

**Notice of Intention to Pass a By-Law to Designate
The Meisel House at 218 Albert Street
To be of Cultural Heritage Value and Interest Pursuant to the Provisions of the
Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)**

Take Notice that the Council of The Corporation of the City of Kingston intends to pass a by-law under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

218 Albert Street (Part Lots 917 to 918, Plan A12 as in FR422421, City of Kingston, County of Frontenac), known as the Dr. John Meisel House.

The property, being called the Meisel House, includes a good example of a mid-19th century Georgian/Italianate influenced frame house, including its symmetrical front façade with hipped roof and projecting bay window with unusual “eared” surrounds. This two-storey dwelling, built c. 1877, has direct association with former owners Drs. Etherington, Reed and Meisel, all remarkable members of the Queen’s University faculty and prominent figures in the community. Dr. John Meisel was made a Companion of the Order of Canada and is considered one of Canada’s eminent political scientists. The Meisel House contributes to the heritage character of Albert Street and is one of the first houses constructed on this block.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, senior heritage planner, Planning, Building & Licensing Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any notice of objection, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

Dated at the City of Kingston

John Bolognone, City Clerk

this XXX day of XXXX, 2019

City of Kingston

By-Law Number 2019-XX

A By-Law To Designate the Meisel House at 218 Albert Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: [Meeting Date]

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 218 Albert Street (Part Lots 917 to 918, Plan A12 as in FR422421, City of Kingston, County of Frontenac) on April 17, 2019; and

Whereas a notice of intention to designate the property was published in *The Kingston Whig-Standard*, which is a newspaper having general circulation in the Municipality, on XXXXXXX, 2019; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore Be It Resolved That the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 218 Albert Street, being called the Meisel House, more particularly described in Schedule "A" attached hereto and forming part of this by-law;
2. A copy of the designating by-law shall be registered against the property affected in the property land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in *The Kingston Whig-Standard*;
3. In accordance with the City's Procedural By-law for Heritage, those alterations defined as 'Maintenance' herein will not require prior approval under the *Ontario Heritage Act*. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural

By-law for Heritage): “Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing.”

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This by-law shall come into force and take effect on the date of its passing.

Given First and Second Readings [Meeting Date]

Given Third Reading and Passed [Meeting Date]

John Bolognone

City Clerk

Bryan Paterson

Mayor

Schedule “A”

Description and Reasons for Designation

Meisel House

Civic Address: 218 Albert Street
Legal Description: Part Lots 917 to 918, Plan A12 as in FR422421, City of Kingston, County of Frontenac
Property Roll Number: 1011010070047000000

Introduction and Description of Property

The Meisel House at 218 Albert Street is located on the west side of Albert Street, between Couper and Union Streets. The property contains a two-storey frame dwelling that was constructed circa 1877.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The Meisel House has design value as a good example of a Georgian/Italianate influenced house. The house, of wood frame construction on a limestone foundation, is two-storeys, rectangular plan, with a low pitched hipped roof and deep soffits (now clad in metal). The front (east) elevation has three bays with a symmetrical arrangement of equal size second floor windows with (non-original) shutters. The central window is blind, and clad with permanently closed (non-original) shutters. At the ground floor level, an entrance door and porch sits directly below the northern-most window, and a three-sided bay window centred below the two southern-most windows. Over time, several rear and side additions have been added to the original dwelling.

Currently, the building is clad with vinyl horizontal siding and aluminum corner trim. The wall treatment beneath the cladding is likely a lime-based plaster (stucco) finish with wood board treatment at the base, corners, frieze, and window and door surrounds. Visible original wood elements include the horizontal base board, bay window, entrance door and flanking pilasters. The bay window displays an original recessed wood base panel, window frames, sashes and storms. Most windows and door still retain a surround/ trim with an unusual ‘eared’ profile at the corners and sill. Here, the middle lengths of the trim are thinner, enhancing the vertical lines of the building.

While the window frames and sills are over-clad in metal on the exterior, the original two-over-two wood window sashes and frames are intact (as viewed from the interior). Original wood shutters have been replaced with modern aluminum shutters.

The entrance is sheltered by a wooden porch (the frieze is over-clad in aluminum) with hip roof, wooden steps and railing, deck, square posts and pilasters. The pilasters

display a modest classical treatment. The main entrance is composed of a door with transom and a similarly finished 'eared' surround as on the windows. The door features a pair of tall arched glazed lights protected by decorative patterned cast iron grills above a pair of molded wood panels. Decorative metal door hardware includes a letter slot and a small decorative door knocker.

The house's hipped roof is covered in asphalt shingles, with its deep soffits clad over in aluminum. A red brick chimney with a corbelled top is located at the rear. The rain gear and eaves are painted metal.

Historical/Associative Value

The property has direct associative value with Dr. Etherington, Dr. Reed and Dr. Meisel. Dr. Fredrick Etherington lived in this house from 1905-1917 and acquired ownership of it in 1910. In the 1911 Census, Etherington is noted as living on Albert Street with his parents, The Reverend Edward Jesse Etherington and wife Sarah. Dr. Etherington studied medicine at Queen's University where he was an accomplished athlete and the class valedictorian. He worked as a surgeon at Kingston General Hospital before continuing his education in Scotland, London and Paris. Dr. Etherington returned to Kingston to teach at Queen's University as the first professor of anatomy in Canada. He later became the Dean of Medicine; a position he held for 18 years. Etherington Hall on Stuart Street is named in Dr. Etherington's memory.

Dr. Professor Guilford Bevel Reed purchased the property in 1919 and lived there with his wife Elsie and his mother Helen Augusta until his death in 1955. Educated at Harvard University, Dr. Reed taught at Queen's University first in the Biology Department and then as Head of the Department of Bacteriology. He is recognized for his medical research on tuberculosis, tetanus and other diseases.

Dr. John Meisel and his wife Muriel Augusta purchased the property from the estate of Dr. Reed in 1955 and resided there for the next 20 years. Educated at the Universities of Toronto and London, Dr. Meisel began teaching political studies at Queen's University in 1949. He served as Chair of the Canadian Radio-Television and Telecommunications Commission (1980-1983) and President of the Royal Society of Canada (1992-1995). Dr. Meisel was the founding editor of The Canadian Journal of Political Science and of The International Political Science Review. He was made an Officer of the Order of Canada (1989), and then later promoted to Companion (1999). Professor Emeritus at Queen's University, Dr. John Meisel is considered one of Canada's eminent political scientists.

Contextual Value

Albert Street is an example of a suburban residential street developed in the late 19th and early 20th centuries. Its built form displays the architectural trends and styles popular at the time. The Meisel House was constructed in tandem with 208 Albert Street; and together they are good examples of the influence of the Georgian/Italianate style on vernacular residential buildings of the late 19th century. While being of a

different style and cladding than the majority of the red brick houses exhibiting Victorian, Edwardian and Queen Anne design influences, these houses contribute to a visually cohesive residential streetscape.

The Meisel House has contextual value for its contribution to the heritage character of this established residential street. It is noteworthy because of its architectural style and status as the one of the first houses constructed on the block.

