



**City of Kingston
Report to Heritage Kingston
Report Number HK-17-062**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: November 15, 2017
Subject: Application for Heritage Permit
Address: 77-79 Gore Street (P18-931)
File Number: P18-088-2017

Executive Summary:

The subject property at 77-79 Gore Street is located on the north side of Gore Street, between Wellington Street and King Street East. The subject property includes a one-and-a-half-storey limestone double-house, built circa 1830. The subject property is included in the Old Sydenham Heritage Conservation District (HCD), designated pursuant to Part V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-088-2017) has been submitted to gain heritage approval to replace a recently removed wooden front porch with a new limestone porch/patio. The new porch will include two steps and be approximately 56 centimetres from grade. No railings or handrails are required; however, a simple central rail is proposed. The new porch will have the same dimensions as the recently removed porch.

This application was deemed complete on October 10, 2017. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on January 8, 2018.

Upon review of all the submitted materials, as well as applicable policies and legislation, staff have no concerns with the proposed scope of work, subject to the conditions outlined herein.

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Recommendation:

That Heritage Kingston supports Council's approval of the following and recommends it be forwarded to Council on November 21, 2017 for consideration:

That alterations to the property at 77-79 Gore Street, be approved in accordance with the details described in the application (File Number P18-088-2017), which was deemed completed on October 10, 2017, with said alterations to include the construction of a limestone front porch; and

That the approval of the alterations be subject to the following conditions:

1. A Building Permit shall be obtained, as necessary;
2. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration on Heritage Buildings;
3. Wood may be used as an option, in place of limestone, provided details regarding colour and design be provided to heritage staff for prior approval; and
4. An Encroachment Permit shall be obtained.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Mark Van Buren, Acting Commissioner, Transportation & Infrastructure Services	Not required

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Options/Discussion:**Description of Application**

The subject property at 77-79 Gore Street is located on the north side of Gore Street, between Wellington Street and King Street East. The subject property includes a one-and-a-half-storey limestone double-house, built circa 1830. The subject property is included in the Old Sydenham Heritage Conservation District (HCD), designated pursuant to Part V of the *Ontario Heritage Act*.

It is staff's understanding that due to a miss-communication, the existing porch was removed prematurely. An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-088-2017) has been submitted to gain heritage approval to replace a recently removed wooden front porch with a new limestone porch/patio. The new porch will include two steps and be approximately 56 centimetres from grade. No railings or handrails are required; however, a single central metal rail is proposed. The new porch will have the same dimensions as the recently removed porch.

The subject property received *Ontario Heritage Act* approval earlier this year (File Number P18-024-2017) to make a number of alterations/restorations to the stone dwelling, including replacement of the doors and windows, new roofing and recladding of wood siding on an existing rear addition and minor repointing.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

This application was deemed complete on October 10, 2017. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on January 8, 2018.

Reasons for Designation

The subject property was included in the Old Sydenham Heritage Conservation District created pursuant to Part V of the *Ontario Heritage Act* in 2015. The Property Inventory Evaluation rates this property as "significant" to the district. The description of the value of this property as outlined in the inventory (Exhibit C - Property Inventory Evaluation) includes the following:

"The most distinct feature of this double-house is its coursed rubble stone walls. Each of its outer two of four bays contains a large rectangular window, presently with a 6/1 window pattern. A doorway is located on each inner bay. Their wood-plank outer doors appear to be of significant age. Wide chimneys rise from each side elevation of its side-gable roof. Full-width dormers have been added to front and rear of the building."

Cultural Heritage Analysis

The subject property is located within the North to Bagot sub-area as defined in the Old Sydenham HCD Plan. The list of heritage attributes in the HCD Plan (section 2.2) and those of the North to Bagot sub-area (section 2.3.2) include "varied ages, styles and types of buildings,

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with both vernacular and architect-designed examples of over two centuries of architectural styles” and “closely packed buildings forming a strong street edge”. The subject property is a contributing factor to a number of attributes in the district plan, making it a culturally important part of the district.

Section 4.3.4 of the Old Sydenham HCD Plan provides guidance with respect to porches. It notes that original versions of porches should be retained and repaired. The plan also discourages the use of plastic or fiberglass. It is unlikely that the previous porch was original to the building. The new porch will be simple in design and will not detract from the heritage character of the District and will be similar to porches found throughout the area. Limestone is a common material in the district.

Upon review of all of the submitted materials, as well as applicable policies and legislation, staff have no concerns with the proposed application, subject to the conditions outlined herein.

Previous Approvals

P18-024-2017DA Alterations to windows, doors, roofing and cladding, and minor repointing throughout.

