



The Town of Niagara-On-The-Lake

Telephone (905) 468-3266
Facsimile (905) 468-2959

1593 Four Mike Creek
Road
P.O. Box 190
Virgil, Ontario
L0S 1T0

Report: MHC-19-040

Committee Date:

October 08, 2019

Report To: Municipal Heritage Committee

Subject: 58 Johnson Street

**Heritage Restoration & Improvement Grant and Heritage Permit
Repaint Early Dwelling**

1. RECOMMENDATION

It is respectfully recommended that:

1.1 the Heritage Restoration & Improvement Grant ("Heritage Grant") and the Heritage Permit Applications to repaint the early building as per the quote and specifications provided by Robert McEwen, General Contractor, at \$18,871.00, with the Town and Niagara Region each providing \$4,714.75 in grant funding (Regional funding subject to availability) be approved for 58 Johnson Street, subject to the following conditions:

- a) all requirements of the Heritage Grant program implementing By-law 3989-05, as amended, be fulfilled;
- b) the applicant enter into a Heritage Grant Agreement with the Town prior to release of grant money, for the approved Heritage Grant at 58 Johnson Street; and
- c) the Director of Community and Development Services reserves the right to reduce the amount of grant funding released if the final invoice for the project is less than the approved amount in condition 1.1.

1.2 that condition 1.1 of this report be cleared to the satisfaction of 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 Grant and Heritage Permit Applications (attached as **Appendix A**) to repaint the early dwellings at 58 Johnson Street with respect to best practices in

heritage conservation.

3. BACKGROUND

3.1 Site Description

The Subject property, referred to as the Eckersley-McEwen House, is a large impressive dwelling of Neo-classical and Regency design constructed circa 1833 (see **Figure 2**) when Niagara-on-the-Lake prospered as a major port and was a significant centre for the shipbuilding industry.



Figure 2 - Dwelling on subject property

The lot on which the house sits was granted by the Crown to George Young in 1794. The house was probably constructed circa 1833 by contractor Ed McMullen and was refurbished in the 1870's by carpenter Robert Fizette.

This house and its neighbours - the Post House, Barker Hall and the Varey House at the 4 corners of Johnson Street and Regent Street - make an impressive early 19th century architectural statement and contribute to the uniquely British colonial streetscape that is a defining characteristic of Old Town.

The house has a 3-bay façade and a hip roof with a clapboard exterior . Its location close to the road is an indication of an early date. The building is set on a roughly coursed stone base. There are two internal brick chimneys with brick corbelling indicating the location of the 4 corner fireplaces in the house. Although overall the house is of plain design, it is distinguished by the doorway which has a fine Neo-classical doorcase with a restrained and delicate elliptical fanlight, panelled

reveals, a fluted arch and pilasters, sidelights and a 6 panel door.

3.2 Relevant Previous Applications

A Heritage Restoration and Improvement Grant and Heritage Permit was approved by Council in 2016 to replace the cedar roof.

4. DISCUSSION / ANALYSIS

4.1 Ontario Heritage Act, R.S.O. 1990, c. O.18

The subject property is designated under Part IV of the *Ontario Heritage Act* (the "OHA"). With respect to alterations to Part IV designated properties, section 33(1) of the OHA states:

No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

Designation By-law 4492-11 (attached as **Appendix B**) for the subject property, includes the following as a heritage attribute:

- The entire exterior of the original circa 1830 portion of the house including stone foundation, clapboard, corner boards and shutters.

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

The applicant is proposing the use of Benjamin Moore paint in an off-white tone which is considered appropriate for the architectural style of the building.

4.2 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.

Standard 8 of the Standards and Guidelines provides as follows:

Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Section 4.5.2 of the Standards and Guidelines provides the following recommendations when wood and wood products are identified as character-defining elements of an historic place.

Removing damaged, deteriorated, or thickly applied coatings to the next sound layer, using the safest and gentlest method possible, then recoating in kind.

Using the gentlest means possible to remove paint or varnish when it is too deteriorated to recoat, or so thickly applied that it obscures details.

The following is not recommended:

Using destructive coating removal methods, such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage woodwork.

The applicant is proposing to sand the clapboard down in preparation for painting, and to hand paint the clapboard siding which are appropriate methods.