Cultural Heritage Attributes

- Two-storey wood framed Georgian/Italianate influenced residence, clad with underlying lime-based plaster (stucco/rough-cast) finish, on a limestone foundation;
- Its rectangular plan with symmetrical arrangement of original openings on the front (east) elevation;
- Its low-pitch hipped roof with deep soffits and brick chimney with corbelled top;
- Its central blind window on the second floor of the front elevation with fixed shutters;
- The three-sided bay window on the front elevation with original recessed wood base panel, window frames, sashes and storms;
- The original two-over-two wooden sash windows on the north, south and east elevations;
- The unusual 'Eared' window and door surrounds/trim;
- Its wooden entrance porch with hipped roof, wooden pilasters, transom window opening;
- Its wooden front door with a pair of tall arched lights above a pair of wooden panels, decorative cast iron grills on the arched lights, metal letter slot and metal door knocker; and
- The visibility and legibility of the heritage attributes from Albert Street.



**City of Kingston
Report to Heritage Kingston
Report Number HK-19-021**

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: April 17, 2019
Subject: Application for Heritage Permit under the *Ontario Heritage Act*
Address: 47 Wellington Street P18-386
File Number: P18-135-2018

Executive Summary:

The subject property at 47 Wellington Street is located at the east side of Wellington Street, between Gore and Earl Street. The subject property contains the former Wellington Street School, a two-and-a-half-storey limestone building with prominent central tower rising above the roof. The subject property is designated under Part IV of the *Ontario Heritage Act* and is included in the Old Sydenham Heritage Conservation District (HCD), established under Part V of the *Ontario Heritage Act*. The property is zoned B.56 in Zoning By-Law Number 8499, which permits up to 17 residential units.

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-135-2018, has been submitted to request approval to construct a flat-roofed rear addition to the building, consisting of a three-storey portion and a four-storey portion. This will increase the total number of residential units on the property from 6 to 17 units. The addition is designed to be lower in height than the existing limestone heritage building.

Concept plans and project overview have been prepared by Shoalts and Zaback Architects and are included in the submission.

This application was deemed complete on March 19, 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 June 17, 2019.

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Recommendation:

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

That alterations to the property at 47 Wellington Street, be approved in accordance with the details described in the application (File Number P18-135-2018) which was deemed complete on March 19, 2019, with said alterations to include the construction of a flat roofed rear addition; and

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

1. A Building Permit shall be obtained;
2. *Planning Act* applications shall be obtained, as necessary;
3. Heritage Planning staff shall be circulated the drawings and design specifications, tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application;
4. Details of the finalized colour scheme for the cladding on the new addition shall be submitted to Heritage Planning staff to ensure that the heritage attributes of the property are conserved;
5. The owner shall consider removing the limestone cladding from the base of the new addition; and
6. Any alteration that interfaces with the masonry of the original house shall comply with the City's Policy on Masonry Restoration in Heritage Buildings.

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Authorizing Signatures:

**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

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Options/Discussion:**Description of the Application**

The subject property at 47 Wellington Street is located at the east side of Wellington Street, between Gore and Earl Streets (Exhibit A – Context Map and Photographs). The subject property contains the former Wellington Street School, a two-and-a-half-storey limestone building with a prominent central tower rising above the roof.

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-135-2018, has been submitted to request approval of a flat-roofed rear addition to the building, consisting of a three-storey portion and a four-storey portion, with roof top amenity space. This will increase the total number of residential units on the property from 6 to 17 units. The addition is designed to be lower in height than the existing limestone heritage building (Exhibit C – Concept Plans). The applicants are proposing a number of interior alterations to the existing limestone building and interior connections to the new addition. Changes to the openings on the rear (east) side of the limestone building are proposed to accommodate the interior floor arrangement. These changes will not be visible from the exterior. A roof addition between two existing rear-facing gable-roofed dormers is also proposed to accommodate the linking of the new addition to the heritage building. The addition will be clad in a combination of stone, Exterior Insulation and Finishing System (EIFS), glass and concrete fibre board.

In order to accommodate vehicle access to the rear parking lot, legal access over a portion of the adjacent property at 52-56 Earl Street will be sought through a separate *Planning Act* application. The alterations to the rear of the property also include landscaping and resurfacing to accommodate the reconfigured surfacing parking area. No immediate changes to the primary façades of the existing limestone heritage building are proposed.

An application for pre-consultation with Heritage Kingston (File Number F32-043-2018) was circulated in December 2018, but was withdrawn prior to the January 16, 2019 meeting. Preliminary comments from staff and Heritage Kingston on an earlier design concept were provided to the applicant and considered in the design of the revised plans. Concept plans, renderings, project overview and a written response to comments received through the circulation of this application have been prepared by Shoalts and Zaback Architects and are included in the submission (Exhibit C – Concept Plans).

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, or submission materials may also be found by searching the file number.

This application was deemed complete on March 19, 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 June 17, 2019.

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Reasons for Designation

47 Wellington Street was designated under Part IV of the *Ontario Heritage Act* through By-Law Number 84-65 in 1984. It was included in the Old Sydenham HCD, designated pursuant to Part V of the *Ontario Heritage Act*, through By-Law Number 2015-67 in 2015.

The designation by-law and the Property Inventory Evaluation Form from the Old Sydenham Heritage Area HCD Plan have been included as Exhibit B to this report.

By-Law Number 84-65 describes the subject property as:

“The Wellington Street School, architect John Power, was built in 1873 to provide proper quarters for a school which had held classes in an old furniture warehouse. This is an excellent example of a fine building being put to a new use.”

By-Law Number 84-65 does not include a list of heritage attributes. The description of the building noted in the publication “Buildings of Architectural and Historical Significance”, Volume Five, pages 253-255 (1980) includes a few key cultural heritage attributes, namely:

- The scale and massing of the two-and-a-half-storey building on a high foundation;
- The building’s limestone construction, including hammer-dressed finish with pitched-faced quoins and ashlar sills and string courses;
- The seven bay façade with central bay projection rising to a three-storey square tower with a tall, slender bellcast mansard roof;
- The Gothic arched and segmentally arched windows;
- The main entrance with double door under a lancet transom;
- The bargeboards and pendants under the gable ends; and
- The gabled roof with gable end parapets and two stone chimneys.

While the above referenced publication is a useful resource it has no legal status under the *Ontario Heritage Act*.

Cultural Heritage Analysis

Staff visited the subject property on December 17, 2018. This large limestone former schoolhouse with its prominent central tower is a landmark on Wellington Street and an important feature on this historic streetscape. The heritage building sits close to the street with a large vacant yard to the rear; currently used for surface parking. The building is currently divided into six apartment units.

This application proposes a rear addition linked centrally to the original schoolhouse. This application does not propose any repairs or alterations to the front or side elevations of the heritage building. The assessment of this addition is summarized below through references to the relevant sections of the Old Sydenham HCD Plan.

Sections 1.0, 3.0 and 4.0

These sections do not directly apply to the evaluation of this proposal. Section 1.0 provides an introduction and history to the designation of the Old Sydenham HCD, an explanation of what an

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HCD is, describes the contents of an HCD Plan, provides the legislative background for an HCD designation and lastly highlights the benefits of HCD designation.

Sections 3.0 and 4.0 include the introduction to the District Guidelines and the guidelines for Building Conservation. This application does not propose any repair, preservation or restoration activities proposed to the original building, and as such, these guidelines are not applicable.

