



**City of Kingston
Report to Heritage Kingston
Report Number HK-19-017**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Acting Chief Administrative Officer
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: March 20, 2019
Subject: Application for Heritage Permit under the *Ontario Heritage Act*
Address: 328 King Street East P18-219
File Number: P18-005-2019

Executive Summary:

The subject property at 328 King Street East is located on the southwest corner of the intersection of King Street East and Brock Street (Exhibit A). The subject property contains a Neoclassical Revival style bank building, constructed in 1911. The property is designated under Part V of the *Ontario Heritage Act* as part of the Market Square Heritage Conservation District (HCD).

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-005-2019, has been submitted to request approval to install new signage on the building and to modify the westerly ground floor window on the north elevation to allow for the installation of an accessible entrance.

This application was deemed complete on February 6, 2019. 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 May 7, 2019.

Recommendation:

That Heritage Kingston supports Council's approval of the following:

That alterations to the property at 328 King Street East, be approved in accordance with the details described in the application (File Number P18-005-2019) which was deemed complete on February 6, 2019, with said alterations to:

1. Install two externally illuminated 3D logo (wall) signs on the front (east) and side (north) elevations;
2. Install fixed fabric awning signs over the ground floor window openings;
3. Install three flag signs in the existing flag pole brackets (east and north elevations);
4. Modify the most westerly window opening on the north elevation to allow for the installation of an accessible entrance; and

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

1. A Building Permit shall be obtained, if required;
2. A Sign Permit shall be obtained;
3. The installation of the flag pole signs, which is subject to an appeals application to the Appeals Committee as per Section 6.2 of the Sign By-Law to seek relief from Section 7.2(d), which prohibits flag signs in the Business Improvement Area, be approved;
4. An Encroachment Permit shall be obtained;
5. Details of the external illumination, including its precise placement (i.e. above or below the 3D logo signs) and the type of light (i.e. warm white, etc.) proposed for the 3D logo (wall) signs shall be submitted to heritage planning staff to ensure that the lighting does not obscure the heritage attributes of the property and that it conserves the cultural heritage value and attributes of the Market Square Heritage Conservation District;
6. Detailed drawings of the 3D logo signs, including section drawings showing the depth of the signs, shall be submitted to heritage planning staff to ensure that they are compatible with the architectural style of the building and do not obscure heritage attributes of the building;
7. Details pertaining to the colour and type/style of fabric of the awnings shall be submitted to heritage planning staff to ensure that the colours and type of fabric proposed are sympathetic to the building and do not detract from the heritage attributes of the building or have a negative impact on the cultural heritage value and attributes of the District; and
8. The affixing of new signage shall comply with the City's Policy on Masonry Restoration in Heritage Buildings.

Authorizing Signatures:

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Acting Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Gary Dyke, Commissioner, Corporate & Emergency Services	Not required
Peter Huigenbos, Acting Commissioner, Community Services	Not required
Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

Options/Discussion:

Description of the Application

The subject property at 328 King Street East is located on the southwest corner of the intersection of King Street East and Brock Street (Exhibit A). The subject property contains a Neoclassical Revival style bank building, constructed in 1911. The property is designated under Part V of the *Ontario Heritage Act* as part of the Market Square HCD.

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-005-2019, has been submitted to request approval to install new signage on the building and to modify the westerly ground floor window on the north elevation to allow for the installation of an accessible entrance.

Architectural drawings and other supporting information prepared by the applicant is included as Exhibit B to this report. The owner(s) of the subject property have authorized Rick Parsons, Senior Urban Project Manager, Design and Construction, of A&W Food Services of Canada Inc. to act as their agent for this Heritage Permit application.

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

This application was deemed complete on February 6, 2019. 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 May 7, 2019.

Reasons for Designation

The subject property is included in the Market Square HCD created pursuant to Part V of the *Ontario Heritage Act*. The property contains a three-storey Neoclassical Revival style bank building, constructed in 1911. Designed by Darling & Pearson architects in Toronto (1895-1937), the bank building was designed in the 'temple bank' tradition and is a fine example of Neoclassical Revival architectural in Kingston from the early 20th century.

The Statement of Cultural Heritage Value for 328 King Street East is included as Exhibit C of this report.

