



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-19-042

Committee Date:

October 08, 2019

Report To: Municipal Heritage Committee
Subject: 285 Simcoe Street
Heritage Restoration & Improvement Grant and Heritage Permit
Repaint 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 dwelling as per the quote and specifications provided by Primary Coatings Ltd., at \$7,910.00, with the Town and Niagara Region each providing \$1,977.50 in grant funding (Regional funding subject to availability) be approved for 285 Simcoe Street, subject to the following conditions:
 - a) The clapboard be sanded by hand, and that the paint be applied by brush;
 - b) all requirements of the Heritage Grant program implementing By-law 3989-05, as amended, be fulfilled;
 - c) the applicant enter into a Heritage Grant Agreement with the Town prior to release of grant money, for the approved Heritage Grant at 285 Simcoe Street; and
 - d) 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 dwelling at 285 Simcoe Street with respect to best practices in heritage conservation.

3. BACKGROUND

3.1 Site Description

The subject property, referred to as the Butler House, is located on the west side of Simcoe Street. The property was originally located on the south side of Niagara Stone Road near Garrison Line. Brigadier Willis Moogk moved the house to its present site in 1969 to ensure its preservation. The house was fully restored by Charlotte Ross Grant, beginning in 1970 through to 1973, at which time the basement was excavated and enlarged, and a drive-shed was built to complement the house.

A forerunner of the Ontario Cottage style of architecture, the Butler House features a formal yet simple neo-Classical design and delicate and rich interior detailing which is typical of the "Loyalist" period. The house is considered to be unique in Niagara (see **Figure 1**).



Figure 1 - Subject Property

4. DISCUSSION / ANALYSIS

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

The 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 2136-90 (attached as **Appendix B**) for the subject property, includes the following as a heritage attribute:

- The entire exterior facade of the house

The "drive-shed" (now used as a garage) on the property is not included in the designation as stated in the Designation By-law.

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.

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 (the "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 direction when wood and wood products are identified as character-defining elements of an historic place.

The following are recommended:

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 has not provided information on the method of paint removal or application. The use of hand-sanding is recommended as is paint application by brush rather than spray. The dwelling is proposed to be repainted in the existing colour.

4.3 Heritage Grant Program Parameters

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. The quote provided by Primary Coatings includes the garage, however the structure is not included in the designation by-law and cannot therefore be covered by grant funding.

Residential properties are eligible for 50% of project costs up to a maximum of \$10,000. The lowest quote provided for the work was by Primary Coatings at \$7,910 (once the cost for the drive-shed/garage is removed). The following chart provides a breakdown of the proposed funding:

Total project cost	\$7,910.00
50% of eligible project costs (or maximum allowable funding)	\$3,955.00
Cost to Niagara Region (subject to availability only)	\$1,977.50
Cost to Town of Niagara-on-the-Lake	\$1,977.50

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.*

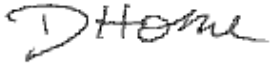
If the application for a Heritage Grant is approved by Council, the applicant would be required to enter into a Heritage Grant Agreement with the Town. Grant money will be released only after Staff have conducted a site visit to photo document and ensure the project has been completed as per the approved 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 the existing colour 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

First Capital of Upper Canada - 1792

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: August 4, 2019.

Name of Property Owner: THE ANDREW TAYLOR TRUST.

Mailing Address of Property Owner:

285 SIMCOE ST P.O. Box 812.
Street Address

NIAGARA ON THE LAKE L0S 1T0.
City/Town Postal Code

Telephone No: 416-508-4041. Fax No: 905-371-9616.

Email: refractivemd@gmail.com.

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.

City/Town NIAGARA ON THE LAKE Postal Code L0N 1N0

Lot Number: 140 Plan Number: 86

Are the property taxes paid in full on this property?

☒ Yes ☐ No

Are there any outstanding work orders on this property?

☐ Yes ☒ No

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

Proposed Interior Restoration/Repair Eligible for Matching Grant.

1. EXTERIOR PAINTING - HOUSE + OUTBUILDINGS.
2. RESTORATION + PAINTING OF SHUTTERS AND STORM WINDOWS.

Proposed Exterior Restoration/Repair Eligible for Matching Grant

1. PAINT EXTERIOR OF THE MAIN HOUSE + OUTBUILDINGS.
2. PAINT + RESTORE EXISTING STORM WINDOWS.
3. PAINT + RESTORE EXISTING WINDOW SHUTTERS.

