



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 4, 2024
Report Number: SRPBS.24.040

Department: Planning and Building Services
Division: Policy Planning

Subject: **SRPBS.24.040 – 2024 Heritage Grant
Applications - 7 Properties**

Purpose:

To seek Heritage Richmond Hill's recommendation that Council approve the seven grant applications submitted by owners of heritage designated properties for the 2024 Richmond Hill Heritage Grant Program.

Recommendation(s):

- a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of reconstructing the west verandah of the property located at 16 Bawden Drive (designated under Part IV of the Ontario Heritage Act), as outlined in SRPBS.24.040;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the cupola of the property located at 38 Bedford Park Avenue (designated under Part IV of the Ontario Heritage Act), as outlined in SRPBS.24.040;
- c) That a Heritage Grant in the amount of \$3,800 be approved towards the cost of replacing seven windows of the property located at 146 Gormley Road West (designated under Part V of the Ontario Heritage Act), as outlined in SRPBS.24.040;
- d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of emergency structural repairs to the west foundation wall of the property located at 151 Gormley Road West (designated under Part V of the Ontario Heritage Act), as outlined in SRPBS.24.040;
- e) That a Heritage Grant in the amount of \$3,500 be approved towards the cost of replacing six windows of the property located at 188 Gormley Road West (designated under Part V of the Ontario Heritage Act), as outlined in SRPBS.24.040;

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- f) That a Heritage Grant in the amount of \$1,600 be approved towards the cost of emergency roof repairs to the garage of the property located at 217 Gormley Road West (designated under Part V of the Ontario Heritage Act), as outlined in SRPBS.24.040; and,
- g) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the Octagonal Vault of the property located at 10066 Yonge Street (designated under Part IV of the Ontario Heritage Act), as outlined in SRPBS.24.040.

Contact Person:

Pamela Vega, Urban Design/Heritage Planner – Phone 905-771-5529

Kunal Chaudhry, Manager of Heritage and Urban Design – Phone 905-771-9996

Report Approval:

Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

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.

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

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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:

Staff have reviewed a total of seven complete applications for 2024 Heritage Grants. Two of these applications were for emergency repair work to 151 Gormley Road West and to 217 Gormley Road West, which were approved by Staff and completed outside of the yearly window for applications in late 2023. Staff are recommending grants be awarded to all of the applicants.

Staff Evaluation

Staff have evaluated the seven 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 2024 Richmond Hill Heritage Grant Program Application Form.

Staff recommends approval of all seven of the 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**

Address	Building Name	Designating By-law	Proposed Project and Eligibility Review	Project Cost	Grant Amount
16 Bawden Drive	Hilts House	19-08, as amended	Reconstruct the west verandah. Eligible under “Recreation of documented historical features.”	\$29,080.17	\$5,000
38 Bedford Park Avenue	Crosby Hall	222-78	Repair cupola. Eligible under “Conservation of significant exterior architectural features.”	\$64,850	\$5,000
146 Gormley Road West	Jeremiah Lyons House	150-09	Replace seven deteriorated windows. Eligible under “Introduction of elements to protect heritage features.”	\$7,571.70	\$3,800
151 Gormley Road West	Elizabeth Reaman House	150-09	Emergency repair of west foundation wall. Eligible for <u>Emergency Grant</u> under “Structural repairs.”	\$10,000	\$5,000
188 Gormley Road West	John Forrester House	150-09	Replace six deteriorated windows. Eligible under “Introduction of elements to protect heritage features.”	\$6,930.92	\$3,500
217 Gormley Road West	Cober-Johnson Store	150-09	Emergency repair of garage roof. Eligible for <u>Emergency Grant</u> under “general structural work that conserves designated attributes.”	\$3,200	\$1,600
10066 Yonge Street	Richmond Hill Presbyterian Cemetery	5-93	Repair the Octagonal Vault “ Eligible under “Conservation of significant exterior architectural features.”	\$30,000	\$5,000

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Staff Comments for 16 Bawden Drive – Verandah Reconstruction (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 boundaries of Richmond Hill. This one-and-a-half-storey house also features a distinctive three-bay design, rather than the four-bay

style that is more common in the area. The house was altered in the 1940s, including adding dormer windows on the east and west elevations and replacing the bellcast-roofed verandah on the west elevation with a concrete porch.

