservation and continued use. Staff is in favour of the grant request.



The Joseph Mannock House is one of the oldest buildings in the Gormley Heritage Conservation District, believed to have been built c1855. Originally located near Stouffville Sideroad and Leslie Street, it was moved to Gormley around 1907 as the hamlet expanded. It was designated in 2009 as part of the Gormley Heritage Conservation District designation.

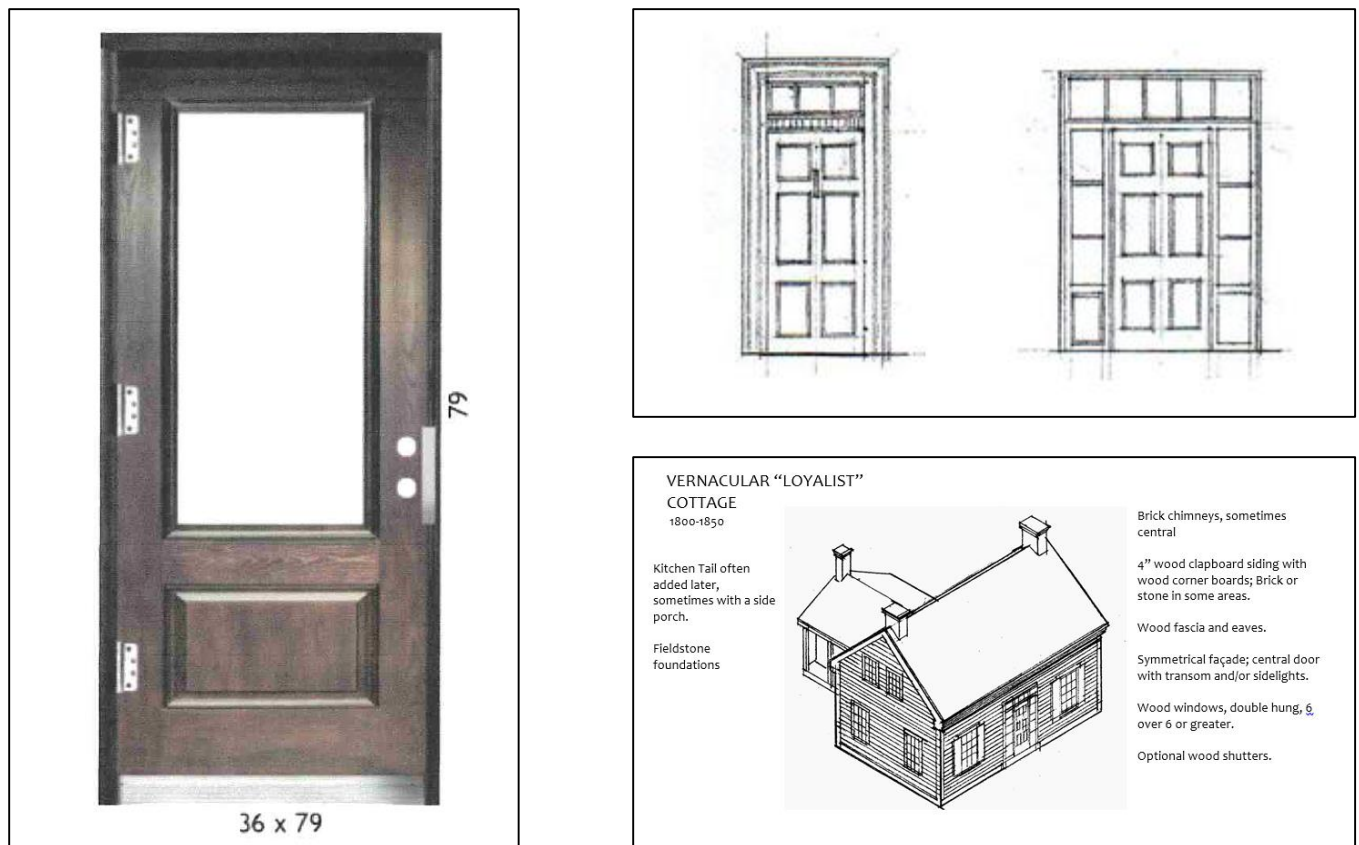
During the last few years, the owners have been restoring the Joseph Mannock House to its original appearance. As part of this work, the owner is proposing to remove three exterior doors and one window that were installed in the 1980s, and replace them with a

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window (paired casement windows with 2x3 grills on each sash) and doors that are in a style similar to that found in the early 20th century.

In 2019, the owners received a grant to replace three storm doors, stating at the time that they were in the process of replacing the entry doors with period-appropriate wooden doors; the storm doors, it was argued, were essential for the long-term protection of these doors. The grant was approved based on this proposed future work being completed.

The doors being proposed in the 2022 grant application are not in a style that was found in vernacular “Loyalist” cottages like the Joseph Mannock House (see Figures 7-9), but rather are in a style that would be more suited to an Edwardian-era building.



Figures 7-9 (clockwise from left): Photograph of the type of door being proposed to be installed at the front, side, and rear entrances; excerpts from the Gormley Heritage Conservation District illustrating the style of doors and architectural features typically found on vernacular “Loyalist” cottages.

Staff is in favour of the grant request on the condition that the property owner, with approval from the Heritage and Urban Design Planner, choose a period-appropriate design for the front door.