Comments from Agencies and Business Units

The following internal departments have commented on this application:

Building Division: No objections, the landing size, stair width and lack of handrail are in compliance with applicable Ontario Building Code requirements.

Engineering Department: The front porch is located entirely in the City’s right-of-way. An Encroachment Permit will be required to rebuild the existing porch and for the ongoing encroachment into the right-of-way.

Licensing and Enforcement Division: No comments.

Kingston Hydro: No comments.

Planning Division: The subject property is currently located within the Three to Six-Family Dwelling ‘B’ Zone in the Comprehensive Zoning By-Law Number 8499 and is designated ‘Residential’ in the Official Plan. It appears the entire porch is located within the City’s right-of-way. As such, no relief may be sought from the applicable provisions of the by-law. The porch will require encroachments as noted. No concerns from a planning perspective.

Utilities Kingston: Utilities Kingston has no concerns with the Heritage Application. The applicant is responsible for obtaining locates prior to any excavation and to ensure no utilities are being obstructed (i.e. shutoffs, etc.).

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the Development and Services Hub (DASH) system. The Committee’s comments have been compiled and attached as Exhibit D - Consolidated Comments from Heritage Kingston Members.

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No concerns were expressed by responding members. One member suggested that the applicant consider the use of wood as an alternative to stone, but had no objection to stone. Staff provided this suggestion to the applicant, who considered it, but have chosen to proceed with the limestone design. While staff do not object to the proposed use of limestone, we would also support the use of wood as an alternative. Staff have included the option of a wooden deck in the recommendation.

Conclusion

Staff recommend approval of the application (File Number P18-088-2017), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments or members of the Committee.

Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)

Old Sydenham Heritage Area Heritage Conservation District Plan

City's Policy on Masonry Restoration in Heritage Buildings

Notice Provisions:

Pursuant to Section 42(3) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

Ryan Leary, Senior Planner, Heritage 613-546-4291 extension 3233

Other City of Kingston Staff Consulted:

The application was circulated internally for review and all comments have been incorporated.

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Exhibits Attached:

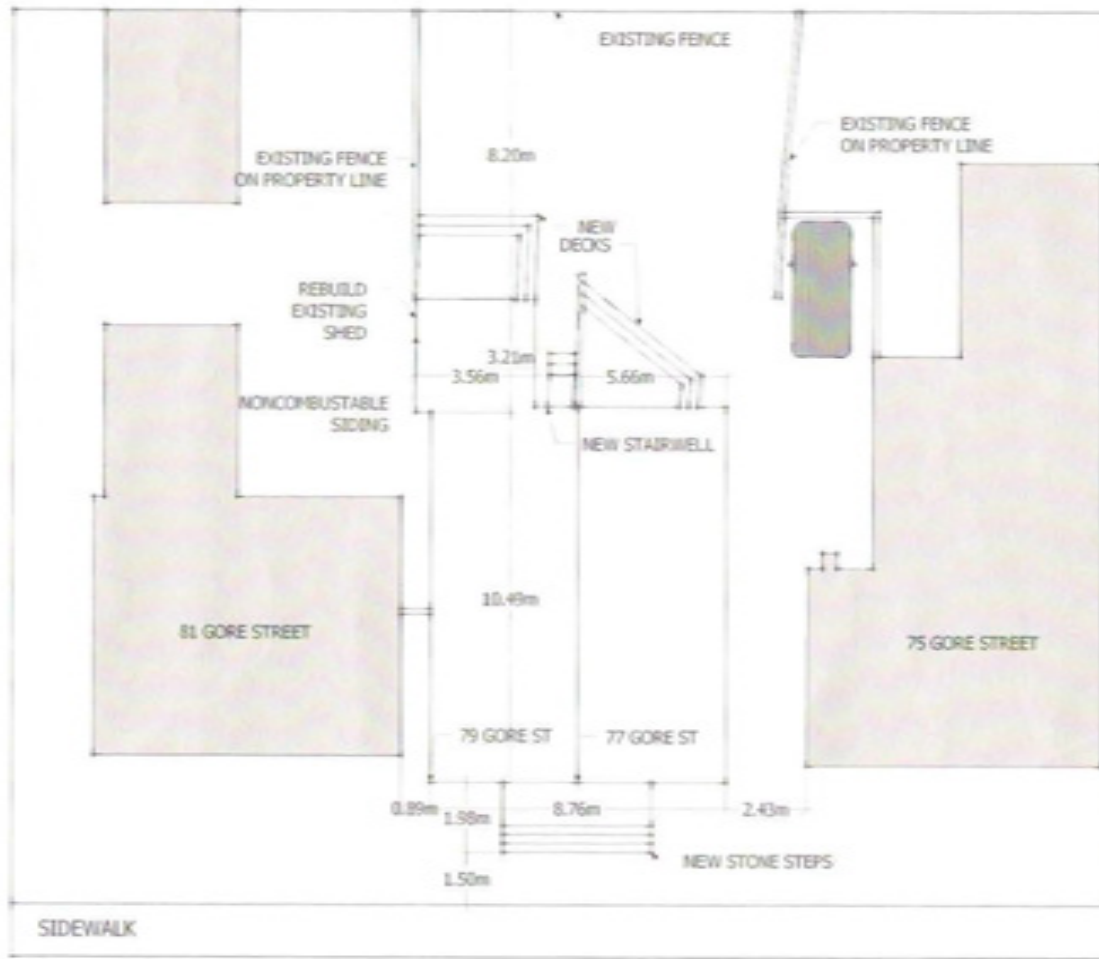
- Exhibit A Context Map and Photographs of Building
- Exhibit B Conceptual Porch Plans, Prepared by Applicant
- Exhibit C Property Inventory Evaluation
- Exhibit D Consolidated Comments from Heritage Kingston Members
- Exhibit E Final Comments from Heritage Kingston – November 15, 2017

