

Date: 2021-03-09

Subject: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 27 Church St. E. – Ward 1 (HE.x 27 Church St. E.)**

Contact: **Harsh Padhya, Heritage Planner; City Planning & Design**
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Report Number: Planning, Bld & Ec Dev-2021-326

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner; City Planning & Design, dated March 8, 2021 to the Brampton Heritage Board Meeting of March 23, 2021, **re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 27 Church St. E. – Ward 1 (HE.x 27 Church St. E.)**, be received;
2. That the Heritage Permit application for 27 Church St. E. for the restoration and repair of Main and Rear Chimney be approved subject to the following condition:
 - If any heritage attribute is damaged beyond repair they will be replaced in kind.
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the Chimneys for 27 Church St. E. be approved, to a maximum of \$10,000.00.
4. That the owner shall enter into an agreement with the City as provided in appendix C.

Overview:

- **The City of Brampton offers the Designated Heritage Property Incentive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.**

- In accordance with **Section 33 of the *Ontario Heritage Act***, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.
- The owner of 27 Church St. E. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration and repair of Main and Rear Chimney.
- This report recommends the approval of the Heritage Permit be subject to the conditions:
 - If any heritage attribute is damaged beyond repair they will be replaced in kind.
- This report recommends the approval of the Heritage Permit application and Designated Heritage Property Incentive Grant application.
- This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

Background:

The property at 27 Church St. E. is designated under Part IV of the *Ontario Heritage Act* having a combination of elements from the Queen Anne Revival and the high Victorian Gothic styles, giving it a most eclectic appearance. This large three storey house was erected between 1890-1892 on a lot that then extended to the corner of Church Street and Union Street.

The high roof displays a rather unique roof design in three of the four gables. In the upper area of the gables, surrounding the single square window, are wooden panels in which are carved flower motifs in two alternating patterns. Below this section, is the 'fish scale' shingle pattern, a design that is fairly common in Brampton's older homes. The main chimney of the house rises approximately 25 feet whereas the rear chimney projecting through north-east gable is also noticeable from Union Street.

In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

The City of Brampton's Designated Heritage Property Incentive Grant Program offers matching grant funds of up to \$10,000 for eligible conservation work to owners of properties designated under Part IV or V of the *Ontario Heritage Act*. The program is

designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.

Current Situation:

The owner of 27 Church St. E. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration and repair of Main and Rear Chimney. The proposed work will include restoration and repair of Main and Rear Chimney.

- a. Main Chimney - Rebuild chimney to original height and design including new flashing at roofline for missing section.
- b. Rear Chimney - Rebuild chimney to required height and original dimensions extending out of the roofline.

This also includes repointing, grinding out mortar joints, replacing spalling bricks, installing precast concrete cap, cement mound and flu tiles at the top, and inspecting the rest of the chimney for required work where needed through a sympathetic conservation method. If any heritage attribute is damaged beyond repair they will be replaced in kind. The proposed restoration of the chimneys will contribute to the long-term stability of the resource's heritage attributes.

The Designated Heritage Incentive Grant By-law requires two quotes for all proposed work. The owner has submitted the necessary quotes involving the same scope of work. Heritage staff therefore recommend the approval of the Heritage Permit application with the following condition:

- If any heritage attribute is damaged beyond repair they will be replaced in kind.

Corporate Implications:

Financial Implications:

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to \$10,000 for the subject grant application will be funded from City Planning & Design's 2021 Operating Budget for the heritage program. There are sufficient funds available in this account for the subject property.

Other Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

Conclusion:

The Heritage Permit application and associated Designated Heritage Incentive Grant application, which offers funds to cover half of the cost of eligible conservation work up to a maximum of \$10,000.00, subject to available funding, on the condition that the grant is matched by the property owner.

The Heritage Permit process and incentives such as the Designated Heritage Property Incentive Grant Program foster the conservation of Brampton’s cultural heritage assets and encourage private investment in these properties. The Grant application for 27 Church St. E. proposes of Main and Rear Chimney. It is recommended that the Heritage Permit application be approved with the following condition:

- If any heritage attribute is damaged beyond repair they will be replaced in kind.

Authored by:

Reviewed by:

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Heritage Planner

Jeffrey Humble
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Reviewed by:

Approved by:

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Submitted by:

David Barrick
Chief Administrative Officer

Attachments:

Appendix A - Heritage Permit Application: 27 Church St. E.

Appendix B - Designated Heritage Property Incentive Grant Application: 27 Church St. E.

Appendix C – Standard Agreement

Report authored by:

Harsh Padhya, Heritage Planner

City Planning & Design

City of Brampton