



The Corporation of the City of Sault Ste. Marie
Municipal Heritage Committee
Agenda

Wednesday, November 5, 2025

12:00 pm - 1:00 pm

Biggings Room, Civic Centre

Pages

1. Land Acknowledgement

I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, the Historic Sault Ste. Marie Metis Council.

2. Adoption of Minutes

4 - 7

Mover _____

Seconder _____

Resolved that Minutes of Municipal Heritage Committee meeting of September 3, 2025 be approved.

3. Declaration of Pecuniary Interest

4. Adoption of Agenda

Mover _____

Seconder _____

Resolved that the Agenda for Municipal Heritage Committee meeting for November 5, 2025 as presented be approved.

5. Business Arising

5.1 Designated Property Grant - 1048 Queen Street

8 - 9

Mover _____

Seconded _____

Resolved that the Sault Ste. Marie Municipal Heritage Committee approve the designated heritage property grant for 1048 Queen Street East in the amount of \$1,452.

6. Sub-committee / Task Force Updates

6.1 Doors Open

6.2 Heritage Trees

7. New Business

7.1 Heritage Property Tax Rebate Program

10 - 75

Mover _____

Seconded _____

Resolved that the Sault Ste. Marie Municipal Heritage Committee recommends to City Council that the Designated Heritage Property Tax Rebates for the 2024 tax year be paid to the qualified owners of designated heritage properties enrolled in the program:

1. 69 Church Street – Provincial Air Hangar
2. 875 Queen Street East – Insect Pathology Lab
3. 864 Queen Street – Algonquin Hotel
4. 119 Woodward Avenue
5. 10 Kensington Terrace – Unit #1
6. 10 Kensington Terrace – Unit #2
7. 10 Kensington Terrace – Unit #3
8. 115 Upton Road – 1902 Family Residence
9. 193 Pim Street Wellington Square Townhouses
10. 36 Herrick Street
11. 358-366 Queen Street East – Barnes-Fawcett Blocks
12. 242-246 Queen Street East – Hussey Block
13. 99 Huron Street - Yard Locker
14. 83 Huron Street – Machine Shop
15. 1048 Queen Street – Eastbourne
16. 54 Summit Avenue
17. 143 McGregor Ave.

and further that an inspection report and letter be sent to the property owners

outlining the recommendations.

8. Correspondence

9. Next Meeting

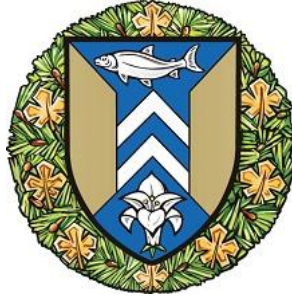
November 5, 2025 at Noon

10. Adjournment

Mover _____

Seconded _____

Resolved that this Committee now adjourn.



The Corporation of the City of Sault Ste. Marie
Municipal Heritage Committee
Minutes

Wednesday, September 3, 2025 at 12:00 pm

Video Conference

Meetings may be viewed live on the City's Youtube channel

<https://www.youtube.com/user/SaultSteMarieOntario>

Present: S. Walker, J. van Haaften, L. Joyal, S. Spina, H. Ellis, V. Ferlaine

Absent: A. White, C. Tomchick

Officials: V. McLeod

1. Land Acknowledgement

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2. Adoption of Minutes

Moved by: L. Joyal

Seconded by: H. Ellis

Resolved that Minutes of Municipal Heritage Committee meeting of June 4, 2025 be approved.

Carried

3. Declaration of Pecuniary Interest

None noted

4. Adoption of Agenda

Moved by: S. Walker

Seconded by: H. Ellis

Resolved that the Agenda for Municipal Heritage Committee meeting for September 3, 2025 as presented be approved. And Resolved that Agenda 7.3 be moved to the top of the Agenda.

Carried

7.3 911 Wellington Street

The homeowner of 911 Wellington St. is working on restoring the property and presented and brought a piece of stucco and paint samples for the Municipal Heritage Committee to review. The homeowner is intending to restore paint to the original color and matched paint sample 0918 goodlooking and CA219 auburn for the trim.

