



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: April 3, 2025
Report Number: SRPBS.25.032

Department: Planning and Building Services
Division: Policy Planning

Subject: SRPBS.25.032 – 2025 Heritage Grant Applications – Seven (7) Properties

Purpose:

To seek Heritage Richmond Hill's recommendation that Council approve the seven grant applications submitted by owners of heritage designated properties under the 2025 Richmond Hill Heritage Grant Program.

Recommendation(s):

That Heritage Richmond Hill recommends to Council:

- a) That Staff Report SRPBS.25.032 be received;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the front porch of the property located at 11 Station Road (designated under Part V of the *Ontario Heritage Act*), as outlined in SRPBS.25.032;
- c) That a Heritage Grant in the amount of \$2,600 be approved towards the cost of emergency structural repairs to the property located at 4 Elizabeth Street North (designated under Part IV of the *Ontario Heritage Act*), as outlined in SRPBS.25.032;
- d) That a Heritage Grant in the amount of \$4,450 be approved towards the cost of replacing seven windows of the property located at 188 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in SRPBS.25.032;
- e) That a Heritage Grant in the amount of \$4,300 be approved towards the cost of repainting the porches and soffit of the property located at 97 Centre Street West (designated under Part IV of the *Ontario Heritage Act*), as outlined in SRPBS.25.032;

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- f) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the foundation of the property located at 9853 Leslie Street (designated under Part IV of the *Ontario Heritage Act*), as outlined in SRPBS.25.032;
- g) That a Heritage Grant in the amount of \$2,500 be approved towards the cost of repairing the chimney of the property located at 151 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in SRPBS.25.032; and,
- h) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the front door of the property located at 165 Richmond Street (designated under Part IV of the *Ontario Heritage Act*), as outlined in SRPBS.25.032.

Contact Person(s):

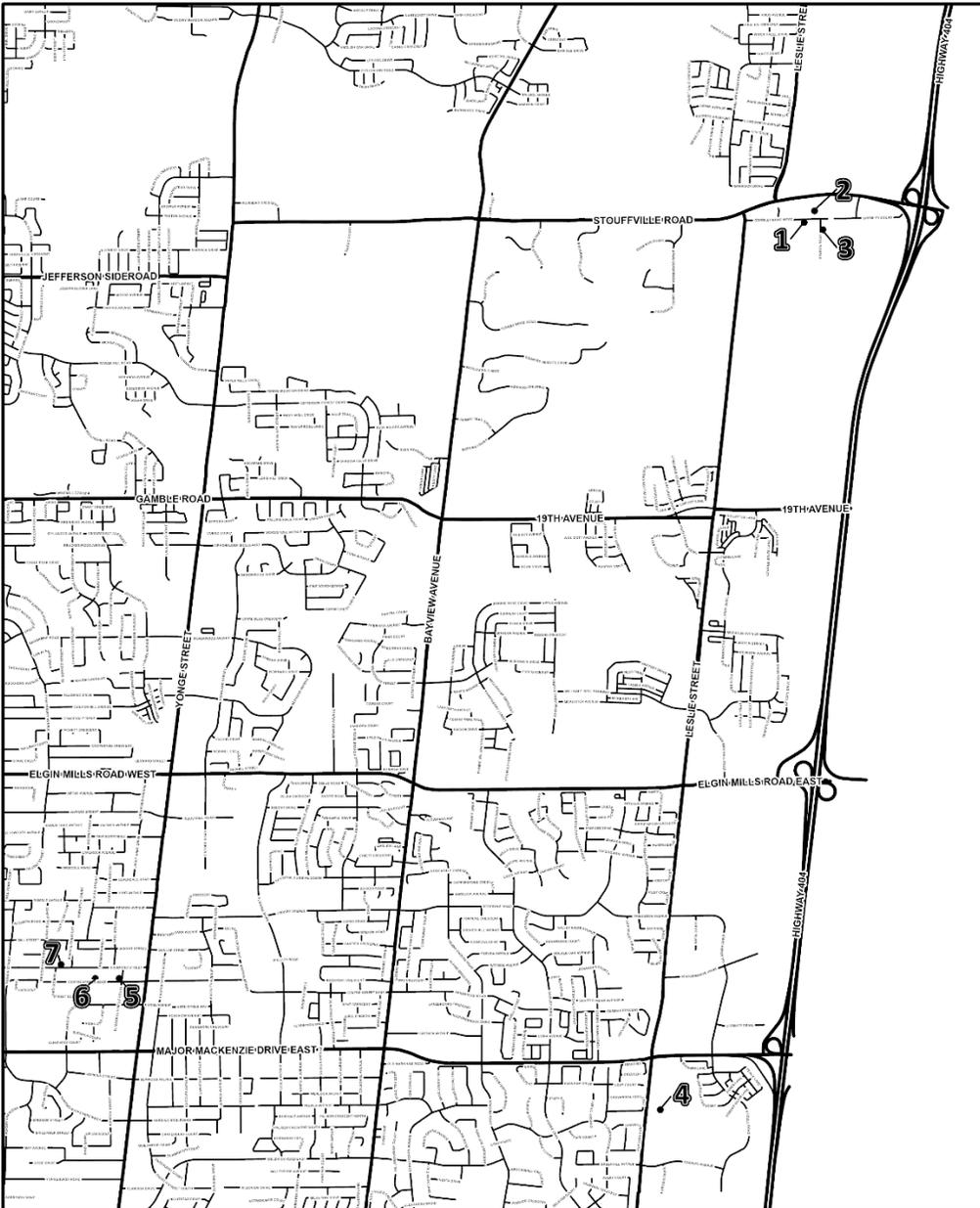
- Pamela Vega, Urban Design/Heritage Planner, 5529
- Kunal Chaudhry, Manager of Heritage & Urban Design, x5562
- Maria Flores, Director of Policy Planning, x5438
- Gus Galanis, Commissioner of Planning and Building Services, x2465

