



Report to: Development Services Committee

Report Date: May 5, 2015

SUBJECT:	Designated Heritage Property Grant Applications - 2015
PREPARED BY:	Peter Wokral, ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning ext. 2080

RECOMMENDATION:

- 1) That the staff report dated May 5, 2015 entitled “Designated Heritage Property Grant Applications -2015”, be received;
- 2) That Designated Heritage Property Grants for 2015 be approved in the amounts noted for the following properties, totaling \$51,656.25, provided that the applicants comply with eligibility requirements of the program;
 1. 230 Main Street N. Markham Village- \$536.75 for the patching of the hole in the cedar roof left by the removal of a non-heritage chimney;
 2. 300 Main Street N. Markham Village-\$565.00 to restore and repaint the siding of the detached historic barn in original or historic colours;
 3. 322 Main Street N. Markham Village-\$5,000.00 to replicate deteriorated exterior features such as the shutters, windows, front door and some historic exterior cladding;
 4. 20 George Street Markham Village-\$5,000.00 for the restoration and reconditioning of the historic wooden windows and re-pointing of the stone foundation and brick walls;
 5. 30 Peter Street Markham Village-\$3,084.50 for the replication of missing decorative gable decorations and veranda trim based on an archival photograph;
 6. 6 David Gohn Circle Markham Heritage Estates-\$5,000.00 for the replacement of the existing cedar shingle roof with a new cedar shingle roof;
 7. 22 David Gohn Circle Markham Heritage Estates-\$5,000.00 for the replacement of the existing cedar shingle roof with a new cedar shingle roof;
 8. 527 William Forster Road Markham-\$2,470.00 for the restoration of the historic front veranda and repair of historic wooden windows;
 9. 137 Main Street Unionville-\$5,000.00 for the replacement of a concrete veranda deck with a historically correct wooden veranda deck;
 10. 154 Main Street Unionville-\$5,000.00 for the re-painting of the exterior in documented historic colours, the restoration of the wooden gothic window, repair of decorative bargeboards, and replacement of aluminium storm windows with historically appropriate wooden storm windows;
 11. 27 Victoria Avenue Unionville-\$5,000.00 for the underpinning of the historic masonry foundation;
 12. 11 Euclid Street, Unionville-\$5,000.00 for the historic remodeling of the existing enclosed front porch;
 13. 26 Colborne Street Thornhill-\$5,000.00 for the exposure and restoration of the underlying historic wooden clapboard exterior.
- 3) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-4299-15018 (\$30,000.00 available for 2015);

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- 4) That the amount of grant assistance recommended for approval, in excess of the \$30,000.00 available for 2015 Designated Heritage Property Grant program, be funded through remaining funds from the 2015 Commercial Façade Improvement/Signage Replacement Grant program Fund, #620-101-4299-15021 (\$ 20,332.12 remaining) and unused funds from commercial grant commitments from previous years;
 - 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain approval of applications for the 2015 Markham Designated Heritage Property Grant Program.

BACKGROUND:

The deadline for grant application submissions was March 20, 2015, and sixteen applications were received.

Markham's Designated Heritage Property Grant Program

On January 19, 2010, Council approved the Designated Heritage Property Grant Program. Highlights of the Program include:

- Assistance to the owner in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property per year for eligible work;
- Minimum amount of eligible work - \$500;
- Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of cultural heritage value or interest are eligible;
- Ineligible Projects- Commercial façade projects in heritage districts as there is a separate program, and projects in Markham Heritage Estates (that have been in place less than 20 years);
- Grants are to be awarded on an annual cycle following a request for applications with a deadline established;
- Only one grant per calendar year, per property;
- Subject property must be in conformity with municipal by-laws and regulations;
- Eligible work primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
- Eligible costs include the cost of materials, equipment and contracted labour (but not donated labour or materials). A grant of up to 50% for architectural/ design/ engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$5,000) is available;
- Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. One time only grant.

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- Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration;
 - Applications will be reviewed by City (Heritage Section) staff and Heritage Markham. Recommended submissions will be forwarded to Council for approval;
 - Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
 - Grants are paid upon submission of receipts to the satisfaction of the City;
 - Approved work completed since the 2014 deadline for applications to the program can be considered eligible for grant assistance;
 - Approved applicants will be required to enter into a Letter of Understanding with the City;

Eligibility requirements for grant assistance

The subject property must not be in default of any municipal taxes, local improvements or any other monies payable to the City (fees or penalties). Also the property must not be the subject of a by-law contravention, work order or outstanding municipal requirements. Approved work completed since the 2014 deadline for applications to the program, may also be considered eligible for assistance.