Moved by: H. Ellis

Seconded by: L. Joyal

Resolved that the Municipal Heritage Committee approved a request to proceed with stucco repairs and the painting of the house at 911 Wellington Street, with Cloverdale paint colour '0918, Good Looking' and trim work Cloverdale 'CA219 Auburn' be approved.

Carried

5. Business Arising

5.1 Heritage Property Inspections

H. Ellis and J. van Haaften volunteered at June meeting. V. McLeod will confirm the dates that work best and notify the property owners, options include September 18 & 19 or 24 & 25. A regular date will be scheduled as well as a rain date. V. McLeod will be scheduling one-on-one visits with (Bushplane Museum and the Machine Shop).

5.2 Museum Bell

H. Ellis presented options prepared by David Ellis architectural firm for the new housing for the Museum bell. L. Joyal reached out to Sault College (woodworking class) and they would not be able to fabricate the options presented. The Committee agreed that Option 2 was the preferred choice.

Moved by: S. Walker
Seconded by: H. Ellis

Resolved that the Municipal Heritage Committee request that City Staff look into pricing of Option 2 and investigate funding sources for the addition of a glass enclosure of the Museum Bell.

Carried

6. Sub-committee / Task Force Updates

6.1 Heritage Trees

S. Walker presented the next step is the measurements and once completed she will update the spreadsheet to determine if any of the trees are recommended for heritage designation. V. McLeod to follow up with T. Reid.

6.2 Doors Open

J. van Haaften shared the Ghost Walk is attracting a lot of attention, 700 interested and 29 attending on Facebook. J. van Haaften has entered events in the Cultural Days Portal and working on advertising. V. Ferlaine is working on creating graphics and a social media countdown for the event. Volunteers are needed.

6.3 Heritage Booklet and Video Tours

The sub-committee will begin work on the Heritage Booklet after Doors Open.

7. New Business

7.1 Hub Trail Map - NORDIK Institute

NORDIK is continuing to work on this project.

7.2 Proposed Designation of City Meat Market

V. McLeod received an application for the City Meat Market asking that the Committee consider the property for designation. H. Ellis volunteered to do research and present the findings to the Committee.

7.4 1048 Queen Street

V. McLeod received application for 1048 Queen Street East. Quotation came in at \$2,199.70. They would be eligible for 2/3 of the cost.

Moved by: H. Ellis
Seconded by: L. Joyal

Resolved that the Municipal Heritage Committee approve a grant in the amount of \$1,452 to paint the porch, pillars, ceilings and columns and replace boards at 1048 Queen St East.

Carried

8. Correspondence

9. Next Meeting

October 1, 2025

10. Adjournment

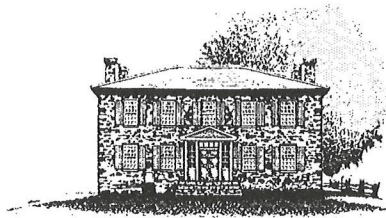
Moved by: L. Joyal

Seconded by: V. Ferlaino

Resolved that this Committee now adjourn.

Carried

Travis McLean
Jenn Hollingshead



Sault Ste. Marie Municipal Heritage Committee

POST PROJECT REPORT

1. Background

	Day	Month	Year
Application Received.....	28	08	2025
M.H.C. Approved.....	03	09	25
Project Completion.....	16	10	25
Grant Payment			

2. Property Address

1048 Queen St. E
Sault Ste. Marie

3. Provide a brief project description and list eligible costs. Include details such as materials used, sizes, mortar mixes, etc.

Description	Costs
Dulux weatherguard exterior semi-gloss white paint	170.00
labour - Scrape & paint outside porch. Paint railings, balusters & columns. Scrape & sand flaking paint. Prime where needed. Apply 2 coats of paint.	1900.00

4. Amount of Grant paid (normally to a maximum of \$3, 000.00.....)

\$ 2284.70

5. Comments

6. Attachments

- (a) Photos of project (not Polaroids), both before the work was undertaken and after completion.
- ☒ (b) Copy of paid invoices.