4.3 Heritage Grant Program

Applications for the Heritage Grant program are assessed against the program criteria (described in **Appendix C**). This system is utilized to ensure that grant funding is best distributed to projects in need and to as many properties as possible. Conservation of original and early materials is considered to be a best practice in conservation. Conservation of functional attributes are given preference over attributes that are strictly aesthetic. The same applies for projects that propose to replicate lost or damaged heritage attributes. Although a criteria-based system is used, all projects related to the conservation and maintenance of heritage properties are important and the stewardship role of heritage property owners is integral in the maintenance of our cultural heritage resources.

Final finishes, including painting, are eligible for funding under the Heritage Grant program. Additional photos of the current condition of the paint on the clapboard dwelling are shown in **Appendix D** (photo documented by staff in September 2019).

Residential properties are eligible for 50% of project costs up to a maximum of \$10,000. Three quotes were provided in support of the application. The lowest of the three quotes was provided by Robert McEwen General contractor at \$18,871.00. The following chart provides a breakdown of the proposed funding:

Total project cost	\$18,871.00
50% of eligible project costs (or maximum allowable funding)	\$9,435.50
	\$4,717.75

Cost to Niagara Region (subject to availability only)	
<i>Cost to Town of Niagara-on-the-Lake</i>	\$4,717.75

5. STRATEGIC PLAN

Not applicable.

6. OPTIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

A \$200 application fee for residential properties has been submitted for the processing of the Heritage Grant application. There is no fee for a Heritage Permit application and any staff review and administrative costs are borne by the Town.

The Town and the Niagara Region share the costs of approved grants on a 50/50 basis. However, the portion provided by the Niagara Region is subject to funding availability and is not guaranteed; only the Town's portion is guaranteed subject to fulfillment of program requirements. If Council approves this grant application, the cost to the Town will be \$5,000.00.

If the final invoice for the specified project is greater than the amount of funding originally approved with the cost estimate the applicant will not receive more funding. This measure is to ensure that the number of pre-approved projects does not exceed the amount of funding available. If the specified project is less than the original amount of funding approved, the applicant will only receive 50% of the final cost which leaves funding available for other heritage property owners.

8. COMMUNICATIONS

The recommendations of the Municipal Heritage Committee will go to Council for final approval. Sections 33 and 42 of the *Ontario Heritage Act* 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.*

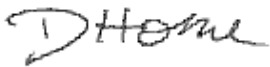
If the application for a Heritage Grant is approved by Council, the applicant would be required to enter into a Heritage Grant Agreement with the Town. Grant money will be released only after Staff have conducted a site visit to photo document and ensure the project has been completed as per the approved specifications and after the final invoice is provided to Staff. If the work has not been conducted as specified, or alterations have been undertaken that damage the cultural heritage value of the property, then the grant money will not be released. All project work must be

completed within one calendar year from the date of approval by Council.

9. CONCLUSION

The applications for Heritage Grant and Heritage Permit, to repaint the building in an off-white colour conforms to best practices in heritage conservation and to the Heritage Grant program By-law. Subject to the above conditions, the Heritage Restoration and Improvement Grant and Heritage Permit Applications are recommended for approval.

Respectfully submitted,



**Denise Horne, MA, Diploma Heritage Conservation
Planner II**



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

ATTACHMENTS



Appendix A.pdf Appendix B.pdf Appendix C.pdf Appendix D.pdf

Appendix A



Department of Community & Development Services

1593 Four Mile Creek Road

P.O. Box 100, Virgil, ON L0S 1T0

905-468-3266 • Fax: 905-468-0301

Date Received: _____

Time Received: _____

Application No. _____

(For Office Use Only)

B. Applicant/Agent Information – Please Print

Date: 21/07/19

Name of Property Owner: ROBERT MCEWEN

Mailing Address of Property Owner:

58 JOHNSON STREET
Street Address

NOTL L0S1T0
City/Town Postal Code

Telephone No: 905 468 8508 Fax No: —

Email: thegeorgianresidence@yahoo.ca.

Agent Information (if applicable)

Name of Agent: _____

Mailing Address:

Street Address

City/Town Postal Code

Telephone No: _____ Fax No: _____

Email: _____

Municipal Address for which this application is being submitted.