Built/Cultural Heritage Analysis

Staff visited the subject property on February 5, 2019 to view the existing conditions. The following sections provide an assessment of the application against the policies and guidelines contained within the Market Square HCD Plan.

Sections 1.0 & 2.0

These sections do not directly apply to the evaluation of this proposal. Section 1.0 provides the history of the designation of the Market Square HCD and background on the update of the HCD

Plan in 2012/2013. Section 2.0 introduces the HCD Plan and provides the context of the updates to the *Ontario Heritage Act* in 2005 and how this affected the updating of the HCD Plan.

Section 3.0 (Statement of Objectives)

Section 3.0 lists the specific objectives to be achieved through the designation of the Market Square HCD. The proposal in this application supports the objectives of the HCD as presented. The proposed signage and modification of a window will maintain the heritage attributes of the building. Additionally, the proposed signage will be physically and visually compatible with the heritage attributes of Springer Square.

Section 4.0 (Statement of Cultural Heritage Value for Market Square HCD)

Section 4.0 provides a Statement of Cultural Heritage Value for the entire District. This statement is comprised of a value statement as well as a list of heritage attributes, which are those physical components of the District that express its cultural heritage value. In assessing the impact of this application on the District, the key question that staff must answer is whether the proposed alterations conserve the District's heritage attributes or whether they will have a negative impact.

Description of Heritage Attributes:

- City Hall and Springer Market Square as key focal points and landmarks;
- Protected view planes to and from City Hall, its dome, cupola and clock tower, which are dominant features and focal points within this setting and protected views along Brock and Clarence Streets to the water;
- The long-standing open-air market and civic gathering place;
- The cohesive, consistent scale and massing of the commercial buildings;
- The two, three and four-storey heights of the commercial buildings;
- The regular fenestration patterns of the commercial buildings;
- Evidence of evolution of the architecture in the Square over time through shifts in style and changes in dominant building material - from stone, to brick, to more contemporary materials;
- Features, qualities, materials and detailing characteristic of the architectural styles found in the District, including 19th-century Neoclassicism (limestone), Italianate (brick), late 19th-century commercial styles (brick) and the early 20th-century Classical revival;
- The historic pattern of ground-floor commercial and upper floor office and residential uses;
- The key corner locations of several financial institutions housed in prominent buildings; and
- The spatial relationship of all buildings in the District to each other and to the open space in the Springer Market Square.

Through the evaluation of this proposal, staff find that the proposal conserves the heritage attributes of the District. The following is a list of the heritage attributes that the proposal has the ability to impact, and where it has been determined that the proposal conserves them:

- The regular fenestration patterns of the commercial buildings;
- Features, qualities, materials and detailing characteristic of the architectural styles found in the District, including 19th-century Neoclassicism (limestone), Italianate (brick), late 19th-century commercial styles (brick) and the early 20th-century Classical revival; and
- The key corner locations of several financial institutions housed in prominent buildings.

Section 5.0 (Design Guidelines)

Given that HCDs are not intended to be static places and that change is part of the continuing evolution of the built environment, this section provides guidelines on a variety of topics. Of relevance to the assessment of this application are the guidelines for “Signs”, “Awnings”, and “Windows and Doors”.

Signs

The design of the signage has benefited from early communication by the applicant with heritage planning staff and the ability of staff to provide feedback on various iterations. The current proposal includes two 3D logo signs (one on each elevation), awnings on each ground floor window (new Brock Street entrance with logo), and three flag signs that utilize existing flag pole brackets (two framing the entrance on King Street East and one mid-building on the north elevation of Brock Street).

The guidelines for signs note that “signage shall be proportioned to fit easily between openings in the façade”. This is particularly challenging and significant on 328 King Street East, where the architectural composition of a bank building was not designed to accommodate retail/restaurant signage that you would find on a traditional commercial building. In other words, there is not a single continuous opening above the King Street East entrance door. Additionally, the Neoclassical Revival style building has a strong vertical emphasis and a high level of architectural detailing. As proposed, the 3D logo signs will fit easily between the stone pilasters, within the spandrel panels at the height of the second floor, above the door on King Street East and between the second and third pilaster from the corner of King and Brock Streets on the north elevation. This location ensures that no heritage attributes are obscured by the signs.