C.L. Painting

94 Adrian Drive
Sault Ste. Marie ON P6A 4W9

HST #7388806215

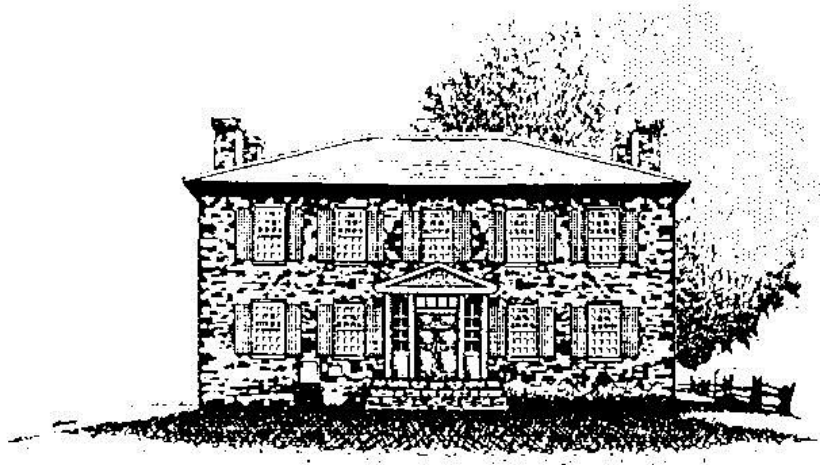
RECEIPT #25-40a

Travis McLean
1048 Queen Street
Sault Ste. Marie

PREPARED DATE
October 16, 2025

Detail	TOTAL
Scrap and Paint front outside porch	\$1900.00
Paint railing, balusters and columns	
- scrap all flaking paint, caulk where needed	
- sand, prime where needed	
Subtotal	\$1900.00
tax	\$214.70
Paint	\$170.00

Paid in full \$2,284.70



Sault Ste. Marie Municipal Heritage Committee
Designated Heritage Property Tax Rebate Program
2025 Annual Property Inspection

Date of Inspection: September 24, 2025

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69 Church Street – Provincial Air Hanger

2025 Inspector's Notes

- Walls have been power washed – will be painted
- Monitor crack in south wall – noted in 2024
- 160 windows panes have been replaced – ongoing
- Vent behind dumpster (photo)
- Hanging piece – baby pigeon (photo) – will fix
- Paint on metal (photo)
- Mortar mixture discussion – past wall (photo)
- Purvis is responsible for old Provincial Hanger while tenant Bushplane is responsible for south end of building

2024

- Steps on the east side of the antique entrance are being replaced
- Some windows have been fixed recently
- Broken glass in windows (suspected vandalism) north and west
- Spalling in several areas around the building, most issues appear on light stone.
 - For future crack in brick at south (no concern-monitor)
 - Crack in brick at west side cracking north face brick at sills
 - Spalling brick west towards queen
 - Cracking of brick and top of North Columns
 - On the northwest side of the building, next to the Bush plane giftshop, appears to be leak in the brickwork
- On the northwest side of the building, next to the Bush plane giftshop, appears to be leak in the brickwork
- Paint peeling, repaint white roll-up door
- The wall where the stairs join needs work to be stable after stair renovation
- Damage to the door as they have drilled through it
- A few shingles missing below “M” (south side)
- ABS pipe from door



South wall

Crack in bricks - closeup



Same picture



Shingle missing below letter M – noted in 2024



East Wall - Vent duct behind dumper is bent



Additional piping hanging from



East side - Discussion about painting the metal



North wall - They have replaced 160 windows. Tenant needs to remove material stored here to work on these windows



West wall - has been power washed and they plan to paint



West wall – new windows – also power washed area ready for painting



More exterior walls that need



875 Queen Street East – Insect Pathology Lab

2025 Inspector's Notes

- Spalling – monitor south and north walls
- Front canopy (photos)
- Damages suggest water issues – noted in 2024
- Stairs – south – rail height not to code
- Paint on front railing and soffit not done well
- South stairs (photo)
- Owner wants to close in stairs to ground level – Asking how to do in order to maintain heritage integrity

