



Municipal Heritage Committee Report

Report Number:	KLMHC2024-012
Meeting Date:	February 1, 2024
Title:	Proposed Heritage Designation of 11 Victoria Avenue North, Town of Lindsay (Sylvester House)
Description:	Proposed heritage designation of 11 Victoria Avenue North (Sylvester House) under Part IV of the Ontario Heritage Act
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-012, **Proposed Heritage Designation of 11 Victoria Avenue North, Town of Lindsay (Sylvester House)**, be received;

That the designation of the properties known municipally as 11 Victoria Avenue North be endorsed; and

That the recommendation to designate the subject property be forwarded to Council for approval.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff. Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

11 Victoria Avenue North, also known as the Sylvester House, was constructed in the late 1880s and is an important example of late Victorian Gothic Revival architecture in Lindsay. It has historic connections with Lindsay businessman Richard Sylvester, an important member of the community in the late nineteenth and early twentieth century. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023.

11 Victoria Avenue North has been prioritized as a landmark residential building in Lindsay and due to the potential for development pressures on the site in future. It has a high degree of architectural and historical value in Lindsay. This property was identified by staff as a priority property. Staff have undertaken a site visit to and heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provides the background information regarding the cultural heritage value of the property.

Rationale:

11 Victoria Avenue North has cultural heritage value as a unique example of a late Victorian Gothic Revival residential property in Lindsay and for its associations with Lindsay businessman Richard Sylvester. Constructed in the late 1880s, the property is a very large example of the Gothic Revival style applied to an urban residential building

and demonstrates key features of this popular nineteenth century architecture style. These features include its steeply pitched gables, lancet windows, decorative bargeboard, polychromatic roof and ornate entrance porch. The property has historical value as the home of Richard Sylvester, the founder and owner of the Sylvester Manufacturing Company, one of Lindsay's major turn of the century industrial employers and a manufacturer of agricultural implements. Sylvester himself was an important inventor and innovator in the field of agricultural equipment and is specifically known for his development of the Sylvester Auto-Thresher, an early precursor to the modern combine. The house is a local landmark and also contributes to the historic residential landscape of Lindsay north of Kent Street West.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes it attached to this report as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There will be costs associated with the provision of public notice and for the registration of the designation by-law associated with this application which are covered by the existing Heritage Planning budget.

Consultations:

N/A

Attachments:

Appendix A – Heritage Evaluation Report: 11 Victoria Avenue North



Adobe Acrobat
Document

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Department Head: Leah Barrie, Director of Development Services