Street Address

LOS IJO.

Postal Code

Lot Number: _____

Plan Number: _____

HOUSE

☐

No

5

No

i) Please describe restoration works and improvements that are eligible for the grant. (See the attached Program Guide for definition of "eligible work")

A hand-drawn graph on lined paper. The x-axis and y-axis are represented by the horizontal and vertical lines of the grid. A blue curve is drawn, starting at the origin (0,0) and increasing as it moves to the right. The curve is concave, meaning its slope decreases as it moves to the right. The curve passes through approximately (1, 1) and (2, 1.5) on the grid.

Proposed Exterior Restoration/Repair Eligible for Matching Grant

RE-PAINT EXTERIOR SIDING, WINDOWS, SHUTTERS
AND FACIA BOARD ON FOUR SIDES OF THE ORIGINAL
HISTORIC PART OF HOUSE

Proposed Interior/Exterior Improvements not eligible for Matching Grant

ii) Cost Summary (please attach two detailed cost estimates for work to be performed)

- | | | |
|----|-------------------------------------|------------------------------|
| a. | Eligible Interior Work | \$ <u> </u> |
| b. | Eligible Exterior Work | \$ <u>16,700</u> + HST |
| c. | Heritage Design Study (if required) | \$ <u> </u> 9435-50 |
| d. | TOTAL ELIGIBLE COSTS | \$ <u>18,871</u> |
| e. | Other Work (not eligible) | \$ <u> </u> |
| f. | Total Construction Costs | \$ <u>18,871</u> |

iii) Amount of Grant Applied For: (25% cost of item "d" above) \$ 4717-75.
(See Program Guide for maximum amount of grant and maximum portions allowable for heritage design study)

iv) Construction Schedule (Construction of all works must be completed within one (1) year of construction start date)

Approximate Start Date of Construction: MID SEPTEMBER

Approximate End Date of Construction: EARLY OCTOBER

E. Financing of Project

Have you applied for or will you be obtaining any other sources of government funding? (includes federal, provincial etc.)

Yes ☐

No ☒

If yes, please list other sources and amounts of government funding.

Program _____ \$ _____

Program _____ \$ _____

F. OWNER AUTHORIZATION

I, ROBERT McEWEN am the owner of the

land that is subject of this application, and I hereby authorize my agent/solicitor

_____ to make this application
and to act on my behalf in regard to this application.

Dated at the _____, this _____ day of _____
Month

Year

ROBERT McEWEN
Name of Owner

Robert McEwen
Signature of Owner

G. SWORN DECLARATION

I/WE HEREBY APPLY for a grant under this program.

I/WE HEREBY AGREE to abide by the terms and conditions of the grant program.

I/WE HEREBY AGREE to enter into a grant agreement.

I/WE HEREBY CERTIFY that the information contained in this application is true, correct and complete in every respect and agrees that the Town of Niagara-on-the-Lake reserves the right to verify any information contained herein by such inquiry as it deems appropriate, including inspection of the property for which this application is being made.

I/WE HEREBY GRANT permission to the Town of Niagara-on-the-Lake or its agents, to inspect my/our property that is subject of this application.

I/WE HEREBY AGREE that the grant may be reduced or cancelled if the work is not completed, not completed as approved or if the contractors are not paid.

I/WE HEREBY AGREE that the program for which application has been made herein is subject to cancellation and/or change at any time by the Town of Niagara-on-the-Lake in its sole discretion, subject to the terms and conditions specified in the Program. All grants/loans will be calculated and awarded at the sole discretion of the Town of Niagara-on-the-Lake. Notwithstanding any representation by or on behalf of the Town of Niagara-on-the-Lake, or any statement contain in the program, no right to any grant arises until it has been duly authorized and paid. The Town of Niagara-on-the-Lake is not responsible for any costs incurred by the Owner/Applicant inn any way relating to the program, including, without limitation, costs incurred in anticipation of a grant.

