



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 40-2023

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### Being a By-law to Establish a Designated Heritage Property Grant Program

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**Whereas** Section 39 (1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (“the Act”), authorizes a municipality to pass by-laws providing for the making of a grant or loan to an owner of property that has been designated under Part IV of the Act (a “designated property”) as being of cultural heritage value or interest, for the purpose of paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as Council may prescribe; and

**Whereas** the Municipal Council of The Corporation of the Town of Fort Erie identified the importance of cultural and natural heritage preservation in its 2018-2022 Strategic Plan; and

**Whereas** Report No. PDS-12-2023 was considered and approved at the Special Council-in-Committee Meeting held on February 22, 2023, to adopt a Designated Heritage Property Grant Program for the Town of Fort Erie, to support the preservation and conservation of heritage properties; and

**Whereas** it is deemed advisable and in the public interest to establish a grant program for designated properties on the terms set out in this by-law as an incentive to encourage property owners to renovate and restore such designated properties and thereby contribute to the preservation of the Town of Fort Erie’s heritage and historical structures;

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** the Designated Heritage Property Grant Program Guide attached as Schedule “A” and forming part of this by-law, is authorized, adopted and approved.
2. **That** the Manager, Community Planning, or his/her designate, shall be responsible for the administration of the Designated Heritage Property Grant Program and the development of forms related thereto.
3. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

**Read a first, second and third time and finally passed this 27<sup>th</sup> day of March, 2023.**

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Mayor

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Clerk

# **Town of Fort Erie Designated Heritage Property Grant Program Guide**



**Planning & Development Services Department**  
**The Corporation of the Town of Fort Erie**  
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## SECTION 1.0 – INTRODUCTION

The Ontario Heritage Act (OHA) is provincial legislation that allows for the designation of individual properties and districts as being of cultural heritage value or interest.

Municipalities have the role of determining if a heritage property will be designated under the OHA. The Town of Fort Erie has mandated that the Municipal Heritage Standing Committee (MHSC) provide advice and recommendations for the purposes of the conservation of built heritage. Twenty-three properties are designated under the OHA, in the Town of Fort Erie.

While designation provides for the protection of heritage assets, ongoing maintenance, conservation and restoration are required to ensure long-term preservation. The Designated Heritage Property Grant Program offers financial support to help property owners maintain the heritage features and attributes of their designated heritage properties, as set out in the designating by-law. The Town sets the process and criteria by which owners of designated properties may apply for a Designated Heritage Property Grant.

### 1.1 IMPORTANCE OF HERITAGE RESOURCES

Designating properties under the OHA protects them from being lost to time, while managing the risk of alterations or demolition. While changes to heritage features and attributes is still possible, designation provides a due process by which property owners, Council, and other interested parties can determine the best course of action for preservation. Maintaining a designated heritage property and attributes provides numerous benefits, including:

- **Preserving a sense of place and community identity**

Fort Erie is situated on the traditional territory of the Anishinaabeg and Haudenosaunee peoples with a history dating back at least 13,000 years. Fort Erie's cultural heritage is represented by many attributes that make Fort Erie unique. Cultural heritage is a non-renewable resource and the preservation of such is a shared responsibility. Citizens whose properties have received a heritage designation share in caring for these heritage resources, and these assets reflect the distinct and rich character of the community.

Heritage resources enhance our quality of life and sense of place, and are part of the fourth pillar of a sustainable community – Social, Economic, Environmental, and Cultural. Well maintained cultural heritage assets foster local identity and community pride. This grant program is intended to support the valuable cultural heritage resources within the Town of Fort Erie.

- **Promoting economic growth**

Designated heritage properties can help the local economy by creating jobs in craftsmanship and preservation. In order to restore older buildings and structures,

specialized skills from local businesses are needed, which generates income in the community. Designation can also help increase assessment and property value.

- **Encouraging tourism**

The historic, cultural, scientific, and artistic significance of a place can attract tourists from around the country and world, thus stimulating local businesses. Whether it be a historical landmark, an architectural masterpiece or a significant tree, people are drawn to unique sites for exploration and leisure.

## 1.2 MAINTAINING HERITAGE RESOURCES

It is important to maintain heritage properties, features and attributes so history can be preserved for current and future generations. While designation identifies the need to conserve a heritage property, maintenance is required to ensure its sustainability.