Section 2 (Statement of Objectives)

Section 2.2 provides a Statement of Cultural Heritage Value or Interest for the entire District. This statement includes 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.

Additionally, Section 2.3 of the Plan provides a description of sub-area heritage attributes, and again, staff must determine whether the proposal will conserve or negatively impact these attributes. This proposal is located in the 'North to Bagot' sub-area and its attributes are described in Section 2.3.2. Through the evaluation of this proposal, staff find that the proposal conserves the heritage attributes of the District and those of the North to Bagot sub-area.

The following is a list of the heritage attributes of relevance to this proposal. A full list of the District's attributes can be found in Section 2.2 of the District Plan:

The District:

- Varied ages, styles and types of buildings, with both vernacular and architect-designed examples of over two centuries of architectural styles;
- A compact scale comprised of street width, building height (predominantly 2 to 3-storeys) and setback;
- Trees lining streets and dominating rear yards;
- A generally high standard of care for buildings and landscapes; and
- Physical evidence and historical associations with every stage of Kingston's history.

The attributes of the North to Bagot sub-area are found in Section 2.3.2 of the HCD Plan and, as they relate to this proposal, include:

- Closely packed buildings forming a strong street edge;
- Important civic buildings (i.e. former Wellington Street School...); and
- Deflected vistas east along Wellington Street and north along Lower Union.

Section 2.5 (Designation Goals and Objectives) speaks to the goals and objectives for the District as a whole, Heritage Buildings, Landscapes and Streetscapes, and Land Use. The application supports the goals as presented in the District Plan, specifically in relation to the goals for Heritage Buildings (2.5.2). The proposed addition conserves the cultural heritage value of the property, while at the same time this significant investment will provide a viable use for the building into the future thereby supporting its upkeep and long-term conservation.

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Lastly, this proposal complies with the policies for the District and Heritage Buildings as outlined in Sections 2.6.1 and 2.6.2. The proposal will maintain the distinct heritage character of Old Sydenham and the alterations proposed in this application are being undertaken in accordance with the policies and guidelines of the District Plan.

Section 5

Section 5 of the Old Sydenham HCD Plan establishes a policy framework for the consideration of “Building Alterations and Additions”. The proposal has been considered against these policies as summarized below.

Section 5.2.2 (Additions)

The design of the addition has benefited from multiple rounds of design review by staff as well as a circulation to Heritage Kingston and consultation with members of the public. This has led to changes in the detailing, massing and configuration of the addition.

Section 5.2.2 of the Old Sydenham HCD Plan provides direction on new additions to heritage buildings, noting that “additions should be located away from the main street façade, at the rear of the building, and not add to the width of the front of the building”. In accordance with Section 5.2.2, the addition is located at the rear of the heritage building with a gracious inset from the corners of the building; thus allowing this landmark heritage building to retain its prominence.

Section 5.2.2 also notes that “the height of an addition should be no more than that of the main building and, preferably lower, in order to clearly distinguish it from the main building.” Even though portions of the proposed addition will be four-storeys tall, it is clearly lower in height than the main portion of the heritage building, not including the central tower, which is taller yet. In response to comments received from staff and members of Heritage Kingston, the applicants have incorporated the elevator shaft into the design of the addition, making it less obvious. The new addition will not add to the width of the overall building massing and will not change the character and prominence of the two-and-a-half-storey limestone heritage building on the street.

Section 5.2.2 also notes that the “construction of additions should not entail removal, covering or other adverse impacts on the heritage attributes or important architectural features of the original building” and that “additions should not cause irreversible changes to the original building.” The rear (southeast) wall of the heritage building currently includes eight (8) windows and four (4) door openings; some appear to be original but many have been altered. The proposed addition will necessitate the alteration of three (3) existing door openings, all of which appear to have been previously altered. All changes to the rear wall openings will be concealed by the new addition. The addition will also require the removal of two rear balconies, which are not of heritage value. Staff have no concerns with the proposed alterations to the rear of the limestone building.

Section 5.3.1 (Roofs)

The proposal complies with the design guidelines for roofs, which states “roof profile visible from the street should remain unaltered”. Looking east and west along Wellington Street, the roof profile will remain unaltered. The only change to the roof profile is to the rear of the building, where a roof top addition is proposed between two existing gable dormers (not original), in order

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to facilitate the connection between the heritage building and the new addition. It is staff's opinion that the objective of this design guideline is being upheld.

Section 5.3.2 (Windows)

No alterations are proposed at this time to the existing original/heritage-contributing windows on the heritage building. While there is no specific guidance for the design of new windows on new additions in the District Plan, staff note that the large windows proposed on the new addition are not common in the District. However, the addition is clearly a modern installation that will not be confused as an altered heritage resource. It is to be located in a way that is only partially visible from the public realm and designed in a way that will showcase and retain the prominence of the limestone heritage building on the property and its contribution to the character of the District. In this context, the design of the windows is complementary to the overall design of the new addition, which will have an acceptable impact on the heritage character of the District.

Section 5.3.3 (Cladding)

Section 5.3.3 notes that cladding on a new addition "should be distinct from the cladding of the existing building." Acceptable cladding for a new addition include brick, stone, wood shingles or siding, fibre cement board or stucco. The revised plans for the proposed addition include fibre cement board, EIFS (which resembles a smooth stucco finish) and a limestone veneer base. While the proposed materials comply with the guidelines of the District Plan and will make the addition clearly distinguishable from the heritage resource, staff initially shared concerns raised by members of Heritage Kingston on the earlier iteration of the concept plans that the mix of the different materials may compete with the prominence of the heritage building. One Committee member recommended that the four-storey portion of the addition be clad in one material/colour and the three-storey portion and the projecting bays be clad separately. This suggestion was provided to the applicants who have revised their plans in accordance with this recommendation (Exhibit C – Concept Plans).

Staff also suggested to the applicant that the use of the limestone base in this context appears to unnecessarily add to the busyness of the addition and its removal would be supported. Staff have included this suggestion as a discretionary condition for the owner's consideration; however, it is our understanding that the owner would prefer to keep the limestone cladding.

Staff have included a condition requiring that the finalized colour scheme be reviewed by staff to ensure that the colours complement the limestone heritage building. The cladding treatments presented in the revised proposal comply with the design guidelines contained in Section 5.3.3 of the District Plan.

Section 5.4.1 (General)

This section provides general guidelines for additions to heritage properties. This section reinforces the direction that new additions are not required to replicate an existing heritage style. Cladding materials that complement, and are distinct from, the materials used in existing buildings are encouraged. This section recommends the use of reveals and off-sets where the new addition meets the existing building. As noted previously, the design of the new addition includes an approximately 4 metre inset/reveal from the southeast corner of the heritage building and a 6 metre inset from the north east corner of the building to the new addition. This

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inset not only conserves the existing window openings (9 in total), but also allows the heritage building to retain its original profile and form.

Conclusion

In summary, the addition has been designed to respect the original configuration and architectural style of the former school. The change in cladding materials of the new addition helps to break up its massing. The new addition has been set behind the prominent heritage building, at a lower height, and with an inset at the rear corners of the existing building. The new addition remains a product of its own time and exhibits its own architectural integrity, while being subservient to the prominence of the landmark heritage building.