As part of the ongoing restoration of the Hilts House, the owners are proposing to reconstruct the bellcast-roofed verandah on the west elevation of the building. The reconstruction of this historically-appropriate verandah was approved by Council through a heritage permit in 2021 (see SRPI.21.046). Staff are recommending approval of the Grant request, as reconstructing the verandah will improve the appearance of the historic stone building.



Figure 1: Drawing showing the west verandah

Staff Comments for 38 Bedford Park Avenue – Cupola Repair (D12-07056)

Crosby Hall, located at 38 Bedford Park Avenue, was designated in 1978 under By-law 222-78 and was one of the first properties in Richmond Hill to be designated. It was built in 1863 in the Victorian Eclectic style and has a gable roof, round-headed windows, and

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art glass in the transom windows. Its most distinguishable feature is its octagonal domed cupola.

As elements of the cupola have reached the end of their life cycle and show significant deterioration, the property owner is proposing to repair the cupola including its exterior columns, bases, caps, roof, and windows. Due to the extent of and type of work required, it was difficult to attain multiple quotes. Accordingly, Staff deemed the Grant application complete even though only one quote was included. Staff are recommending approval of the Grant request, as repairing these elements will help ensure the continued conservation of the cupola.

This work also requires Council approval through a Heritage Permit, which is addressed in Staff Report SRPBS.24.047.



Figures 2-4: Exterior of the cupola showing degradation (left), with the roof (top) showing flaking tiles and water damage (bottom).

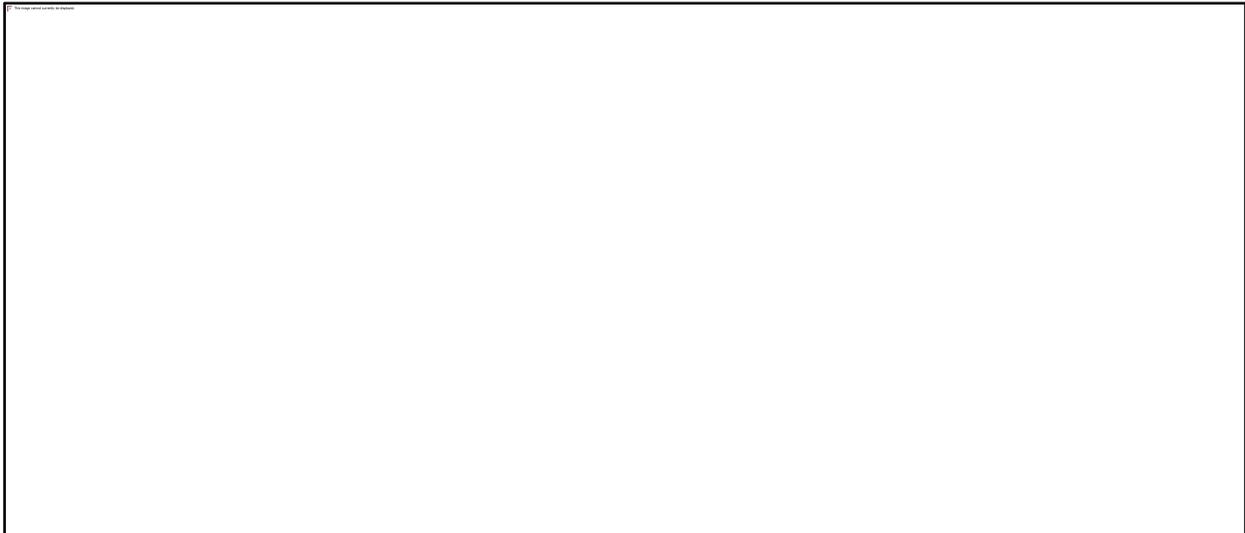
Staff Comments for 146 Gormley Road West – Window Replacement (D12-07212)

The Jeremiah Lyons House at 146 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 c.1909, this Foursquare home has a hip roof with bracketed eaves, a hip-roofed front dormer with battered sides, leaded glass transomed windows, and a hip-roofed verandah.