2025 Homeowner's Notes

- Holes filled under windows
- Roof needs replaced over entrance and west wing of building
- Spalling brickwork needs mortar repair
- Fascia needs to be repaired/replaced
- Ramp and sidewalks need concrete work
- Window sills and trim

2024

- Spalling brickwork
 - Spalling of brick at front entrance and rear of building
 - Cracking and holes on foundation under windows under metal stairs on south side
 - Southeast corner of building next to parking lot has great deal of spalling and mortar damage
 - Spalling of canopy
- Window sills on south side need to be repainted
- Flashing under some windows on south and east sides need to be fixed either gone or falling off
- East side garage door can be repainted, wooden ledge is looking unstable
- Fascia on northeast side on upper level is bubbling out and still needs repair.
- Damage is progressing fascia at east side entrance
- Metal grate or vent on south side facing west is bent and is staining the wall
- On the east side the small grate/vent has cracks and holes in the surround stonework
- Front steps: Top 2 steps were fixed but not bottom two which are cracked. Ramp is cracked
- Leaching at front entrance canopy suggests poor roof / water damage
- Flooding in the building recently points to foundation issues
- Soffit repairs: Paint from soffit dripping down brick and entry door soffit to be fixed (water damage)
- Fix trim: south aluminum window and east facing windows (basement)

Repair foundation wall to fill in holes



Awnings to be repainted



More awnings to be painted – south wall



East wall - In this picture you can see the roofline on the left that has been repaired, and the one on the north end yet to be done



North wide – canopy area is still leaking – noted in 2024



Spalling at front door – related to canopy



864 Queen Street – Algonquin Hotel

2025 Inspector's Notes

- Broken bricks in spring (photo) – gap – NW corner at roofline
- Vertical cracks above windows on south wall (photos)
- Contractor in October will replace membrane on east side to prevent spalling

2025 Homeowner's Notes

- Repaired brick of south roof wall (front cornice rear)
- Ongoing spalling brick repair
- East extension roof
 - Needs to replace side roof membrane and flashing to prevent leaking and spalling bricks
- Continue repairing spalling bricks
- Parking lot
 - Needs sealing and line painting
- Front entrance canopy and roof needs to be repaired
- Hot water tank replacement

2024

- Spalling brickwork: on the south facing wall next to the down spout, and spalling sandstone on north window (minor)
- Mortar missing and chunks of stone breaking off the foundation
- Bricks cracking and mortar missing around doors on east entrance
- Gutter on the east side has been repaired
- Outlet exposed on the south side next to main entrance
- Only minor issues that they are gradually repairing
- Concerns for cracked bricks in newer part of main entrance.

East wall – spalling issues (Roof repair scheduled for October)



