

**Applicant:** \_\_\_\_\_

**Date** \_\_\_\_\_.

**Building Address** \_\_\_\_\_.

**Age of Building:** \_\_\_\_\_.

The Façade Grant Program is specifically designed for the preservation and/or restoration of historic buildings facades in the Downtown area as well as the commercial business along the main street frontages.

## Phase III Facade Check List

### Eligible Activities

- Repair to building exterior facades
  - Masonry repair
  - Cleaning of building exterior
  - Exterior Painting
  - Repairing or replacing cornices, entrances, doors, windows, decorative detail, awnings
  - Signage and sidewalks
  - Other repairs that may improve the esthetic quality of the exterior of the building
  - Approved Statue/Animal structures (approved means by Revitalization Committee).
- 

### Not Eligible

- Interior Improvements
- Roofing
- Inappropriate cleaning methods, repairs, replacements or alterations

### GUIDELINES

#### Preservation & Rehabilitation of Structures

1. Original features of a building should not be destroyed.
  - Determine by physical inspection, old photos, prior owners, building records
  - When alterations have been made with materials or designs which become irreplaceable of unique architectural style or period should be respected
  - Original materials that have been removed with irreplaceable

materials can be removed replaced or covered

2. Deteriorated features should be repaired rather than replaced
3. Alterations which conceal the original design and materials but are not appropriate for the age of the building should be removed
4. Missing material or features should be replaced if possible
5. Clean original materials as gently as possible (methods described in guidelines)
6. Mortar should be repointed when water stands in joints or significant amount is missing. *Original joint size, method of application and profile shall be duplicated*
7. Original or early color and texture of masonry surfaces should be retained
  - Unpainted masonry should not be painted but can be sealed
  - Masonry surfaces that have been painted should not be removed if the building was originally painted or removal will damage the surface
  - Cement based paint or tinted slurry may be used to protect deteriorated masonry
  - Roofing, parapet cornice, coping, scuppers and gutters should always be inspected, cleaned and repaired before masonry work
8. Original windows and door openings should be retained
  - 
  -

- New windows and doors should not be added particularly on the major visible sides
- Original windows and door openings should not be expanded, reduced or in filled
- Original windows and doors should be retained

### **For Design of Restoration or Remodeling**

1. Recommended that buildings be restored to their original or early appearance
  - Buildings should be recognized as products of their own time
  - When original appearance is not possible, compatibility with the character of downtown should be considered
2. Restoration should contribute to the unity of the adjacent building, and neighborhood
  - Restoration should include all sides of the building
  - Contemporary design for replacements when the designs does not cover or destroy original material and is compatible with the surrounding neighborhood
3. Traditional elements of a commercial building should be retained, restored or replaced.
  - Decorative cornice should be repaired and maintained
  - Window sills and hoods should be repaired and maintained
  - Patterns of masonry should be repaired and maintained
  - Windows should fill the entire opening
  - Lintel should be uncovered
  - Transom panes should be uncovered

- Storefronts should have the largest possible window area in keeping with the original opening
- Bulkhead should be no more than approximately two feet high  
Originals were wood panels
- Entrance should reflect original design
- Door should be commercial in style and typical for the period

4. Historical paint colors appropriate to the age of the building should be used
5. Canvas or treated cloth awnings are recommended for the age of the building and character of downtown
  - Aluminum or plastic materials are not consistent with older buildings
  - Colors should complement the colors of the building
  - Awnings should not cover distinctive architectural details
  - Awnings may be fixed or retractable

### **Art Structures – Animal Structures**

1. Art Structures and Animal Structures must first be approved by the Revitalize Ontario Committee and the City Manager.
  - Artwork, if paid by a portion of the grant shall be required to remain in front of the business or if moved, be replaced at the new business location along the corridor of the Façade Grant boundary as shown on the grant map.