



## Advisory Committee Report

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**To:** The Chair and Members of the Brant Heritage Committee  
**From:** Jazmin Beddard, Arts Culture & Heritage Officer.  
**Date:** May 1, 2025  
**Report #:** RPT-0197-25  
**Subject:** 33 Oak Ave - Verandah Restoration  
**Purpose:** For Information and Direction

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### Recommendation

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That the Brant Heritage Committee receives Report RPT-0197-25 for information;

And, hereby endorses and submits this report to Council to satisfy the applicable condition(s) of the decision for permit application RPT-0197-25.H1, including the proposed verandah restoration.

### Strategic Plan Priority

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Strategic Priority 2 - Focused Growth and Infrastructure

### Impacts and Mitigation

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Social Impacts The proposed construction measures will help maintain the historic character of 33 Oak Avenue, preserving its cultural significance and enhancing community identity.

Environmental Impacts Protecting the existing heritage structure while revitalizing historic elements of its design aligns with sustainable development practices by reducing new construction and/or demolition waste.

Economic Impacts Ensuring heritage conservation may enhance property values and contribute to tourism and local economic vitality by maintaining the historic appeal of an established neighbourhood.

### Report

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#### Background

The County of Brant has received an application for veranda restoration of the subject property at 33 Oak Avenue, Paris. A consent application which included a proposed restoration plan for the veranda on the property was first received in February 2017, a

recommendation was made by the Heritage Advisory Committee that supported the applicant's restoration plan. It is unclear if that recommendation was ever approved by Council in 2017 and seems to be omitted. Additionally, the restoration project was never completed.

In 2024 the applicant resubmitted the restoration proposal to staff. The 2024 proposal follows previous planning and project expectations for designated properties, and its submission follows the novel due process outlined through the Arts Culture & Heritage strategy expectations for planning and development.

Historical Significance

Kilton Cottage, Verandah Restoration. The proposed verandah restoration to Kilton Cottage is an important project that has been in the works for many years. The aesthetic and functional qualities of the addition have been carefully researched and documented and will replace a long-lost piece of the historic structure.

The original verandah was constructed with the house in circa 1857, by owners David and Malda Patton. It is expected that the original structure would have been some type of timber structure with morse and tenon joints. This structure, as can be seen in the only known photograph, was highly decorative and an excellent example of gothic revival domestic architecture. Ca. 1904, the original verandah was removed and replaced with a more 'modern' structure.

Restoration

The basic material to be used is treated wood, sealed and painted with the intent that the underside of the roof deck may be stained a dark brown hue to match the two front doors. The roofing will be upgraded from the previous (second verandah) from sheet steel to a modern 2 ply modified bitumen assembly for longevity. It is unknown as to what the original verandah roof may have been. However, this more modern part of the structure will not be visible from below. Also, note that the long beam in the wall slopes downward toward the end of the verandah a full 3 inches from end to end, allowing drainage. The design, as can be seen in the drawings, has accounted for this slope and includes a drainage gutter across the west end that drains into a vertical downspout on the house.

Recommendation

To support the restoration, staff are recommending that the Brant Heritage Advisory Committee endorse this report and submit it to Council to satisfy the conditions of the permit application. Staff will continue to work with the property owner to ensure appropriate heritage conservation measures are implemented and meet the requirements afforded to designated structures.

**Attachments**

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Project Description  
250324.pdf
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Kilton Cottage  
Building Permit Comb
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KILTON COTTAGE -  
2017 Heritage Presen
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Heritage Alteration  
Request - County of B-
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Deck-Permit-Package  
Kilton Cottage - 250
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2017\_Dwight Lander  
MMMC Architects - 3:
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**Reviewed By**

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Zach Gable, Director of Economic Development and Tourism  
Brandon Kortleve, Manager of Policy Planning

**Copied To**

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Brandon Kortleve, Manager Development Services

**By-law and/or Agreement**

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By-law Required

Agreement(s) or other documents to be signed by Mayor and /or Clerk