The Ontario Heritage Trust outlines eight guiding principles in the conservation of historical properties, including:

### **1. Respect for documentary evidence**

Ensure work is based on historical documentation, such as historical drawings, photographs, and physical evidence.

### **2. Respect for the original location**

Only move buildings if there is no other way to save them since site is also a component of the property's significance.

### **3. Respect for historical material**

Choose to conserve and repair over replacing building finishes and materials in order to maintain the property's historical content.

### **4. Respect for original fabric**

Use like materials when repairing properties in order to maintain both their likeness and their integrity.

### **5. Respect for the buildings' history**

Do not erase or destroy later additions to a property in order to restore it to a single time period or restore it to one period at the expense of another.

### **6. Reversibility**

Ensure alterations that are made are able to return to original conditions in order to conserve previous building designs. For example, if a new door opening is put in a stone wall, number and store the original stones to allow for future restoration.

### **7. Legibility**

Ensure new work is distinguishable from old, and buildings are recognized as products of their time.

## 8. Maintenance

Carry out regular upkeep in order to avoid high costs of future restoration<sup>1</sup>.

### 1.3 PURPOSE

The purpose of this program is to:

- Establish a clear, equitable, efficient and accessible process and criteria for the provision of Designated Heritage Property Grants to eligible applicants, and
- Support the maintenance, conservation, and restoration of designated heritage properties and heritage attributes in the Town of Fort Erie.

In order for a property or structure to be designated under the OHA, it must be assessed with respect to general criteria as provided for in the OHA and O. Reg 569/22, and be designated under Part IV of the OHA.

## SECTION 2.0 – ELIGIBILITY

### 2.1 ELIGIBLE PROPERTIES

Owners of properties designated under Part IV of the OHA are eligible to receive funding for the conservation and restoration of heritage attributes.

### 2.2 GRANT DESCRIPTION

Through the Designated Heritage Property Grant Program, an owner may apply for a grant of up to 50% of eligible costs to an upset limit of \$10,000 for work performed to the identified heritage features and attributes of a designated property. An owner can apply for the grant once every two (2) years.

Grant amounts will be determined based on the lower of two (2) cost estimates provided from a heritage expert (registered and bona fide contractor, qualified architect or engineer, or restoration consultant), who must not have a business or personal relationship with the owner. Cost estimates must provide an itemized and detailed description of each component of the proposed work, based on specifications, architectural drawings, specialist reports, and recent and historical photos which clearly indicate the heritage attributes subject to the proposed work. A complete application package shall include:

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<sup>1</sup> Ontario Heritage Trust (n.d.). *Eight guiding principles in the conservation of historical properties*. Retrieved from <https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles>

- A completed application form,
- The designating by-law, listing heritage features or attributes,
- Photos of the heritage features or attributes in original and good condition,
  - Recent and date stamped photos that provide an overview of the property prior to construction/renovation,
  - Recent and date stamped photos of the heritage attributes prior to construction/renovation,
- A detailed work plan and description of work prepared by a heritage expert demonstrating how each component of the proposed work will be undertaken (including specifications, architectural drawings, and/or specialist reports where relevant),
- A Heritage Impact Statement, if requested through pre-consultation,
- Two (2) dated, detailed and itemized cost estimates based on the proposed description of work (including materials, labour, equipment, and related expenses). Lump sum estimates will not be accepted,
- The owner's authorization, if submitted by someone other than the owner,
- An approved heritage permit, building permit, and/or other Town approval issued for the work as applicable, and
- Accreditation of the heritage expert.

The Town may request additional information to process an application, as required. The Town may also confirm the qualifications and status of a contractor or contact the contractor to clarify and confirm items.

Poor or defective work may be deemed ineligible for funding at the end of the project. Only projects of a satisfactory quality of work per the Standards and Guidelines for the Conservation of Historic Places in Canada will be deemed eligible for grant funding.

Applications will be considered on a first come, first served basis, due to a limit in funding. Grants will be paid out upon completion of the project, submission of proof of work and final paid invoice(s), provided the work is to the satisfaction of the Town and the applicant is in good standing with the Town and the Province.

Work associated with an application must be competed and approved, before a property owner can apply for a subsequent application.

