

Report to Brockton Heritage Committee

Report Title:	Former Baptist Church Building Facade Improvement Request		
Prepared By:	Sarah Johnson, Deputy Clerk and Fiona Hamilton, Director of Legislative and Legal Services (Clerk)		
Department:	Clerk's		
Date:	April 25, 2023		
Report Number:	CLK2023-08	File Number:	C11CL, R01
Attachments:	Request from Rob Fischer Photos of Field Stone at Former Baptist Church Email from Koller Masonry		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CLK2023-08 – Former Baptist Church Building Façade Improvement Request, prepared by Sarah Johnson, Deputy Clerk and Fiona Hamilton, Director of Legislative and Legal Services (Clerk) in doing so approves the proposal to repair the exterior masonry as recommended by the Brockton Heritage Committee and further supports updating By-Law 2010-40 – Brockton Heritage Trust Fund Program, and provide further direction to staff relating to Mr. Fischer's funding request_____.

Report:

Background:

Rob Fischer purchased the former Walkerton Baptist Church (120 Cayley Street) in 2020 and Brockton Council approved a rezoning to allow for the building to be converted into residential units and commercial space, which was also presented to the Heritage Committee in June 2020 for review prior to final approval.

Mr. Fischer's application to alter the Church was accompanied by an application for a grant of \$5,000.00 to assist in maintaining the heritage attributes of the Church. The costs of altering the Church allowed for the structure to continue to be used and preserved a valuable historical and architectural asset. Council approved a \$5,000 grant for these alterations.

Mr. Fischer is now experiencing challenges with the field stone on the exterior of the building and has brought forward a proposal to repair the field stone.

Analysis:

Currently, there are openings where field stone meets historic windows and doors which is allowing water penetration and pests to enter the building. Repairs are needed throughout; although, Mr. Fischer has prioritized the most-pressing needs first with plans to replace field stone on certain areas of the building in 2023 (such as the East side).

The field stone repairs are preventative in nature to avoid significant damage to the building over time, and prevent pest intrusion. The field stone has not been tended to in some time prior to Mr. Fischer's purchase of the building.

Mr. Fischer estimates the repair of the entire stone portion of the building as \$26,216.00, with \$8,390.25 for the partial repair for work that is immediately needed.

Koller Masonry has noted that the repair will address potential and future damage to the exterior facade. "At its current state water has the ability to enter the masonry work through existing cracks and deteriorating mortar joints, causing further damage especially during times of frost and freezing. Postponing the work could lead to excessive mortar failure resulting in stones becoming loose or possibly falling out of the wall, eventually leading to potential structure damage. Repair work consists of removing all loose mortar and stones until a solid clean surface can be achieved. Mortar will be a portland lime sand mixture to match original mortar type."

Mr. Fischer has also applied for funding through the County of Bruce's Spruce the Bruce program (which would have been a maximum of \$3,000.00) but is not eligible for such funding due to the building being outside the catchment area. Further the intent of the façade funding is for visible aesthetic improvements and not necessarily building maintenance. Mr. Fischer is requesting that Council consider funding for this repair work to ensure the building is properly maintained and retains its heritage attributes. Please note that the specific quotes provided by Mr. Fischer have not been attached in consideration for the contractor.

Mr. Fischer's request was presented at the April 3, 2023 Brockton Heritage Committee to obtain the Committee's feedback on the proposal. On April 3, 2023 the Brockton Heritage Committee passed two (2) resolutions:

Resolution:

Moved By: Gregory McLean

Seconded By: Barb Kerry

That the Brockton Heritage Committee hereby receives Report Number BHC2023-02 – Former Baptist Church Building Façade Improvement Request, prepared by Sarah Johnson, Deputy Clerk and in doing so approves the proposal to repair the exterior stone masonry in principle, subject to a formal application being submitted by Rob Fischer.

Carried.

Resolution:

Moved By: Gregory McLean

Seconded By: Barb Kerry

That the Brockton Heritage Committee hereby recommend that the Council of the Municipality of Brockton consider reviewing and updating By-Law 2010-40 - Heritage Trust Fund Program By-Law and further that a draft policy be brought forward to the Heritage Committee for review and comments prior to approval.

Carried.

Heritage Trust Fund Program

The Heritage Committee have a Brockton Heritage Trust Fund Program, as enacted by By-Law 2010-40. The Brockton Heritage Trust Fund Program functions under the Committee, for the rehabilitation, restoration, conservation and improvement of designated buildings and properties. The Fund is administered by the Brockton Heritage Committee with final approval by Brockton Council. Eligible properties must be designated under Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c. O.18* and could receive a grant up to \$5,000.

The monies for the loan or grant programs come out of the Community Heritage Reserve.

In 2020 Council approved a grant of \$5,000 to the former Baptist Church. The Heritage Committee and Brockton Council have not received many grant or loan applications in previous years.

The Heritage Committee recommended that Council review the 2010 Brockton Heritage Trust Fund Program By-Law, including changing the maximum grant amount.

A separate report is being brought forward at the April 25, 2023 Council Meeting regarding the amendments requested to be included in the Heritage Trust Fund Program By-Law.

Reserve Funds

The Heritage Committee also have two Reserve Funds: The Community Heritage Reserve Fund, and the Heritage Equipment Reserve Fund.

The Community Heritage Reserve Fund was originally established from a grant from the provincial government and was a revolving fund that assisted individuals that would apply for renovations to a municipally designated heritage building. The provincial program is no longer being administered and there are no restrictions on the use of that fund.

The Heritage Equipment Reserve Fund has historically been used for acquisitions of items or documents of significant heritage value.

There is \$175,410.52 in the Community Heritage Reserve, and \$28,166.48 in the Heritage Equipment Reserve. The following is a list of options in relation to Mr. Fischer's funding request:

1. Provide \$5000.00 or less as per the current program (noting that if Mr. Fischer proceeded with the lower estimate, he could complete the remaining work next year when the program has been fully reviewed);
2. Remove the maximum in the Heritage Loan Program By-law and provide a different amount as per Council's discretion; or
3. Deny the funding request.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | N/A |
| • Recommendations contribute to achieving Economic Development | Yes |
| • Recommendations contribute to achieving Municipal Governance | N/A |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Mr. Fischer would currently be eligible for a \$10,000 loan, or a \$5,000 grant from the Brockton Heritage Trust Fund Program. At this time, Mr. Fischer does not wish to pursue a loan.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Sarah Johnson, Deputy Clerk



Fiona Hamilton, Director of Legislative and Legal Services (Clerk)

Reviewed By:

A handwritten signature in black ink, appearing to read 'Sonya Watson', with a stylized flourish at the end.

Sonya Watson, Chief Administrative Officer