The logos will be fabricated with a metal structure and vinyl exterior. One Heritage Kingston member noted that the depth of the 2D logo signs should be in keeping with other Market Square buildings such as the Credit Union, Studio 22 and others. Staff agree with this comment and have included a condition that detailed drawings, including section drawings, of the 3D logo signs are submitted to heritage planning staff to ensure an appropriate depth of the signs. Another member commented that the 3D logo signs would be more compatible with the District if they were constructed of wood and painted. The design guidelines do not specifically address the materiality of signs in the District, but rather state that they must be designed to be compatible with the heritage attributes of the building and the District as a whole. Staff agree that painted wood construction would be preferable to vinyl, but that the proposed material will not have a negative impact on the heritage attributes of the District, particularly given that the 3D logo signs will be externally illuminated and that their size and number in relation to the building façades is relatively small.

The guidelines also advise that “the type of illumination shall be carefully considered”. The applicant has explored two styles of external illumination, including gooseneck style and LED strip lighting. The applicant was amenable to both options, but both the applicant and staff shared the concern that given the space constraints above the signs that gooseneck lighting may obscure architectural detailing, such as the decorative banding beneath the second floor windows. Therefore, the applicant is proposing an external LED strip of lighting placed discretely above or below the logo sign. Staff have included a condition requiring details of this lighting system, including its colour (i.e. warm white light) and its placement on the building, be submitted to heritage planning staff to ensure that the lighting does not have an adverse impact on the heritage attributes of the building or District.

The proposed flag signs are intended to be mounted into existing flag pole brackets on the building. There are two such brackets framing the entrance door on King Street East and one bracket located mid building on the north elevation on Brock Street. In accordance with Sign By-Law Number 2009-140, flag poles are not permitted within the Business Improvement Area (BIA). 328 King Street East is located within the BIA and as such, the applicant will need to apply for a minor variance from the Appeals Committee. A condition has been included requiring that a successful minor variance be obtained from the Appeals Committee for the installation of the flag signs. From a heritage perspective, staff have assessed the flag signs in relation to the architectural style and composition of the building, the cultural heritage value and attributes of the District and the sign guidelines of Section 5.0. The design guidelines do not contain advice on flag signs nor do they prohibit them in the District. The only relevant guideline advises that “excessive numbers of signs, or clustering of multiple signs on multiple façades, shall be discouraged, in order to avoid detracting from the heritage attributes of the building and/or District” and that “all exterior signage shall comply with the City’s Sign By-Law Number 2009-140, as amended from time to time”. Staff find that the flag signs in combination with the proposed 3D logo (wall) signs and awnings do not represent an excessive number of signs or cluttering of multiple signs. No heritage attributes will be obscured and the architectural style of the building will continue to be legible.

Awnings

The proposal includes the installation of awnings on all ground floor windows of the building. The awning over the new accessible entrance on Brock Street is proposed to have the A&W logo and the remaining awnings are proposed to have orange burger logos. As such, the awnings are considered to be awning signs as defined by the Sign By-Law. The HCD Plan design guidelines for awnings note that “awnings shall be of a colour(s) and design that is compatible with the heritage attributes of the property” and they “shall not cover or conceal any heritage attributes of the building”. The proposed awnings are located in the top third of the window openings on the ground floor. The windows within these openings are not original to the building (as opposed to the upper floor windows, which appear to be divided, eight-over-eight wood sash windows). Acknowledging that awnings inherently obstruct part of a window opening, staff are comfortable that the intent of the design guidelines are maintained as the awnings do not conceal the existence of the window opening or diminish the appreciation of their rhythm and placement.

In terms of the colour selection, the applicant is proposing the A&W corporate brown colour with corporate orange burger logos. The initial design of the awnings indicated that the awnings would be entirely orange in colour and two Heritage Kingston members commented that the orange colour is not compatible with the building, with one member noting that orange colour serves to focus the eye on the bright colour and overwhelm the mild gray and delicate stonework of the building. Through further discussions with the applicant, staff suggested a revision to the colour of the awnings to include the corporate brown as the primary colour. The applicant amended the colour accordingly, additionally including a small (approximately 25% coverage) orange burger logo. Staff prefer this option over the original orange awnings. They have assessed the brown and orange colours against the heritage attributes of the property, in this case the light to medium grey of the stonework, and find that given the small percentage of coverage of the awnings in relation to the stone walls, and the small percentage of orange on the brown awnings, it is not anticipated that the colours will overwhelm or detract from the stonework. Staff find the brown colour to be more subtle and complementary to the stonework of the building and to the overall character of the Market Square HCD. Staff have included a condition requiring that details of the brown and orange fabric proposed for the awnings be submitted to staff to ensure that the 'brightness' of the colours and fabric (a matt finish is proposed) are managed in order to avoid detracting from the grey stonework.

