Memo To: Members of MHAC

Date: July 19, 2023

Re: Additional Information for the July 20, 2023 MHAC Meeting

Presentation:

Sian Younan, Transportation Engineering Technologist, will give a presentation on Old Mill Road traffic calming measures.

Agenda Item:

23-019 (MHAC) - Request for Funding from the Designated Heritage Property Grants Program – 10 James Street

Regards,

Laura Waldie
Senior Planner - Heritage
RECOMMENDATION(S):

THAT Report 23-019(MHAC)– Request for Funding from the Designated Heritage Property Grants Program – 10 James Street, be received;

AND THAT the Municipal Heritage Advisory Committee recommends that the application for funding from the 2023 Operating Budget be approved by the Deputy City Manager of Community Development for the designated property municipally known as 10 James Street to the maximum amount of $3,500 for repointing the exterior yellow buff brick walls and stone foundation as outlined in Report 23-019(MHAC).

AND THAT the work must be completed by November 1, 2023

AND FURTHER THAT the grant is conditional on the inspection of the completed work to the satisfaction of heritage planning staff.

EXECUTIVE SUMMARY:

Purpose

This report has been prepared to provide a recommendation to the Municipal Heritage Advisory Committee (MHAC) on a request for funding from 10 James Street for the Designation Heritage Property Grant Program.
Key Findings

- The property municipally known as 10 James Street is designated under Part IV of the *Ontario Heritage Act* (Designation By-law No. 134-18).
- The property owner is requesting a Designated Heritage Property Grant to assist with the repointing of the brick walls and stone foundations.
- The project meets the selection criteria for the Designated Heritage Property Grants Program.

Financial Implications

Funding for this project is available through the 2023 Operating Budget – Designated Heritage Property Grant Program which has a $30,000 budget in 2023 for grant eligible projects. Staff is recommending that the proposed project be funded to a maximum amount of $5,000, which is the maximum allowable to be issuance per grant cycle. The remainder of project costs will be the responsibility of the property owner.

STRATEGIC ALIGNMENT:

☐ Strategic Action; or
☒ Core Service

Objective(s): Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

On May 19, 2023, an application for funding from the Designated Heritage Property Grants Program was submitted by the owners of 10 James Street. The applicant intends to conduct foundation repairs, brick masonry repointing, and repairs to architectural details on the building such as the decorative segmental arches.
Figure 1: Front façade of 10 James Street

ANALYSIS:

In several locations on the house, there are visible cracks in the mortar joints consistent with house settlement over the decades. This type of cracking is very common with historic brick buildings and can be repaired by repointing to reinforce the area.

Above the window voussoirs is another common location for mortar cracks as seen in Figure 2 above. The purpose of the window voussoirs is not just to support the wall above the window, but it also helps to wick water away from the windows. Eventually, the pooling of water under the windowsill will occur. This happens particularly during heavy rains or heavy snow melt-off. Over time, this will lead to cracks under the windowsill in the mortar joints and if not addressed immediately, the mortar will fall out; leaving the joints exposed to more water damage, which could seep into the interior of the house.
Finally, the project includes repointing of the stone foundation. Maintaining a solid foundation is crucial to keeping water from seeping into the basement and causing structural damage to the home. While no water damage has occurred inside the house, the owners of 10 James Street wish to address these issues by repointing and solving the problem areas before they become worse.

The owners are requesting funding to assist with repointing the damaged areas. This work would involve chiseling out the joints to a depth of 25 millimeters, washing the joint, and replacing with compatible lime based mortar.

It is heritage staff’s opinion that the proposed work meets the criteria of the Designated Heritage Property Grants Program in that it seeks to conserve external architectural elements by ensuring that the exterior walls maintain integrity. The applicant has
obtained two quotes for this work (Attachment 1). The estimated cost of work should not exceed more than $7,000 as shown in the attached quotes.

EXISTING POLICY / BY-LAW(S):

10 James Street is designated under Part IV of the Ontario Heritage Act through Designation By-law No. 134-18.

FINANCIAL IMPACT:

Funding for this project is available through the 2023 Operating Budget – Designated Heritage Property Grant Program which has a $30,000 budget in 2023 for grant eligible projects. Staff is recommending that the proposed project be funded to a maximum amount of $5,000, which is the maximum allowable to be issuance per grant cycle. The remainder of project costs will be the responsibility of the property owner.