Given that this property is designated under Part V of the *Ontario Heritage Act*, and that only those facades visible from the public realm are covered by the Gormley Heritage

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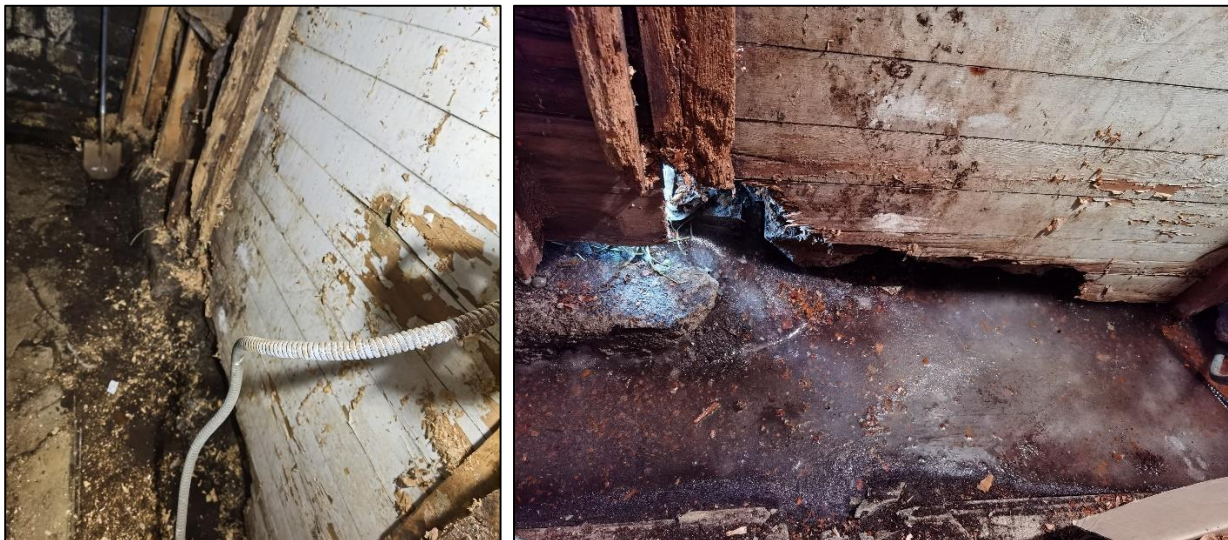
Conservation District Plan, staff is recommending that only the front door be required to be in a period-appropriate style. Staff is also not requiring the doors to be wooden, as was stated in the 2019 grant application.

Staff Comments for 26 Gormley Court – Foundation Repair (D12-07198)

The Joseph and Fanny Farmer House was designated in 2009 as part of the Gormley Conservation District designation. The original house, in the Edwardian Four Square style, is believed to have been constructed circa 1919.

The concrete block outbuilding to the northwest of the house, which is behind the gambrel-roofed barn that had its foundation repaired with the assistance of a 2021 Heritage Grant, supports the historic, rural character of the Gormley streetscape. Its foundation is exhibiting signs of increased moisture, and this moisture has travelled up the walls.

To prevent this excess moisture from further damaging the structure, the owner is proposing to install a sump pump to remove the water that is entering the building, repair the floor and foundation walls. As one of the wooden beams is cracking, the owner is also proposing to install an extra support post to prevent the beam from cracking any further. Staff is in support of the grant request.



Figures 10 and 11: Photographs showing wet conditions inside building during warmer weather (left) and cold weather (right).

Staff Comments for 49 Gormley Road East – Masonry and Foundation Repair (D12-07202)

The property at 49 Gormley Road East contains two structures that are now used as dwellings – the former Skating Rink Changeroom and Bank House, and the North American Cement Block & Tile Company building. Both structures were designated in 2009 as part of the Gormley Conservation District designation. The grant application is for the North American Cement Block & Tile Company building, which is a two-storey

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moulded cement block building constructed circa 1907, and was originally used as the offices for the company after which it is named.

The grant application proposes tuckpointing sections of the exterior and repairing sections of the concrete foundation. These repairs will help to protect and preserve the building's exterior. Staff is in favour of the grant request.



Figures 12 to 15 (clockwise from top left): Example of area that requires tuckpointing. Three photos illustrating areas of the foundation that require repair.

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Financial/Staffing/Other Implications:

A total of \$28,400 is being requested through the Grant Program for 2022. There are sufficient funds in the Heritage Grant Account to cover these costs.

Relationship to Council's Strategic Priorities 2020-2022:

Providing financial assistance to owners of heritage designated properties through the Heritage Grant Program implements the **Strong Sense of Belonging** priority by stewarding Richmond Hill's heritage resources and by directly supporting property owners in their heritage conservation efforts.

Conclusion:

Having reviewed the applications and supporting material in relation to the requested Heritage Grants as summarized in this report, staff recommends that the conservation projects on six designated heritage properties receive funding under the 2022 Heritage Grant Program to a total value of \$28,400.

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Report Approval Details

Document Title:	SRPI.22.056 2022 Heritage Grant Applications.docx
Attachments:	
Final Approval Date:	May 2, 2022

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

Patrick Lee - Apr 28, 2022 - 4:06 PM

Kelvin Kwan - Apr 29, 2022 - 9:41 AM

Gigi Li - May 2, 2022 - 10:12 AM

Darlene Joslin - May 2, 2022 - 1:49 PM