Report Approval:

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:



- | | |
|---------------------------|------------------------------|
| 1 - 151 Gormley Road West | 5 - 4 Elizabeth Street North |
| 2 - 188 Gormley Road West | 6 - 97 Centre Street West |
| 3 - 11 Station Road | 7 - 165 Richmond Street |
| 4 - 9853 Leslie Street | |



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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 "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 Parks Canada's *Standards and Guidelines for Conservation of Historic Places in Canada* as, "all 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 heritage designated properties 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;

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- 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.

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 (7) complete applications for 2025 Heritage Grants. One of these applications was for emergency repair work to 4 Elizabeth Street North, which was approved by Staff and began outside of the yearly window for applications in early 2025. Staff are recommending grants be awarded to all seven (7) of the complete applications received.

Staff Evaluation

Staff have evaluated the seven (7) applications being recommended for grants against the eligibility criteria set out in the City’s Terms of Reference and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Staff recommends

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approval of all seven (7) of the complete 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	Designation By-law	Proposed Project and Eligibility Review	Project Cost	Grant Amount
11 Station Road	Whitney and Eva (Wideman) Johnson House	150-09	Repair front porch. Eligible under “General structural work that conserves designated attributes.”	\$15,205	\$5,000
4 Elizabeth St N	Wilson-Mowatt House	198-84	Repair structural support system. Eligible for <u>Emergency Grant</u> under “Structural repairs.”	\$5,075.65	\$2,600
188 Gormley Rd W	John Forrester House	150-09	Replace seven (7) deteriorated windows. Eligible under “Introduction of elements to protect heritage features.”	\$8,900	\$4,450
97 Centre St W	Springbrook/Russell House	60-96	Paint soffit, front porch, back porch. Eligible under “Exterior painting in documented historical colours.”	\$8,600	\$4,300
9853 Leslie	Patrick and John Kelly House	96-24	Repair leak in basement. Eligible under “Structural repairs.”	\$18,080	\$5,000
151 Gormley Rd W	Elizabeth Reaman House	150-09	Repair chimney Eligible under “General work that conserves or enhances heritage attributes.”	\$5,000	\$2,500
165 Richmond St	James Freck House	98-24	Replace door Eligible under “General work that conserves or enhances heritage attributes.”	\$10,000	\$5,000

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Staff Comments for 11 Station Road – Porch Repairs (D12-20001)

The one-and-a-half-storey Victory House at 11 Station Road was designated in 2009 as part of the Gormley Heritage Conservation District designation. Constructed in 1944, this Classic mid-20th century post-war home is strongly derived from the New England “Cape-Cod” or “Loyalist Cottage” style.

