



# The Town of Niagara-On-The-Lake

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Virgil, Ontario  
L0S 1T0

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**Report: MHC-19-038**

**Committee Date: October 08, 2019**

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**Report To: Municipal Heritage Committee**  
**Subject: 169 Victoria Street**  
**Heritage Permit Application**  
**Exterior and Front Siding**

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## 1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The Heritage Permit Application to remove and replace cement board siding, corner posts, soffit, fascia, frieze board, decorative shingles and moulding on the dwelling at 169 Victoria Street, with that of wood materials be approved, subject to the condition that if any change in colour is proposed for the exterior of the dwelling, the applicant receive approval from the Director of Community and Development Services.

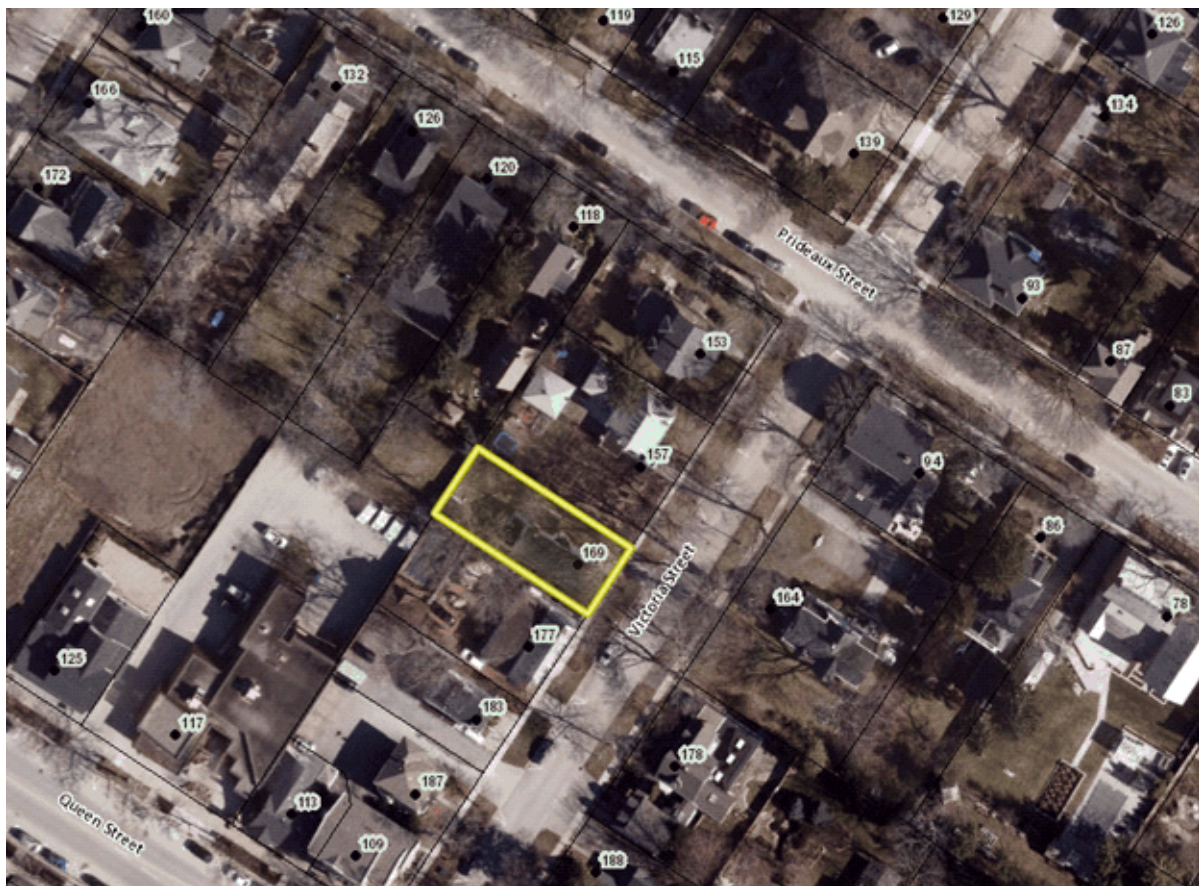
## 2. PURPOSE / PROPOSAL

The purpose of this report is to provide a recommendation to Council concerning the Heritage Permit Application (attached as **Appendix A**) to remove and replace siding, corner posts, soffit, fascia, frieze board, gable decorative shingles and mouldings with respect to the policies of the Queen-Picton Heritage Conservation District Plan ("District Plan").