Dated at the 23/09/19, this _____ of _____,
Town of Niagara-on-the-Lake Day Month

Year

ROBERT McEWEN

Name of Owner or Authorized Agent

Robert McEwen

Signature of Owner or Authorized Agent



Robert McEwen
58 Johnson Street
PO Box 57
LOS 1J0
905 468 8508
905 941 1841
thegeorgianresidence@yahoo.ca
21/0719

H.S.T. / 857494496RT0001

Quotation for paint work 58 Johnson Street, NOTL

- 1) Siding - To repair cracks, splits and nail holes and hand wash dirt and grime on four sides of the original historic house. To sand and spot prime, 2 hand painted top coats with Benjamin Moore paint in Historic off white.
- 2) 16 Windows, 24 shutters, front door and fascia - To repair and spot prime and 2 top coats.
- 3) Quote includes all paint, materials, labour and scaffolding due to height of building.
- 4) Clean up work area and removal of waste.

Price: \$16,700
H.S.T. \$2,171
Total: \$18,871

Sincerely

A handwritten signature in black ink, appearing to read 'Robert McEwen', written in a cursive style.

DELTA PAINTING AND DECORATION

Date: July 29 2019

To: Robert McEwen

Scope of work: Exterior of the house (historic portion) located on 58 Johnson street, Niagara of the Lake to be repainted.

Work to be done on front of the house on Johnson street, side on Regent street and two part sides. It is recommended to power wash whole house (part to be repainted) to help primer and paint adhesion so as removing loose paint.

Preparation will follow with reparation of broken and split boards , filling nail holes, sanding and priming with good exterior primer.

Preparation also need to be done on 16 wooden window and 29 wooden shutters and some fascia, which means washing, sanding, scraping, filling holes then primed with exterior primer.

Next in line to prepare for painting is front door and front door steps which they also need to be prepared like the rest of the house.

After whole preparation is done we will paint two finish coats. It is recommended for primer to be used in oil based which will help with cedar bleeding through and finish coats to be done in water based acrylic paint.

Cleaning and removing debris will be done daily to ensure clean look around property.

All labor, paint, tools and equipment are included in the price.

Total price for the job before taxes is \$19,700.00 plus HST \$2,561

Total price is \$22,261

Service*Quality*Safety

Best regards from Ves, owner and operator of "Delta painting and Decoration" If you have any question or concerns feel free to contact me at 905 988 7133 or by e-mail vejsil@hotmail.ca

Tresham Painting

905-685-7252

42 Abbott
Fonthill, Ontario
L0S1E5
Canada



Overview

Residential Historic Property Maintenance Repainting Project

Scope of Work

Original Part of Home Only

Scrape all loose and failed paint from siding and windows.
Caulk all gaps.

Patch all cracks with wood filler, sand smooth, spot prime.
Remove failed glazing from windows and reglaze areas that are missing.

Repaint all siding, windows, window frames and soffit two coats to match existing colour.

Remove and Replace all shutters.
Scrape, Sand, Spot prime and Spray paint shutters both sides to match existing.

Wash all areas prior to preparation work to remove bugs, mould and dirt from all surfaces. Use TSP wash.

Timeline

2 Weeks start to finish, weather dependant

Prepared For
Robert McQueen
RMCQ
58 Johnson Street
Niagara on the Lake, Ontario
L2V4L4

Proposal Number
1327

Proposal Date
07/24/2019

Pricing

Description	Rate	Qty	Line Total
Labour \$16,300	\$18,300.00	1	\$18,300.00
Material \$2000	+HST		
Subtotal			18,300.00
HST (13%)			2,379.00
#833670938RT0001			
Proposal Total (CAD)			\$20,679.00

Terms

Warranty, Terms and Conditions

Tresham Painting Ltd warrants and agrees that:

1. Tresham Painting will complete the work in a timely and professional manner that meets or exceeds currently accepted performance standards of the industry.
2. Tresham Painting has and will maintain comprehensive general liability insurance, including personal injury and property damage with minimum limits of \$5,000,000
3. Tresham Painting shall upon request provide proof of insurance required by this agreement in the form of valid certificates of insurance confirming the required coverage.
4. Tresham Painting shall upon request submit a valid certificate of WSIB coverage prior to commencing work. Tresham painting also covenants and agrees to pay when due all amounts required to be paid to WSIB.
5. Tresham Painting will remove from the customers property, and dispose of in accordance with applicable law any waste materials resulting from the work.
6. All products and materials that Tresham Painting applies or installs will be in accordance with manufacturer instructions and requirements. MSDS sheets will be provided upon request prior to commencing work.
7. Tresham Painting will assign only trained, qualified personnel to perform the work. All Tresham Painting representatives are expected to behave in a professional and courteous manner when dealing with clients. Tresham Painting will at all times have a supervisor available to its employees for the performance of the work.
8. Tresham Painting guarantees all work to be performed and all