PUBLIC VALUE:

Transparency

The agendas of the Municipal Heritage Advisory Committee are posted on the City’s website.

PUBLIC INPUT:

Meetings of the Municipal Heritage Advisory Committee are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

Heritage staff have liaised with the property owner on the request for funding.

CONCLUSION:

Heritage planning staff is recommending that the application for funding as outlined in this report be recommended for approval by the Deputy City Manager of Community Development to a maximum of $3,500 from the Designated Heritage Property Grant Program. The work must be completed by November 1, 2023 and paid invoices submitted to the City before funds will be disbursed.

REPORT IMPACTS:

Agreement: No
By-law: No
Budget Amendment: No
Policy: No
APPROVALS:

This report has been reviewed and approved for inclusion in the agenda by the respective Departmental Manager.

ATTACHMENTS:

Appendix A – Application to the Designated Heritage Property Grant Program
APPLICATION FOR
DESIGNATED HERITAGE
PROPERTY GRANT
PROGRAM

MUNICIPAL HERITAGE ADVISORY
COMMITTEE

To be completed and returned to the Planner-Heritage

APPLICANT:

NAME: **MICHAEL GOLDBERG**

ADDRESS: **10 JAMES ST**

CITY: **CAMBRIDGE**

PHONE: Bus. [Redacted]

E-mail: [Redacted]

POSTAL CODE: **N1S 1L4**

SUBJECT LANDS AND/OR PREMISES:

ADDRESS: [Redacted]

LEGAL DESCRIPTION: [Redacted]

HAVE YOU PREVIOUSLY RECEIVED A HERITAGE CONSERVATION FUND LOAN AND/OR GRANT?

Yes [x] No [x]

IF YES, EXPLAIN: [Redacted]

PROVIDE A DESCRIPTION OF THE PROJECT PROPOSAL AND TWO QUOTES. Include details such as the materials to be used, sizes, mortar mixes, etc. Submit all drawings, photographs and/or other material necessary for a complete understanding of the property work (use additional sheets as required). Please include any available historic photographs.

**MASONARY RESTORATION TO INCLUDE BRICKY STONE FOUNDATION REPOINT AS IN PICTURES USING HLM 350 HERITAGE MIX FOR REPOINTING MORTAR - HLM 500 " " FOR REPLACEMENT OF BRICK AROUND LEFT SIDE DOOR TO BE DETERMINED AS PER AVAILABILITY OF YELLOW RECLAIMED APPROX 4 BRICKS.**

[Redacted]

The information provided in this application for funds from the City of Cambridge Heritage Property Grant Program is accurate and complete.

Date

This is a Public Document

Personal information contained on this form is collected pursuant to the Ontario Heritage Act and will be used for the purpose of responding to your application. Questions about the collection of personal information should be directed to the Deputy City Clerk/Manager of Info. Management and Archives at (519) 740-4680.
**STONE ELEVATION**
MASONRY & HARDSCAPES

66 Evelyn St
Brantford ON N3R 3H1
519-221-2908
cysinga@stoneelevation.ca
HST (ON) Registration No.: 790273460RT0001

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**ADDRESS**
Michael Goldberg
10 James St.
Cambridge

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**ESTIMATE # 116**
**DATE** 09/05/2023
**EXPIRATION DATE** 08/06/2023

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**SUBTOTAL** 5,409.12  
HST (ON) @ 13% 703.19  
**TOTAL** 6,112.31

**TAX SUMMARY**

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Accepted By

Accepted Date
ESTIMATE

MILLS MASONARY

Michael Mills
Cambridge, ON N1S 2Z6
Pamphlet (519) 212-3623 (tel:(519) 212-3623)
Email: justinmills@rogers.com (mailto:justinmills@rogers.com)

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To repoint the needed areas as discussed with Micheal on our site meeting.
To supply and install the materials needed to complete the job.

Subtotal $3,900.00
HST $507.00

Total $4,407.00

Notes:
Work to be completed before Nov 1/23

MILL'S