



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 17, 2022

Report Number: SRPI.22.052

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.052 – Heritage Permit Application for 37 Chao Crescent – File D12-07233

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application to install eavestroughs and downspouts on the James Carscadden House located at 37 Chao Crescent.

Recommendation(s):

- a) That the Heritage Permit Application to install eavestroughs and downspouts on the building at 37 Chao Crescent, as described in report SRPI.22.052, be approved.

Contact Person:

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

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

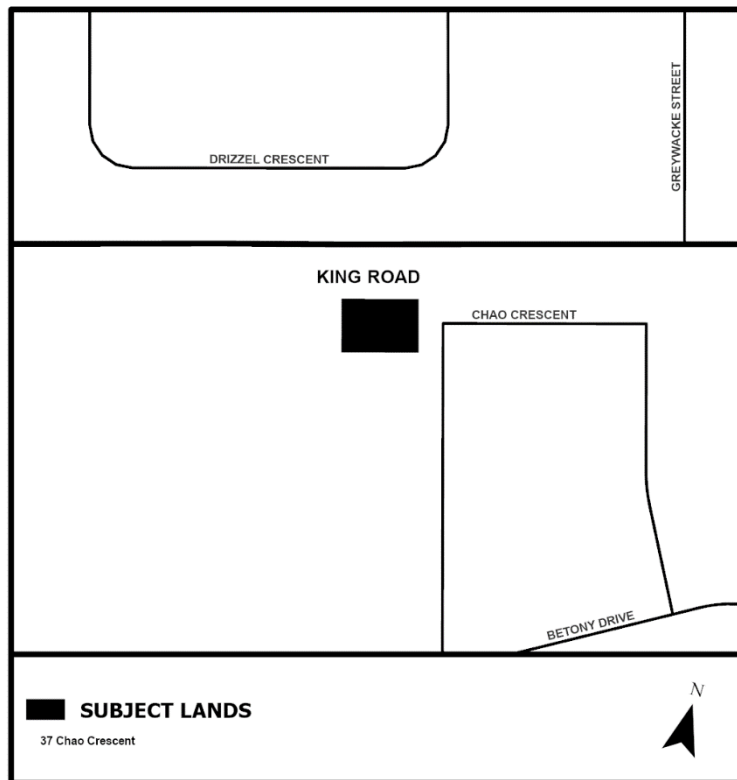
Approved by: Darlene Joslin, Interim City Manager

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:

The map below depicts the location of 37 Chao Crescent. Should you require an alternative format, call the contact person listed in this document.

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Background:

The property located at 37 Chao Crescent (the “Subject Property”) contains the James Carscadden Farmhouse, which was originally built in the 1840s or 1850s and was rebuilt after a fire in 2008, and is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 118-2014 for historical/associative and contextual reasons. It is currently being used as a private residence.

When the James Carscadden Farmhouse was rebuilt, a proper water drainage system was not installed along the roofline, which has caused the frieze to be damaged. The owner is proposing to install eavestroughs and downspouts to prevent further water damage from occurring to the frieze.

The owner is proposing to install 6” half round steel eavestroughs along the north, west, and east horizontal roof lines (see Figures 1 and 2). Pressure-fit EPDM gaskets will be used at all seams. The eavestrough will be attached with external 25mm x 5mm steel hanging brackets at every 26” and will be secured by #10 full-thread coated screws. Downspouts will also be installed to help direct water away from the house (see Figures 1 to 4).

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Figures 1 and 2: Drawings of the eastern elevations identifying the proposed locations of the eavestroughs and downspouts (highlighted in red).

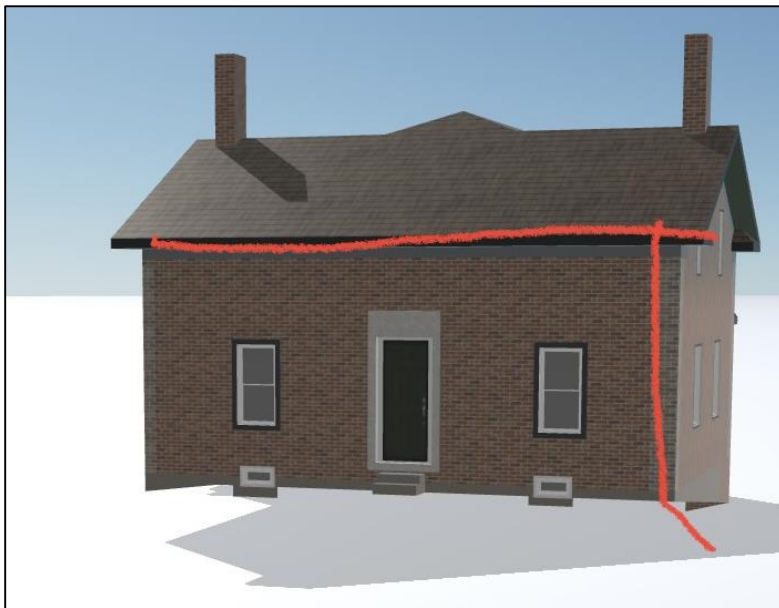


Figure 3: Drawing of the northern elevation identifying the proposed locations where the eavestroughs and downspouts will be installed (highlighted in red).

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Figure 4: Drawing of the western elevations identifying the proposed locations where the eavestroughs and downspouts will be installed (highlighted in red).

Discussion:

The following section describes the impact that the installation of eavestroughs and downspouts will have on the Subject Property's heritage attributes.

Physical Impact

The proposed work will help to ensure the long-term conservation of the Subject Property's exterior. By ensuring that water properly drains from the roof and away from the house, the eavestroughs and downspouts will prevent moisture from entering and damaging architectural elements. Accordingly, the proposed work will have a positive impact on the Subject Property's heritage attributes.

Visual Impact

The style and colour of the eavestroughs and downspout were chosen to complement the historic character of the Subject Property, yet also minimize the visual impact to the building's architecture (see Figures 5 and 6). They will also not block the view of any of the property's heritage attributes. Accordingly, the visual impact of the proposed work on the Subject Property's heritage attributes will be minimal.

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Figures 5 and 6: Examples of the style of eavestrough and downspouts that will be installed.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to Council’s Strategic Priorities 2020-2022:

A detailed consideration of the impacts that the proposed work will have on the Subject Property is in keeping with the Strategic Priority “Balancing Growth and Green,” as the proposed work will help to ensure that the James Carscadden Farmhouse continued to be used. It also relates to Strategic Priority “Strong Sense of Belonging” by helping to conserve the City’s cultural heritage resources.

Conclusion:

The installation of eavestroughs and downspouts on the James Carscadden Farmhouse will help to ensure the long-term conservation of this designated building, while having a minimal visual impact on the property’s heritage attributes.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix A – excerpts from the Heritage Permit Application for 37 Chao Crescent

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Report Approval Details

Document Title:	SRPI.22.052 37 Chao Crescent Heritage Permit.docx
Attachments:	- SRPI.22.052 Appendix A.pdf
Final Approval Date:	Apr 29, 2022

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

Patrick Lee - Apr 28, 2022 - 4:07 PM

Kelvin Kwan - Apr 29, 2022 - 9:39 AM

Darlene Joslin - Apr 29, 2022 - 1:29 PM