As the front wooden porch rests directly on the soil ground, water run-off has eroded the underlying soil and has caused sloping underneath the porch deck. This has led to water pooling against the house and moisture to leak into the house’s foundation and cause the wooden deck to rot. The owner is proposing to remove the existing deck, repair the foundation walls, re-grade the underlying soil, and construct a new wooden deck that will match the appearance of the existing deck.

Staff recommend approval of the Grant request as repairing the deck will help ensure the conservation of the Whitney and Eva (Wideman) Johnson House.



Figures 2-5 (clockwise from top left): The existing front porch at 11 Station Road; close-up photos showing that the porch deck rests directly on the ground; water accumulation on basement floor.

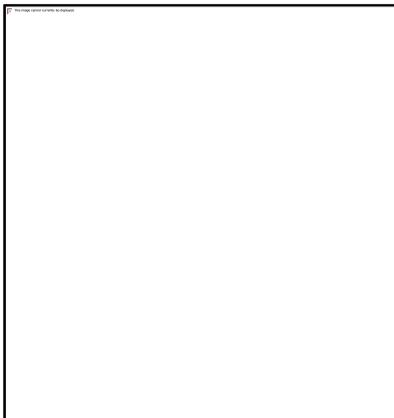
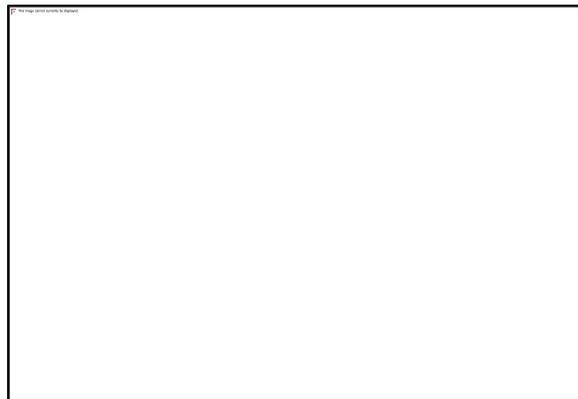
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Staff Comments for 4 Elizabeth Street North – Structural Emergency Repairs (D12-07183)

The Wilson-Mowatt House at 4 Elizabeth Street North was designated in 1984. The design of the house is somewhat eclectic with offset windows on the second floor and decorative brackets supporting the raked eaves. The house is historically significant as it was the home of noted fanning mill manufacturer Asa B. Wilson and the childhood home of writer Farley Mowat.

The property owners noticed a new crack in a support beam in November 2024, which caused the beam to twist and put additional stress on adjacent beams. To support the cracked central beam and to prevent further cracking in the beam and damage to the adjacent joists, the owners are proposing to install three (3) new steel support columns on concrete footings. The additional steel columns will ease off some of the weight from the other parts of the beam and stabilize the structural integrity of the building.

Given the urgency of this work, staff recommend approval of the emergency grant request as supporting the structural beam will help ensure the conservation of the Wilson-Mowatt House.



Figures 6-9 (clockwise from top left): photos illustrating the extent of the crack in the support beam at 4 Elizabeth Street North, and how the warping has pulled the beam away from the joists.

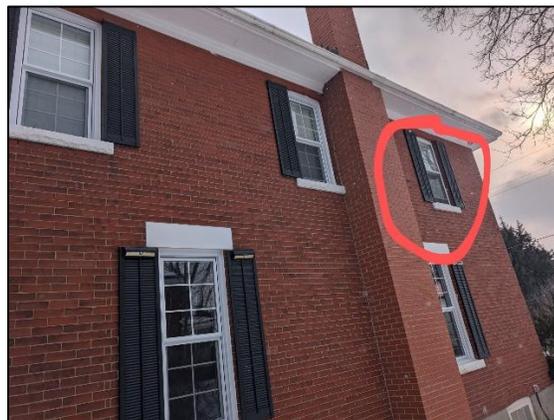
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Staff Comments for 188 Gormley Road West – Window Replacement (D12-07216)

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 not energy efficient and exposed to wind drafts. The applicant is proposing to replace seven (7) windows with double pane, single-hung windows. All replacement units will have the same design and configuration as the existing windows. The existing stained-glass transoms in the two bay windows will not be replaced and will remain in place.