materials to be furnished in connection with the work against defects which may develop within a period of three years from the date of final acceptance. (This warranty excludes normal wear and tear on interior paint surfaces, exterior decks (no warranty), all exterior horizontal surfaces such as window sills where snow, ice and rain sit on top of paint surface for prolonged periods of time. Any paint that fails from behind the paint we are applying.

9. All Tresham Painting workers are employees of the company and not sub trades. **This means that you are getting professionals who are dedicated 100% to your project and to the reputation of Tresham Painting.**

10. All additional work will be charged out on a time and material basis. Areas to be painted or repaired that are not listed on this contract will be charged. (Please make sure any additions get added to the contract so that there are no surprises for you.

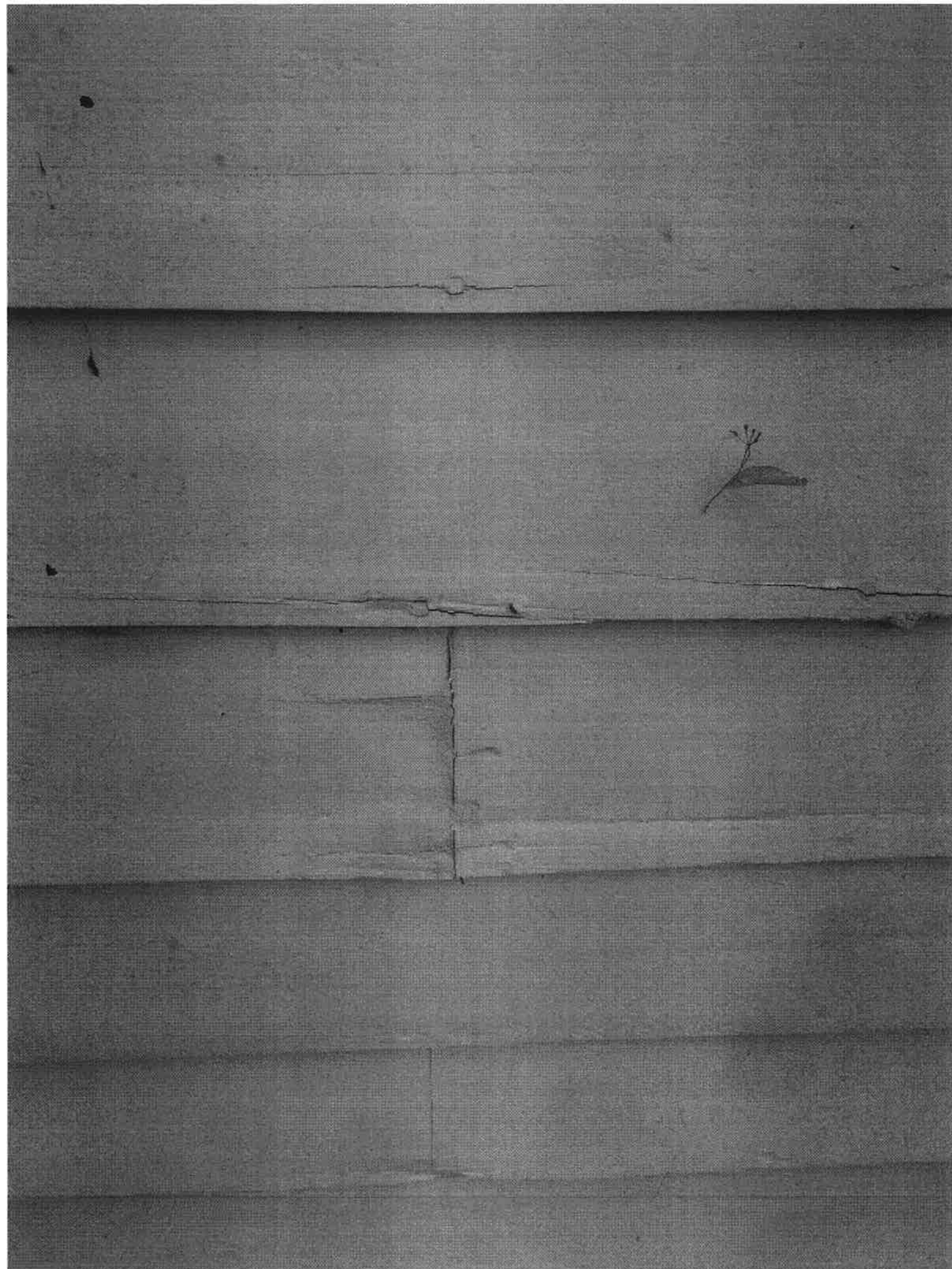
By signing this document, the customer agrees to the services and conditions outlined in this document.