## 2.3 ELIGIBLE PROJECTS

In general, eligible projects must be directed toward the conservation and/or restoration of heritage features and attributes cited in the Reasons for Designation in the property's designating by-law. Application eligibility will be determined by Planning and Development Services staff, in consultation with the Municipal Heritage Standing Committee.

Retroactive funding requests will not be considered.



The projects described below are eligible for grant funding. Specific work that is eligible is summarized in Section 4.0.

### **2.3.1 General**

Any work that conserves or restores heritage features or attributes specified in the designating by-law is eligible. Eligible projects fall into the three following categories:

#### **1) Conservation of existing and significant attributes**

The restoration of existing and significant heritage features and attributes that align with the designating by-law. This would include, but is not limited to, repairing deteriorated elements, such as doors and windows, siding and roofing materials, porches and steps, brick, and other attributes as described in the designating by-law.

#### **2) Reconstruction of existing and significant attributes**

The reconstruction of existing and significant architectural attributes that still exist, but are beyond conservation or repair. This would include only accurate reconstruction of the original attributes, using materials, sizes, and configurations that match the original.

#### **3) Restoration of significant attributes**

The reconstruction of significant heritage attributes which have been lost, but for which the appearance can clearly be determined from documentary sources. Documentary sources must pertain to the particular property for which funding is requested, and demonstrate the original significance of the attribute(s). The documentation should be in the form of historical drawings or photographs that clearly show the attribute(s) to be restored.

To achieve optimal outcomes, work on historical buildings requires care and often involves specialized materials, techniques, and expertise. It is an expectation of the program that the applicant consults with an expert in heritage preservation before undertaking any work.

Short-term, routine maintenance is not eligible. This includes minor repairs, such as repairing a broken step or broken window glass, painting that is not part of a restoration project, repairing roofing material, etc.

### **2.3.2 Structure**

A building's exterior may be identified as a character-defining element of a designated heritage property. This may include a building's colour, composition, orientation, scale and texture. The exterior form may also be related to its surroundings, including spatial relationships with adjacent buildings, climatic considerations, circulation for vehicles and pedestrians, natural features, plazas or views.

Deteriorated elements of the exterior form could be stabilized through structural reinforcement and weather protection, or the correction of unsafe conditions, until repair work is carried out. Missing parts can be recreated based on physical and documentary



evidence, and obscure parts can be revealed to re-establish character-defining proportions and massing.

Only work that corrects serious structural faults and restores the building to structural soundness is eligible. Routine maintenance and structural work needed for modern renovations are not eligible.

### **2.3.3 Exterior**

Eligible projects might include the conservation, restoration or reconstruction of significant architectural attributes that are cited in the property’s designating by-law, such as:

- Doors, windows and shopfronts,
- Entrances, porches, and balconies,
- Roofs,
- Repair, repointing, and cleaning of masonry,
- Stucco,
- Storm and screen windows,
- Glass and glass products,
- Eavestroughs,
- Wood and wood products,
- Architectural and structural metals, and/or
- Any other attributes important to the overall composition of the structure as specified in the designating by-law.

More detail is provided in Appendix 1.0

### **2.3.4 Interior**

The conservation or restoration of interior attributes specifically identified in the property’s designating by-law are eligible. Eligible interior attributes may include woodwork, plasterwork, wall or ceiling murals, bannisters and railings, flooring or other attributes.

Heritage value for interior attributes can be derived from their physical characteristics as well as where they are located in the historical building. New services, such as electrical work, plumbing, heating, and insulation are not eligible.

## **SECTION 3.0 – APPLICATION PROCESS**

### **3.1 STEPS**

- **Step 1: Pre-consultation**

The applicant is required to schedule a pre-consultation meeting with Town staff early in the process of planning a project, in order to review eligibility, application requirements and coordination with other permit applications, such as a Heritage Permit Application.

This advance consultation helps to avoid ineligible projects, and ensure appropriate experts are engaged and appropriate documentation is prepared.

• **Step 2: Application**

The property owner shall submit a complete Designated Heritage Property Grant Program application to the Planning and Development Services Department.