The final consideration for the awnings is the proposed material. The guidelines advise that "canvas retractable awnings are generally recommended over solid (plaster or metal) awnings". The proposal identifies the awnings as fixed and constructed of fabric. One Heritage Kingston member noted that a thin fabric material with a high sheen could detract from the overall cultural heritage value of Springer Square. This is a compelling observation and staff have included, as part of the colour condition, that the details of the material of the awning are submitted to staff to ensure that the fabric/canvas does not have an inappropriate sheen that may distract from the heritage attributes of the building or have a negative impact on the cultural heritage value or attributes of the District.

Windows and Doors

The final proposed alteration includes the modification of an existing window opening on the north elevation to accommodate a new accessible entrance. The existing building is connected to abutting buildings and has only one access/egress via King Street East. The applicant (the new occupant) would accordingly like to improve access and safety with a second access/egress via Brock Street. The window to be modified is located between the fifth and sixth pilaster from the northeast corner of the building. It is important to note that the windows in the ground floor openings are not original to the building and are dark grey metal divided into four lights. The guidelines state that "the form and pattern of period window and door openings shall be conserved". The modification of the window will include extending the opening downwards to grade to accommodate an accessible entrance. The proposed design retains the existing patterning in the upper portion of the window and includes an accessible door below which will match the material and colour of the existing ground floor windows. As a result, the 'form' of the window opening will be modified. The window openings on this building, in combination with the pilasters, create a vertical emphasis and rhythm. The elongation of the window opening will

continue to conserve this emphasis and rhythm and subsequently, the 'pattern' of the window opening will be conserved.

The guidelines also note that "new window and door openings shall be located on the sides of the building not visible from Springer Market Square". Given that the subject building is connected to abutting buildings, the north elevation on Brock Street is the only elevation that can accommodate a new access point. In accordance with the above guidelines, the modified window opening is located on the side of the building away from Springer Market Square, thereby limiting its impact on the character of the District, as viewed from the Square. Additionally, the location of the modified window at the most westerly end of the north elevation helps to maintain the rhythm of the existing window openings on Brock Street. Finally, the design guidelines state that "the alteration of existing windows and their openings shall be done in accordance with the City's Policy on Window Renovations in Heritage Buildings". In reviewing this policy in relation to the proposed modification, there is no guidance in the policy as to the modification of an opening to accommodate a door. The applicable section of the policy speaks to the use of inappropriate replacement units being designed to replicate a period window as far as possible. This guidance does not pertain to the existing application which affects a window that is not a heritage attribute or a period window. In summary, staff find that the modification of this window to accommodate an accessible entrance has been carefully considered with regards to its location, the existing architectural style of the building and the design guidelines, and will conserve the cultural heritage value and attributes of the building as well as those of the District.

Conclusion

Heritage planning staff are of the opinion that the proposal conforms to the intent, goals and policies of the HCD Plan and will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Tourism, Culture and Sports' eight guiding principles in the conservation of built heritage properties, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Broadly, the application will:

- Achieve the goal of Section 7.0 of the City's Official Plan, being to conserve and enhance built heritage resources within the City so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations.
- Achieve Principle Number 6: Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Tourism, Culture and Sport).
- Achieve Standards 1 and 5 (General Standards for Preservation, Rehabilitation and Restoration):
 - Standard 1 – Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada).

- Standard 5 – Find a use for an historic place that requires minimal or no change to its character-defining elements (Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada).
- Achieve Standard 12 (Additional Standards Relating to Rehabilitation): Standard 12 – Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future (Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada).

Previous Approvals

P18-013-2013 Installation of new sign on the façade and new mast arm sign on the corner.

