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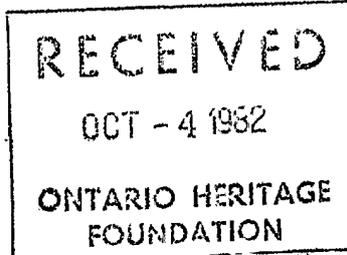
THE CORPORATION OF THE TOWN OF SIMCOE

Governor Simcoe Square

P.O. Box 545 50 Colborne Street South, Simcoe, Ontario N3Y 4N5 (519) 426-5870

File No. 2.6.8

September 29, 1982



Lynnwood Arts Centre,
21 Lynnwood Ave.,
Box 67,
Simcoe, Ont.
N3Y 4K8

Attn.: D. W. Muir, P.Eng.
Chr. Bldg. Cttee.

Re: Heritage Designation - Alterations Application

Dear Sir:

In regards to your application to make alterations to the Lynnwood Arts Centre property, please be advised that the Council of the Town of Simcoe passed the following resolution at their meeting held September 27, 1982:

"That the Council of the Corporation of the Town of Simcoe accept the application by the Lynnwood Arts Centre concerning alterations to the Centre property dated August 27, 1982 and approval of the application be granted in accordance with the Report, Terms and Conditions of Consent recommended by the Local Architectural Advisory Committee in their submission dated September 27, 1982."

A copy of the Local Architectural Advisory Committee Report dated September 27, 1982 is attached for your information.

Yours truly,

(Miss) L. Latimer, A.M.C.T., C.M.C.
Town Clerk

p.c. Ontario Heritage Foundation
Richard Harlow, Chr. L.A.C.A.C.

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

(Town of Simcoe)

Lynnwood Arts Centre Alterations

Submission to LACAC - September 8th, 1982

DECISION AND RECOMMENDATION

September 27, 1982

The Local Architectural Conservation Advisory Committee of the Town of Simcoe recommends that the application of Lynnwood Arts Centre receive consent upon the following terms and conditions:

I South Elevation

As "blind windows" complete with fixed shutters, form a part of the original design of Lynnwood, the committee favours this treatment to obscure window openings which do not contain original sash.

We would therefore recommend that Alternative I, Phase 2 be implemented. The two existing second floor windows will be retained as shown, the three first floor window openings will be masonry filled and faced with fixed shutters to match existing. As part of this alteration the east window opening (first floor) will be enlarged to match the other two window openings (former dining room).

The contemporary link connecting the main body of Lynnwood with the original kitchen wing, is straight-forward in design and will not detract from the historic building.

The proposed fire exit stair from the basement which bisects the south porch will not affect the historic appearance of the building (although one questions the effect of winter on any open, unheated stairway).

II East Elevation

(i) Second Floor Retain semi-circular headed window. Provide black back panel behind window.

Central window to be removed or replaced with new exit door and metal fire escape. This stair should exit to the south to avoid the remaining original windows.

continued... page 2

- (ii) First and Second Floor Other remaining "original" windows* should also be retained and back filled with black panels.
*Two - 1 - on second floor - south end
1 - on first floor - north end

Segmental - arched window at south end of first floor is not original and could be filled with matching brick.

All decorative roof trim together with the original octagonal chimney should be retained.

- III - The original first and second floor windows in the former kitchen wing should be treated similarly to those on the east elevation that is, they should be retained and back-filled with black panels.

The curved wall, wrapped in vertical metal siding is utilitarian and unassuming, and provided that an appropriate colour is chosen for the cladding, its appearance should be acceptable. The west elevation of this addition is of greatest concern. (See Part IV below).

IV West Elevation

- (i) General - North and West Elevations The entrance/elevator in total causes the committee a great deal of concern. Unlike the new south entrance link, it is contrived, superficial and out of character with the reconstructed original north porch and the main body of the building.
- (ii) West Elevator The latticed screen applied over a plywood skin is a superficial attempt to hide the new addition and to enhance the trelleaged porch and original classical revival building. In fact the committee believes it would detract from the appearance of both the porch and the main building.

The entrance door and the three windows located along the ramp are unsympathetic to the general appearance of Lynnwood and should be reconsidered.

The sloping roof seems arbitrary in shape and does not enhance the historic appearance of Lynnwood.

The juncture of the vertical metal siding, plywood skin and lattice work and the reconstructed awning roof is awkward and unattractive and will be difficult and expensive to maintain.

V TERMS AND CONDITIONS OF CONSENT:

- (i) That the exterior appearance of the north elevator/entrance addition be restudied and revised plans, including colours, be submitted to this Committee for review and recommendation to Council.
- (ii) That the architect and owner consider an appeal to the Building Code Commission to obtain an exemption from the requirement of a standard rectangular fire door to replace the arched doorway leading from the main building in a westerly direction to the new connecting link. In the event that the bevelled glass door, being a part of the arched doorway, must be removed, it is understood that the replacement fire door is to be constructed to fit the existing door frame.
- (iii) To accommodate the "seasons" window in the connecting link with respect to the fire separation provisions of the Building Code, the architect has provided for a wired glass window. We believe this solution will impair the view of the window from the main building and therefore recommend that revised plans be submitted to this Committee for review and recommendation to Council.
- (iv) That the "blind windows" mentioned in Parts I, II and III be dealt with as noted in those Parts.

VI MISCELLANEOUS

As the recommendation is for consent to the application upon certain terms and conditions, it is required that modifications to the architectural plans to accommodate the terms and conditions of consent shall be submitted to this Committee for review and recommendation to Council.