

2. *Heritage Façade Grant - 375 Franklyn Street*

It was moved and seconded that the Finance and Audit Committee recommend Council approve a \$9,579.41 Heritage Façade Grant to replace the roof and repair the masonry chimneys of the Harris Residence located at 375 Franklyn Street.

3. *2018 Pedestrian Improvement Funding*

It was moved and seconded that the Finance and Audit Committee recommend that Council allocate \$300,000 from the 2018 Pedestrian Transportation Improvements Unallocated Budget to accelerate the construction of sidewalk on Dufferin Crescent from 2019 to 2018.

4. *City of Nanaimo Climate Change Resiliency Strategy*

It was moved and seconded that the Finance and Audit Committee recommend that Council direct Staff to approve the inclusion of the \$236,800 budget for the Climate Change Resiliency Strategy into the 2018-2022 Financial Plan.

5. *Delegation from Caroline Moncrieff, Owner, The Caroline Affect, regarding Kid's Conference*

It was moved and seconded that the Finance and Audit Committee recommend that Council Direct Staff to provide the Kid's Conference a one-time grant of \$6,500, and that funds be allocated from Council's contingency fund for the 2018-MAR-10 event.

DATE OF MEETING FEBRUARY 14, 2018

AUTHORED BY CHRIS SHOLBERG, CULTURE & HERITAGE PLANNER

SUBJECT HERITAGE FAÇADE GRANT – 375 FRANKLYN STREET

OVERVIEW

Purpose of Report

To obtain Council approval for a Heritage Façade Grant for the Harris Residence (375 Franklyn Street).

Recommendation

That the Finance and Audit Committee recommend Council approve a \$9,579.41 Heritage Façade Grant to replace the roof and repair the masonry chimneys of the Harris Residence located at 375 Franklyn Street.

BACKGROUND

A Heritage Façade Grant application has been submitted by the owner (727326 B.C. Ltd) of the Harris Residence (375 Franklyn Street) to replace the building's roof and repair its masonry chimneys.

The Harris Residence is currently on the City's Heritage Register, and is listed as a significant heritage building in the Downtown Heritage Conservation Area as contained in the City's Official Community Plan (see Attachment A for the building's historical value statement).

Staff have reviewed and evaluated the grant application and note that the proposed project satisfies the relevant requirements and objectives of the Heritage Façade Grant Program (as outlined in Attachment B – Heritage Façade Grant Program Purpose and Conditions).

The proposed exterior rehabilitation work will include roof replacement and repair of the two masonry chimneys (including cleaning, repointing and weather sealing). Photos of the condition of the existing roof and chimneys can be viewed in Attachment C – Existing Roof and Chimney Condition.

The alterations are intended to repair, refresh and conserve the appearance of the building consistent with the City's Downtown Heritage Building Design Guidelines and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

The total estimated project cost is \$19,158.81. The project is eligible for up to \$9,579.41 in grant assistance based on the 50/50 cost-sharing model specified under the program, and the maximum façade allotment of \$10,000 per street frontage. In this case, the property faces onto two separate street frontages.

It should be noted that the property received a previous façade grant in 2010 totaling \$3,000 for exterior building repair and repaint. Under the parameters of the Heritage Façade Grant Program, a previous grant does not preclude the property owner from applying and receiving additional funding support.

This property is owned by a business. Under Section 25 of the *Community Charter*, Council may, by an affirmative vote of at least 2/3 of all the members of Council, provide financial assistance to a business for the conservation of a protected heritage property (this property is considered a protected property due to its listing in the Downtown Heritage Conservation Area).

OPTIONS

1. That the Finance and Audit Committee recommend Council approve a \$9,579.41 Heritage Façade Grant to replace the roof and repair the masonry chimneys of the Harris Residence located at 375 Franklyn Street.
 - **Budget Implication:** The Heritage Façade Grant Program currently has a \$20,000 budget available to cover this amount.
 - **Strategic Priorities Implication:** The Heritage Façade Grant Program furthers the goals of the Economic Health and Cultural Vitality Community Values of the 2016-2019 Strategic Plan Update, as well as the conservation objectives of the City's Heritage Conservation Program.
2. That Council deny the Heritage Façade Grant application.
 - **Policy Implication:** Could create uncertainty about the City's commitment to the grant program's purpose and parameters.
 - **Strategic Priorities Implication:** Would run counter to the City's cultural vitality and heritage conservation objectives.