Comments from Departments and Agencies

This application was circulated to a number of internal departments who provided the following comments:

Planning Division: The subject property is designated ‘Central Business District’ in the City of Kingston Official Plan and is zoned ‘Market Square Commercial – CMS’ in Zoning By-Law Number 96-259. The proposal for signage and a modified window opening are not regulated by the zoning by-law. A review of Sign By-Law Number 2009-140 identified the need for a Sign Permit for the proposed signage as well as the need for a minor variance from the Appeals Committee to install the proposed flag signs within the Business Improvement Area.

Building Division: No objections to the proposal.

Engineering: No objections to the heritage matters. The proposed works will require an Encroachment Permit.

Utilities Kingston: Utilities Kingston has no issues or concerns with this application.

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the [DASH](#) system. The Committees’ comments have been compiled and attached as Exhibit D. Staff have included reference and response to Committee members’ comments in the Cultural Heritage Analysis section of this report.

Two members commented that the proposed A&W mug door handles are not suitable for the building or District and the applicant has amended the drawings, as included, to remove this detail.

Existing Policy/By-Law:

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

By-Law Number 2013-141 Procedural By-Law for Heritage

City’s Policy on Masonry Restoration in Heritage Buildings

City's Policy on Window Renovations in Heritage Buildings

By-Law Number 84-172 Market Square Heritage Conservation District Plan

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. As per Section 42(4) of the *OHA*, Council may, within 90 days after the notice of receipt is served, give the applicant: the permit applied for; a notice that Council is refusing the application; or the permit with terms and conditions attached.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

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

Alex Rowse-Thompson, Planner, Heritage 613-546-4291 extension 3251

Other City of Kingston Staff Consulted:

The application was circulated to a number of internal departments for review and all comments have been incorporated.

Exhibits Attached:

Exhibit A Context Map & Photographs

Exhibit B Drawings & Supporting Information, prepared by A&W Food Services of Canada

Exhibit C Statement of Cultural Heritage Value for 328 King Street East

Exhibit D Correspondence Received from Heritage Kingston

Exhibit E Summary of Final Comments at March 20, 2019 Heritage Kingston Meeting

Context Map – 328 King Street East





East Elevation (King Street East)



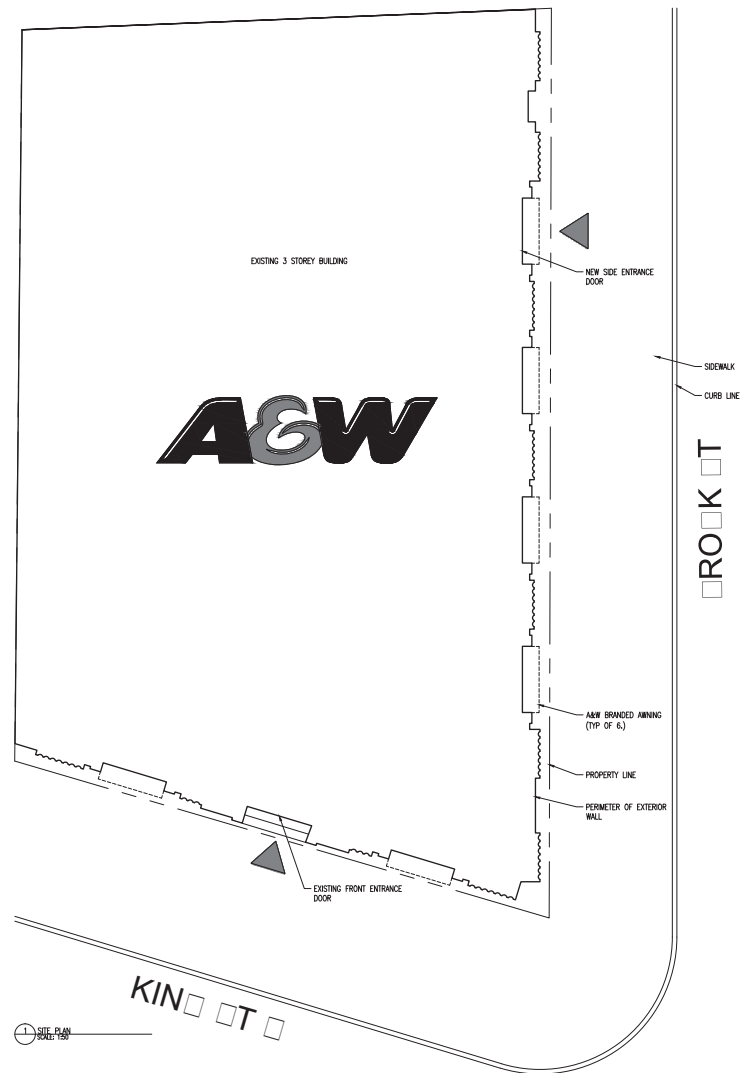
North Elevation (Brock Street)