This application must include all details necessary for a full understanding of the proposed work, including:

- A completed application form,
- The designating by-law, listing heritage features or attributes,
- Photos of the heritage features or attributes in original and good condition,
- Recent and date stamped photos that provide an overview of the property prior to construction/renovation,
- Recent and date stamped photos of the heritage attributes prior to construction/renovation,
- A detailed work plan and description of work prepared by a heritage expert demonstrating how each component of the proposed work will be undertaken (including specifications, architectural drawings, and/or specialist reports where relevant),
- A Heritage Impact Statement, if requested through pre-consultation,
- Two (2) dated, detailed and itemized cost estimates based on the proposed description of work (including materials, labour, equipment, and related expenses). Lump sum estimates will not be accepted,
- The owner's authorization, if submitted by someone other than the owner,
- An approved heritage permit, building permit, and/or other Town approval issued for the work as applicable, and
- Accreditation of the heritage expert.

Where necessary, the Town may request additional information, plans, specifications, drawings, and/or photos.

• **Step 3: Evaluation**

The application will be reviewed by the Town in consultation with the Municipal Heritage Standing Committee as appropriate.

Staff and/or members of the Municipal Heritage Standing Committee may visit the site to view the heritage features and attributes, and discuss the proposed work with the owner, as appropriate.

Approval of the application is delegated to the Director, Planning and Development Services. The applicant will be informed in writing of the Town's decision, and of the conditions under which the grant will be paid. The decision made is final.

• **Step 4: Undertake Work**

Following approval of an application, and subject to a building permit and heritage permit as applicable, the owner will undertake the work. The owner is required to

contact the municipality concerning any proposed change to the project during the course of the work. Any new work or any changes to the work will not be funded without prior written approval. Allow sufficient time for the Town and Municipal Heritage Standing Committee to review and consider changes prior to performing them.

- **Step 5: Final Report**

Once work is completed, the owner shall submit a Final Report to the Town, including photos of completed work, final invoices, and proof of payment.

- **Step 6: Inspection**

Work shall be inspected to ensure conformity with the approved application. Inspections will be carried out by Town staff.

- **Step 7: Payment**

The grant is paid to the owner by the municipality upon receipt of the Final Report and Inspection, provided the work is consistent with the approved application and performed to the satisfaction of the Town.

## 3.2 HERITAGE ADVICE

It is an expectation that applicants seek professional advice when planning heritage conservation and restoration projects. The following serve as useful starting points for documentary information and reference:

- Ontario Heritage Toolkit
- Standards and Guidelines for the Conservation of Historic Places in Canada
- The Fort Erie Historical Museum
- The Ministry of Heritage, Sport, Tourism and Culture Industries

## 3.3 TERMS AND CONDITIONS

- Funding is allocated annually by Council. Applications are considered on a first come, first served basis, based on an approved application. Approval of the grant application is at the discretion of the Town, and is subject to the availability of funds.
- The property and heritage attributes must be designated under Part IV of the OHA.
- Property taxes must be paid in full at the time of application and at the time the project is completed.
- There are no outstanding by-law infractions, work orders, property standards orders or unpaid Administrative Penalties against the property.
- The building complies with the Town's property standards by-law, in the opinion of and upon inspection by Planning and Development Services staff.
- The applicant must be in good standing with the Town and in compliance with the OHA.
- The grant is conditional upon receiving a Heritage Permit for the work and any planning and building code approvals, as required.
- Approved work must be completed within two (2) calendar years of the date of grant approval, otherwise grant funding will be withdrawn.

- The grant is not transferable to new property owners upon sale of the property.
- Work carried out prior to application approval is ineligible for the grant.
- Work carried out must comply with proposed work in the approved application form. The owner must contact the municipality concerning any changes to the project that are proposed during the course of the work. Any new work, or any changes to the work, will not be funded without prior written approval.
- Works must be completed according to acceptable standards as identified in the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Upon approval of an application, the applicant shall enter into a written agreement with the Town.

### 3.4 CONTACTS

For more information regarding the Town's Designated Heritage Property Grant Program, please contact:

Planning and Development Services Department  
1 Municipal Centre Dr., Fort Erie, ON L2A 2S6  
(905) 871-1600 ext. 2527  
[heritage@forterie.ca](mailto:heritage@forterie.ca)

You may also visit the Town of Fort Erie Heritage Planning webpage at:  
<https://www.forterie.ca/pages/HeritagePlanning>

## **APPENDIX 1.0 – PROJECTS ELIGIBLE FOR DESIGNATED HERITAGE PROPERTY GRANT FUNDING**

The following offers a number of guidelines for the type of work that may be eligible under the Designated Heritage Property Grant. Project work must pertain to heritage features and attributes cited in the Reasons for Designation in the property's designating by-law, as well as be recommended by a heritage expert, in order for an application to be approved.

