



Municipal Heritage Committee Report

Report Number: KLMHC2024-054
Meeting Date: October 3, 2024
Title: **Alteration Application – 60 Bond Street West, Lindsay**
Description: Proposed alteration to 60 Bond Street West which is in the process of designation under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-054, **Alteration Application – 60 Bond Street West, 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.

60 Bond Street West is designated individually under the Ontario Heritage Act by By-law 2018-151. This by-law was passed to update the original by-law for the property, Town of Lindsay By-law 1994-055, as part of a broader initiative in 2018 to update older heritage designation by-laws and bring them into compliance with current legislative requirements. The property contains a Georgian centre-hall plan style house constructed in 1874 for John McClennan who served as the Sheriff of Victoria County from 1875 to 1915. The property has cultural heritage value through its architecture, its historic association with McClennan and as a contributing feature to the historic residential landscape of Bond Street West. The designating by-law for this property is attached as Appendix A.

The property owner has applied for a heritage permit to replace the existing eavestrough on the house, as well as repaint the fascia, soffit and shutters of the house. The eavestrough are believed to have been installed in the 1980s and are not original to the house. The fascia, soffit, and shutters are wood and original to the home. A photograph of the eavestrough, soffits and fascia was submitted by the owner and is attached as Appendix B of this report.

Typically, none of these activities would require a heritage permit as the painting would be considered routine maintenance and the eavestrough are not original to the property. However, the owner of the property is intending on applying for funding from the City through the Million Dollar Makeover program which is currently open for its fall intake. Under City policy, all projects funded by the City related to heritage-designated properties must apply for and receive a heritage permit prior to initiating work and receiving funding, whether or not a heritage permit would normally be required for the project. This requirement is intended to ensure that any projects that are funded by the City are in keeping with the heritage value of the property and are consistent with heritage conservation standards.

Rationale:

Staff are supportive of the approval of this permit. The intention of this project is to undertake routine maintenance and repairs that will support the long-term preservation of the house and will have a positive impact on its cultural heritage value. The replacement of the eavestrough, which do not contribute to the heritage value of the house, will also assist in ensuring the continued conservation and good maintenance of the home.

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 Owner

Attachments:

Appendix A – By-law 2018-151



Adobe Acrobat
Document

Appendix B – Photograph



60 Bond picture.docx

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services