SUMMARY POINTS

- The building owner has applied for a \$9,579.41 Heritage Façade Grant to replace the roof and repair the masonry chimneys of the Harris Residence located at 375 Franklyn Street.
- The total estimate project cost is \$19,158.81.
- The grant application satisfies the relevant requirements and objectives of the Heritage Façade Grant Program.

ATTACHMENTS

ATTACHMENT A: Harris Residence History and Significance
ATTACHMENT B: Heritage Façade Grant Program Purpose and Conditions
ATTACHMENT C: Existing Roof and Chimney Condition

Submitted by:

Bruce Anderson
Manager, Community and Cultural Planning

Concurrence by:

Dale Lindsay
Director of Community Development

ATTACHMENT A

HARRIS RESIDENCE HISTORY AND SIGNIFICANCE

Built around 1898 for Morgan and Harriet Harris, the Harris Residence is a striking and rare surviving example of the exuberant Queen Anne Revival architecture style. The asymmetrical massing, high hip roof and the rich but simple ornamentation found on this house are characteristic of the style. This charming house is the exception to the rule of generally plain building stock in Nanaimo. This building has survived in virtually original condition and this is also unusual in Nanaimo where this type of heavily ornamented house has generally undergone such substantial renovation that the original style elements are barely discernible. The residence's value lies in its location on a highly visible corner lot as part of a continuous line of substantially intact historic buildings on the south side of this city block.

Morgan Harris was a miner, and had previously live on Fry Street. The land that this house was built on was originally owned by Arthur Bullock, and was not subdivided until 1892. This would have been one of the earliest residences in the area.

ATTACHMENT B

HERITAGE FAÇADE GRANT PROGRAM PURPOSE AND CONDITIONS

The Heritage Façade Grant Program was created by Council in 2003 as part of the City's Downtown Revitalization Strategy. The program is designed to provide financial incentives to encourage rehabilitation and enhancement of heritage buildings located in the City's downtown core, enliven the streetscape, create a more attractive environment for visitors and tenants, and stimulate investment in the area. The program has been successful at leveraging private investment toward rehabilitating and enhancing the exteriors of historic buildings located in the downtown core.

Façade grants are available yearly on a first-come, first-served basis to significant heritage buildings listed in the Downtown Heritage Conservation Area, as outlined in the City's Official Community Plan. The 2018 grant program budget is \$20,000. Each grant covers up to 50% of a project cost, to a maximum of \$10,000 per building façade facing onto a street. To date, \$317,286.41 has been paid out under the grant program for 34 exterior building façade improvements leveraging \$7,104,557.50 in private investment.

Should Council approve the grant, the following conditions will also apply as specified under the program:

- The project must be fully completed prior to payment of the grant.
- The owner must agree to register a Heritage Conservation Covenant on the property title for a five-year term prohibiting demolition or exterior alteration of the building, unless the City approves these actions.
- Work must be substantially underway within six months of grant approval and completed within one year.
- Work must be of good quality, meet appropriate building/fire codes or approved equivalent, comply with existing bylaws, be conducted in accordance with a valid building permit (if applicable), and pass municipal inspections.
- Work is subject to inspection. If, during the course of the project, it is determined that the work fails to adhere to the program guidelines, then the award of the grant, in whole or in part, may be rescinded.
- Signage crediting the City's funding will be provided and must be displayed for a mutually agreeable period not to exceed three months after the project is completed. Grant recipients may be asked to participate in other promotional efforts as appropriate.
- The applicant shall not involve the City of Nanaimo in any legal action between him/her and any contractors, estimators, employees, workers or agents arising from or out of the façade improvement project.

ATTACHMENT C

EXISTING ROOF AND CHIMNEYS CONDITION





