

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: April 2, 2025

TO: Heritage Advisory Committee

FROM: Melanie Knight, Director of Development Services and Engineering

SUBJECT: **Heritage Permit Application R01-CAD-25 – 77 Little Bridge Street**

OWNER/APPLICANT: Paul Cadieux & Catherine Wright-Cadieux

RECOMMENDATION:

THAT Heritage Advisory Committee recommend that Council approve the Major Heritage Permit for replacement of historic windows on the subject lands municipally known as 77 Little Bridge Street, Almonte Ward, Municipality of Mississippi Mills.

PURPOSE AND EFFECT:

The purpose and effect of Heritage Permit Application R01-CAD-25 is to seek approval for replacement of historic windows at 77 Little Bridge Street. The building features a total of 29 historic windows on its exterior façade, and to date, 12 windows have been replaced. The property owners are planning to gradually replace the remaining windows by replacing one to two windows each year.

BACKGROUND:

The subject property is located on the north side of Mill Street, at the junction of Mill Street and Little Bridge Street and is individually designated under Part IV of the Ontario Heritage Act and is also strongly contributing within the Almonte Downtown Heritage Conservation District (Part V of the Act); By-law 10-1990 which individually designates the subject property is provided by Attachment A.

The existing building, referred to as the 'Doc Kelly Building', was constructed some time between 1883 and 1886 and is a fine example of the Italianate style of architecture. The building is a two (2) storey residential building and includes features such as arched windows with square and rounded heads, large eave brackets, a verandah and a variation in setback.

Figure 1 below shows an aerial image of the subject property.

Figure 1: Subject Lands



PROPOSED DEVELOPMENT:

The property owners have already replaced 12 of the 29 historic windows and plan to replace one of two windows each year until all are replaced. All of the windows on the front of the building, with the exception of two windows, have been replaced. The intent is to replace the remaining two windows on the second floor and one window on the back of the house, as shown in Photos 1 and 2 below.



Photo 1. Front Elevation – The windows circled in the photo will be replaced.



Photo 2. Back Elevation – A close up of window to be replaced.

EVALUATION:

Heritage Conservation District Plan

All properties within the Heritage Conservation District (HCD) are designated under Part V of the Ontario Heritage Act and are subject to the HCD Plan. Any exterior alterations to these properties require a Heritage Permit.

According to Section 5.3.1 of the HCD Plan requires a Major Heritage Permit for new or replacement of historic windows and doors.

Section 4.4.5.4 of the HCD Plan suggests that if original or historic windows and doors are beyond repair, replacements should match the original in design, size, shape, dimension, profile and glazing pattern. Consistent with previous window replacements, the new windows will match the existing ones in materials, style, size and detailing.

By-law 10-1990 identifies the Italianate architectural style, including features such as the round-headed windows, within the Statement of Significance.

Staff are of the opinion that the proposed work is consistent with the Heritage Conservation District Plan and preserves the heritage value of the property.

SUMMARY:

Having reviewed and assessed the proposed Heritage Permit application, Staff are satisfied that that proposal is consistent with the Heritage Conservation District Plan.

Respectfully submitted by,

Approved by,



Melissa Fudge
Planning Technician

Melanie Knight
Director of Director of Development
Services and Engineering

ATTACHMENTS:

1. Attachment A – By-law No. 10-1990