



Municipal Heritage Committee Report

Report Number: KLMHC2021-52
Meeting Date: December 2, 2021
Title: **Alteration Application – 73 William Street South, Lindsay**
Description: Application to alter the individually designated property located at 73 William Street South, Lindsay
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendation(s):

That Report KLMHC2021-52, **Alteration Application – 73 William Street South, Lindsay**, be received; and

That the proposed alteration be approved.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Under the City of Kawartha Lakes' delegated authority by-law for the alteration of designated heritage properties (By-law 2019-154), approvals for minor alterations to properties designated individually under Part IV of the Act are delegated to staff in consultation with the Kawartha Lakes Municipal Heritage Committee. Minor alterations are defined in the by-law and include changes to the property including, but not limited to, the replacement of exterior elements, additions, the construction of accessory structures, hard landscaping, and the installation of utilities.

The property known municipally as 73 William Street South, Lindsay is designated individually by By-law 2018-173. This is an updated by-law which replaces the original designating by-law for the property, Town of Lindsay By-law 1992-38. The house, which was constructed in 1864, is designated due to its age and architectural value as an excellent example of an early surviving Victorian home in Lindsay.

In May 2021, the property owners applied for funding through the City's Million Dollar Makeover program to reconstruct the chimney which was disintegrating and to undertake repointing on the house as a whole. The work was intended to conserve the property as a whole and the application was supported by heritage staff. The grant was approved.

The City's policies require that any project related to a designated property which receives funding through a City program obtain a heritage permit to ensure that any work being undertaken with City funds is appropriate to the property. This includes projects, such as masonry repointing, which would not generally require a heritage permit to undertake. The reconstruction of the chimney, which is identified as a heritage attribute of the property, would require a heritage permit as per the City's delegated authority by-law, whether or not a funding application was received for the work.

Rationale:

The work proposed in the funding application has already been completed by the property owners in October 2021. Staff have informed the owners that a heritage permit should have been applied for and issued prior to the work taking place and have directed the owners to apply for the permit retroactively. The disbursement of the funding is contingent on the approval of the permit.

Staff are supportive of the retroactive approval of this permit. The work which has been completed is consistent with the conservation of the property as a whole and is intended to ensure the building's longevity. The masonry work was completed by a reputable heritage masonry firm and has been done to a high standard.

Before and after images of the project are attached as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no direct financial or operational impacts as a result of the recommendations of this report for the committee. However, the disbursement of the approved funding to the applicant is contingent on the approval of the permit.

Consultations:

Economic Development Officer – Community

Attachments:

Appendix A – 73 William Street South Pictures



73 William Street S
Pictures.docx

(Acting) Department Head email: rholy@kawarthalakes.ca

(Acting) Department Head: Richard Holy, Acting Director of Development Services