PAINT COLOURS UNCHANGED FROM EXISTING

Proposed Interior/Exterior Improvements not eligible for Matching Grant

N.A.

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

- | | | |
|----|-------------------------------------|--|
| a. | Eligible Interior Work | \$ _____ |
| b. | Eligible Exterior Work | \$ <u>11,300.00</u> |
| c. | Heritage Design Study (if required) | \$ _____ |
| d. | TOTAL ELIGIBLE COSTS | \$ <u>11,300.00</u>
<u>15,650.00</u> |
| e. | Other Work (not eligible) | \$ _____ |
| f. | Total Construction Costs | \$ <u>11,300</u> |

- iii) Amount of Grant Applied For:** (25% cost of item "d" above) \$ ~~11,300.00~~
(See Program Guide for maximum amount of grant and maximum portions allowable for heritage design study) 2825.00

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

Approximate Start Date of Construction: Sept. 1, 2019.

Approximate End Date of Construction: Dec 15, 2019.

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, ANDREW TAYLOR. am the owner of the

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

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

Dated at the NIOGALO ON THE LAKE., this 4 day of August.
Month

2019
Year

ANDREW TAYLOR. Andrew Taylor.
Name of Owner 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 _____, this 4 of August,
Town of Niagara-on-the-Lake Day Month
2019
Year

ANDREW TAYLOR [Signature]
Name of Owner or Authorized Agent Signature of Owner or Authorized Agent

PRIMARY COATINGS LTD.

PRIMARY COATINGS

Location: 285 Simcoe St., Niagara-On-The-Lake ON.

Date: 05-27-2019

Project Description: Exterior Painting & Refinishing (Residential)

QUOTE

(289) 241-3868

primarycoatings@gmail.com

8118 Buckeye Crescent
Niagara Falls, ON

DISCRIPTION	Cost
<u>Scrape/Sand All Damaged Surfaces On House & Garage.</u>	
Prime Bare Wood	
Caulk Cracks In Surfaces (Where Needed.)	
Top Coat All Surfaces	
-Dulux Weather Guard Product (Satin Finish)	
Re-Paint All Flower Ears	
Labour Main House:	\$ 6,000.00
Labour Garage:	\$ 3,000.00
Materials:	\$ 1,000.00
Subtotal:	\$ 10,000.00
HST	\$ 1,300.00
Total:	\$ 11,300.00

We kindly ask for a 50% down payment, as per our policy. This is required upon acceptance of quote, in order to schedule in project accordingly. The remaining 50% amount owing is required to be payed in full upon completion of painting services.

QUOTE



Canada Paint Contractors

7 Herrick Ave
St Catharines, ON
L2P 2S7

BILL TO

285 Simcoe St.
Niagara-On-The-Lake, ON.

QUOTE

224

QUOTE DATE

09/08/2019

DESCRIPTION

AMOUNT

: EXTERIOR PAINT - HOUSE + GARAGE

12,525.00

- Scrape + sand + repair damaged surfaces
- Prime required surface areas
- Caulk / fill cracks as required
- Paint surface area - PPG Weatherguard - Colour to be determined
- Paint flower earns - PPG Weatherguard - Colour to be determined

Subtotal

12,525.00

hst 13.0%

1,628.25

TOTAL

\$ 14,153.25



Thank you

TERMS & CONDITIONS

Please note that this quote includes both costs of labour and materials. Please contact us at your earliest convenience; 905 650 5868

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

BY-LAW NO. 2136-90

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE BUTLER HOUSE, 285 SIMCOE STREET, NIAGARA-ON-THE-LAKE AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE AND INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings, and structures thereon, to be of architectural or historic value or interest; and

WHEREAS notice of intention to so designate the Butler House, 285 Simcoe Street having been duly published and served and a notice of objection to such designation having been received, the Council of the Corporation of the Town of Niagara-on-the-Lake referred the matter to the Conservation Review Board for hearing and report; and

WHEREAS the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that the Butler House, 285 Simcoe Street be duly designated by by-law of the Town of Niagara-on-the-Lake pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1980, Chapter 337; and

WHEREAS the aforesaid Council has considered the said report; and

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


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


1. THERE is designated as being of architectural and historic value and interest the real property known as the Butler House at 285 Simcoe Street, Niagara-on-the-Lake, 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 in the proper land registry office.
3. THE Clerk is hereby authorized to cause a copy of this by-law to be served on the owner 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 the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST TIME THIS 9TH DAY OF APRIL, 1990.