Staff recommend approval of the grant request, as the proposed window replacements will improve the usability of the home and extend its life.



Figures 10-13 (clockwise from top left): Photos illustrating the proposed windows to be replaced (circled in red) at 188 Gormley Road West on the front (south) façade, west façade, north façade, and east façade.

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Staff Comments for 97 Centre Street West – Repaint Soffit, Front and Back Porches (D12-07121)

The Russell House was built at Springbrook Farm near Yonge Street and Highway 7 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 Farm later became the Langstaff Jail Farm, and in 1995 the house was relocated to its current location on Centre Street West.

The paint on the soffits, the pillars and deck of the porch, and the front door have begun to crack and chip, making the underlying wood susceptible to rot. The owner is proposing to repaint these wooden elements in colours that match the existing paint.

Staff recommend approval of the grant request, as repainting wooden elements will protect them from moisture and help to ensure their continued conservation.



Figures 14-17 (clockwise from top left): cracking paint on verandah post, door, ceiling, and soffit.

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Staff Comments for 9853 Leslie St – Foundation Repairs (D12-07250)

The Patrick and John Kelly House is a 1.5-storey dichromatic brick building that is representative of the late-Victorian Gothic Revival style that was popular around its time of construction circa 1876. It was constructed by locally significant bricklayers and masons Patrick and John Kelly, who also lived in the house from its construction up to the early 1900s.

Over the past few years, there have been minor water leaks in the building's foundation, which were repaired with small patching. However, a significant leak has occurred this past winter that has caused large amounts of water to enter the basement from the northeast corner of the foundation. The owner is proposing to repair this portion of the foundation and install a sump pump to prevent this issue from arising again.

Staff recommend approval of this Grant because it will prevent damaging moisture from continuing to enter the home, which would cause further damage to numerous identified heritage attributes.



Figures 18, 19: Stills taken from a video showing water pooling on the basement floor of 9853 Leslie St.

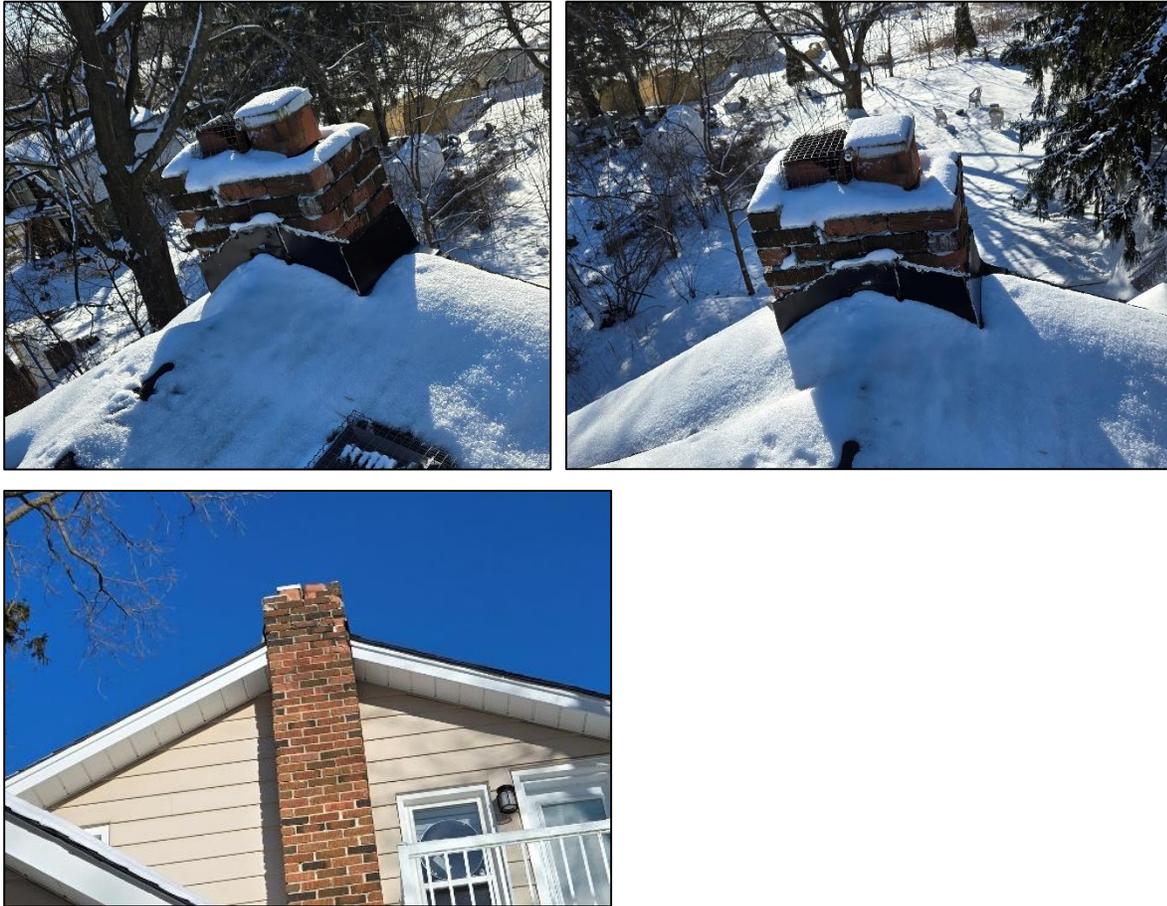
Staff Comments for 151 Gormley Road West – Chimney Repair (D12-07213)