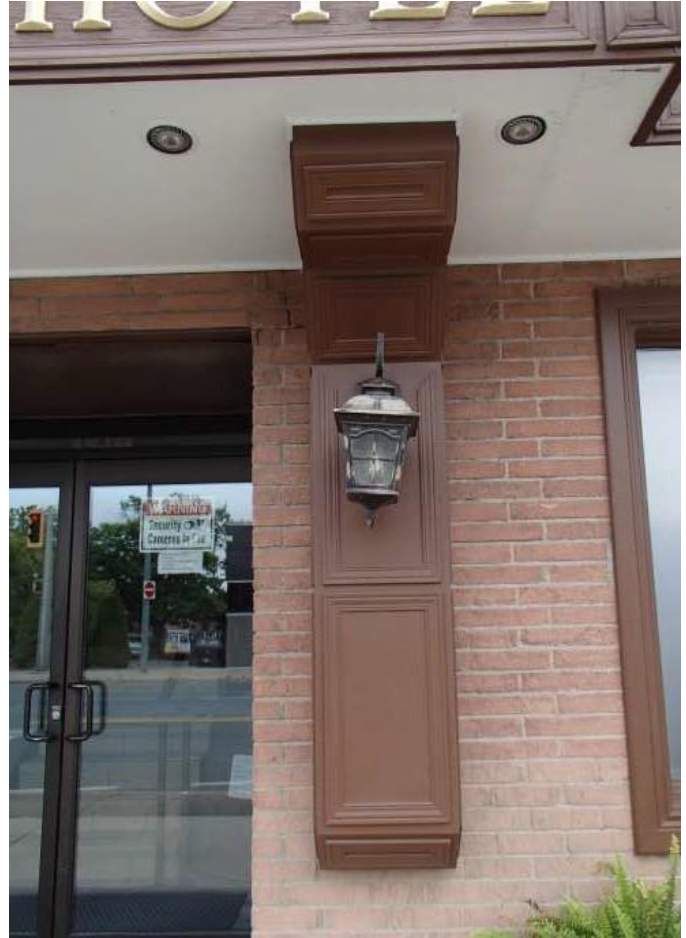
North wall - spalling



West wall - At top where column of brick joins roof we noted some separation and an indented brick



Cracks in brick above south entrance



Three windows on south wall have vertical cracks on brickwork of the



119 Woodward

2025 Inspector's Notes

- Might deny this one
- Some masonry repair completed
- Soffit west wall (photo) – falling off

2024

- Foundation stones around back door
- North and west sides have cracked stones and missing mortar
- Moss growing on windows and foundation on north side
- Basement window on south side has cracking in stone work
- Multiple air conditioning units are poorly placed in windows.
- Hanging wires and air conditioners on make-shift platforms
- Vegetation growing out of gutter on south side
- Wire hanging down from roof on south side
- Chimney severely spalling/cracking
- Columns on porch have and around windows and doors have cracked stones
- No change to mortar holes by window
- Cracked concrete lintels
- Moss in basement window sill
- Front porch needs repairs

2023

- Fix mortar and holes under window sills on northside
- Fix mortar / repaint above windows and doors on eastside in porch area.
- Repaint some windows. Repainting above windows on southside some pieces of sill missing.
- Chimney may need repair in a few years.
- Some boards are rotting on the front porch.
- Slabs on columns peeling one cracked about to fall, chunk of stone missing in northern column on east side.

North side – window has insulation sticking out



Basement window – more insulation sticking out



Plants growing in eaves ad gutters – possibly birds nesting too



West wall – soffits are falling off



South wall – crack in cement above basement window



Porch roof shingles need replacement



Chimney looks like it needs to have the mortar/bricks fixed



Front veranda has a definite downward slope



10 Kensington Terrace - Upton House

2025 Inspector's Notes

- Unit 1 - Front walk sinking
- Unit 3 - Tripping hazard – walk/step – wood frame is being redone, I think

2025 Homeowner's Notes

- Unit 1
 - Roof replaced and windows repaired
- Unit 2
 - Installed new roof
 - Repaired upper floor windows
 - Windows repairs need to be completed
 - Porch needs to be painted and repaired
 - Eaves troughing needs replacing
 - Front steps and walkway needs replacing
- Unit 3
 - Replaced cedar shake roofing with composite cedar shakes
 - Repaired and maintenance of two windows
 - Replace eavestrough and supporting material downed as a result of December 2024 snow accumulation
 - Continue repairing and painting of windows
 - Verandah deck will soon need repainting
 - Mortar repair on chimney

2024

- Windows are in the process of being repainted
- Roofing has been replaced and looks great.
- Mortar missing on chimney, work will be scheduled as per owner



Porch needs to be monitored – over time it will need to be replaced

115 Upton Road – 1902 Family Residence

2025 Inspector's Notes

- No issues
- Attic window cracked
- Lots of painting completed

2025 Homeowner's Notes

- Repaired front steps
- Painted veranda
- Contractor visited last summer
 - Stated no concerns regarding foundation stone on west side/north
 - Eaves trough canopy in past lid not recommended
 - Gutter repair not necessary
- Corbel facing Queen St needs to be replaced
- Chipped paint on Queen St side needs to be repaired
- Finish painting on upper porch and columns
- Cornice on Queen St side needs to be replaced

