



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

The Corporation of Loyalist  
Township  
P.O. Box 70, 263 Main Street.  
Odessa, Ontario.  
K0H 2H0



Tel: 613-386-7351  
Fax: 613-386-3833

**RECEIVED**  
2023/08/21  
(YYYY/MM/DD)  
Ontario Heritage Trust

August 15<sup>th</sup>, 2023

Provincial Heritage Register  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Sir/Madam,

Please find enclosed on Notice of Decision (alteration) under Section 33 of the Ontario Heritage Act for the property named the Fairfield-Gutzeit House located at:

- 341 Main Street, Bath

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned at (613) 386-7351 ext. 101 or [jhay@loyalist.com](mailto:jhay@loyalist.com)

Yours truly,

Jennifer Hay,  
Planning Assistant



**RECEIVED**  
2023/08/21  
(YYYY/MM/DD)  
Ontario Heritage Trust

## **Notice of Decision – 341 Main Street, Bath Heritage Permit**

Take notice that on August 14<sup>th</sup>, 2023 the Council of Loyalist Township approved a Heritage Permit application to alter a designated property under Part IV, Section 33 of the Ontario Heritage Act for 341 Main Street, Bath.

The recommendation brought forward to Council at the August 14<sup>th</sup>, 2023 meeting was approved with Council passing the following resolution:

That the report from the Development Services Division, August 14, 2023 re: Heritage Permit Applications - 6345 Second Concession Road - Dry Stone Wall Restoration and 341 Main Street, Bath - Fairfield-Gutzeit House Restoration, be received; and that

1. Council approve the submitted Heritage Permit Application to allow work to commence on the restoration on a portion of the dry stone wall located at 6345 Second Concession Road, Stella; and
2. Council approve the submitted Heritage Permit Application to allow work to commence on the Fairfield-Gutzeit House at 341 Main Street in Bath with the condition that approval is obtained from the Ontario Heritage Trust and that any conditions specified in the Ontario Heritage Trust's approval are met.

The Heritage Permit Application was submitted by staff from the Engineering Division at Loyalist Township to receive approval to begin the restoration project on the Fairfield-Gutzeit House in Bath.

In the Summer of 2022, Andre Scheinman, Heritage Preservation Consultant, conducted a Building Condition Assessment (BCA) on the Fairfield-Gutzeit House, which has been included in this report. The results of the BCA provided an explanation of the required restoration work at the house, and at the Regular Council meeting held January 9, 2023 Council provided pre-budget approval for the completion of conservation work to commence on the Fairfield-Gutzeit House with a project budget of \$524,500 in 2023 and \$285,600 in 2024. Funding was also provided through a grant in the amount of \$148,350 from the Ontario Trillium Foundation's Capital Project Stream.

The scope of the work is as follows:

- Exterior Walls - Removal of decayed materials of the cladding, trim, and wood details. Conserve the maximum amount of original material where possible, and matching the existing material if new is required.
- Exterior Painting will be done after the removal of loose, flaking, and cracking paint. Paint will be matched to existing colour.
- Roof - As the roof was recently replaced, no work other than the replacement of the existing eavestroughs and some localized flashing repairs will be conducted. The existing gutters and rainwater leaders will be replaced with larger diameter custom system. The fascia will be replaced with like materials.
- Interior - localized plaster repairs and paint touch-ups where required.
- Doors - There will be an assortment of repairs for the interior and south entrance doors which include the conservation of each of the doors and possible replacement of the split panels. The repairs may include replacing the missing hardware and reset molds. The doors will be painted prior to reinstallation.
- Windows - Re-puttying of all sashes, sill repairs, minor woodwork repairs will be done to most of the windows. Broken panes will be replaced.
- Verandas - Restoration work will be conducted on the South Porch, both the first and second storey of the North porches, and the East porch. A building permit will be required before any work can begin on the verandahs. Engineering staff will be submitting a building permit application in the near future.
- Foundation- The west wall rubble foundation is deteriorated and will be excavated in small sections. The foundation will be rebuilt using matching limestone materials and grout. The deteriorated timber sill will be replaced with Western Red Cedar.
- Chimneys - All chimneys will be capped and repointed. Any replacement of deteriorated brick will be done using matching material. If necessary bricks will be cleaned and re-tinted.
- Landscaping - Removal of the planting around the South porch to minimize moisture building up in that area. Some minor grading around the same porch will be done to ensure drainage away from the house. Damaged grass will be restored.
- Fences and Gates - Deteriorated fence posted will be replaced with sound matching material. Minor repairs may be required to other areas. Stripping and re-painting to match the existing paint colour of the fence.
- Mechanical - Upgrade the current HVAC system for the continued protection of the museum collection i.e. control/monitor temperature and relative humidity levels.

A qualified Heritage Consultant has been obtained for the restoration project, and the project will be using matching materials and colours along with the reuse of current materials where available.

There is an easement agreement on the property with the Ontario Heritage Trust (OHT), and as such, a condition was included in the approval that approval from the OHT is obtained before any work can proceed and that any conditions the OHT may have included in their approval are met.

Dated at Odessa this 15<sup>th</sup> Day of August 2023.

Jennifer Hay

Planning Assistant

~~The Corporation of Loyalist Township~~

18 Manitou Crescent W,

Amherstview, ON K7N 1S3