



Municipal Heritage Committee Report

Report Number: KLMHC2024-047
Meeting Date: August 1, 2024
Title: **Alteration Application – 50 Victoria Avenue North, Lindsay**
Description: Proposed alteration to 50 Victoria Avenue North (Lindsay Old Gaol) which is designated under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-047, **Alteration Application – 50 Victoria Avenue North, Lindsay**, be received; and

That 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.

50 Victoria Avenue North is designated individually under the Ontario Heritage Act by By-law 2022-081. This by-law was passed to replace an older by-law, Town of Lindsay By-law 2000-68, when the courtyard walls were removed in 2022 to clarify the heritage attributes of the property and bring the by-law into compliance with the current standards for designating by-laws under the Ontario Heritage Act. By-law 2022-081 is attached as Appendix A. The property contains the former Lindsay Gaol which was constructed in 1863 and served as a jail until the late twentieth century. The building was designed by noted Toronto architect William Storm, who also designed the neighbouring Victoria County Courthouse, now City Hall. The building currently functions as a museum and is operated by the Kawartha Lakes Museum and Archives. The building is owned by the City of Kawartha Lakes, which maintains the building, and is leased to the museum.

In the 2024 Capital Project budget, funds were allocated for envelope restoration of the building. This is a multi-year capital project and Building and Property staff are currently working with an engineering consultant on the phase 1 plans for the building. The scope of work in Phase 1 is as follows:

Masonry

- Localized masonry repairs including mortar joint repointing and stone repairs and replacement at the exterior walls of the main museum building and at the chimneys above roof level
- Wholesale cutting, coating and refasten of the existing vertical metal bars at windowsills
- Wholesale joint sealant replacement (masonry to window joints, including Type 1 abatement per DSS report)
- Wood soffit repairs at the west elevation

- Demolition of the southeast wood enclosure and remaining part of the courtyard wall and demolition of remaining courtyard wall extension
- Localized interior drywall and coating repair at areas of repair work

Windows and Doors

- Wholesale replacement of four (4) wood windows (two (2) at west elevation near front door and two (2) at south elevation above addition)
- Removal of the existing mesh at four (4) windows at the south elevation and coating of existing bars to match the remainder of the building
- Refinishing of existing wood door at the west elevation (restoration to full operability not required)
- Infill of basement windows below the west concrete stairs and north wood ramp
- Replacement of the three (3) basement windows at the west elevation with smaller size and fill-in the window wells and replace bars to match existing
- Replacement of two (2) steel security windows at the northwest addition

Roof

- Wholesale replacement of the low-slope EPDM roof above North Cell Block.

Foundation

- Full depth excavation to foundation wall surrounding the building on the North, East and West elevations and Installation of perimeter foundation wall waterproofing with drainage to new perimeter weeping tile system
- Regrading of exterior landscape areas up to 4 ft from exterior walls

Exterior Stairs, Grading and Access Ramp

- Demolish existing wood ramp and stairs at the north elevation and construct cast-in-place concrete ramp with decorative iron guards and handrails to maintain building aesthetic. Ramp to be in conformance with AODA requirements.
- Removal/demolition of the west elevation stone stairs and reconstruction with concrete stair with decorative stone at sidewalls and coping to maintain general aesthetic for heritage requirements

- Reconstruct the below-grade entrances with new foundation walls, stairs, and landings, complete with drainage system tie-in to site storm water management system
- Reconstruct the staff entrance concrete stairs with concrete structure and retain stone for parapet veneer to maintain heritage aesthetic (west elevation at the south addition)
- Installation of new handrails/guardrails at the basement entrance stairs and platforms on the North and East elevations.

Building and property staff will present the drawings and discuss the specifications for Phase 1 of the envelope restoration with the Committee at its meeting. This is a significant multi-year project on a prominent heritage property in Lindsay and Committee review and input is required.

Rationale:

Staff are recommending the approval of the heritage permit for this work. The restoration of the envelope of 50 Victoria Avenue North is a significant multi-year capital project that will help conserve and support the long-term preservation and use of the building.

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. The envelope restoration is included in the City's 2024 Capital Projects budget.

Consultations:

Building and Property staff

Attachments:

N/A

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Department Head: Leah Barrie, Director of Development Services