



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: May 11, 2023

Report Number: SRPI.23.037

Department: Planning and Infrastructure

Division: Policy Planning

Subject: **SRPI.23.037 2023 Heritage Grant Applications –
Six Properties**

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the grant applications submitted by owners of designated heritage properties for the 2023 Richmond Hill Heritage Grant Program.

Recommendation(s):

- a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of emergency structural and roof repairs to the front verandah/balcony of the property located at 188 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in SRPI.23.03;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the roof of the Octagonal Vault located at 10066 Yonge Street (designated under Part IV of the *Ontario Heritage Act*), as outlined in SPRI.23.037;
- c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing 20 deteriorated windows of the property at 12 Station Road (designated under Part V of the *Ontario Heritage Act*), as outlined in SRPI.23.037;
- d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing three deteriorated wood windows of the property located at 210 Richmond Street (designated under Part IV of the *Ontario Heritage Act*), as outlined in SPRI.23.037;
- e) That a Heritage Grant in the amount of \$750 be approved towards the cost of repainting exterior doors and windows of the property located at 16 Macleod Estate Court (designated under Part IV of the *Ontario Heritage Act*), as outlined in SRPI.23.037; and
- f) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of installing a new front door and windows of the property located at 16 Bawden Drive (designated under Part IV of the *Ontario Heritage Act*), as outlined in SRPI.23.037.

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Contact Person:

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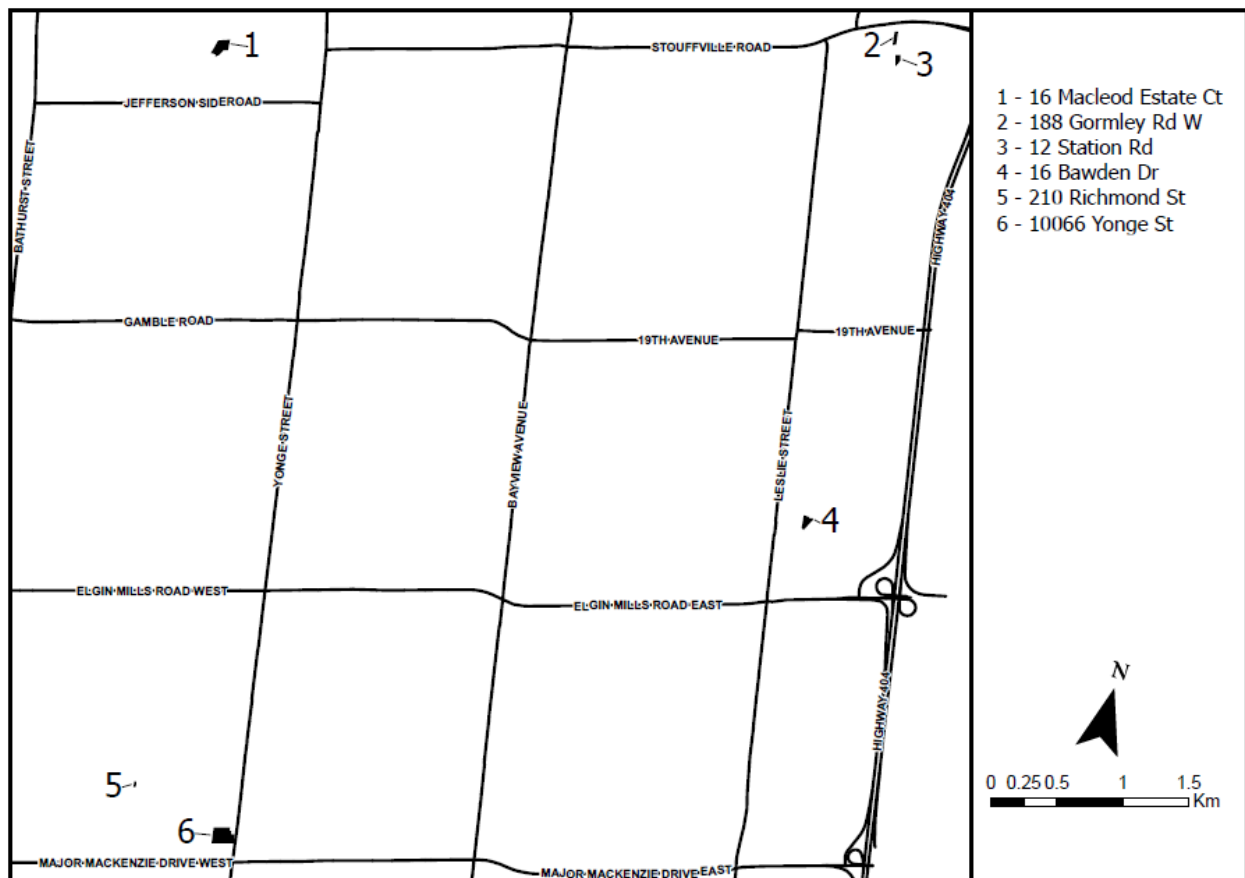
Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, 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:



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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 subsidizing 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 per year. 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.

Emergency Consideration

The City of Richmond Hill will consider emergency repairs that occur outside of the yearly window for applications. Emergency repair work is defined as “any general structural work (interior and exterior) that conserves the designated attributes as well as any associated architectural and/or engineering services.”

Emergency repair work may be undertaken prior to receiving final approval from Council for a Heritage Grant.

Discussion:

Grant Applications

Staff have reviewed a total of six applications for 2023 Heritage Grants. One of these applications was for emergency repair work to 188 Gormley Road West, which was approved by Staff and completed outside of the yearly window for applications in late 2022. Staff are recommending grants be awarded to all of the applicants.

Staff Evaluation

Staff have 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

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of eligible projects as allowed and described in the 2023 Richmond Hill Heritage Grant Program Application Form.

For Heritage Richmond Hill’s consideration, this report recommends approval of 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.

Summary of Applications and Eligibility Review

Address	Building Name	Desig. By-law	Proposed Project and Eligibility Review	Project Cost	Grant Amount
188 Gormley Road West	John Forester House	150-09	Emergency repair of deteriorated structural beam and verandah roof. Eligible for <i>Emergency Grant</i> under “general structural work that conserves designated attributes.”	\$14,000	\$5,000
10066 Yonge Street	Presbyterian Cemetery Octagonal Vault	5-93	Replace Vault roof. Eligible under “Introduction of elements to protect heritage features.”	\$10,220	\$5,000
12 Station Road	David and Jacob Heise Double House and Outbuilding	150-09	Replace 20 deteriorated windows. Eligible under “Introduction of elements to protect heritage features.”	\$18,006	\$5,000
210 Richmond Street	Col. David Bridgeford House	206-94	Replace three deteriorated windows. Eligible under “Introduction of elements to protect heritage features.”	\$11,864	\$5,000
16 Macleod Estate Court	Drynoch	88-17	Repaint exterior windows and door. Eligible under “Exterior painting in documented historical colours.”	\$1,500	\$750
16 Bawden Drive	Hilts House	53-17	Replace/install eight windows and install new front door. Eligible under “Introduction of elements to protect heritage features.”	\$21,000	\$5,000

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Staff Comments for 188 Gormley Rd W – Verandah Roof/Structural Emergency Repairs (D12-07216)

The John Forester House at 188 Gormley Road West was designated in 2009 under By-law 150-09 as part of the Gormley Heritage Conservation District. Believed to have been constructed in 1909, this Queen Anne Revival home has gable-roofed wings projecting from the north and west facades, which are connected with a wraparound hip-roofed verandah that also supports a second storey balcony.

In 2019, the owners of 188 Gormley Road West applied for a heritage grant, as water leaking through the roof of the front-facing verandah/balcony had caused significant structural deterioration (see SRPI.19.092). The grant was approved by Council, but the property owners were unable to complete the work, and never received grant funds. The condition of the verandah continued to deteriorate, and the property owners applied for an emergency heritage grant in August 2022 to complete urgent repairs to the verandah's roof and structural beam. Due to the time sensitivity of this structural work, Staff approved the work in principle, and the repair work has now been completed. Staff are recommending approval of the emergency Grant request, as the completed structural and roof repair work was deemed urgent and necessary by Staff to ensure the conservation of the John Forester House's front verandah and balcony.