### **1. Doors, Windows and Shopfronts**

Doors, windows and shopfronts should be protected and maintained with appropriate surface treatments. Recognized conservation methods should be used to repair parts of doors and windows through patching, piecing-in, consolidating or otherwise reinforcing them. Limited replacement may be needed with a compatible substitute material, of extensively deteriorated or missing parts of doors, windows and shopfronts. When designing and constructing a new door or window that is completely missing, use a design that is compatible with the style, era and character of the historical place, or a replica based on documentary evidence.

Repairs should match the existing work, both visually and physically, as closely as possible. Moreover, adjacent character-defining elements should be protected from accidental damage or exposure to damaging materials during maintenance or repair work.

### **2. Entrances, Porches and Balconies**

Entrances, porches and balconies can be identified as character-defining elements of an historical place, and can include canopies, overhangs, pergolas, stairs, verandas, vestibules, and widow's walks.

Entrances, porches and balconies should be protected and maintained by using appropriate surface treatments. Deteriorated entrances, porches and balconies should be stabilized using structural reinforcement and weather protection, or correcting unsafe conditions until repair work can be carried out, rather than removing deteriorated entrances, porches or balconies.

Repairs should use a minimal intervention approach and be based on documentary or physical evidence.

### **3. Roofs**

Roof assemblies can include visible components, such as chimneys, cresting, cupolas, dormers, eaves, fascias, gables, gutters, parapets, soffits, turrets and weathervanes. They can also include components such as cladding, flashing and ventilation, insulation, substructure, and vapour control. Roofs should be repaired by patching, piecing-in, consolidating, or otherwise reinforcing, through recognized conservation methods.

Limited replacements may be needed for extensively deteriorated or missing parts of the roof, and should match the existing work as closely as possible.

This also includes the repair and replacement of wood clapboard or board-and-batten, repair and repointing of masonry, stucco repair, and/or the repair or replacement of original roofing material. It also includes removal of modern material, and replacement with original materials in cases when original material can be documented.

Repairs to or renewal of modern materials are not eligible.

The conservation or renewal of original roofing and siding materials deals exclusively with historical materials. The materials are defined as wooden shingles; shakes; boards roofing; metal roofing made of copper, zinc, tin or terneplate; and roofing of clay tile and slate. Copper sheeting and slate shingles among other materials can last for numerous decades, while wood and asphalt shingles and membrane roofing may require more frequent replacement. Frequent replacement can affect the heritage value of roofs, and so material, shape, exposure, detailing, and pitch all need to be considered when replacing a roof.

Designated Heritage Property Grants are intended to help offset the extra costs associated with the specialized supplies, materials, and skills required for the preservation of heritage properties. For this reason, materials such as standard asphalt shingles and other "modern" readily available roofing types are not eligible under this program unless they are original to the designated property.

#### **4. The Repair, Repointing, and Cleaning of Masonry**

Masonry work is eligible only if the materials and methods used will not cause harm to the historical masonry. It can include mortared or dry laid natural stone, cast stone, terra cotta, brick, and concrete block. Its various characteristics, such as its joint width and profile, coursing pattern, brick or mortar, finish dressing, and stone's colour and texture can all require careful consideration for heritage preservation.

Functional, decorative and sculptural components, for example, cornices, lintels, band courses, water tables, and scuppers and carvings also contribute to a property's heritage value. Masonry may act as the structural system and the building envelope, and so conservation must take both these roles into account. Masonry can best be preserved through timely and appropriate maintenance.

Application of water-repellent coatings is not eligible, as it can trap moisture inside the masonry. To avoid damage from water penetration and freezing in cold weather, repair of failed flashings, deteriorated mortar joints, and other mechanical defects should be done in a timely fashion.

Surface treatments, such as breathable coatings, should only be used as a last resort if repairs, flashings, alternative design solutions or flashings fail to stop water penetration, and if a maintenance program is provided for the coating.