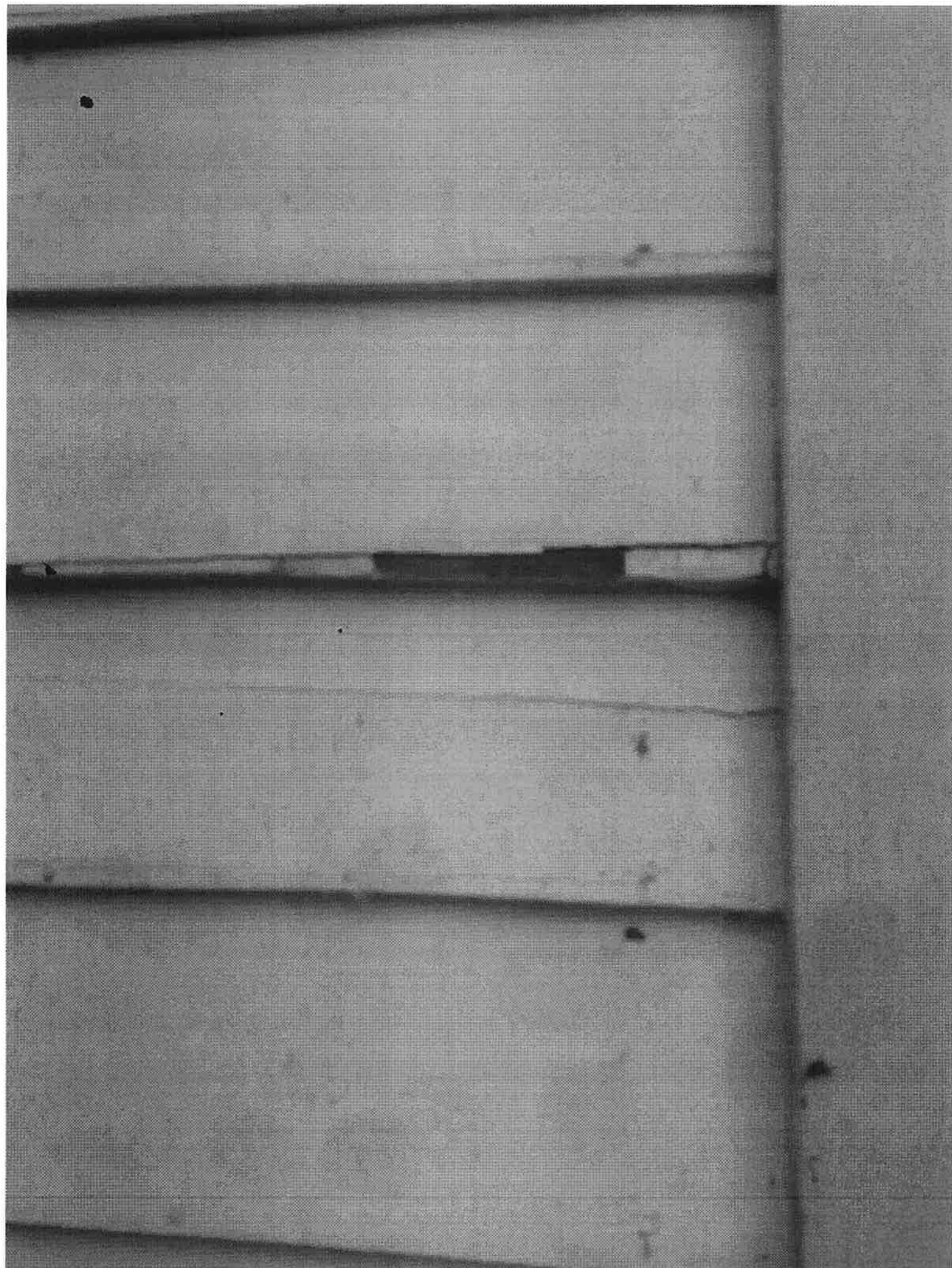
Please note that for residential clients Tresham Painting requires 50% deposit the day before the project starts. This can be paid by etransfer, credit card or cheque on the day we arrive to do the project. Payment in full is required upon project completion and inspection.