## 3. BACKGROUND

### 3.1 Site Description

The subject property is known municipally as 169 Victoria Street, located on the west side of Victoria Street between Queen Street and Prideaux Street (see **Figure 1**). The subject property contains a two-storey single-detached dwelling, with clapboard exterior constructed in the 1860s. The applicant indicated there was a rear two-storey addition constructed in the 1970s. On May 13, 2019, Council approved a Heritage Permit application for exterior renovations to the dwelling, pertaining to the replacement of the front entry door, replacement of windows throughout the dwelling, and the removal of the chimney, rear portico and sunroom and the construction of a new porch and sunroom. To date, these renovations have not been completed. Photos of the dwelling and existing conditions are included in **Appendix B**.



**Figure 1: Subject Property, 169 Victoria Street**

## 4. DISCUSSION / ANALYSIS

#### 4.1 Ontario Heritage Act (OHA), R.S.O. 1990, c. O.18

The subject property is located within the residential area of the Queen-Picton Heritage Conservation District (herein referred to as the HCD), which is designated under Part V of the OHA. Section 42 (1) of the OHA states:

*Erection, demolition, etc.*

*No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
  - 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.*
- 2005, c. 6, s. 32 (1).

No alterations can take place on the property until Council approval and a Heritage Permit has been received by the applicant. It is the applicant's responsibility to ensure that all necessary approvals have been obtained.

#### 4.2 Queen-Picton Heritage Conservation District Plan

The building is identified as a "B" building in the Queen-Picton Heritage Conservation District Plan (District Plan), where the dwelling is of contextual value to the HCD. Section 5B.3 of the District Plan contains the following description and applicable policies for alterations:

*The "B" building stock is an integral and valuable part of the heritage conservation district mainly for its contribution to the streetscape composition as a whole. These buildings are of contextual value rather than outstanding architectural or historical value. The policy of this plan is to encourage their conservation. If alterations are undertaken, however, it is encouraged that they be undertaken in a complementary manner to maintain the integrity of the streetscape in accordance with the following criteria:*

*Colours - Colours used through paint and materials shall be historically accurate colours being of quiet, subtle, natural shades.*

*Materials - Materials appropriate and typical of the heritage district shall be used with an emphasis on natural fabric such as brick, stone and wood as opposed to metals and plastics.*

The Application states that the reasons for proposed alterations is that the current exterior siding is constructed of cement board siding. The cement board is proposed to be replaced with Maibec pre-finished wood textured siding. The Application further proposes to replace exterior materials with all wood materials replicating details used in 1870.

The proposed wood materials are both natural and typical of those materials contained within the Heritage Conservation District. Staff consider the proposed alterations to be consistent with the District Plan. There is no change in colour proposed within this application. However, any changes to colour would require Staff approval based on pre-approved list of colours contained within the District Plan.

4.3 Standards and Guidelines for the Conservation of Historic Places in Canada, 2010 The primary purpose of the Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is to provide sound, practical guidance to achieve good conservation practice. This document establishes a consistent, pan-Canadian set of conservation principles and guidelines.

Section 4.3.4 - Exterior Walls of the Standards and Guidelines for the Conservation of Historic Places in Canada, recommends as follows with respect to restoration projects:

- 30 *removing or altering a non character-defining exterior wall assembly or element from a period other than the restoration period.*
- 32 *Recreating a missing exterior wall assembly from the restoration period, based on physical or documentary evidence*

Staff consider the proposed alterations to be necessary for the on-going conservation and maintenance of the dwelling consistent with the Standards and Guidelines.

## **5. STRATEGIC PLAN**

Not applicable.

## **6. OPTIONS**

Not applicable.

## **7. FINANCIAL IMPLICATIONS**

There is no fee for a Heritage Permit Application and any staff review and administrative costs are borne by the Town.

## **8. COMMUNICATIONS**

The recommendations of the Municipal Heritage Committee will go to Council for final approval. Sections 33 and 42 of the OHA set out that, within 90 days after the notice of receipt is served on the applicant, the council may give the applicant:

- (a) the permit applied for;*
- (b) notice that the council is refusing the application for the permit; or*
- (c) the permit applied for, with terms and conditions attached.*

The OHA should be consulted in regard to process and for further information.