Heritage Planning staff are of the opinion that the proposal, as modified, 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 (City of Kingston Official Plan): 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 7 - Legibility (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Tourism, Culture and Sport): New work should be distinguishable from old buildings and structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- Achieve Standard 11 - Additional Standards Relating to Rehabilitation (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Conserve the heritage value and character-defining elements of the property when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Previous Approvals

P18-386-088-2009EA

Replace deteriorating deck structure.

Comments from Departments and Agencies

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

Building Division: A Building Permit is required for the proposed construction. Spatial separations are to be considered for all openings in the building elevations. Impost and development charges may be applicable.

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Engineering Department: No objections to the proposed Heritage application. Detailed review and commentary for noise, stormwater and other engineering considerations will be provided with future planning application.

Fire and Rescue: A residential four-storey building may require fire sprinklers in accordance with the Ontario Building Code (OBC). If sprinklers are required then the property will require a fire department connection (FDC) and a hydrant located not more than 45 metres from the FDC. Fire department access to the FDC will have to be reviewed. Where a standpipe system is required it shall be in accordance with OBC sub-section 3.2.9. Please ensure adequate water supply for all water-based fire protection systems and that colour coding shall be in accordance with Utilities Kingston.

Forestry Division: No concerns with heritage application. If the site is subject to Site Plan Control, please include a tree inventory and landscape plan.

Parks Development: Cash-in-Lieu of Parkland, a landscape plan and a tree preservation plan will be required at Site Plan Control stage for the additional dwelling units proposed. It is recommended to maintain existing trees and shrubs on the periphery of the parking area and driveway.

Planning Division: The property is designated 'Residential' in the City of Kingston Official Plan. The property was rezoned in 1979 to a site-specific Three to Six-Family Dwelling 'B' Zone in Zoning By-Law Number 8499 now recognized within the 'B.56' Zone. The B.56 Zone permits up to 17 residential units. The site layout has been configured to comply with the Zone requirements. Applications for easements will be required to allow legal shared vehicle access and off-site parking over portions of the subject property and the properties at 50, 52-56 Earl Street and 73 Gore Street from all land owners. Site Plan Control approval will also be required.

Utilities Kingston: The applicant should be aware that the subject property is within an area of known servicing constraints in the City of Kingston Official Plan. Utilities Kingston has no issues or concerns with the heritage permit but will have further comments and requirements at Site Plan Control.

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. Committee comments have been considered and addressed in the Cultural Heritage Analysis above.

One Committee member expressed concerns regarding the modern design style of the new addition. The HCD Plan does not prohibit a modern style of building in the District, but rather directs new buildings to be complementary and clearly distinguishable from the heritage building in form and detail. Accepted best practices in heritage conservation, including the HCD Plan, Parks Canada's Standards and Guidelines, and the Province's Guiding Principles, directs new additions to not attempt to replicate a heritage style, but rather to be products of their own time.

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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)
City of Kingston Official Plan
Designation By-Law Number 84-65 for 47 Wellington Street
Old Sydenham Heritage Area Heritage Conservation District Plan
City of Kingston's Policy on Masonry Restoration on 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:

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 to a number of internal departments for review and all comments have been incorporated.

Exhibits Attached:

- Exhibit A Context Map & Photographs
- Exhibit B Designation By-Law & Property Inventory Evaluation Form
- Exhibit C Concept Plans, Prepared by Applicant
- Exhibit D Correspondence Received from Heritage Kingston
- Exhibit E Summary of Final Comments at April 17, 2019 Heritage Kingston Meeting

Aerial Photograph: 47 Wellington Street





47 Wellington Street



2014



As viewed from rear



Rear yard, viewed from back fence

**47 WELLINGTON STREET
WELLINGTON STREET SCHOOL**

Built: 1873-74

Architect: John Power

Rating: S (Part IV)

This school building was constructed according to a design by John Power in 1873-74. It represented the most modern local school of the period. The *British Whig* of 16 September, 1973, noted that the new school would cost \$7,200. Prior to its construction, classes were being held in Adam Main's old furniture warehouse at the corner of Lower Union and Wellington Streets. Contracts were let to Richard Tossell for masonry; William Irving and son, carpentry; McKelvy and Birch, tinsmiths; and Thomas Savage & Company, painting.



J.McK.

This 2½-storey building sits on a high stone foundation which has segmentally arched windows. Built of hammer-dressed limestone, it has pitch-faced quoins and ashlar sills and string courses. The 7-bay façade has a central 1-bay projection rising three storeys to a square tower topped by a tall, slender, bellcast mansard with a small flat roof. The main entrance in the first storey of the tower is reached by wooden steps between parapets with ashlar tops. The entrance, set under a Gothic arch, has a double door under a lancet transom consisting of two quadrant lights. Above the entrance is a 1873 shield datestone. Above the datestone is a window with an ashlar sill and sharply-pointed Gothic arch with simple intersecting tracery. This section of the tower terminates in an ashlar string course with cyma reversa moulding supporting a slightly smaller third storey which has pairs of lancet windows on each side. The bellcast section of the mansard roof has, on each side, a small louvered dormer with roof matching the shape of that on the tower.

Flanking the central bay are 1-bay recessed sections with small Gothic-arched windows. The flanking outer double-bay sections project beyond the tower section, and their gable roofs project from the front slope of the main roof. The first storeys of these sections each have two pairs of narrow segmentally arched windows, each pair having a common ashlar sill. Under the peak of the gable, each section has a narrow square-headed window. The bargeboard and pendants on these gable sections are a fairly delicate swag effect.

Both the north and south walls are regularly fenestrated and their windows are all 12-paned double-hung sash with camber-arched brick surrounds. The north wall has an extra window between the two on the first storey: it is segmentally arched and slightly smaller than the others.

The roof has gable-end parapets with ashlar corbel stones and two stone chimneys, one at the peak of each parapet.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 253-55 (1980).

Clause 5, Report No. 23, 1984

BY-LAW NO. 84-65

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC
AND/OR ARCHITECTURAL VALUE OR INTEREST, PURSUANT TO SECTION
29 OF THE ONTARIO HERITAGE ACT

PASSED: March 1, 1984

WHEREAS Section 29 of the Ontario Heritage Act,
R.S.O. 1080, Chapter 337 authorizes the Council of a
municipality to enact by-laws to designate real property,
including all buildings and structures thereon, to be of
architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain
properties within the municipality, as set out in Section 1
of Schedule "A" hereto, was served on the owners of the
properties and on the Ontario Heritage Foundation on the
14th day of December, 1983 and was published in the
Whig-Standard on December 14, December 21 and December 28,
1983;

AND WHEREAS notice of intention to designate certain
properties within the municipality, as set out in Section 2
of Schedule "A" hereto, was served on the owners of the
properties and on the Ontario Heritage Foundation on the
21st day of December, 1983 and was published in the
Whig-Standard on December 21 and December 28, 1983, and on
January 4, 1984;

AND WHEREAS no notices of objection to the proposed
designations have been served on the Clerk of the City of
Kingston;

THEREFORE the Council of The Corporation of the City
of Kingston enacts as follows:

1. There are designated as being of architectural and
historic value or interest the following real properties in
the City of Kingston:

- (a) 276 Brock Street
- (b) 132-134 Earl Street
- (c) 5 Emily Street

.../2

25-27 Wellington Street

Owner: 25 Wellington Street
William G. Stinson and Audrey I. Stinson,
25 Wellington Street

27 Wellington Street
David Yudelman and Pamela Yudelman,
27 Wellington Street

Description:

25 Wellington Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lot No. 170, according to the Original Survey of the Town of Kingston, now the City of Kingston, and more particularly described in Instrument No. 137837.