Council has extended the program for another three years

In October 2013, Council passed a resolution to extend the program for another three years from 2014 to 2016 totaling \$90,000.00 from the Heritage Loan Reserve Fund. Staff advertised the availability of the 2015 grant assistance this winter in the local newspapers, and on the City of Markham web page.

OPTIONS/ DISCUSSION:**All applications were reviewed by Heritage Section staff, and Heritage Markham**

Staff undertook a comprehensive review of the sixteen applications. Each application was fully examined giving consideration to the type of work proposed, its eligibility using the program guidelines, the quoted cost of the work, and any conditions that would need to be attached to an approval. Then each application was assessed using the following evaluation criteria which were adopted by Council as part of the program:

- Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken
- Preference will be given to applications proposing work visible to the general public
- The proposed work must comply with heritage conservation guidelines, principles and policies
- Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes
- Grant is not to reward poor stewardship
- The addition of new features (re-introduction of heritage features) needs to be backed up with evidence (physical, documentary or archival)
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Thirteen applications are recommended for approval

Staff is recommending grant assistance for thirteen of the sixteen applications received, totaling \$51,656.25 to be funded subject to conditions (see Appendix 'A' for Grant Summary).

Heritage Markham supports the recommended applications

On April 8, 2015 the Heritage Markham committee reviewed the recommended applications and individual summary sheets for all applications. The Committee supported the recommendations of staff subject to the specific conditions. (See Heritage Markham Extract of April 8, 2015 Appendix 'B')

Letter of Understanding is required

Once grant applications are approved by Council, owners will be required to enter into a Letter of Understanding with the City detailing any conditions associated with the grant assistance. Applicants must still obtain any necessary development approval and permits to undertake the work.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

In October of 2013 Council resolved to extend the Designated Grant program for another three years allocating \$90,000.00 transferred from the Heritage Reserve Loan Fund.

Therefore, there is \$30,000 allocated for the Designated Heritage Property Grant Program for 2015. The total amount of funding assistance requested for 2015 is \$51,656.25 of which only \$30,000.00 can be funded from account 620-101-4299-15018. Staff and Heritage Markham recommend that the additional \$21,656.25 come from unused funds from the 2015 Commercial Façade Improvement Program (\$20,332.12 remaining) and any funds not used from previous years of the Commercial Façade Improvement Program.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

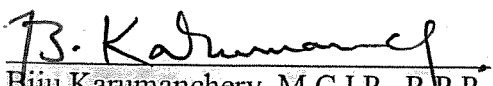
ALIGNMENT WITH STRATEGIC PRIORITIES:


This project aligns with the Growth Management priority by working to preserve resources and features of cultural heritage value in order to create a better quality of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by Finance Department and the Heritage Markham Committee

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

Director of Planning & Urban Design

Commissioner of Development Services

ATTACHMENTS:

Appendix 'A' Grant Application Summary 2015

Appendix 'B' Heritage Markham Extract April 8, 2015

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Designated Heritage Property Grant Summary

Address	Eligible Work	Grant Amount Requested	Grant Amount Recommended	Comment
230 Main St. N.	Yes, if the chimney was not a heritage chimney and work was approved by City	\$536.75	\$536.75	Repair hole in cedar roof left by removal of chimney Recommended
300 Main St. N.	Yes, provided paint colour is based on researched original colour	\$565.00	\$565.00	To repair and re-paint siding of accessory building/urban barn. Recommended
322 Main St. N.	Yes, if it is determined that original architectural elements are incapable of being restored	\$5,000.00	\$5,000.00	Grant assistance is requested to replicate several exterior heritage features including windows, shutters, front door, some deteriorated cladding *Recommended with conditions
357 Main St. N.	Yes, if the paint colours are based on period colour scheme from when the house was constructed or researched from physical evidence	\$1,276.90	\$0.00	The house was repainted white with black trim. No research was done to determine the original colours and there is no photographic evidence to show that white was the original colour. Therefore funding is Not Recommended.
20 George St.	Yes	\$5,000.00	\$5,000.00	Grant assistance is requested to fund the restoration and reconditioning of the historic wooden windows and to re-point the stone foundation and brick walls. Recommended
30 Peter St.	Yes	\$3,084.50	\$3,084.50	Grant assistance is requested to