Figure 1 Photographs showing the extent of water damage to the structural elements of the front verandah/balcony at 188 Gormley Rd. W. in 2019 (left) and 2022 (right).

Staff Comments for 10066 Yonge St – Octagonal Vault Roof Replacement (D12-07438)

The Presbyterian Church Cemetery at 10066 Yonge Street was designated under the Ontario Heritage Act in 1993 due to its architectural and historical value. The cemetery features a highly significant buff-brick Octagonal Vault (the Vault), which was designed by Aurora architect Thomas Harris and built in 1863. Originally used for storing caskets

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in the winter for interment in the Spring, the Vault plays an important part in the overall setting of the cemetery.

The Vault's existing cedar shingle roof is heavily deteriorated and leaking significantly, putting the rest of the building at risk in the near future. Given that the estimated cost of replacing the existing roof with new cedar shingle roofing will be prohibitively expensive, the applicants are proposing to install new asphalt roofing, in a colour to match the existing grey weathered cedar roofing. Staff are recommending approval of the Grant request, as the existing leaking roof is a threat to the Vault's overall condition and must be replaced in the near future in order to minimize further deterioration of other heritage features.

This work also requires Council approval through a Heritage Permit, which is addressed in Staff Report SRPI.23.045.



Figure 2 Image showing the Octagonal Vault's architectural elements (left), and a detailed view of the building's existing highly deteriorated wood shingles (right), which are proposed to be replaced with a new asphalt roof.

Staff Comments for 12 Station Rd – Window Replacement (D12-07220; D12-07221)

The David and Jacob Heise Double House at 12 Station Rd was designated in 2009 under By-law 150-09 as part of the Gormley Heritage Conservation District. This frame double house was built by David and Jacob Heise circa 1908 in the vernacular homestead style. To the north of the house is a one-and-a-half-storey frame light industrial outbuilding, believed to date to the early 20th century. Both the double house and the outbuilding support the historic, rural character of the Gormley streetscape.

The existing windows of the house and barn are all deteriorated single-pane wood units, which are drafty, inefficient, and do not provide adequate noise attenuation from the nearby railway tracks. The applicant is proposing to replace 20 windows (14 in the house featuring unsympathetic exterior aluminum storms, and six in the outbuilding) with new triple-pane single-hung vinyl windows. All replacement units will have the

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same design and configuration as the existing heritage windows. Staff are recommending approval of the Grant request, as the proposed window replacements will improve the usability and appearance of both buildings and extend their life.

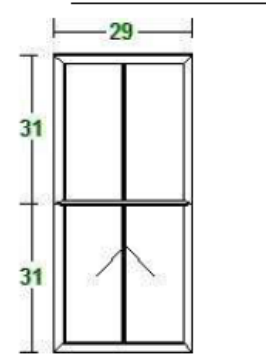
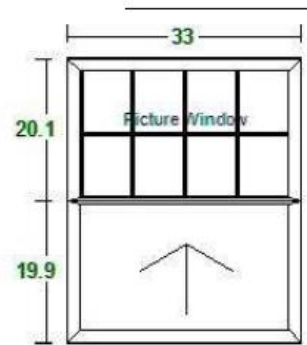


Figure 4 Photograph showing the existing windows (with aluminum storms) at 12 Station Rd. (left), and images of the proposed vinyl replacement windows (right).

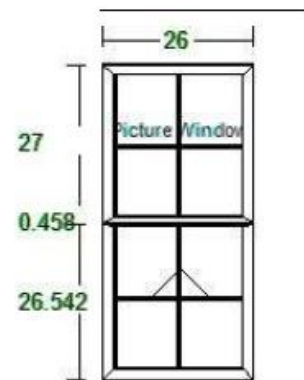


Figure 3 Photograph showing the 12 Station Rd. outbuilding's existing deteriorated wood windows (left) and image of the proposed vinyl replacement windows (right).