READ A SECOND TIME THIS 9TH DAY OF APRIL, 1990.

READ A THIRD TIME AND PASSED THIS 9TH DAY OF APRIL, 1990.



LORD MAYOR S. IGNATCZYK

TOWN CLERK R. G. HOWSE

SCHEDULE "A"

TO BY-LAW NO. 2136-90

THE BUTLER HOUSE

285 SIMCOE STREET, NIAGARA-ON-THE-LAKE

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara (formerly in the Town of Niagara, in the County of Lincoln) and Province of Ontario and being composed of part of Lot No. 140, Niven Plan 86 in the said Town of Niagara-on-the-Lake, which said parcel may be more particularly described as follows:

COMMENCING at the most southerly angle of said Lot;

THENCE North 34 degrees and 44 minutes East along the north-westerly boundary of Simcoe Street, 130.0 feet to the place of beginning of the herein described lands;

THENCE continuing North 34 degrees and 44 minutes East along the north-westerly boundary of Simcoe Street, 80.14 feet to the north-easterly angle of the said lot;

THENCE North 55 degrees and 28 minutes West, 208.9 feet to the north-westerly angle of the said Lot;

THENCE South 34 degrees and 44 minutes West, along the north-westerly boundary of the said Lot, 80.14 feet;

THENCE South 55 degrees, 28 minutes East, 208.9 feet to the point of commencement.

All previously set out in Registered Instrument No. 601088 (1989).

SCHEDULE "B"

TO BY-LAW NO. 2136-90

STATEMENT OF THE REASONS FOR THE PROPOSED DESIGNATION

The Butler House, c.1815
285 Simcoe Street
Part Lot 140, Niven Plan 86
Town of Niagara-on-the-Lake, Ontario

Built c.1815, the Butler House is of superior architectural merit and has an important historical connection with one of Niagara's most notable founding families. It is recommended for designation for architectural and historical reasons.

The Butler House was originally located on the south side of Niagara Stone Road in the vicinity of the Garrison Line which was the westerly boundary of the former Town of Niagara. Colonel John Butler of Butler's Rangers who administered the original Loyalist settlement in what is now the Town of Niagara-on-the-Lake, acquired land in this vicinity in 1784. In 1802 parcels of land in this area, known as the Butler Tract, were granted to Andrew, Thomas and William Johnson Butler and Deborah (Butler) Muirhead, children of Colonel John Butler. The house is thought to have been built and occupied by their descendants, including Johnson and James Butler.

Brigadier Willis Moogk moved the house to its present site in 1969 to ensure its preservation. The house was fully restored by Charlotte Ross Grant, beginning in 1970 through to 1973, at which time the basement was excavated and enlarged, and a drive-shed was built to complement the house.

A forerunner of the Ontario Cottage style of architecture, the Butler House features a formal yet simple neo-Classical design and delicate and rich interior detailing which is typical of the "Loyalist" period. The house is considered to be unique in Niagara.

This building is a one storey, 5 bay, symmetrical structure with a hip roof and horizontal clapboard finish. It has an unusual structure, a heavy timber barn-type frame filled in with a continuous walling of vertical planking (much of which is hand sawn) roughly three inches thick. The vertical walling is secured by notches cut in the sill and the plate and fastened with wrought nails. The roof is a conventional hipped form reinforced with king posts at either end of the ridge, which hold a shaped ridgepole between them. The interior of the planking is covered with thin vertical furring, over which expanded wood board lath is attached as a base for the interior plaster finish. The plaster survives, in most places, to this day.

So far as is known the planked frame of the Butler House has no other counterpart in Niagara, and, it would appear, it is an early form of this type of construction.

The house has a cornice gutter around the entire roof line which has been rebuilt into the eaves in a form which is common to a house of this period in this area. The building is set on a high foundation which has been reproduced at the Simcoe Street location, with an old hand-made brick facing at the above grade points to resemble the original foundation. Restoration of the building has resulted in the two interior chimneys being reconstructed to the original detail.