				replicate decorative gable decorations and veranda brackets and spandrels based on an archival photograph. Recommended
7 Heritage Corners Lane	No	\$1,457.70	\$0.00	Project does not meet eligibility requirement of program requiring homes to have been in Heritage Estates for 20 years. Not Recommended
6 David Gohn Circle	Yes	\$5,000.00	\$5,000.00	Grant assistance has been requested to replace the existing cedar shingle roof. House has been in Heritage Estates for over 20 years. Applicant received \$5,000.00 grant in 2012 Recommended
22 David Gohn Circle	Yes	\$5,000.00	\$5,000.00	Grant assistance has been requested to replace the existing cedar shingle roof. House has been in Heritage Estates for over 20 years. Recommended
527 William Forster Road	Yes	\$2,470.00	\$2,470.00	Grant assistance has been requested to help pay for the restoration of the front veranda and repair wooden windows. Applicant received \$5,000.00 grant in 2013. Recommended
7668 Highway 7	Yes	\$5,000.00	\$0.00	Grant assistance has been requested

				to re-point historic masonry walls. Grant application was retracted due to delays of the proposed work. Not Recommended
137 Main St. U.	Yes	\$5,000.00	\$5,000.00	Grant assistance has been requested to replace the rear concrete veranda deck with a traditional wooden veranda deck. Recommended
154 Main St. U.	Yes	\$5,000.00	\$5,000.00	Grant assistance is requested to re-paint in historical colours based on an archival photograph and to repair bargeboard, gothic windows and replace aluminium storms windows with wooden storm windows. Applicant has also applied to the Commercial Façade Program to restore portion of building in commercial use. Recommended
27 Victoria Ave.	Yes	\$5,000.00	\$5,000.00	Grant assistance is requested to help pay for underpinning and repair of the original foundation which was failing. Recommended
11 Euclid St.	Yes	\$5,000.00	\$5,000.00	Grant assistance is requested to make enclosed veranda look more historically accurate. Recommended

26 Colborne St.	Yes	\$5,000.00	\$5,000.00	Grant assistance has been requested to fund the removal of the existing layer of clapboard siding to reveal and restore an earlier layer of clapboard siding. More information will be needed on the age/condition of the exterior siding and the ability to restore the underlying siding. Recommended
Total		\$59,804.10	\$51,656.25	

Designated Heritage Property Grant Application

Name	Nagen Panjanaden
Address	230 Main St. N. Markham Village
Status	Part V designated building
Grant Project	Repair hole in cedar shingle roof created by removal of modern chimney
Estimate 1	Heather & Little Limited \$1,073.50
Estimate 2	Professional Roofers .com \$2,090.50
Eligibility	The work meets the eligibility requirements of the program
Conditions	Work needs to be approved by City
Comments	Recommended for approval despite application being one day late.
Grant Amount	\$536.75



Designated Heritage Property Grant Application

Name	John Gannage
Address	300 Main St. N. Markham Village
Status	Part V designated building
Grant Project	Repair and paint exterior of barn
Estimate 1	Bruno Geiser Painting 4U \$2,824.00
Estimate 2	1668090 Ontario Ltd. \$2,260.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Will require a Heritage Permit
Comments	Recommended for approval if documented original colours
Grant Amount	\$565.00 (25% of the lowest quotation)



Designated Heritage Property Grant Application

Name	Robert and Sharon Enenkel
Address	322 Main St. N. Markham Village
Status	Part IV designated
Grant Project	Replication of deteriorated exterior architectural features, front door, shutters, siding, handrails, storm sash etc.
Estimate 1	John Heaton Painting, Schell Lumber \$21,941.94
Estimate 2	RnB Contracting \$20,227.00
Eligibility	Proposed work meets eligibility requirements of the program subject to conditions
Conditions	Replication must be deemed necessary over restoration (subject to staff review)
Comments	Recommended for Approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Silvana Talevska
Address	357 Main St. N. Markham Village
Status	Part V designated
Grant Project	Repainting of exterior walls
Estimate 1	Jorge Cadamov Palette Paints \$5,107.60
Estimate 2	Lifestyles Painting Inc. \$7,550.00
Eligibility	Proposed work meets eligibility requirements of the program subject to conditions
Conditions	Proposed work was already approved by City
Comments	Paint Colour was not based on physical research, does not replicate a paint scheme from the period of construction and cannot be verified through photographic evidence. Not Recommended for Approval
Grant Amount	\$1,276.90