Our team will do an amazing job for you and treat your home like their own. Upon completion of your project we will tour the job together and make sure all the little details are to your satisfaction.

The entire team at Tresham Painting has a Passion for Painting and loves working with homeowners specifically. We are focused on Residential Repainting projects and have become the number one rated residential repaint company in the Niagara Region.

Our painters do quality work only and are delighted for the opportunity to work with you on this project. Our goal is to become your trusted advisor and go to painter when it comes to maintaining the inside and outside of your home. :)









THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 4492-11

(58 Johnson Street)
(Roll No. 2627 010 003 09700 0000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE ECKERSLEY-MCEWEN HOUSE, 58
JOHNSON STREET, IN THE TOWN OF NIAGARA-ON-THE-
LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the Eckersley-McEwen House at 58 Johnson Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality.

NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Eckersley-McEwen House at 58 Johnson Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 29TH
DAY OF AUGUST, 2011**



LORD MAYOR DAVE EKE



TOWN CLERK HOLLY DOWD

**SCHEDULE "B" TO
BY-LAW 4492-11
58 JOHNSON STREET**

Part Lot 107, TP Plan 86 Niagara as in RO570100; Niagara-on-the-Lake

PIN #46399-0086 (LT)

SCHEDULE 'B'

Description of Property

The Eckersley-McEwen House is a two storey 3-bay frame building with a clapboard exterior. The house is located on a square lot on the southwest corner of Johnson and Regent Streets.

Statement of Cultural Heritage Value or Interest

The Eckersley-McEwen House's cultural heritage value consists of the fact that it is one of the larger impressive houses of Neo-classical and Regency design constructed during the 1830's when Niagara-on-the-Lake prospered as a major port and centre of a significant shipbuilding industry. The lot on which the house sits was granted by the Crown to George Young in 1794. The house was probably constructed c.1830 by contractor Ed McMullen and was refurbished in the 1870's by ship's carpenter Robert Fizette. This house and its neighbours, the Post House, Barker Hall and the Varey House on the 4 corners of Johnson and Regent Streets make an impressive early 19th century architectural statement and contribute to the uniquely British colonial streetscape that is a defining characteristic of Old Town.

The house is situated on a relatively square flat lot and is located on northeast portion of the property immediately adjacent to both Johnson and Regent Streets.

The house has a 3-bay façade and a hip roof with a clapboard exterior. Its location close to the road is an indication of an early date. The building is set on a roughly coursed stone base. There are two internal brick chimneys with brick corbelling. These indicate the location of the 4 fireplaces in the house. Although overall the house is of plain design, it is distinguished by the centrally located doorway which has a fine Neo-classical doorcase with a restrained and delicate elliptical fanlight, paneled reveals, a fluted arch and pilasters, sidelights and a 6 panel door. All of the windows in the house are two over two late Victorian or early 20th century replacements. Window mouldings are plain and simply designed with a thin drip mould above and narrow wooden sills. The rear frame addition was extensively remodeled in the 1960's.

The c.1830 portion of the house has a centre hall plan that is largely intact. There are 4 original fireplaces with simple classical mouldings. In one of the rooms to the left of the entrance there are interesting moulded panels beneath the windows. Much of the trim and baseboards are original to the house as are the wide pine floors. The staircase has a fine handrail, a simple balustrade and a rather clumsy looking newel at the bottom. However, some original tapered newels remain on the upper floor. The ceilings are high and the rooms are of a generous size.