The existing windows of the house have deteriorated and are drafty and inefficient. The applicant is proposing to replace the second storey windows on the south, west, north,

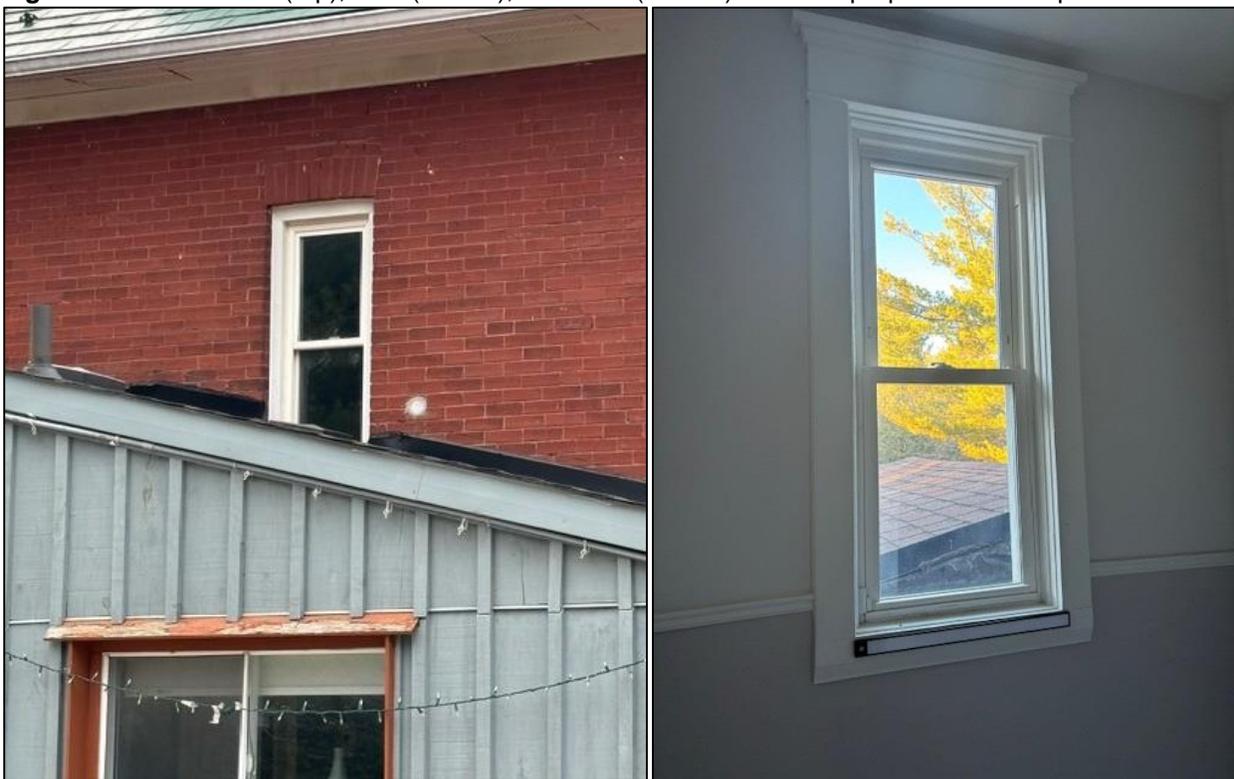
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and east façades, seven in total, with double pane, single-hung windows. All replacement units will have the same design and configuration as the existing windows. Staff are recommending approval of the Grant request, as the proposed window replacements will improve the usability of the home and extend its life.





Figures 5-7: The south (top), east (middle), and west (bottom) windows proposed to be replaced.



Figures 8, 9: The window on the north façade proposed to be replaced.

Staff Comments for 151 Gormley Road West – Foundation Repair (D12-07213)

The Elizabeth Reaman House at 151 Gormley Road West was designated in 2009 under By-law 150-09 as part of the Gormley Heritage Conservation District. This Dutch Colonial Revival home, the only home in Gormley built in this style, was constructed in 1916 and has a gambrel roof with return eaves, shed-roofed side dormers, and an enclosed pedimented gable-roofed porch.

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The property owners applied for an emergency heritage grant in November of 2023, as a crack in the west foundation wall allowed water to flood into the basement. As moisture continues to seep through the foundation walls, mold has started to form throughout the basement. The owner is proposing to repair the crack in the foundation and to install a sump pump to prevent further moisture from entering the basement. Staff are recommending approval of the emergency Grant request, as the completed structural repair work was deemed urgent and necessary by Staff to ensure the conservation of the Elizabeth Reaman House.



Figures 10, 11: Efflorescence and mold on the basement floor (left), and cracks in foundation wall (right).

Staff Comments for 188 Gormley Road West – Window Replacement (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 façades, which are connected with a wraparound hip-roofed verandah that also supports a second storey balcony.