Designated Heritage Property Grant Application

Name	Theresa Coulter
Address	20 George St, Markham Village
Status	Part V designated, Class A dwelling
Grant Project	Repair and reconditioning of historic windows, re-pointing and repair of masonry walls and stone foundation
Estimate 1	Owner provided invoices for materials and for work provided by various contractors totalling \$10,434.57
Estimate 2	
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Proposed work has already been approved by a Heritage Permit
Comments	Recommended for approval.
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Jerry Cheng
Address	30 Peter St. Markham Village
Status	Part V designated Class A dwelling
Grant Project	Replication of missing gable and veranda trims and decoration
Estimate 1	Pinewood Designs \$6,169.00
Estimate 2	Kurtz Millworks \$7,734.85
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Proposed work will require a heritage permit
Comments	Recommended for Approval
Grant Amount	\$3,084.50



Designated Heritage Property Grant Application

Name	Chi-Sam Tran
Address	7 Heritage Corner's Lane Markham Heritage Estates
Status	Part IV designated
Grant Project	Production of new rear wooden door and storm sash
Estimate 1	Schell Lumber \$1,457.70
Estimate 2	None provided
Eligibility	Proposed work does not meets eligibility requirements of the program because house has not been in Heritage Estates for 20 years.
Conditions	Proposed work requires a heritage permit
Comments	Not Recommended for Approval
Grant Amount	\$728.85



Designated Heritage Property Grant Application

Name	Dana Nicholson
Address	6 David Gohn Circle
Status	Part IV designated
Grant Project	Replacement of existing cedar shingle roof with new cedar shingle roof
Estimate 1	Cedar and Copper Roof Ontario \$16,328.50
Estimate 2	Chouinard Brothers \$19,139.71
Eligibility	Proposed work meets eligibility requirements of the program, as home has been in Heritage Estates for over 20 years
Conditions	Proposed work will require a heritage permit
Comments	Recommended for Approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Ken Davis
Address	22 David Gohn Circle
Status	Part IV designated
Grant Project	Replacement of existing cedar shingle roof with new cedar shingle roof
Estimate 1	Dominion Roofing \$22,391.88
Estimate 2	Ultimate Construction \$14,200.00
Eligibility	Proposed work meets eligibility requirements of the program as house has been in Heritage Estates for over 20 years
Conditions	Proposed work will require a heritage permit
Comments	Recommended for Approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Brian Clements and Carolyn Pannell
Address	527 William Forster Road
Status	Part IV designated
Grant Project	Restoration of front veranda, replication of missing storm sash
Estimate 1	Invoices provided for work done by various contractors and for materials totalling \$4,940.00
Estimate 2	
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Proposed work was approved by the City
Comments	Recommended for Approval
Grant Amount	\$2,470.00



Designated Heritage Property Grant Application

Name	Trustees of Locust Hill United Church
Address	7668 Highway 7 E. Markham
Status	Part IV designated
Grant Project	Re-pointing and repair of historic masonry
Estimate 1	None provided
Estimate 2	None provided
Eligibility	Proposed work meets eligibility requirements of the program. Applicant has withdrawn application to do proposed work another year
Conditions	Proposed work will require a heritage permit
Comments	Not Recommended for Approval application withdrawn
Grant Amount	\$0.00



Designated Heritage Property Grant Application

Name	Doug and Jean Denby
Address	137 Main St. Unionville
Status	Part IV designated
Grant Project	Replacement of concrete veranda deck at rear with traditional wooden veranda deck
Estimate 1	Amazing Decks Ltd. \$10,226.50
Estimate 2	Dave Loader \$12,317.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Proposed work will require a building permit
Comments	Recommended for Approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Ray and Mavis Smylie
Address	154 Main St. Unionville
Status	Part V designated
Grant Project	Repainting in historic colours, repairs to wooden exterior elements, shutters gingerbread , production of new storm sash
Estimate 1	Fresh Coat Painting and General Contracting \$12,938.50
Estimate 2	Independent Builders and Consultants \$14,690.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Proposed work will require a heritage permit
Comments	Recommended for Approval. Applicant has also applied to the City's Commercial Façade Program to help fund repairs to portion of building in commercial use.
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Reid McAlpine
Address	27 Victoria Ave. Unionville
Status	Part V designated
Grant Project	Underpinning and replacement of failing masonry foundation
Estimate 1	Casa Loma Masonry \$22,500.00
Estimate 2	Historic Restoration Inc. \$42,360.00
Eligibility	Proposed work meets the eligibility requirements of the program
Conditions	Proposed work has been approved through a building permit
Comments	Recommended for Approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Mansoor Naqi
Address	11 Euclid St. Unionville
Status	Part V designated
Grant Project	Alterations to enclosed veranda to make it more historically authentic(addition of door and windows)
Estimate 1	Gregory Design Group \$16,950.00
Estimate 2	Little Britain Custom Homes \$19,758.05
Eligibility	Manager of Heritage Planning has used his discretion as per 5.1 (e) of the program to determine that the work significantly improves the heritage character of the house and is therefore eligible for grant assistance.
Conditions	Proposed work has been approved through the site plan approval process
Comments	Recommended for Approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	David & Valerie Burke
Address	26 Colborne St. Thornhill
Status	Part V designated
Grant Project	Removal of outer layer of wooden clapboard siding and restoration of under laying historic clapboard siding
Estimate 1	David Wylie Restorations Ltd. \$22,000.00
Estimate 2	Wood Chuck Enterprises Inc. \$28,250.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Proposed work will require a heritage permit
Comments	Recommended for Approval
Grant Amount	\$5,000.00