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Staff Comments for 210 Richmond St – Window Replacement (D12-07375)

The Col. David Bridgeford House at 210 Richmond Street was designated under the Ontario Heritage Act in 1994, for historical and architectural reasons. The house was built by Colonel David Bridgeford in the mid-19th century, and reflects the Classic Ontario style. Significant exterior features of the house include its one-and-a-half-storey height, centre gable, 2-over-2 windows, and glazed and paneled front door.

Three of the house's existing windows (two on the east elevation and one on the west elevation) are deteriorated single-pane wood units, which are drafty, inefficient, and non-functional. The windows may also be leaking water into the foundation of the house. The applicant is proposing to replace these three windows with new double-hung units featuring aluminum-clad exteriors, wood interiors, and bronze hardware. The new units will have the same design and configuration as the existing heritage windows, and will conserve the existing window frames and trims. Staff are recommending approval of the Grant request, as the proposed window replacements will improve the usability and appearance of the house, protect the house and its foundation from water damage, and prolong the lifespan of the property.



Figure 5 Photographs showing typical existing wood windows at 210 Richmond St., to be replaced with new wood window units to match the existing.

Staff Comments for 16 Macleod Estate Ct – Window and Door Repainting (D12-07230)

The Drynoch Estate at 16 Macleod Estate Court was designated under the Ontario Heritage Act in 2017, due to its architectural and historical value. The house was originally built by Captain Martin Donald Macleod circa 1845, and reflects an eclectic design with Classical Revival elements.

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The paint on several ground floor window and door surrounds, including on the house's main southern doorway, has begun to chip and crack, allowing moisture to get underneath the paint and cause deterioration of the wood. The applicant is proposing to sand off areas of degraded paint, repair any areas of damage, and repaint exterior window and door frames. The front door and windows will be repainted in Benjamin Moore Chantilly Lace, to match the colour of the existing trim. Staff are recommending approval of the grant request, as repairing and repainting the exterior of the windows and door will help protect these exterior wooden features from moisture, and will extend the lifespan of the property.



Figure 6 Photographs showing 16 Macleod Estate Ct.'s front (south) entryway (left) and a typical ground-floor window, which are proposed to be repaired and repainted.

Staff Comments for 16 Bawden Dr – Dormer Window Replacement and Window/Door Installation (D12-07627)

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 boundaries of Richmond Hill. This one-and-

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a-half-storey house also features a distinctive three-bay design, rather than the four-bay style that is more common in the area.

As the house's existing dormer windows are deteriorated and inefficient, the applicant is proposing to replace five of these windows with new units to match the existing. In addition, the applicant is proposing to install a new Palladian window in the central dormer on the house's east elevation, as well as two new ground-floor window units and a new front door system on the house's reconstructed east elevation. The new windows and door system proposed for the house's east elevation feature a historically-appropriate design, and were approved by Council through a heritage permit in 2021 (see SRPI.21.046). Staff are recommending approval of the Grant request, as the new windows and door system will help ensure the long-term conservation and continued use of the house.



Figure 7 2021 Council-approved Heritage Permit drawing (left) showing the proposed east elevation of the Hilts House at 16 Bawden Dr. Note that the existing dormer windows are proposed to be replaced, and new historically appropriate ground-floor windows and door system are proposed to be installed. The photograph on the right shows the typical deteriorated condition of dormer window frames.

Financial/Staffing/Other Implications:

A total of \$25,750 is being requested through the Grant Program for 2023. 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.

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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 2023 Heritage Grant Program to a total value of \$25,750.

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Report Approval Details

Document Title:	SRPI.23.037 2023 Heritage Grant Applications - Six Properties.docx
Attachments:	
Final Approval Date:	Apr 19, 2023

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

Maria Flores - Apr 18, 2023 - 12:16 PM

Kelvin Kwan - Apr 18, 2023 - 3:27 PM

Darlene Joslin - Apr 19, 2023 - 9:05 AM