
HALDIMAND COUNTY

Report CDP-09-2021 Heritage Property Alteration Request – McKinnon-Smith House



For Consideration by Council on October 12, 2021

OBJECTIVE:

To obtain support for an alteration request under the *Ontario Heritage Act* to the designated property known as McKinnon-Smith House, 156 Caithness Street East, Caledonia.

RECOMMENDATIONS:

1. THAT Report CDP-09-2021 Heritage Property Alteration Request – McKinnon-Smith House be received;
2. AND THAT the application for the proposed alteration to the heritage property known as the McKinnon-Smith House, 156 Caithness Street, East, Caledonia, be supported;
3. AND THAT notice of Haldimand County Council's decision be served on the property owner and Ontario Heritage Trust.

Prepared by: Anne Unyi, Supervisor, Heritage and Culture

Reviewed by: Katrina Schmitz, Manager, Community Development and Partnerships

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

Heritage Haldimand was established to advise and assist Council on all heritage designation matters relating to Parts IV and V of the *Ontario Heritage Act*. These Parts relate to the formal designation of property to identify it as having historical, architectural or contextual value under this legislation. The owners of the McKinnon-Smith House have requested permission to remove and replace the windows of their home.

Staff and Heritage Haldimand have reviewed the request and recommend that alterations to the property be supported under Section 33 of the *Ontario Heritage Act*.

BACKGROUND:

The McKinnon-Smith House, 156 Caithness Street East, Caledonia is a two-storey, red-bricked, hipped-roof Georgian structure constructed ca.1850. One of the first fine homes in Caledonia, the house was built by Neil McKinnon, nephew of Squire Ranald McKinnon, the founder of Caledonia. The house, in addition to being a dwelling, was used as a medical office and funeral home.

The property was designated under Part IV of the *Ontario Heritage Act* for its historical and architectural value in By-law 833/90.

The windows are listed in the original designation and include the frames, sashes, original hardware and glass.

The owners of the home intend to replace the windows and thus request permission to do so through this process before Council.

ANALYSIS:

A severe windstorm in November 2020 caused three large trees on the property located at 156 Caithness Street East to topple, causing damage to the grounds and residence. Flying debris resulting from this incident produced damage to windows and window frames of the home including broken, cracked and missing glass.

The property owners attended Heritage Haldimand's meeting, May 31, 2021, in order to:

- make the committee aware of the storm damage;
- discuss concerns related to the current condition of the windows; and
- outline their plan to replace the windows.

In discussions with the owners it was noted that, in addition to cracked and missing glass, most of the window frames are cracked and show various stages of rot. The owners expressed concern that a delay in the replacement would soon cause damage to the interior of the home.

The owners had indicated a desire to restore the current windows — which are single pane and include an interior sash and storm (exterior) — however, due to the prohibitive cost and timing it is not a viable option at this time.

Heritage Haldimand, taking into consideration discussions with the homeowner, review of the alteration request and images showing the damage, determined it could support the replacement of the windows, (noted as a designated feature of the home) and recommend to Council that the owners' request to replace the current windows be considered with the following stipulations:

- (a) the windows maintain the current size and appearance in order to emulate the historic character of the original windows i.e. six panes with mullions;
- (b) the original windows and surviving glass are to be kept and stored on site should the opportunity to restore them become available by either the current or future home owners; and
- (c) Heritage Haldimand be provided with project updates.

FINANCIAL/LEGAL IMPLICATIONS:

Section 33 of the *Ontario Heritage Act* states that Council must provide consent in writing before any alterations can proceed that are likely to affect heritage attributes on properties designated under Part IV of the Act. Section 33 (1) reads:

No owner of property designated under Section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the Council of the municipality in which the property is situate and receives consent in writing to the alteration.

Additionally, according to Section 33 (6), Council, after consultation with its municipal heritage committee,

(a) shall,

(i) consent to the application,

(ii) consent to the application on terms and conditions, or

(iii) refuse the application.

Under subsection (6)(b), notice of Council's decision will be served on the owners of the property and the Ontario Heritage Trust.

Should Council consent to the replacement of the windows, it will be necessary to amend the designation by-law for the McKinnon-Smith House, updating the Key Attributes for Designation and Heritage Attributes.

STAKEHOLDER IMPACTS:

The property owners, as applicable, will be required to obtain all necessary building permits prior to the commencement of the proposed work.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Request for Alteration, McKinnon-Smith House (Letter and Application).