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. It has a gambrel roof with return eaves, shed-roofed side dormers, and an enclosed pedimented gable-roofed porch.

The original brick chimney has degraded, with crumbling mortar and spalling and cracked bricks. To improve the structural stability and appearance of the chimney, the owner is proposing to repair the chimney by replacing the damaged bricks with new bricks that match the appearance of the existing brick.

Staff recommend approval of this Grant because the proposed repairs will ensure the conservation of the chimney.

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Figures 20-22: Photos illustrating the spalled bricks near the top of the chimney at 151 Gormley Road West.

Staff Comments for 165 Richmond Street – Front Door Replacement (D12-07373)

Dating to circa 1860, the James Freek House at 165 Richmond Street is a rare and unique example of a mid-19th century residential architecture that combines elements of both the Georgian and Victorian architectural styles. It was designated in 2024 under By-law 98-24. Elements representative of the Georgian architectural tradition include the balanced form and composition of the historical front (south) portion of the house, the saltbox roof with gabled dormers, buff brick cladding, segmental-arched windows with brick voussoirs and stone sills, and classical doorcase. Elements representative of the Victorian architectural tradition include the bellcast veranda with treillage on the house's front (south) elevation.

The front door, which is not original, is not energy efficient and is exposed to drafts of air, and hence requires replacement. The owner is looking to replace it with a wooden door that complements the home's architecture and is a style that was used in the mid-19th century when the building was constructed. Careful consideration was also given to ensure that the door design does not detract from the architectural elements of the front façade. While a frosted glass insert is proposed, the property owner is investigating

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whether the decorative glass insert of the existing door may be repaired and installed in the new door.

Staff recommend the approval of this grant because replacing the front door will improve the usability of the building and help ensure its long-term conservation.