APPENDIX B

HERITAGE MARKHAM EXTRACT

DATE: April 13, 2015
TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #10 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON APRIL 8, 2015.

10. **Financial Assistance,**
230, 300, 322, 357 Main Street North,
20 George Street,
30 Peter Street,
7 Heritage Corners Lane,
6, 22, David Gohn Circle,
527 William Forster Road,
7668 Highway 7 East,
137, 154 Main Street Unionville,
27 Victoria Avenue,
11 Euclid Street
26 Colborne Street,
2015 Designated Heritage Property Grant Applications (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Councillor Valerie Burke disclosed an interest with respect to Item # 10, 26 Colborne Street, by nature of owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Heritage Planner described the Designated Heritage Property Grant program and the recommended applications for 2015.

The Committee discussed the application for 11 Euclid St. Staff provided clarification and discussed funding sources available. As an alternative to funding the proposed work, it was suggested that the site plan application be amended to remove some of the requirements; however, the site plan agreement has already been registered and the owner has agreed and is obligated to complete the renovations as approved.

Heritage Markham Recommends:

That Heritage Markham supports the funding of the following applications subject to conditions noted on the individual summary sheets:

- 230 Main St. N. Markham Village - \$536.75 (repair of opening left in cedar roof from removal of a modern chimney);

- 300 Main St. N. Markham Village- \$1,130.00 (repair and painting of exterior cladding of barn);
- 322 Main St. N. Markham Village- \$5,000.00 (replication of deteriorated exterior architectural features);
- 20 George St. Markham Village - \$5,000.00 (re-conditioning and restoration of historic windows and re-pointing of masonry wall and stone foundation);
- 30 Peter St. Markham Village-\$3,084.50 (replication of missing gable and veranda decorative elements);
- 6 David Gohn Circle Markham Heritage Estates-\$5,000.00 (replacement of existing cedar shingle roof with the same);
- 22 David Gohn Circle Markham Heritage Estates-\$5,000.00 (replacement of existing cedar shingle roof with the same);
- 527 William Forster Road Markham-\$2,470.00 (production of missing storm sash and restoration of front veranda);
- 137 Main St. Unionville- \$5,000.00 (replacement of concrete veranda deck with traditional wooden veranda deck);
- 154 Main St. Unionville- \$5,000.00 (restoration and painting of exterior architectural elements and production of wooden storm sash);
- 27 Victoria Ave. Unionville-\$5,000.00 (underpinning and replacement of failing masonry foundation under historic portion of house);
- 26 Colborne St. Thornhill- \$5,000.00 (removal of outer layer of wooden clapboard and restoration of under laying historic clapboard); and,
- 11 Euclid St. Unionville-\$5,000.00 (addition of traditional windows and door to enclosed front veranda); and,

That the additional funds to be allocated for 11 Euclid St. be attained by reducing the other grants by a proportionate amount; and further,

That Heritage Markham does not support grant funding for the following applications based on the comments noted on the individual summary sheets:

- 357 Main St. N. Markham Village-\$2,000.00 (re-painting of house exterior)
- 7 Heritage Corner's Lane Markham Heritage Estates-\$1,457.70 (replication of historic door and production of wooden storm sash);
- 7668 Highway 7 E. Markham -\$5,000.00 (restoration and re-pointing of historic masonry);

That the amount of grant assistance recommended by Heritage Markham above the \$30,000.00 allocated for the 2015 program be funded through unused funding from the City's 2015 Commercial Façade Improvement Program.

CARRIED