2024

- Cracks in foundation stone on west side, hole in the mortar
- Veranda nicely painted deck
- Siding:
 - peeling away where the eaves are leaking.
 - Chipping / cracked on north side near lower stone section
 - Siding on south side near side entrance is cracked in several places
- Window on west/backside needs repainting
- Wood decoration above window on south side needs repair and refinishing and fascia and wooden decorations on north side of house need repainting
- South-east gutter not installed properly – causing damage to siding below
- Trim is bubbling above window on south side
- Paint is peeling on upper porch features and on columns
- Columns in process of being re-done, the column on the right side towards the road is loose
- Recommend starting repaint spindles
- Cornice (right) severely damaged



Photo: Foundation repair



Photo: Gutters



Photo: Foundation Repair



Photo: Veranda

193 Pim Street Wellington Square Townhouses

2025 Inspector's Notes

- No issues

2025 Homeowner's Notes

- Painted the porch
- Washed windows
- Fixed fence and back step
- Cleaned gutters, replaced broken rain spout
- Trimmed bushes
- Spalling brick needs to be repaired (awaiting stonemason)
- Landscaping
 - Needs new bushes, flowers
 - Remove dead plants
- Stained glass needs to be maintained

2024

- Mortar missing on wall north side and around windows on east side
- Holes above basement window on east side should be filled
- Grout work could be done on brick (minor)
- Cracked brick under octagon window

Brick work above porch roof has minor gaps and breaks.



36 Herrick Street

2025 Inspector's Notes

- Front stairs remain an issue

•

2025 Homeowner's Notes

- Touched up paint
- Performed general maintenance and thorough cleaning of brickwork and roof line
- Capped rotting wood with tin on back porch roof (north)
- Fixed peeling and hanging shingles
- Performed moderate landscaping to front and back gardens

2024

- Spalling in bricks near roof above windows on south side / front
- Spalling and mortar missing on north side/back wall
- Drain from air conditioning unit on east side should be moved out from the wall
- Spalling on chimney, mostly north side
- Lower front steps need repairs
- Fix / patch below cornice / moulding
- Stairs need to be fixed

Shared set of lower stairs remains an issue – repairs have been attempted but are still crumbling



358-366 Queen Street East - Barnes-Fawcett Blocks

2025 Inspector's Notes

- Broken window #366
- Stone cracked outside
- Algoma bicycles tripping hazard (photo)
- Wires still hanging (photo #362 and #366)

2025 Homeowner's Notes

- Front needs to be painted
- Rear parking lot needs to be repaired

2024

- Cracked stones and concrete all along foundation especially at the entrances
- Wires are still protruding from the wall and need to be removed.
- Some repairing of entrance possible but large white spot is still there from last year.
- Broken window beside entrance, right entrance near ground level
- Needs repainting in a few spots

Crack in stone tiles outside entrance to Algoma Bicycles



Cracked cement



242-246 Queen Street East – Hussey Block

2025 Inspector's Notes

- No issues

2025 Homeowner's Notes

- Inspected with stone mason, stone issues with loss of mortar. Found issues not enough to mobilize repairs
- On the Queen St., south side replaced capping around windows to be brown. Matching better the Coronation Block and the original brown windows.

2024

- Mortar appear to be fixed under windows
- Well maintained



99 Huron Street – Yard Locker

2025 Inspector's Notes

- Fascia Yard Locker
- Stonework Yard Locker. – ongoing work
- Replace shingles on Yard Locker roof – $\frac{3}{4}$ in plywood membrane

2025 Homeowner's Notes

- Contents need to be cleaned out
- Windows need to be repaired temporarily to ensure safety and security measures are in place
- Roof needs repaired
- Exterior around building needs to be cleaned
- Take measurements for exterior maintenance including price of new roof
- Needs new windows/doors
- Regular inspections needed to identify potential structural issues like cracks in walls, sagging floors, or compromised beams
- Consult with structural engineers for significant repairs or modifications
- Infrastructure including power, gas, electricity, sewer, and water service quotes and site planning for 2025-2027 will be sought after. Rebuild and all new infrastructure and repurpose for tourism will be planned and implemented.
- Prioritizing the preservation of original materials and design elements while ensuring functionality through regular cleaning, inspections, and repairs using appropriate techniques and materials, addressing moisture issues, monitoring structural integrity, repairing damaged woodwork and finishes and maintaining original hardware where applicable.