The Eckersley-McEwen House's cultural heritage value also includes its association with George Young, the first owner of the property, who was one of the first members of St. Andrew's Presbyterian Church and one of the founders of the Niagara Library, and John Eckersley who served as collector of customs in Halifax before coming to Niagara.

Description of Key Heritage Attributes

Key exterior and interior attributes that reflect the value of the Eckersley-McEwen property as one of the fine Neo-classical/Regency houses built in Old Town in the include:

- The entire exterior of the original c.1830 portion of house including stone foundation, clapboard and corner boards and shutters.
- The centre hall plan
- The entrance doorway with fluted arch, paneled reveals, 6 panel door and elliptical fanlight
- The 2 brick chimneys.
- All fireplaces and fireplace mantels.
- Original wide pine floors.
- The staircase, newel posts and balustrade
- Existing original door and window trim and baseboards
- Panel moulding beneath the windows in the room to the left of the entrance.

Appendix C

Heritage Grant Program Criteria 2016

	Criteria	Previous Grant	# Grants last in 5 years	Cultural Heritage Value	Scope of Project	Condition of Feature	Restores Original or Early Feature	Replicates Original Features/ Painting	Compatibility with District Plan / Best Practices	Historic Materials, finishes	Total	Total Project Cost	50% of Eligible Cost or max permitted	Region Share	Town Share
Property Address															
20 Platoff Street		2018	**	***	***	**	***		***	***	19	\$ 16,102.50	\$ 8,051.25	\$ 4,025.63	\$4,025.63
392 Mississagua Street		2016	**	***	***	*		**	***	***	17	\$ 7,627.50	\$ 3,813.75	\$ 1,906.88	\$1,906.88
16 Queen Street		2017	**	***	**	**		**	***	***	17	\$ 18,260.80	\$ 9,130.40	\$ 4,565.20	\$4,565.20
15284 Niagara River Parkway		2011	***	***	***	***		**	***	***	20	\$26,493.49	10,000.00	5,000.00	\$5,000.00
135 Johnson Street		2018	**	***	***	**		**	***	***	18	\$13,645.88	6,822.94	3,411.47	\$3,411.47
18 Prideaux Street		Never	***	***	***	*		**	***	***	18	\$21,357.00	10,000.00	5,000.00	\$5,000.00
285 Simcoe Street		Never	***	***	***	*		*	***	***	17	\$7,910.00	3,955.00	1,977.50	\$1,977.50
58 Johnson Street		2016	**	***	***	*		*	***	***	16	\$18,871.00	9,435.50	4,717.75	\$4,717.75
159 King Street		2015	**	**	***	*		*	***	***	15	\$21,018.00	8,791.16	4,395.58	\$4,395.58
			0 *** 1-2 ** 3-5 *	A *** B **		Severe Risk *** Medium Risk ** Little Risk *		Max. of 2 stars				\$151,286.17	\$ 70,000.00	\$35,000.00	\$35,000.00

\$70,000.00

Criteria	\$0.00
1. The last time a grant was provided for the property.	
2. Overall cultural heritage value of the property as determined by the Town’s classification for assessing cultural heritage value or interest.	
3. Scope of proposed work is clear and logical.	
4. Condition of the heritage feature to be restored where risk of loss due to deterioration or acts of God will be considered the project most in need.	
5. Proposed work serves to restore original or early materials of existing architectural heritage attributes and/or other character defining elements.	
6. Project serves to help replicate lost or damaged architectural heritage attributes and/or other character-defining elements that were once part of the building fabric or property. Existing heritage attributes cannot be compromised in the process and must be justified using appropriate research and documentation methods. Functional heritage attributes will be given preference over projects that contribute to the aesthetics of identified attributes.	
7. Proposed works are compatible with Heritage Conservation District Plan and best practices in Heritage Conservation as per the Standards and Guidelines for the Conservation of Historic Places in Canada.	
8. The proposed work makes use of historically appropriate materials and finishes.	
9. If the applicant has been in contravention of the Ontario Heritage Act or has completed work without a heritage permit within the last 3 years all points will be lost in the table.	

Appendix D