The exterior finish was originally square-edged pine clapboard fastened with hand-wrought, rose-head nails and where required the clapboard has been restored with similar material.

The house had a Greek Revival front added to the facade c.1850 which had seriously deteriorated by the 1970s, revealing the original white-painted clapboard below. The latter was restored. The architrave backboards to the original doorcase showed a paint outline of engaged colonette detail which was interpreted as a fluted form in restoration. The doorcase was completed with appropriate entablature which was guided by the interior treatment of the house. The six panel door and sash sidelights are original. The front steps and stoop are modern, and were built in part to accommodate some modern amenities.

The window sash on all the windows has been renewed to the original detail. The cellarway entrance vestibule which is located on the north side generally follows the outline of the previous structure but was reconstructed when the building was moved.

A trellis style porch with pagoda roof was added to the rear of the house in the early 1970s to mask the slightly off-centre position of the rear entrance. A separate detached garage was constructed in the late 1970s to a form and design compatible with the house.

Much of the interior trim still exists in the front hall including the wood cornice, the chairrail, the architraves and the baseboard as well as the reverse side of the entrance doorcase with its elaborate trim and entablature. The original doorcase to the back of the front hall room remains in place although some restoration work was undertaken to restore damaged parts such as entablature and sash which had been removed. The six panel, recessed, moulded doors in the hall are original although some hardware has been replaced with authentic period types.

The rear hall, located behind the front hall, retains all of its original trim except where restoration work has been necessary to repair damage resulting from the construction of later partitions. The staircase to the basement and the stair rail have been constructed to period detail.

In the drawing room (to the left of the front door) the original trim and joinery still exist, including the mantelpiece with twin colonettes, architraves and fanlights at the alcoves, architraves to all openings in the walls, the wood cornice, chairrail, baseboard and the bumper rail for hanging a mirror between the front windows. The window sash and alcove doors and shelves in the drawing room have been restored.

The frieze painting and wall painting in the drawing room, between the front windows above the chairrail, are very early and possibly contemporary to the original construction of the house or were applied shortly after the completion of the interior. The frieze painting and wall painting were restored by Maurice Strike, a noted theatre designer, in the early 1970s. Only the background colour of the walls was changed, from the original royal yellow to a more neutral soft olive green. All of the other original colours were restored. The fireplace in the drawing room was reconstructed to its original shape, complete with a double flue, utilizing brick salvaged from the original fireplace for the facing while the outer hearth was renewed with stone.

All of the original trim remains in the dining room (to the right of the front door), but in a slightly later design (1825-1830) than the rest of the house. The original complement of trim includes the wood cornice, symmetrical pilaster trim with corner blocks, spandrel panels below the windows, the chairrail, the baseboard and the mantelpiece and the six-panel doors to the hall and alcoves. The trim is believed to have been renewed as the result of a fire which is thought to have started in the kitchen fireplace located below. The fireplace has been rebuilt to the original detail following the relocation of the building.

The library or sitting room (located to the rear of the dining room) retains its original trim including the architraves, chairrail, baseboard, doors, the mantelpiece, and boxed posts. The fireplace has been rebuilt to the original design following relocation of the building.

The best bedroom, located to the rear of the drawing room, was heated by a stove rather than a fireplace and retains all of its original trim and joinery including baseboard, chairrail, architraves, door and boxed posts.

In the basement the kitchen cooking fireplace and the bakeoven have been reconstructed to their original pattern, as working models, using salvaged hand-made brick. Most of the rest of the trim and detail in the basement level has been newly constructed in period detail including the sash, mantelshelf, cupboard fronts and the door to the outside, to create an appropriate complementary finish to that of the rest of the house.

This designation includes the entire exterior facade of the house; its (original) interior floor plan including the entire envelope of each room, openings, ceilings and wall partitions; all interior features, trim and detail of the house as described above, including the colour scheme; and all lands known municipally as 285 Simcoe Street. Features of the house excluded from the designation are the side entranceway, the front stoop, the rear porch and the newly (1970-1973) excavated (west) section of the basement including the bar, the washrooms, the modern kitchen, the new bedroom and storage areas. The drive-shed is also excluded from the designation.

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.	