27 Wellington Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Parts of Lots 151, 152, 169 and 170, according to the Original Survey of the City of Kingston, and more particularly described in Instrument No. 336220.

47 Wellington Street

Owner: Hans H. Westenberg and Marion Westenberg
R.R. #1, Kingston

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lots 167, 154, 168, 153 and 148, according to the Original Survey of the City of Kingston, and more particularly described in Instrument No. 248001.

96 Wellington Street and 70 William Street

Owner: Orville A. Brown and Carmel B. Brown,
70 William Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of the Northeast Half of Lot 183, according to the Old Survey of the City of Kingston, situate at the corner of Wellington and William Streets, and as more particularly described in Instrument No. 59184.

118-120 Wellington Street

Owner: Ingens Corporation,
P.O. Box 1512, Kingston.

Description:

118 Wellington Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of

.../20

25-27 Wellington Street

This double stone building is an example of the work of architect John Grist, who built number 27 in 1851, then added number 25 in 1854-55.

47 Wellington Street

The Wellington Street School, architect John Power, was built in 1873 to provide proper quarters for a school which had held classes in an old furniture warehouse. This is an excellent example of a fine building being put to a new use.

96 Wellington Street and 70 William Street

Built in 1841 for Captain Charles Burns, this corner building is unusual for that period because of its three storeys. Its corner site adds to its significance.

118-120 Wellington Street

This double stone house was built in 1867-1868 by and for George Newlands, builder and father of William Newlands, who received some of his training in John Power's firm.

65 West Street

This brick corner house, part of a whole block of brick dwellings, was built in 1879 after Westbourne Terrace was completed. The round corner tower, bay window and central two-storey umbrage are notable aspects of architecture of the period.

112 William Street

This is one of the few houses in Kingston with an overall pattern of light brick against red. It was built by 1857 for William Brown who advertised it for rent.

129 William Street

This typical Ontario cottage, built of limestone and decorated with Gothic bargeboards was built about 1869 in a style popular almost twenty years earlier.

185 William Street

Built in 1855 for and by architect James Stewart, this brick dwelling has a number of details which give it special significance, especially for its period. The two-storey umbrage, detail of the trim, iron cresting and decorative chimney pots are all notable.

203-205 William Street

George Browne, architect of Kingston's City Hall, built this house as his private dwelling and office in 1841 and advertised it for sale in February, 1844. Queen's College leased the building in September 1844 and continued to use it after 1854 as their preparatory school until 1862.

.../8

2019-02-28

Development Proposal
47 Wellington Street, Kingston
Fairway Properties

SZA Project No.: 17077

File:

Project Description

The property at 47 Wellington St. was built as the Wellington Street School. It was designed by John Power in 1873 at a cost of \$7,200 and was the most modern school in the city in its day. Since its closure in 1927, it has served as a badminton club, HMCS Cataraqui and an engineering laboratory.

The building currently accommodates six (6) apartments. Around 1980 Architect Lily Inglis designed an 11 unit addition to this building for Dr. Hans Westenberg. This project acquired a rezoning to increase the residential density of the property to 17 units. This zoning remains in place today. It was, in fact, the intention of the project to have a total of 17 apartment units on the property - 6 apartments in the existing building and 11 apartments in a new four-story addition.

It is our client's desire to provide 17 apartment units in total on the property. This would be accomplished by constructing an addition comprised of two-bedroom units.

The existing building is 3 ½ stories high. It has a half level below grade at the lowest floor as well as an attic story. It exceeds the height of the addition, which is proposed at 4 storeys. Because of the high floor to floor dimensions of the original school, even the elevator shaft of the addition will not exceed the height of the original building.

The existing apartment building does not provide any accessibility features. The addition will be connected to the rear façade of the original building and will provide four accessible floors with elevator access to all floors of the entire expanded complex.

The original building is primarily stone (with some clay brick infill) with wood frame windows and doors, an asphalt shingle roof, wood eaves and soffits. Materials proposed for the new addition include Exterior Insulation and Finish System (EIFS), fibre cement lapped siding and a natural limestone base. The windows will either be colored anodized aluminum or fiberglass.

Shoalts and Zaback Architects Ltd



City of Kingston
Heritage, Planning, Building & Licensing Services
1211 John Counter Boulevard
Kingston, ON
K7L 3Z3

March 21, 2019

Attention: Ryan J. Leary
Senior Planner, Heritage
Planning, Building & Licensing Services

47 Wellington Street Kingston, Ontario

Project No. 17077

Re: Heritage Permit (P18-135-2018)

The following is a summary and response to the comments received from the City of Kingston regarding the Heritage permit for the additions and renovations at 47 Wellington Street, Kingston, Ontario. For each comment received an excerpt of the text provided has been included to identify each item.

Engineering	
Comment	Response
1. <i>No objections to the proposed Heritage application. Detailed review and commentary for Noise, Stormwater and other engineering matters will be provided with future planning application.</i>	Noted.

Utilities Kingston	
1. <i>Utilities Kingston has no issues or concerns with the heritage permit but have the following comment at zoning or site plan control "this application is within and area of known constraint, these lands are identified as constraint area 4 of this by-law and shall not permit a second residential unit. The sewage capacity is currently not available to support second residential units in this area".</i>	Noted.

Forestry	
1. <i>No Concerns with heritage application. If the site is subject to site plan control, please include a Tree inventory and landscape plan.</i>	Noted. This will be included when site plan control is submitted.

Building	
1. <i>Insufficient information has been provided at this time to provide detailed comments; however, the applicant is advised of the following: A building permit is required for the proposed construction. Spatial separations are to be considered for all openings in the building elevations. Impost and development charges may be applicable.</i>	Additional information will be provided in the building permit application.

Fire	
1. <i>A residential 4 storey building may require fire sprinklers in accordance with the Ontario Building Code. If sprinklers are required then the property will require a fire department connection and a hydrant located not more than 45m from the FDC. Fire department access to the FDC will have to be reviewed.</i>	Noted.
2. <i>Where a standpipe system is required it shall be in accordance with OBC sub-section 3.2.9.</i>	Noted.
3. <i>Ensure adequate water supply for all water-based fire protection systems and colour coding shall be in accordance with Utilities Kingston</i>	Noted.

Parks	
1. <i>Cash-in-lieu of parkland will be required at Site Plan Approval for the additional dwelling units proposed. The parkland dedication rate is 1.2ha/1000 people up to 10% of the site area. Reductions for additions to a Protected Heritage Property may apply as per By-law 2013-107. Based on the information provided, it is estimated that the required parkland dedication is 84.1 square metres, prior to reductions for an addition to a heritage building. See details of the calculation in DASH (attached hereto).</i>	Additional information will be provided when site plan is submitted.
2. <i>Please confirm total gross floor area of the existing heritage building and total gross floor area of the proposed addition. A market appraisal by a certified appraiser is required to determine the land value of the property.</i>	Gross area: Existing building = 249.49 m ² Proposed building = 273.49 m ² Total = 522.98 m ² Noted.
3. <i>A landscape plan by a landscape architect is required.</i>	Noted.
4. <i>A tree preservation plan is required. It is recommended to maintain existing trees and shrubs on the periphery of the parking area and driveway.</i>	Noted.