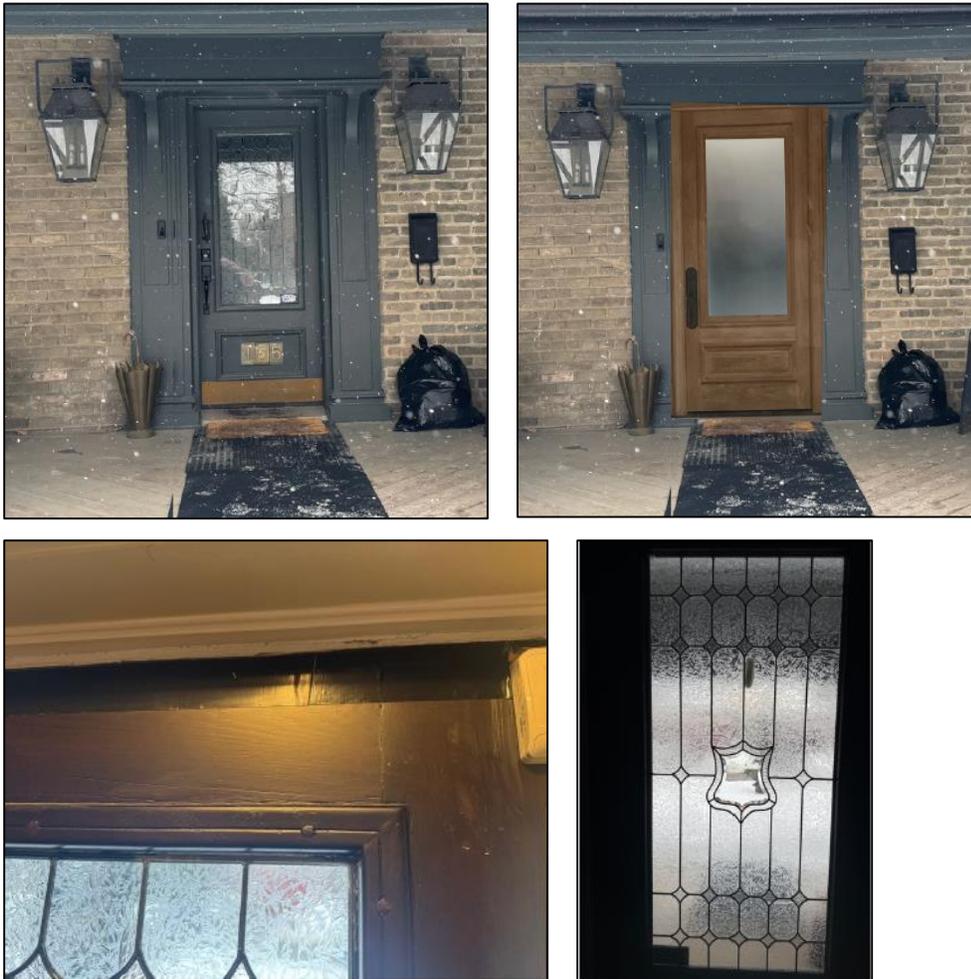


Figure 23-26 (clockwise from top left): the existing front door; a rendering of the proposed new front door; the glass insert of the existing door; short-term repairs done to the front door.

Financial Implications:

A total of \$28,850 is being requested through the Grant Program for 2025. There are sufficient funds in the Heritage Grant Account to cover these costs.

Relationship to Strategic Plan 2024-2027:

Assisting with the long-term conservation and protection of significant cultural heritage resources through the Heritage Grant program supports Pillar 1 of the 2024-2027 Strategic Plan, “Growing a Livable, Sustainable Community”; specifically, it supports Priority 3 of Pillar 1, “to build and implement a land-use planning vision and regulatory

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framework while conserving the city’s unique cultural heritage.” It also supports Priority 2 of Pillar 1, “implement environmental sustainability practices in our work in collaboration with the community, including planning for climate change mitigation and adaptation.”

The Heritage Grant program also supports Pillar 2 of the 2024-2027 Strategic Plan, “Focusing on People”; specifically, it supports Priority 2 of Pillar 2, “support Richmond Hill’s unique character and sense of community through programs, services and events.”

Finally, the Heritage Grant program supports Pillar 3 of the 2024-2027 Strategic Plan, “Strengthening our Foundations”; specifically, it supports Priority 1 of Pillar 3, “make decisions that are evidence-based and data-driven to enable the City’s long term financial sustainability, as well as social, environmental and economic sustainability.”

Attachments:

There are no attachments associated with Staff Report SRPBS.25.032.

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Report Approval Details

Document Title:	SRPBS.25.032 - 2025 Heritage Grant Applications.docx
Attachments:	
Final Approval Date:	Mar 17, 2025

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

Maria Flores - Mar 14, 2025 - 3:01 PM

Gus Galanis - Mar 14, 2025 - 3:01 PM

Darlene Joslin - Mar 17, 2025 - 8:13 AM