

Municipal Heritage Committee Report

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| Report Number: | KLMHC2022-037 |
| Meeting Date: | May 5, 2022 |
| Title: | Alteration Application – 21 Francis Street, Lindsay |
| Description: | Application to alter the individually designated property located at 21 Francis Street, Lindsay |
| Author and Title: | Emily Turner, Economic Development Officer – Heritage Planning |

Recommendations:

That Report KLMHC2022-037, **Alteration Application – 21 Francis Street, Lindsay**, be received; and

That the proposed alteration be approved with the following conditions:

- That the fixed pane windows on the north, east and west elevations be replaced with sash instead of awning windows.

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 21 Francis Street in Lindsay is designated individually by By-law 2018-159. This is an updated by-law which replaced the original by-law for the property, 1989-19. It has architectural significance as a representative example of an Edwardian Classical gable front house, built around 1900.

The owners of the property have applied for a heritage permit to replace seven windows in the house. The windows the owners are looking to replace are double pane windows with compromised seals; two of the windows are also cracked. They are intended on replacing the windows with thermal windows. The windows to be replaced are not original to the house. The new windows will maintain the existing appearance of the windows and the exterior colour palette of the house.

Of the windows, the four windows on the rear of the house are to be replaced with windows of a like design. The three windows on the front and side elevations are fixed-pane windows and the owners are proposing to replace them with awning windows to allow them to open and provide airflow.

A summary the proposed window replacements submitted by the property owners is attached as Appendix A.

Rationale:

Staff are supportive of the approval of this application in general. The windows the owners are looking to replace are not original to the house and are compromised. The addition of thermal windows with a compatible exterior treatment would not have a negative impact on the heritage value of the property as the windows have already been replaced.

Staff are not supportive of the replacement of the three fixed pane windows on the north, east and west elevations with awning windows. The preferred option for

replacements would be for sash windows in these locations which would be better in keeping with the Edwardian Classical style.

Other Alternatives Considered:

The Committee could choose to approve the alterations as presented by the applicant.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

Property Owners

Attachments:

Appendix A – Summary of Proposed Window Replacement



21 Francis - Window
Upgrades.pdf

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Department Head: Richard Holy, Director of Development Services