
HALDIMAND COUNTY

Report CDP-01-2023 Heritage Property Alteration Request – Enniskillen Lodge



For Consideration by Council in Committee on January 17, 2023

OBJECTIVE:

To obtain support, under the *Ontario Heritage Act*, for an alteration request to the designated property known as Enniskillen Lodge, 39 Front Street, York.

RECOMMENDATIONS:

1. THAT Report CDP-01-2023 Heritage Property Alteration Request – Enniskillen Lodge be received;
2. AND THAT the application for the proposed alterations to the heritage property known as Enniskillen Lodge, 39 Front Street, York, be supported;
3. AND THAT notice of Haldimand County Council's decision be served on the property owner and the 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*. Part IV and Part V relate to the formal designation of property identified as having historical, architectural or contextual value under this legislation.

The owners of Enniskillen Lodge, located at 39 Front Street, York, have requested permission to renovate the heritage property to be used as their principal residence with potential for bed and breakfast suites. The renovations include window and door replacements as well as brickwork restoration.

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

BACKGROUND:

Built in the late Georgian style (circa 1862), Enniskillen Lodge, formerly the Barber Hotel, was built for Mr. Daniel Barber, a prominent local hotelier. As well as providing accommodation for people travelling by boat on the Grand River, various rooms of the building were used as Masonic Lodge rooms from 1866 and, by 1911, the entire building was used for this purpose.

The property was designated under Part IV of the *Ontario Heritage Act* for its historical and architectural value in By-law 388/83.

ANALYSIS:

In 2019, the owners of Enniskillen Lodge met with the County's Supervisor, Heritage & Culture, to discuss future plans to renovate the heritage property, located at 39 Front Street, York, to be used as their principal residence with potential for bed and breakfast suites (Attachment 1). The renovation work is focused on replacement of windows and doors as well as restoring and repointing brickwork.

In early October 2022, drawings illustrating the proposed alterations (Attachment 2) were circulated via email to Heritage Haldimand members for preliminary review prior to their month-end meeting. Questions resulting from this review were emailed to the property owners for further clarification by the Supervisor, Heritage & Culture.

At Heritage Haldimand's October 27 meeting, the Committee assessed the drawings—as well as information provided by the property owner to the emailed questions from Heritage Haldimand earlier in the month—and discussed the proposed alteration work.

As the windows, doors and brickwork are integral parts of the architectural character of Enniskillen Lodge, Heritage Haldimand recommends to Council that the home owners' request to carry out restorative work to the exterior be considered with the following stipulations:

- a) Replacement or repair to any of the windows is in keeping with the current Georgian style and construction of the original building, with arched windows (six-over-six design with mullions) including the window trim and window sills;
Remove and replace an existing four-panel door and transom to the left of the main entry (front façade) and a second four-panel door (existing left elevation) with windows; replacement windows to be in keeping with the current Georgian style and construction of the original building (arched windows, six-over-six design with mullions, including the window trim and window sills). Bricks used to infill area below new windows should be in keeping with existing brickwork (colour, size, shape and brick pattern);
- b) Repointing of masonry joints, as and where required, should be based upon the original mortar mix and completed in the original pointing style, either beaded or tuck pointing. (Repointing is the process of removing the outer deteriorated layer of mortar from the joints and replacing it with new mortar);
- c) Restore or replace loose, cracked, deteriorating or missing brickwork using similar clay brick (size and colour);
- d) The original doors (including transoms and surviving glass) are to be retained and stored on site should a future owner wish to restore and reinstall them; and
- e) Heritage Haldimand is to be provided with project updates.

The homeowners are currently working with staff from Building & Municipal Enforcement Services with regard to proposed work to the interior and exterior which will bring the structure up to Ontario Building Code Standards. This work includes adding a fire exit from the second floor, to be constructed at the rear of the building. The future intended uses—principal residence and bed & breakfast—are both permitted as of right within the County's Zoning By-law.

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) (a), Council, after consultation with its municipal heritage committee,

(a) shall,

- (i) consent to the application,
- (ii) consent to the application, subject to such terms, or,
- (iii) refuse the application.

Under Section 33 (6) (b), notice of Council's decision will be served on the owners of the property and the Ontario Heritage Trust.

STAKEHOLDER IMPACTS:

The property owners will be required to comply with all Haldimand County building codes and obtain all necessary permits for the work to be undertaken.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

REFERENCES:

None.

ATTACHMENTS:

1. Application for Alteration – Enniskillen Lodge.
2. Engineered Drawings – Proposed Alterations.
3. Photos – Enniskillen Lodge.