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This drawing shall not be used for construction purposes unless countersigned by KENNETH ISAAC ARCHITECT INC.

NOTES:

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2. CONTRACTOR TO VERIFY JOB SITE DIMENSIONS AND CONDITIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
3. ALL WORK TO CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC), MUNICIPAL BYLAWS AND NFPA 96 REQUIREMENTS.



A&W FOOD SERVICES OF CANADA INC.
DESIGN & CONSTRUCTION DEPARTMENT
NORTH VANCOUVER B.C.

No.	Date	Remarks
1	02/13	Issued for Sign Permit (04/03/13)

A&W Project No.: 18074

KENNETH ISAAC architect

118 Deane Ave.
Oakville, Ontario, L6K 1N3
Phone: (905) 338-8998
Fax: (905) 338-3655

Project: A&W RESTAURANT - KINGS TON ON			
328 KING STREET EAST			
Drawing: SITE PLAN			
Proj. No.: 2018-016-A	Scale: 1/8"		
Date: JAN 2019	Drwn: AR	Chkd: KI	

Drawing No.:
SP-1.0

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A&W FOOD SERVICES OF CANADA INC.
 DESIGN & CONSTRUCTION DEPARTMENT
 NORTH VANCOUVER B.C.

No.	Date	Remarks
8	03/19	Issued for Building Permit (04/03/19)
7	03/19	Issued for Sign Permit (04/03/19)
6	03/19	Issued for Heritage Review (01/03/19)
5	02/19	Awning Revisions (28/02/19)
4	02/19	Door Revisions (11/02/19)
3	02/19	Revised Consultant Base (07/02/19)
2	02/19	Issued for Heritage Review (06/02/19)
1	02/19	Consultant Base (04/02/19)

Revisions

A&W Project No.: 18074

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KENNETH ISAAC architect

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Project: A&W RESTAURANT - KINGSTON, ON	
328 KING STREET EAST	
Drawing: EXTERIOR ELEVATION (FRONT)	
Proj. No.: 2018-01(6A)	Scale: 1:30
Date: JAN 2019	Drawn: AR Chkd: KI

Drawing No.:
A-11.0



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DESIGN & CONSTRUCTION DEPARTMENT
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1	02/19	Consultant Base (04/02/19)

Revisions	

A&W Project No.: 18074

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Project: A&W RESTAURANT - KINGSTON, ON 328 KING STREET EAST	
Drawing: EXTERIOR ELEVATION (SIDE)	Scale: 3/32
Proj. No.: 2018-01(6A)	Date: JAN 2019
Drawn: AR	Checked: KI

Drawing No.:
A-11.1







**Former Canadian Bank of
Commerce building**

Date of Construction: 1911

Architect: Darling & Pearson

57. 328 King Street East,
2012. (ERA Architects
Inc.)

7.9 328 King Street East

Description of Property

328 King Street East is a 3-storey bank building in Kingston's historic downtown. The building forms part of the Market Square Heritage Conservation District.

The ground floor windows have been altered at some time in the past. No significant alterations have been made to this building in the last 10 years.

Statement of Cultural Heritage Value or Interest

The building has **design value or physical value** as a fine example of Neoclassical Revival architecture in Kingston from the early 20th century. Constructed in 1911, the 3-storey bank branch was designed in the 'temple bank' tradition. The symmetrically organized building features ashlar stone, pilasters and other ornamentation indicative of this style.