Cleaning of masonry buildings may be eligible if it is necessary for the building's preservation, specifically to halt deterioration and remove heavy soiling and graffiti, and if it is carried out using suitable materials, methods, and pressures. The gentlest cleaning method possible should be used, and the result should be observed overtime to determine its immediate and long-term effects. Otherwise, cleaning treatments for solely aesthetic reasons can accelerate deterioration.

Grants will not be paid for sandblasting since it can remove materials' hardened exterior and cause them to deteriorate.

## **5. Stucco**

Designated Heritage Property Grants may be applied to the restoration of stucco and pebbledash where this is known to have been the historical exterior finish for the structure.

To receive the grant, the stucco work must replicate the original or historical rendering of the building in colour, materials, and texture. Appropriate coating or paint systems should be selected, based on compatibility with previous layers of character-defining colour, texture, finish, and paint.

Repairs should be visually and physically compatible, and identifiable for future research upon close inspection.

Modern stucco mixtures and compositions with high cement contents are not eligible since they may not adhere to existing historical materials, and would likely require repeated maintenance.

## **6. Storm and Screen Windows**

Designated Heritage Property Grants may be applied to the repair, conservation or reconstruction of wooden storm or screen windows if the historical use of storm windows is documented. The storm or screen windows must be original, or replicas of the original in both style and material.

Storm windows utilizing materials such as lexan, plexiglass, aluminum, or extruded metal are not eligible for funding.

## **7. Glass and Glass Products**

The Designated Heritage Property Grant Program may be applied to the conservation and repair of glass and glass products when identified as character-defining elements in a designated property. Their functional and aesthetic attributes, such as their colour, texture, translucency or opacity, reflectivity, or treatment, can make them character-defining.

In particular, stained glass requires specialists who may involve art conservators. Funding may be provided for the repair of lead, copper and wooden frames, or for the restoration of stained-glass lights. Reinforcing panels and protecting windows with a



second sash should be overseen by a conservator who specialises in stained glass, and the method of installation should ensure it does not lead to further deterioration.

Funding is not provided for the installation of lexan, plexiglass, or other synthetic materials to protect stained glass windows. These materials are considered as new storm windows and are ineligible.

## **8. Eavestrough**

Designated Heritage Property Grants may be applied to the restoration of gutters and downpipes only where these items are considered to be significant attributes as identified in the Reasons for Designation in the property's designating by-law. This may include gutters and downpipes of now rarely-used, but long-lasting materials, such as copper and lead; gutters and downpipes that incorporate decorative elements often found at the "storm heads" or at the metal straps; and gutters that are built into the building cornice.

Galvanized metal and modern materials, such as plastic, vinyl, or aluminum are not eligible for grant consideration.

## **9. Wood and Wood Products**

Wood and wood products may be determined to be significant attributes of a heritage property. Wood may include sawn or hewn timbers, logs, and milled or sculpted lumber, while wood products may include glue-laminated timber, plywood, or composites such as wafer board or particleboard. Roofs, windows and doors, structure, cladding, carvings, interior fences, and fences may all contain wood and wood products.

As wood is susceptible to moisture, insect infestation, ultraviolet radiation, and fire, properties should be protected from these threats. Consolidating or replacing decayed and damaged wood, and fixing the conditions that led to the initial damage and decay can be done to repair the wood elements. Carpentry techniques can be used to do this. Newer wood products, such as plywood, might require replacements instead of repairs as a result of the manufacturing process involved and their modular nature.

## **10. Architectural and Structural Metals**

Structural metals usually include materials such as steel or iron columns, frames, trusses, or beams. Architectural metals entail all other metal elements, such as roofing, windows, doors, cladding, sculpture, flashings, railings and bannisters, stairs, curtain-wall mullions and spandrel panels, fences, gates, cresting, hardware, signposts, and bathroom fixtures and partitions. Historic places in Canada have used steel, galvanized steel, stainless steel, aluminum, bronze, lead, zinc, nickel, tin, copper and copper alloys, and cast iron and wrought iron, among other metals.

Metal can deteriorate through corrosion, deformation, abrasion, erosion, cracking and fatigue, as well as from flaws from original assembly, manufacture or design. The type of metal and form of damage to it must be properly identified before it can be repaired. A metal conservator or conservation professional can help accurately identify the type of metal.