The existing windows of the house have deteriorated and are drafty and inefficient. The applicant is proposing to replace six windows with double pane, single-hung windows. All replacement units will have the same design and configuration as the existing windows. Staff are recommending approval of the Grant request, as the proposed window replacements will improve the usability of the home and extend its life.

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Figures 12-14: Windows to be replaced are circled in blue on (clockwise from top left) the south, west, and east façades. The windows with a red X are not proposed to be replaced.

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Staff Comments for 217 Gormley Road West – Garage Roof Emergency Repairs (D12-07219)

The Cober-Johnson Store at 217 Gormley Road West was designated in 2009 under By-law 150-09 as part of the Gormley Heritage Conservation District. Constructed in 1912, this Queen Anne Revival building was used as a store from 1912 to 1955. It still retains its storefront windows with curved mullions and acorn drops.

In June of 2023, the owners of 217 Gormley Road West applied for an emergency heritage grant to complete urgent repairs to the roof of the coach house. A portion of the coach house roof exhibited significant wood rot and it was unclear whether it would be able to withstand another winter. Due to the time sensitivity of this repair work, Staff approved the work in principle, and the repairs have now been completed. Staff are recommending approval of the emergency Grant request, as the completed roof repair work was deemed urgent and necessary by Staff to ensure the conservation of the coach house.



Figures 15, 16: Areas of roof exhibiting signs of wood rot.

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Staff Comments for 10066 Yonge Street – Octagonal Vault Repairs (D12-07438)

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

The Vault requires numerous repairs, which is planned to be completed over several years. The first phase, repairing the roof, was completed last year with the assistance of a heritage grant. The Church is now ready to move onto phase two of the conservation plan, which involves repairing the roof ventilator, restoring the door, and repairing brickwork.

The roof ventilator exhibits peeling paint. The interior wood appears to be very wet and at its bearing on the roof structure there is a build up of salt deposits, which suggests that the ventilator is frequently wet. Portions of the wooden door and door frame exhibit signs of decay and its metal components also exhibit rust. Sections of the exterior bricks are also spalling and there are cracks evident along the masonry. The applicant is proposing to repair the roof ventilator, door and door frame, as well as the exterior masonry. Staff are recommending approval of the Grant request, as repairing these elements will help ensure the continued conservation of the Octagonal Vault.

This work also requires Council approval through a Heritage Permit, which is addressed in Staff Report SRPBS.24.046.