Planning

1. *The property was rezoned in 1979 to a site specific Three to Six-Family Dwelling 'B' Zone in Zoning By-Law Number 8499, now recognized within the B.56 Zone. The property is designated 'Residential' in the City of Kingston Official Plan. Further detailed comments provided in email from J. Bar dated March 15, 2019 attached.* Noted.

Kingston Heritage Member 1

1. *The revised plans are a great improvement, with the elevator shaft now out of sight and the awkward overhang gone. Some minor concerns remain however. There are still too many colours, and the plan of having the top storey of the four-storey section in a different colour is strange. One colour for the four-storey section and one colour for the three-storey section, with a lighter colour for the projecting window bays are suggested. Also while I'm not familiar with the performance of cement board siding, for such a substantial building I would prefer walls in brick or stone veneer, or in stucco.*
- We have considered your comments regarding the colour selections of the four-storey addition. We have revised the material finishes as follows:
- Four-storey section to be finished with light EFIS colour
 - Three-storey section to be finished with dark EFIS colour.
 - Window bays to be finished with dark cement board.
 - First floor level to be finished with stone masonry.

See attached updated renderings and elevations.

Kingston Heritage Member 2

1. *Although the new design reduces the general effect of massing, the dark colour used on the upper part of the concept design seems to accentuate the bulk of the top floor giving the design a top-heavy appearance. Perhaps a lighter shade would be more acceptable. The "picture" windows with what appear to be casement or awning openings to the side are not as complimentary to the original building as even divided lights could be. It will be important that the final design specify window style and glazing pattern. Colour choices and samples for windows, cement fibre boards, EIFS, stone and steel should be provided to Heritage staff for approval to ensure that they are complimentary to the original building.*
- We have considered your comments regarding the top-heavy appearance on the upper part of the four-storey section. We revised the material finishes to reduce heavy appearance.
- We appreciate your comments in regards to the window styles and configuration. We believe that the contemporary addition should have a cohesive design through, and the existing building stand be itself retaining its historical features.
- Samples will be provided once products have been finalized.

See attached updated renderings and elevations.

Heritage Permit
47 Wellington, Kingston, ON
P18-135-2018

Heritage Planning

- | | |
|---|---|
| <p>1. <i>Staff concurs with the committee members' concerns regarding the number of different cladding choices. Please limit the cladding choices to no more than 4 (including glass). Please continue the cladding on the four storey section to include the top floor. While the inclusion of a stone veneer is desirable on most additions to a stone heritage building, the use of stone along the base of this addition seems out of place. While we have no objection to its inclusion, we would also support its removal. The addition appears to meet the policies, guidelines and objectives of the Old Sydenham HCD Plan.</i></p> | <p>We limited the cladding choices to 4. EFIS, Cement board, Stone masonry, Glass.</p> <p>See attached updated renderings and elevations.</p> <p>We appreciate your comments regarding the stone base. We believe the stone base compliments the historical school house and will provide a durable finish material.</p> |
|---|---|
-

We trust you will find that the above responses and attached drawings provide all of the required information. Please do not hesitate to contact me with any questions.

Yours Truly,



Ray Zaback



View 1
47 Wellington - Pete Sauerbrei



View 2
47 Wellington - Pete Sauerbrei



View 3
47 Wellington - Pete Sauerbrei



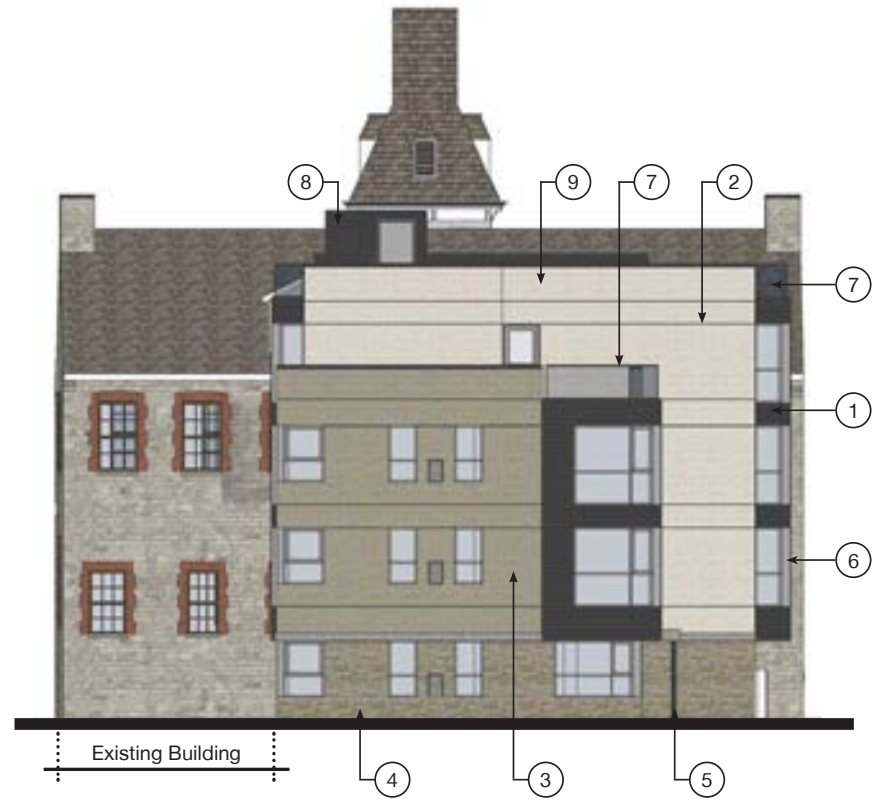
View 4
47 Wellington - Pete Sauerbrei



View 5
47 Wellington - Pete Sauerbrei



View 6
47 Wellington - Pete Sauerbrei



Elevations Notes:

- | | |
|-------------------------------|--|
| 1. Cement Board Dark Colour. | 6. Integral Metal Corner Post (Part Of Window System). |
| 2. EIFS Light Colour. | 7. Glass Guard. |
| 3. EIFS Dark Colour. | 8. Staircase. |
| 4. Stone Masonry. | 9. Solid Parapet (Guard For Roof Terrace). |
| 5. Pre-Finished Steel Column. | |

North and South Elevation Scale: 3/32" = 1'-0"
 47 Wellington - Pete Sauerbrei

17077_279461_006A_301_1001 March 21 2019 7 of 9
 Shoalts and Zaback Architects Ltd. **sza**



Elevations Notes:

- | | |
|-------------------------------|--|
| 1. Cement Board Dark Colour. | 6. Integral Metal Corner Post (Part Of Window System). |
| 2. EIFS Light Colour. | 7. Glass Guard. |
| 3. EIFS Dark Colour. | 8. Staircase. |
| 4. Stone Masonry. | 9. Solid Parapet (Guard For Roof Terrace). |
| 5. Pre-Finished Steel Column. | |

East Elevation Scale: 3/32" = 1'-0"
 47 Wellington - Pete Sauerbrei

17077_07Wall_009a_0401_0009 March 21 2019 8 of 9
 Shoalts and Zaback Architects Ltd. **sza**