## **9. CONCLUSION**

As previously indicated, Staff consider the proposed alterations to be appropriate, necessary for the on-going maintenance of the property, and consistent with the Queen-Picton Heritage Conservation District Plan. Therefore, Staff recommend approval of the Heritage Permit Application.

**Respectfully Submitted,**



**Jesse Auspitz, MCIP, RPP  
Planner II**



**Mark Iamarino, MCIP, RPP  
Senior Planner**

ATTACHMENTS



Appendix A.pdf Appendix B.pdf

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First Capital of Upper Canada - 1792

## APPLICATION FOR HERITAGE PERMIT

### A. APPLICANT INFORMATION

Applicant Name	Stacey Holden		
Mailing Address	Po Box 1436, Niagara on the Lake, ON L0S 1J0		
Phone Number	416-346-4433		
E-mail ***	bake_sale@hotmail.com		
Is the applicant the owner of the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

### B. PROPERTY OWNER INFORMATION

Property Owner Name	Stacey Holden		
Mailing Address	Po Box 1436, Niagara on the Lake, ON L0S 1J0		
Phone Number	416-346-4433		
E-mail ***	bake_sale@hotmail.com		

\*\*\* By providing an e-mail address you agree to receive communications and notices from the Town and the Municipal Heritage Committee by email

### C. SUBJECT PROPERTY & PROPOSED PROJECT

Application is made to:	
<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Alter <input type="checkbox"/> Demolish <input type="checkbox"/> Erect a Sign
Subject Property Address	169 Victoria Street, N.O.T.L.
Explain all work to be undertaken as part of this project  (for detailed projects and any project with an associated building permit or planning application attach extra pages as necessary)	<p>On the exterior front and sides of original 1870 home:</p> <p>Remove and replace siding, corner posts, soffit, fascia, frieze board, gable decorative shingles and mouldings.</p> <p>4 1/2" exposure</p>



The following information must be submitted with every Heritage Permit Application. Appendix A

- ☒ Recent photos of all elevations to be impacted (current condition within last 2 months)
- ☒ Site Plan of property and buildings
- ☒ Perspective Drawings
- ☒ Building Elevations
- ☒ Proposed colours & materials (where there is a change or repair)
- ☒ Specifications for type and application of materials (where there is a change or repair)
- ☐ Historic photos of property (where available)

Information which may be required in consultation with staff depending on the project includes:

- ☐ Heritage Impact Assessment
- ☐ Streetscape Study
- ☐ Landscape Plan
- ☐ Floor Plans
- ☐ Other: \_\_\_\_\_

I hereby certify that I am the ☒ property owner or their ☐ authorized agent and that the above information is true to the best of my knowledge.

I/We the Owner(s)/Agent of the subject property, and the applicant(s) of this subject application, by signing this application agree to allow either staff and/or a Committee Member of the Town of Niagara-on-the-Lake Municipal Heritage Committee the right to enter onto my property, as necessary, to view & photograph the property for the proposal. Failure to allow access onto the property may result in the application being considered incomplete.

The applicant acknowledges that the Municipality considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the Municipality and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.

Date: September 16, 2019 Print Name: Stacey Holden

OWNER Signature: Stacey Holden

\*\*Email Heritage Permit to: Bake-Sale@hotmail.com

\*\* By providing an e-mail address you agree to receive communications and notices from the Town and the Municipal Heritage Committee by email

Trim			Appendix A
Doors			
Windows			
Porch/ Verandah			
Fencing			
Landscaping			
Interior Features			
Other			



Explain: Reasons for proposed alterations	Current existing exterior siding is Hardi Cement Board and will be replacing with Maibec pre-finished wood textured siding. Other areas of home are not original or are in disrepair.
Explain: How the proposal enhances the cultural heritage attributes of the property and/or meets the policies of the Heritage Conservation District Plan	Propose to replace all exterior with all wood materials replicating decorative details used in 1870.
Are any other works or projects being considered in the near future? If so, please explain	
Other necessary approvals include:	
<input type="checkbox"/> Building Permit(s) <input type="checkbox"/> Site Plan <input type="checkbox"/> Sign Permit <input type="checkbox"/> Other	
For (specify work):	

**D. MATERIAL DETAILS**

Attribute to be impacted	Existing Material	Proposed Material	Proposed Colours
Exterior Treatment	cement board, wood	wood 4½" exposure	white
Roof			

