



Municipal Heritage Committee Report

Report Number: KLMHC2022-044
Meeting Date: June 2, 2022
Title: **Alteration Application – 78 Bond Street West, Lindsay**
Description: Application to alter the individually designated property located at 78 Bond Street West, Lindsay
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2022-044, **Alteration Application – 78 Bond Street West, Lindsay**, be received; and

That the proposed alteration be approved in principle conditional on the submission of architectural drawings.

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 78 Bond Street West in Lindsay is designated individually by By-law 2018-152. This is an updated by-law which replaced the original by-law for the property, Town of Lindsay by-law 1991-025. It has significance as one of the oldest houses on Bond Street, constructed around 1870, and as the home of local businessman and saddler, James Lovell.

The owners of the property have applied for a heritage permit to do the following:

- Install a ramp at the rear entrance of the property
- Install railings on the front stairs of the property
- Install a glass panel in the front door

The proposed alterations are required in order to make the house accessible and safe for the owners of the property.

At this time, drawings and exact specifications have not been submitted as these are current in development by the owners. This project is urgent in nature so the owners have requested that the application be reviewed by the Committee in principle while the drawings are being developed. Rough specifications have been submitted. The ramp will be installed at the rear entrance of the property will include a landing which is approximately 4 feet wide and 12 feet long and a ramp which is approximately 4 feet wide and 14 feet long in order to access the driveway which is at the rear of the house. The bricks under the rear entrance door will be repaired and replaced as part of the project. Both the railings on the ramp and on the stairs at the front of the house will be black cast iron look, similar to the existing fencing on the property, and will be of a height to comply with Ontario Building Code requirements. A glass panel will be added to the centre of the door in order to allow the owners to see in and out of the door and for increased visibility and safety.

Images showing the areas where changes are proposed are attached as Appendix A of this report. Staff will provide a more detailed overview of the projects at the meeting.

Rationale:

Staff are supportive of the proposed alterations to the property as they are required for the owners to continue to use and live in the property and they are going to be designed in such a way that they complement and enhance the existing structure. The ramp, which will be the largest of the additions, will be located to the rear of the property and will not impact the view of the house from the street. The use of cast iron style railings will ensure that the changes are integrated into the house. The door is not identified in the designation by-law as a heritage attribute.

The addition of accessibility features to heritage properties where they are required is supported from a conservation perspective to allow heritage properties to be fully used and accessible. It is important for the owners of the property that they be able to continue to safely use their property.

In general, heritage permits are not applied for and approved in principle. However, because the changes that are being proposed are urgent in nature, staff are supportive of the changes being approved in principle and the final heritage permit being issued once the final drawings have been submitted.

Other Alternatives Considered:

There are no recommended alternatives.

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 – Images of 78 Bond Street West



78 Bond Street West
Photos.docx

Department Head email: rholy@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services