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# HALDIMAND COUNTY

Report CDP-02-2023 Heritage Property Alteration Request – Squire William Anthony Log Cabin



For Consideration by Council in Committee on January 17, 2023

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## OBJECTIVE:

To obtain support, under the *Ontario Heritage Act*, for an alteration request to the designated property known as the Squire William Anthony Log Cabin, 834 North Shore Drive, Dunnville.

## RECOMMENDATIONS:

1. THAT Report CDP-02-2023 Heritage Property Alteration Request – Squire William Anthony Log Cabin, be received;
2. AND THAT the application for the proposed alterations to the heritage property known as the Squire William Anthony Log Cabin, 834 North Shore Drive, Dunnville, 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 the Squire William Anthony Log Cabin, located at 834 North Shore Drive, Dunnville, have requested permission to repair, remove and/or replace interior and exterior features of the cabin including the roof, windows, doors and log walls.

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:

Squire William Anthony purchased the property where the log cabin is located in 1821 and set about with the construction of a sawmill, steam grist mill and distillery on this lot. In later years (post-1830), a brickyard and hotel were also constructed on the site, which came to be known as “Anthony’s Mills”.

This property became one of the original areas of settlement, business, commercial and industrial trade in Haldimand County, and led to the growth of Dunnville.

The fabrication date for the log cabin structure is not known; however, historical information indicates the probability that the cabin was constructed during the same period as the sawmill and grist mill (circa 1821-1829). The cabin is constructed of rectangular, hand-hewn logs (Haldimand County White Pine) and construction is consistent with timber framing methods utilized by settlers to Upper Canada in the early nineteenth century.

The Squire William Anthony Log Cabin was designated under Part IV of the *Ontario Heritage Act* for its historical and architectural value in By-law 1303/12. The property owners wish to mitigate damage to the original cabin and update it for modern-day living.

## **ANALYSIS:**

The owners of the Squire William Anthony Log Cabin put forward an Alteration Request (Attachment 1) in order to undertake a series of modifications to update the cabin for modern-day living and accessibility as well as to keep the structure in a state of good repair.

At Heritage Haldimand's meeting October 27, 2022, the Committee met with the project architect who presented an overview of the intended scope of work (Attachment 2) including:

- Exterior Walls: Replace rotten logs and re-chink. (Chink is the space produced by the gap in the logs; chinking is the insulating substance placed between logs.);
- Windows and Skylights (north elevation): Add three additional windows; window design to be in keeping with style and proportions of existing windows; remove large arched window and replace with new smaller double sash window; and, replace board siding with log and chinking to match original construction. New windows will allow light and ventilation to this section of the cabin;
- Doors: Replace glazed double doors on south elevation of original cabin with a single panel door and window more in keeping with cabin's architecture style; install double glazed doors on west elevation to provide access to side yard;
- Roof: Installation of two skylights (west elevation) for additional light; and
- Foundation (north elevation): Raise foundation of the oldest addition by approximately 16" to align the intersection of the two roof lines to improve drainage; and, at the new elevated position, install new cut stone from the top of the existing foundation to the underside of the log walls.

Taking into consideration its review and comments of the design drawings/specifications with the architect—and the group's follow-up discussion—Heritage Haldimand is supportive of the planned scope of work as the alterations: (a) mitigate any further damage to the exterior caused by poor drainage at the intersection of the roof levels; and, (b) restorative efforts will be sympathetic to the original log cabin design/architecture and are to be carried out by contractors familiar with historic buildings and methods of construction. Heritage Haldimand recommends to Council that the homeowners' request to undertake restoration and updates to the exterior of the Squire William Anthony Log Cabin be considered and that Heritage Haldimand be provided with regular updates from the project architect as the work progresses.

## **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 – Squire William Anthony Log Cabin.
2. Architectural Drawings & Photos – Proposed Alterations.