

Building Matters

HERITAGE PROPERTIES

Applying for Financial Assistance Grants Program

Sherry Sparks

This column on Heritage Properties is the second part of a two-part column: the 1st part was published in September and outlined the steps one needs to take before restoring a heritage building and the purpose of the heritage preservation By-law Z-1102. This second column deals with financial assistance, more specifically with the City's Grants Program. You'll be able to familiarize yourself with the application requirements and the projects that are eligible for financial assistance.

Projects fall under three project categories:

- **Preservation and repair** of existing exterior architectural elements, which are significant from further deterioration - this includes repair of deteriorated elements such as doors, windows, roofing, cladding, foundation, cornices, mouldings, architectural trim, or other significant features. Painting in colours appropriate to the period of the heritage property. In general, colours from the heritage palette of major paint manufacturers are preferred.
- **Restoration** of significant architectural elements which still exist but are beyond preservation or repair. This includes replacement of deteriorated doors and windows, cladding, roofing, cornices, mouldings, architectural trim, and other significant features using accurate reconstruction and materials, sizes and configurations that match the original.
- **Reconstruction** of significant architectural features which have been lost but for which the appearance can be clearly determined

from physical evidence or documentary sources such as historic drawings or photographs.

What isn't eligible under the Grants Program?

- Contemporary signs, colors, or any other features that are not original will not be eligible.
- As per by-law Z-1102, contemporary materials such as vinyl or aluminum clad windows, steel doors, vinyl siding, or EFIS cladding will not be eligible.
- Short-term, routine maintenance such as minor repairs to non-original siding or roofing material will not be eligible.
- Poor or defective work, work carried out prior to submission of application or work done using owner labour will not be eligible.

What are the application requirements?

- Application deadline for grants is **April 30th**. Applications received past this date will not be considered.
- Applications must be hand delivered or mailed to: Heritage and Assistant Building Inspector, Building Inspection Department, City of Moncton, 655, Main Street, NB, E1C 1E8. **E-mailed or faxed copies will not be accepted.** Late or incomplete applications will not be reviewed.
- Recent photographs of all facades of the building, with detailed photographs showing close-ups of the areas of work which is proposed to be funded shall be included with the application.
- Two contractor estimates from qualified restoration professionals for the proposed work shall be provided.

Criteria for Approving Funding

- The building must be listed in the City of Moncton Heritage Bylaw Z-1102. It must be a privately owned property in residential or commercial use.
- The Certificate of appropriateness policy must be satisfied.
- A heritage agreement must be signed between the City of Moncton and the owner of the heritage property that ensures the maintenance of heritage features of the building, that there is adequate insurance on

the structure and that there is protection from demolition in perpetuity.

- Property owner must be in good standing with the City of Moncton. No taxes, water bills or sewage bills must be owing on the property and no legal claims or liens must be outstanding on the property.
- Moncton Heritage Preservation Review Board approval for grants is required prior to the beginning of construction.
- Costs and work plans must be submitted in advance for repayment of work or for progressive billing payments. Work must be inspected and approved for auditing purposes. Grant payment is conditional on satisfactory work completion, documentation of completed work and submission of receipts and paid invoices.
- Grants will not exceed 50% of the project costs.
- The maximum grant will be up to \$ 10,000 and the minimum grant will be \$ 500.
- The number of grants per property will be limited to one per year and two in any four-year period.

Applications requesting grand funding up to \$1,000 need not be supported by a Building Conservation Plan.

Information on the Heritage Preservation Review Board, the grant program, or any of Moncton's other heritage programs can be found at www.moncton.ca/heritage.

The City of Moncton's Building Inspection department is responsible for safeguarding life, property, and public welfare by ensuring compliance to property and zoning by-laws, whether it is in the area of design, construction, or alteration of buildings.

Sherry Sparks is the director of Building Inspection for the City of Moncton. She holds a diploma in Civil Engineering Technology and a Bachelor of Science in Civil Engineering. Sherry has been working in the field for 27 years, is currently President of the New Brunswick Building Officials Association and became a fellow of Engineers Canada in 2008. For more information on building guidelines and permits, visit the Housing and Building section of our website (moncton.ca), e-mail questions to info@moncton.ca, or call 856-4375.