Elevations Notes:

- | | |
|-------------------------------|--|
| 1. Cement Board Dark Colour. | 6. Integral Metal Corner Post (Part Of Window System). |
| 2. EIFS Light Colour. | 7. Glass Guard. |
| 3. EIFS Dark Colour. | 8. Staircase. |
| 4. Stone Masonry. | 9. Solid Parapet (Guard For Roof Terrace). |
| 5. Pre-Finished Steel Column. | |

West Elevation Scale: 3/32" = 1'-0"
 47 Wellington - Pete Sauerbrei

Heritage Kingston

Summary of Input from the Technical Review Process

P18-135-2018

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
William Hineman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeremy St-Onge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:	March 7, 2019
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Donald Taylor
Application Type:	New Construction
File Number:	P18-135-2018
Property Address:	47 Wellington St

Description of Proposal:

The subject property is located on the east side of Wellington Street, between Gore and Earl Street in the Old Sydenham Heritage Conservation District. The property is zoned B.56 in By-law 8499, which permits up to 17 residential units. The applicants are requesting Heritage Act approval to construct a flat-roofed rear addition to the building, consisting of a three-storey portion and a four-storey portion. This will increase the total number of residential units on the property from 6 to 17 units. The addition is designed to be lower in height than the existing limestone heritage building. Cladding materials include: two colours of cement fibre board; EIFS; stone; steel and glass. The property is designated under both Parts IV and V of the Ontario Heritage Act. Preliminary comments from staff and Heritage Kingston on an earlier design concept were provided to the applicant and considered in the design of the revised plans. Plans and project overview have been prepared by Shoalts and Zaback Architects and included in the submission.

Comments for Consideration on the Application:

The revised plans are a great improvement, with the elevator shaft now out of sight and the awkward overhang gone. Some minor concerns remain however. There are still too many colours, and the plan of having the top storey of the four-storey section in a different colour is strange. One colour for the four-storey section and one colour for the three-storey section, with a lighter colour for the projecting window bays are suggested. Also while I'm not familiar with the performance of cement board siding, for such a substantial building I would prefer walls in brick or stone veneer, or in stucco.



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: New Construction
File Number: [P18-135-2018](#)
Property Address: 47 WELLINGTON ST

Description of Proposal:

The applicants have made revisions to their concept plans in response to comments provided in the first circulation. Please review and provide any comments as soon as possible. The subject property is located on the east side of Wellington Street, between Gore and Earl Street in the Old Sydenham Heritage Conservation District. The property is zoned B.56 in By-law 8499, which permits up to 17 residential units. The applicants are requesting Heritage Act approval to construct a flat-roofed rear addition to the building, consisting of a three-storey portion and a four-storey portion. This will increase the total number of residential units on the property from 6 to 17 units. The addition is designed to be lower in height than the existing limestone heritage building. Cladding materials include: two colours of cement fibre board; EIFS; stone; steel and glass. The property is designated under both Parts IV and V of the Ontario Heritage Act. Preliminary comments from staff and Heritage Kingston on an earlier design concepts were provided to the applicant and considered in the design of the revised plans. Plans and project overview have been prepared by Shoalts and Zaback Architects and included in the submission.

Comments for Consideration on the Application:

The revisions have again improved the application. I have no significant concerns but cannot endorse the suggested colours without seeing them directly. I hope samples can be brought to the committee meeting.

Recommended Conditions for the Application:
{Please enter your recommended conditions here}



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	March 11, 2019
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	New Construction
File Number:	P18-135-2018
Property Address:	47 Wellington St

Description of Proposal:

The subject property is located on the east side of Wellington Street, between Gore and Earl Street in the Old Sydenham Heritage Conservation District. The property is zoned B.56 in By-law 8499, which permits up to 17 residential units. The applicants are requesting Heritage Act approval to construct a flat-roofed rear addition to the building, consisting of a three-storey portion and a four-storey portion. This will increase the total number of residential units on the property from 6 to 17 units. The addition is designed to be lower in height than the existing limestone heritage building. Cladding materials include: two colours of cement fibre board; EIFS; stone; steel and glass. The property is designated under both Parts IV and V of the Ontario Heritage Act. Preliminary comments from staff and Heritage Kingston on an earlier design concept were provided to the applicant and considered in the design of the revised plans. Plans and project overview have been prepared by Shoalts and Zaback Architects and included in the submission.

Comments for Consideration on the Application:

Although the new design reduces the general effect of massing, the dark colour used on the upper part of the concept design seems to accentuate the bulk of the top floor giving the design a top-heavy appearance. Perhaps a lighter shade would be more acceptable. The “picture” windows with what appear to be casement or awning openings to the side are not as complimentary to the original building as even divided lights could be. It will be important that the final design specify window style and glazing pattern. Colour choices and samples for windows, cement fibre boards, EIFS, stone and steel should be provided to Heritage staff for approval to ensure that they are complimentary to the original building.

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Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name: Jane McFarlane
Application Type: New Construction
File Number: [P18-135-2018](#)
Property Address: 47 WELLINGTON ST

Description of Proposal:

The applicants have made revisions to their concept plans in response to comments provided in the first circulation. Please review and provide any comments as soon as possible. The subject property is located on the east side of Wellington Street, between Gore and Earl Street in the Old Sydenham Heritage Conservation District. The property is zoned B.56 in By-law 8499, which permits up to 17 residential units. The applicants are requesting Heritage Act approval to construct a flat-roofed rear addition to the building, consisting of a three-storey portion and a four-storey portion. This will increase the total number of residential units on the property from 6 to 17 units. The addition is designed to be lower in height than the existing limestone heritage building. Cladding materials include: two colours of cement fibre board; EIFS; stone; steel and glass. The property is designated under both Parts IV and V of the Ontario Heritage Act. Preliminary comments from staff and Heritage Kingston on an earlier design concepts were provided to the applicant and considered in the design of the revised plans. Plans and project overview have been prepared by Shoalts and Zaback Architects and included in the submission.

Comments for Consideration on the Application:

Given the regular glazing patterns of the original building, equal divided lites on the addition would be more compatible with both the existing building and the district than the variety and style of windows that appear to be proposed. The choice of window style combined with the flat roof gives the addition a mid-century feel.

The revised colour choices for cladding are an improvement on the concept plan, however colour samples for windows, cement fibre boards, EIFS, stone and steel should be provided to Heritage staff for approval to ensure that they are complimentary to the original building.

Recommended Conditions for the Application:
{Please enter your recommended conditions here}

Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name: **William Hineman**
Application Type: New Construction
File Number: [P18-135-2018](#)
Property Address: 47 WELLINGTON ST

Description of Proposal:

The applicants have made revisions to their concept plans in response to comments provided in the first circulation. Please review and provide any comments as soon as possible. The subject property is located on the east side of Wellington Street, between Gore and Earl Street in the Old Sydenham Heritage Conservation District. The property is zoned B.56 in By-law 8499, which permits up to 17 residential units. The applicants are requesting Heritage Act approval to construct a flat-roofed rear addition to the building, consisting of a three-storey portion and a four-storey portion. This will increase the total number of residential units on the property from 6 to 17 units. The addition is designed to be lower in height than the existing limestone heritage building. Cladding materials include: two colours of cement fibre board; EIFS; stone; steel and glass. The property is designated under both Parts IV and V of the Ontario Heritage Act. Preliminary comments from staff and Heritage Kingston on an earlier design concepts were provided to the applicant and considered in the design of the revised plans. Plans and project overview have been prepared by Shoalts and Zaback Architects and included in the submission.