This bank branch has **historical or associative value** as an example of the work of the Toronto architecture firm of Darling & Pearson. Founded in 1897 by Frank Darling and John A. Pearson, the firm was well known for the banks they designed in the Beaux-Arts and Classical Revival styles. Frank Darling (1850-1923) was born in Scarborough on February 17, 1850. He studied at Upper Canada College and Trinity College School before apprenticing with architects Thomas Gundry and

Henry Langley in Toronto and George Edmund Street in London, England. In 1881, he entered into a partnership with Samuel Curry, a collaboration that evolved into Darling & Pearson by 1897. John A. Pearson (1867-1940) was born in Chesterfield, England on June 22, 1867. There he apprenticed for a local architect before immigrating to New York City in 1888 and then to Toronto where he established a firm with Darling. In 1898, Darling and Pearson were selected by the Canadian Bank of Commerce to design numerous bank branches across the country. The partnership ended with Darling's death on May 19, 1923.

This building has **historical or associative value** due to its association with the Canadian Bank of Commerce. The bank was founded on May 15, 1867, in Toronto, with the Honourable William McMaster as the principal founder and its first president. McMaster founded the bank to serve as competition for the Bank of Montreal; he was concerned about Montreal's economic influence in Upper Canada. By 1874, it was the largest bank headquartered in Ontario. The bank merged with the Imperial Bank of Canada on June 1, 1961 to form the Canadian Imperial Bank of Commerce.



58. Former Garrett buildings at the corner of Brock Street and King Street East. ([Kingston Heritage](#), page 204)



59. Former Canadian Bank of Commerce building in background. ([Queen's Archives](#), V23 Par-3)

This building has **contextual value** because its early 20th-century design contributes to the evolved character of the Market Square District. This building replaced two of the original four Garrett buildings erected on the site in 1837. The Garrett building on the corner was leased for many years by William Reid, a butcher, and the location was commonly known as Reid's corner.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of 328 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Symmetrically organized ashlar stone façades, divided into three bays on King Street East and four bays on Brock Street;
- » The central main entrance with an ornamental flat-headed lintel on the primary façade on King Street East, facing onto Market Square;



60. Primary facade, 2012. (ERA Architects Inc.)

- » The window openings, centrally placed between the pilasters and divided vertically by spandrel panels at the second floor and a cornice at the third floor level. The window openings decrease in size as the floor level increases and are segmentally headed, with keystones in the third floor window lintels. The original windows appear to have been divided-light, 8-over-8 sash windows (see the second and third floors);
- » A prominent cornice with large dentils at the third floor level; and
- » The cornerstone of the former Garrett buildings on Brock Street inscribed with “W.G. 1837”.

Heritage Kingston

Summary of Input from the Technical Review Process

P18-005-2019

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Peter Gower	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councillor Bridget Doherty	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councillor Jim Neill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Demitor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matthew McCartney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zoe Harris	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ashley Johnson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

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Date:	
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Don Taylor
Application Type:	Alteration and/or repair
File Number:	P18-005-2019
Property Address:	328 King Street East

Description of Proposal:

The subject property at 328 King Street East is located on the southwest corner of the intersection of King Street East and Brock Street. The subject property contains a Neoclassical Revival style bank building, constructed in 1911. The property is designated under Part V of the Ontario Heritage Act as part of the Market Square Heritage Conservation District. The applicant is seeking approval to install new signage on the building, including two externally illuminated 3D logos on the front (east) elevation and side (north) elevation, fixed fabric awnings on the ground floor windows and three flags in the existing flag pole brackets (east and north elevations). Additionally, the applicant is proposing the modification of the most westerly ground floor window on the north elevation to allow for the installation of a door, which will provide a secondary access/egress route to the building.

Comments for Consideration on the Application:

Creating a new doorway is obviously undesirable, but I can understand there could be a strong case for it. I don't suppose Runner's Choice would be willing to give up their lease to provide the needed additional access. Would the new doorway include an accessible entrance? If there must be a new doorway, a good design is essential so that it is compatible with this important facade. It should be centred and symmetrical and should not include an A&W door handle.



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Date:	
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Alteration and/or repair
File Number:	P18-005-2019
Property Address:	328 KING ST

Description of Proposal:

The subject property at 328 King Street East is located on the southwest corner of the intersection of King Street East and Brock Street. The subject property contains a Neoclassical Revival style bank building, constructed in 1911. The property is designated under Part V of the Ontario Heritage Act as part of the Market Square Heritage Conservation District. The applicant is seeking approval to install new signage on the building, including two externally illuminated 3D logos on the front (east) elevation and side (north) elevation, fixed fabric awnings on the ground floor windows and three flags in the existing flag pole brackets (east and north elevations). Additionally, the applicant is proposing the modification of the most westerly ground floor window on the north elevation to allow for the installation of a door, which will provide a secondary access/egress route to the building.