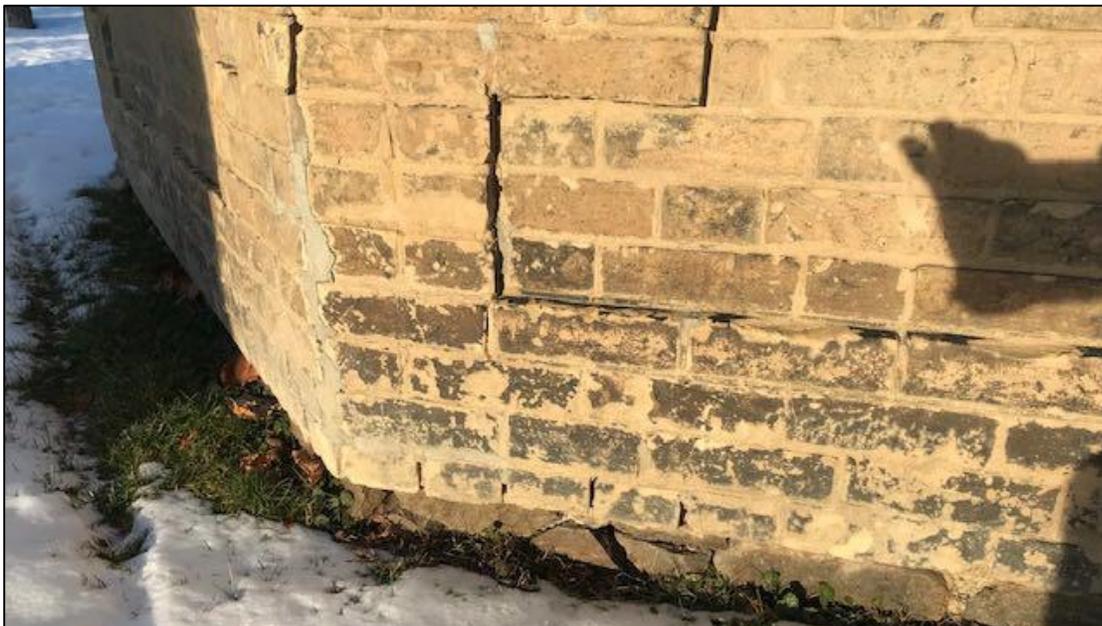
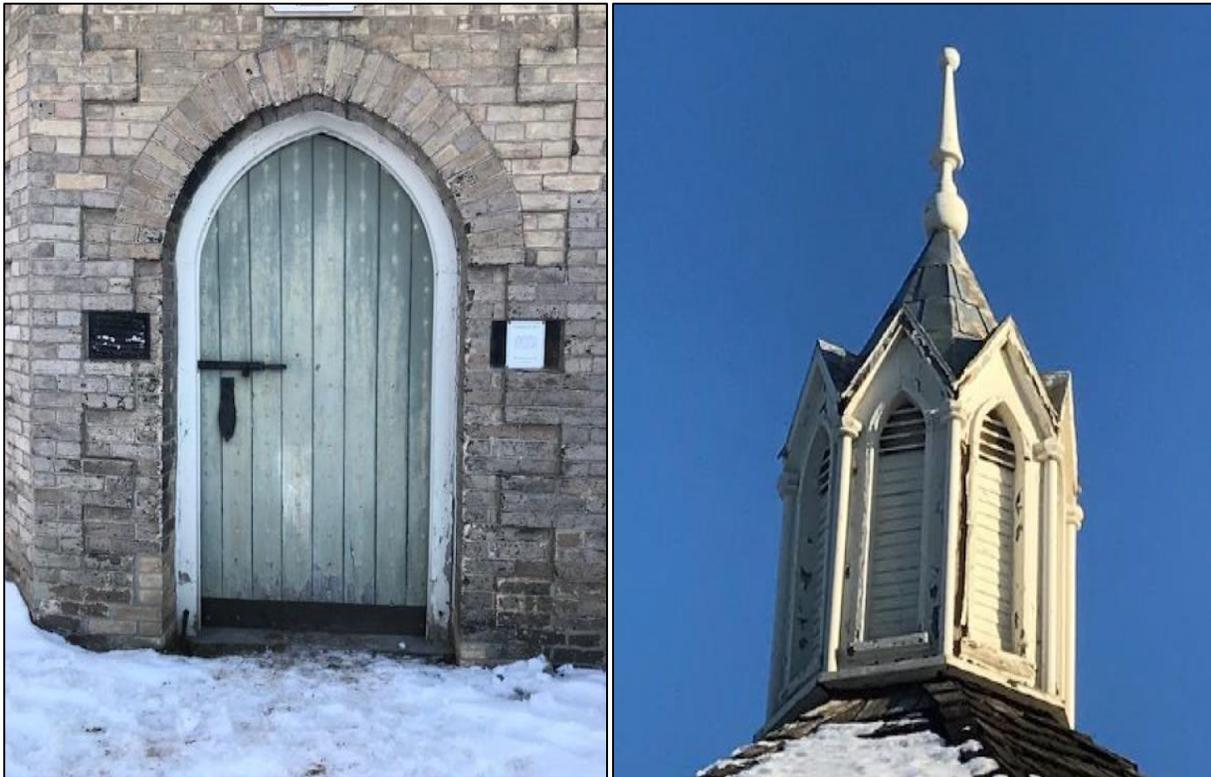


Figure 17: Typical damage to bricks on the exterior of the Octagonal Vault.



Figures 18, 19: Pointed archway and door (left), and ventilator (right) showing peeling paint and deterioration.

Financial/Staffing/Other Implications:

A total of \$28,900 is being requested through the Grant Program for 2024. 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 seven designated heritage properties receive funding under the 2024 Heritage Grant Program to a total value of \$28,900.

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Report Approval Details

Document Title:	SRPBS.24.040 - 2024 Heritage Grant Applications.docx
Attachments:	
Final Approval Date:	Mar 26, 2024

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

Maria Flores - Mar 25, 2024 - 12:50 PM

Gigi Li - Mar 25, 2024 - 12:59 PM

Gus Galanis - Mar 25, 2024 - 2:16 PM

Darlene Joslin - Mar 26, 2024 - 8:43 AM