Context Map





View from Gore Street with existing porch
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<p>77-79 GORE ST Kingston, Ont</p>	<p>THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS AND FINISHED BASEMENTS WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.</p>	<p>I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK AND AM QUALIFIED IN THE APPROPRIATE CATEGORY AS AN 'OTHER DESIGNER' REGISTERED UNDER SUBSECTION 3.2.5. OF DIVISION C, OF THE ONTARIO BUILDING CODE.</p> <p>23891 IND. BCIN #</p> <p>SEPT 26, 2017</p>	<p>DRAWN BY: STACEY KIMBERLEY</p> <p>NO SCALE</p> <p>PAGE # A-1</p>
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77-79 GORE STREET**Built: by 1850****Rating: S**

Instruments from 1830 and an 1832, pertaining to the sales of parts of this lot, refer to a stone house on the property.* The rough coursed limestone of this building is consistent with a structure erected in the early 19th-century. The 77-79 Gore Street building may date to that time, although it does not appear on Howlett's map of 1829. Gibbs' map of 1850 and Innes' map of 1865 show the same two structures on this lot, which were likely the present 75 and 77-79 Gore Street buildings.

The most distinct features of this double-house is its coursed rubble stone walls. Each of its outer two of four bays contains a large rectangular window, presently with a 6/1 window pattern. A doorway is located on each inner bay. Their wood-plank outer doors appear to be of significant age. Wide chimneys rise from each side elevation of its side-gable roof. Full-width dormers have been added to front and rear of the building.

**Southeast elevation**

* Property Records for Lot 148 OS, Instruments K14, Roll A253, and L169, Roll A254

Heritage Kingston

Summary of Input from the Technical Review Process

P18-088-2017

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Councillor Peter Stroud	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councillor Liz Schell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patricia Fiori	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Carl	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Peter Goheen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mac Gervan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sherman Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Hyett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meghan Kerrigan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jamie McKenzie-Naish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



where history and innovation thrive

City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	October 4, 2017
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	<input type="text" value="Donald Taylor"/>
Application Type:	Alteration and/or repair
File Number:	P18-088-2017
Property Address:	77 GORE ST

Description of Proposal:

The applicant wishes to gain Heritage Act approval to reconstruct a recently removed front porch. The property is located on the north side of Gore Street, between Wellington Street and King Street East. The property is designated as part of the Old Sydenham Heritage Conservation District, pursuant to Part V of the Ontario Heritage Act. The previous porch was wooden (see photo). The proposed porch/patio, at 56 cm high, is to be constructed of limestone and have no railings. The new porch will have the same dimensions as the previous porch.

Comments for Consideration on the Application:

The proposed stone deck design is reasonable and acceptable. However the applicant might consider a couple of suggestions. The deck is planned to fit between two trees, and I am concerned that the stonework will soon be damaged by the growth of the trees. An alternative is to build a wood deck resting on concrete pillars - a wood deck would be quite appropriate for this modest building. Also it might be desirable to have separate steps for the two houses, as was the case for the previous porch, so that it is clear that there are two residences

Final Comments from Heritage Kingston – November 15, 2017

The following final comments were provided at the November 15, 2017

Heritage Kingston meeting:

(to be added following meeting)