South side - Issues here are similar to those at Machine Shop in terms of mortar work and repair to broken stones.





East side









North side - Roof shingles need to be replaced, and repair needed for one roof vent



Interior South side - Building had been used for storage and also change rooms and showers



Entrance would have been on east wall with vestibule area inside



Original windows are bricked in



This is an opening to the second floor, but access is best attempted from outside



Room on the north side











Fasia needs to be replaced and clad in metal and possibly guttered to direct rainwater away from walls. South side is in better shape than north side – see page 8



Minor amount of repair needed along foundation (I don't think this building has a basement)

83 Huron Street – Machine Shop

2025 Inspector's Notes

- Sills – repairs ongoing (pic #1&3)
- Vegetation (pic #2)
- Fascia Yard Locker
- Same issues at Yard L. – ongoing work
- Back South Wall Machine Shop
 - Birds (photos)
 - Missing stones (photos)
- Replace shingles on Yard Locker roof – ¾ in plywood membrane

2025 Property Owner Notes

- The past year the Machine Shop has continued several roof repairs that were imperative to the preservation of the heritage brick and mortar of the building itself. This was done early winter of 2023 & 2024.
- Completed Phase 1 of Masonry repairs
 - Mobilize work site
 - Remove and replace damaged stone around windows and arches
 - Remove and replace damaged mortar joints
 - This work will all take place on east elevation building
- Need to complete Phase 2: Mill Steakhouse building repairs – North and East side
 - Mobilize work site
 - Repairing/replacing damaged stone recovery of lost elements, damage restoration, crack sealing, injections
 - Active reinforcements
 -
- Phase 3 (years 2-3)
 - Mobilize work site
 - Remove damaged mortar joints and replace with new
 - Remove old caulking around windows and replace with new caulking
 - This work will take place on east/north elevation

2024

- Spalling and piece of stone reported in 2023 has been repaired.
- Mortar repairs on the east side have been completed along with temporary fixes to the windowsills around the building. Future work includes permanent solution.
- Northside there is foam in the window where cables pass through recommended to put a cover to conceal the hole
- Some spalling on the stones and mortar needs fixing on entire building but it still looks in good condition and no immediate concerns
- New chinking looks fantastic. Continue restoration in phases for remainder of building
- South eave to be fixed
- Recommended alternate cap that blends with window casing





North wall - ongoing repairs to masonry

window sill repair needed here as well



This is the south wall - This area had an addition at one time, and the brick wall became an interior wall that was painted



There is an issue at the top here where the brick wall ends and the rook begins – birds are freely nesting in the opening – needs to be sealed off and waterproofed. Close up photo



South side - Some broken bricks along this back wall



1048 Queen Street – Eastbourne

2025 Inspector's Notes

- No issues

2024

- Cracks, spalling and missing mortar on north and east sides
- Fascia needs repainting on all sides of the building
- The chimney on the north side needs to have cracks fixed.
- Front porch needs repainting
- Fascia on front porch is bowing and cracking
- Uncovered wires on front porch steps
- Spalling and cracks on west column / chimney
- Wires hanging down from the roof on west side are an eye sore and not conclusive with the heritage façade
- Cornices to be repainted as starting to peel

North Wall - Chimney above the roofline appear to be repaired, but below the roofline on the south wall brick appear rough and cracked



West wall – wires hanging - Some repairs attempted in brickwork, but bricks above this section need some attention



54 Summit Avenue

2025 Inspector's Notes

- No issues

2025 Homeowner's Notes

- Replaced several storm windows
- Painted and recaulking of ground level window
- Scraped and repainted 3 sides of garage
- Repainted and capping of garage window sill
- Brick repair and repainting as required



143 McGregor Avenue

2025 Inspector's Notes

- Monitor brick (photos)
- Minor rotting deck boards, Column base – paint

Floor of veranda needs repair



Base of columns needs some new paint and/or repair



Some broken bricks above foundation

