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RECEIVED

The Corporation of the City of Kawartha Lakes

By-Law 2018-158

A By-Law to Repeal and Replace By-Law 1989-01, Being a By-Law to designate 19 Francis Street, Lindsay, in the City of Kawartha Lakes as being of Cultural Heritage Value and Interest

Recitals

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law designating a property within the boundaries of the municipality to be of cultural heritage value or interest.
2. Notice of Intention to Designate 19 Francis Street, Lindsay, City of Kawartha Lakes, described further in Schedule "A", has been given in accordance with Section 29 of the Ontario Heritage Act.
3. No objection to the proposed designation has been served on the Clerk of the City.
4. Reasons for Designation are set forth in Schedule "A".

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2018-158.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

"City", "City of Kawartha Lakes" or "Kawartha Lakes" means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

"Council" or "City Council" means the municipal council for the City;

"Director of Development Services" means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council.

"Property" means property as set out in Section 2.01.

1.02 Interpretation Rules:

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

- (b) The words "include" and "including" are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

- 1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.
- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Designation

- 2.01 19 Francis Street, Lindsay, City of Kawartha Lakes, is designated as being of historic interest and value, described further in Schedule "A". This designation shall not preclude any changes that may be deemed necessary for the efficient use of the building but that any and all such changes shall be in keeping with the original and present character of the building and in consultation with the municipal heritage committee.
- 2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the proper Land Registry Office.
- 2.03 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust, and to cause notice of the passing of this by-law to be published in the newspaper.

Section 3.00: Enforcement, Offence and Penalties

- 3.01 **Enforcement:** This by-law may be enforced by every municipal law enforcement officer and police officer.
- 3.02 **Offence and Penalty:** It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with the provisions of the *Provincial Offences Act* and to any other applicable penalty.

Section 4.00: Administration and Effective Date

- 4.01 **Administration of the By-law:** The Director of Economic Development is responsible for the administration of this by-law.
- 4.02 **Effective Date:** This By-law shall come into force on the date it is finally passed

Section 5.00 Repeals

5.01 Repeal: By-law 1989-01 is repealed.

By-law read a first, second and third time, and finally passed, this 25 day of
September, 2018

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law 2018-158

Being a By-law to designate 19 Francis Street, Lindsay, City of Kawartha Lakes, as being of cultural heritage value and interest.

Description of Property

A two storey red brick home located on the south side of Francis Street, east of Cambridge Street North and west of William Street North.

Legal Description:

PLAN 1 PT LOT 9 S FRANCIS ST; RP 57R8429 PARTS 3-6

PIN: 63222-0010

REASON FOR DESIGNATION

Architectural Design or Physical Value:

This Queen Anne Revival style home was constructed in the year 1900 by the Adams family who lived in the home for many years. The second storey bay window and 3 single paned windows pitched in the homes gable are archetype of the style in which the home was built. A signature front verandah that wraps around the east side of the home compliments the front façade of this red brick dwelling. Inside, there are numerous features worth mentioning and preserving, including much of the trimming and floors which have been restored to their original wood. The front entrance features a stunning staircase that leads to the second storey of the home. With original wood paneling, detailed craftsmanship in the railing, and a beautiful landing that includes ash and maple wood in a detailed pattern, this staircase and the maid's staircase are both worth preserving. This home is a significant contribution to the streetscape of Francis Street, providing exemplary evidence of architecture from the turn of the 20th century.

ATTRIBUTES TO BE CONSERVED:

Exterior

- Heavy stone window sills
- Second bay storey window
- Wrap around Queen Anne Revival verandah
- 3 windows situated in the home's gable
- A stained glass arched transom over front facing main window
- Additional fish scaling shingles on the front gable
- Decorative cornice with a frieze featuring ornamental brackets
- Single toned red brick used throughout
- Roman Doric columns on verandah
- Vaulted bulkhead over second storey bay window

- Corner finials and details on soffits
- Ashlar fieldstone foundation

Interior

- Living room fireplace with oak mantel and ceramic tile surround on hearth
- Main staircase with inlaid ash and bird's eye maple on the landing and parquet stair landing comprised of various Canadian woods arranged in a decorative pattern
- Second storey bay window bench
- All door frames and hardware have been restored and are original
- Maid's staircase with original flooring and wood paneling
- Black iron floor vents in decorative rococo pattern
- Pocket doors with original handles and decorative glass that separate the dining room and living room
- Decorative window design on doors located in the living room
- Decorative window featuring a deer and floral design located in the landing of the stairs
- Decorative staircase bannister and newel post