Comments for Consideration on the Application:

In the spirit of preserving and enhancing the heritage attributes of Market Square Heritage Conservation District the applicant should consider reviewing vintage A & W signage photos and consider altering both the lettering and colours on the application to something that would be more compatible to the District.

The bright orange awnings with modern stylized burger design could be considered to be signage (5.1 Signs) and as such seem to be incompatible with the heritage aspects of the District. As awnings (5.2) the colour is not compatible either. The applicant should consider omitting the stylized burger design on the awnings and exploring the use of a muted historically appropriate alternative for colour, such as Russet.

The aluminum Root Beer mug door handles are not suitable for the District.

The two illuminated signs, one each, on the front and side elevation, would be more suitable to the District if made of wood and painted. The installation of any signage and lighting on the exterior of the building would be subject to 4.8 of the Policy on Masonry

Restoration in Heritage Buildings. LED lighting should be warm white or filtered and 3000K or less.



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Date:	Feb 12, 2019
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jennifer Demitor
Application Type:	Alteration and/or repair
File Number:	P18-005-2019
Property Address:	328 KING ST

Description of Proposal:

The subject property at 328 King Street East is located on the southwest corner of the intersection of King Street East and Brock Street. The subject property contains a Neoclassical Revival style bank building, constructed in 1911. The property is designated under Part V of the Ontario Heritage Act as part of the Market Square Heritage Conservation District. The applicant is seeking approval to install new signage on the building, including two externally illuminated 3D logos on the front (east) elevation and side (north) elevation, fixed fabric awnings on the ground floor windows and three flags in the existing flag pole brackets (east and north elevations). Additionally, the applicant is proposing the modification of the most westerly ground floor window on the north elevation to allow for the installation of a door, which will provide a secondary access/egress route to the building.

Comments for Consideration on the Application:

As per the Statement of Objectives in the Market Square Heritage Conservation District Plan, the signage, landscaping and street furniture should be physically and visually compatible with the heritage attributes of the individual buildings and Springer Market Square. It is recommended that the depth of the 3D logo be in keeping with the other Market square buildings such as Credit Union Sign, Studio 22 etc.

Also, as indicated under 5.2 of the Plan under Awnings, awnings shall be of a colour that is compatible with the heritage attributes of the the building. The current bright orange colour serves to focus the eye on the bright colour overwhelming the mild grey and delicate stonework of the building. The submitted elevations indicate 'fabric' awnings. As per the Conservation District Plan, the preferred material is canvas. A thin material with a high sheen could detract from the overall cultural value of the square.

Recommended Conditions for the Application:

As per Section 5.1 under Signage, I would recommend signage with external illumination with a maximum depth and final approval by heritage planners. I would

recommend that the final lighting solution be looked at before approval. I would recommend looking at a colour of awnings that doesn't detract from the heritage attributes of the building and instead enhances the overall cultural heritage value of the square possibly a more burnt orange or black. I would recommend that the awning material be part of the conditions and be canvas vs 'fabric.'

Final Comments from Heritage Kingston – March 20, 2019 The following final comments were provided at the March 20, 2019 Heritage Kingston meeting:

Councillor Neill expressed preference for orange burger logos over white. He stated that the proposed flags were not obtrusive of sight lines.

Mr. Taylor stated that the burger logos on the awnings were unacceptable and expressed preference for chocolate brown awnings with a stripe of orange. He did not support the use of commercial sign flags in a heritage conservation district.

Mr. Kelley Hineman agreed with Mr. Taylor's comments regarding the burger logos.

Ms. Harris suggested that there may be alternative colours identified in a branding guide for A&W that may be more compatible with the building and heritage conservation district.

Ms. McFarlane agreed with Mr. Taylor's comments regarding the burger logos and the sign flags. She also noted that the 3D logo signs are not compatible with the heritage conservation district and that she would prefer a wood sign.

Mr. Gower expressed a preference for orange burger logos or a muted white colour.