Comments for Consideration on the Application:
{Please enter your comments here}

I have personally looked at the subject site. Basically there isn't really anything I like about the current proposal. There doesn't seem to be any effort to blend in with the building or the surrounding area. The area is comprised of Limestone and Red/Brownish brick structures. 47 Wellington has similar brick in place around the windows. I would suggest and new design which incorporates a similar brick finish possibly with mansard roof design. A similar New Build can be found 505 Albert Street. This is not an area for a modern design in my opinion.

I am also concerned about parking. The existing parking lot seems to have an ROW through it which provides access to the back yards of the existing properties which front along Earl St. If this is correct then the new structure will take up a majority of the parking area which already seems full.

Recommended Conditions for the Application:
{Please enter your recommended conditions here}

Recommend we try to keep new additions designed to reflect the exteriors in the area.

Recommend we analyse parking requirements.

Summary of Final Comments at April 17, 2019 Heritage Kingston Meeting

Mr. Kelley Hineman noted that he is now in full support for this application including the use of limestone veneer at the base.

Councillor Doherty expressed support for the proposed colours and how well they blended with the colours of the heritage building.

Mr. Taylor noted that he did not want to see bright colours that did not complement the existing colours on the heritage building. Mr. Taylor also expressed concerns regarding the durability of the concrete fibre board on a building of this size. He noted a preference for a high quality product such as a brick or stone veneer.

Councillor Neill expressed his support for the limestone veneer and cladding choices proposed.



**City of Kingston
Report to Heritage Kingston
Report Number HK-19-023**

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: April 17, 2019
Subject: Application for Heritage Permit
Address: 220 & 222 King Street East (P18-197 & P18-646)
File Number: File Numbers P18-007-2019 & P18-016-2019

Executive Summary:

The subject properties at 220 & 222 King Street East are located on the west side of King Street East, between Earl and William Streets. The properties are developed with a two-storey double house, built in 1866. The properties were first designated under Part IV of the *Ontario Heritage Act* in 1876, and were subsequently designated under Part V of the Act in 2015 as part of the Old Sydenham Heritage Conservation District (HCD).

Applications for alteration under Section 42 of the *Ontario Heritage Act* (File Numbers P18-007-2019 & P18-016-2019) have been submitted respecting each address to request permission to replace the buildings' existing cedar shake roof with a black asphalt shingle roof.

This application was deemed complete on March 5, 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 June 3, 2019.

Recommendation:

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

That alterations to the property at 220 King Street East, be approved in accordance with details described in the application (File Number P18-007-2019), which was deemed completed on March 5, 2019; and

April 17, 2019

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That alterations to the property at 222 King Street East, be approved in accordance with details described in the application (File Number P18-016-2019), which was deemed completed on March 5, 2019; and

That said alterations shall include:

1. Removal of the existing cedar shakes from the main roof and replacement with asphalt shingles; and

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

1. Standard flat shingles shall be used in a dark grey or black colour; and
2. Pre-painted metal drip edges, roof vents and flashings shall be coloured in a dark grey or black colour to match the new shingles.

April 17, 2019

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Authorizing Signatures:

**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

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Options/Discussion:**Description of Application**

The subject properties at 220 & 222 King Street East are located on the west side of King Street East, between Earl and William Streets (Exhibit A - Context Map and Photographs). The properties are developed with a two-storey semi-detached residential structure, built in 1866. The building is constructed primarily of brick, with limestone at the rear. The properties were first designated under Part IV of the *Ontario Heritage Act* in 1876. They were subsequently designated under Part V of the Act in 2015 as part of the Old Sydenham HCD.

Applications for alteration under Section 42 of the *Ontario Heritage Act* (File Numbers P18-007-2019 & P18-016-2019) have been submitted respecting both addresses to request heritage approval to replace the buildings' existing cedar shake roof with a black asphalt roof. The owners of both units intend to replace the roof over the entire structure concurrently with a consistent colour and materiality. The owner of 220 King Street East has been authorized by the owner of 222 King Street East to act as agent in applying for heritage approval for both addresses.

The existing cedar shake roof is in an active state of deterioration and is no longer adequately protecting the building from leaks and weathering. The applicant is proposing to remove the cedar shakes and replace the roofing material with standard, flat, asphalt shingles in a black colour.

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, or submission materials may also be found by searching the file numbers.

This application was deemed complete on March 5, 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 June 3, 2019.

Reasons for Designation

The property at 220-222 King Street East was designated under Part IV of the *Ontario Heritage Act* in 1876 through By-Law Number 8497 (Exhibit B). The following is an excerpt from the designating by-law:

"This modest house is an important component of the streetscape...The two-storey double house was completed by 1868. It is a good example of a design popular in the 19th century when those who could not afford large houses built these comfortable two-family units and rented one."

The property was also designated under Part V of the *Ontario Heritage Act* in 2015 through By-Law Number 2015-67, being the by-law used to establish the Old Sydenham HCD. The Old Sydenham HCD Plan property evaluation classifies this property as 'significant' to the district. The property evaluation form has been included as Exhibit C.

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Built/Cultural Heritage Analysis

The subject properties at 220-222 King Street East are located within the Old Sydenham HCD. The district was established through a designating by-law in accordance with the *Ontario Heritage Act* in 2015. Section 2 of the Plan provides a statement of cultural heritage value and interest for the Old Sydenham Heritage District, as follows:

“The Old Sydenham Area is a mature downtown residential neighbourhood bounded by major institutions and by the lakeshore. It contains properties that represent over 200 years of Kingston’s history and are some of the finest examples of 19th century construction in Canada. It has generous park space that is both a place of recreation and remembrance. It remains an area with a mixture of incomes and tenancies. The area is built to a human scale that encourages experiencing it on foot.”

Section 2.3 of the Plan further describes the attributes of the sub-areas within the district. The subject property at 220-222 King Street East is within the “King Street Corridor” sub-area, which is described as “a ceremonial entrance to the downtown, lined with ornamental plantings and major buildings, and with an alignment that echoes the curve of the shoreline.” Its heritage attributes include buildings that form a strong street edge.

Section 2.5 of the Plan provides goals for the ongoing conservation of properties within the Old Sydenham District, with specific goals and objectives outlined for heritage buildings within the District’s boundaries. The plan specifies a goal to “conserve, enhance and appreciate the heritage attributes of the Old Sydenham Heritage Conservation District by; supporting and encouraging the conservation and continuing use of the district’s heritage attributes and, providing guidance for ongoing maintenance and change so that heritage attributes of the district are retained and, where possible, enhanced.” In regards to heritage buildings such as 220-222 King Street East, the Plan provides goals to; “conserve heritage buildings or structures by using the accepted principles and standards for heritage conservation, as outlined in this Plan”; and “to encourage property owners to maintain the exteriors of heritage buildings to prevent deterioration as well as damage from fire or the elements.”

The Plan’s fourth section outlines specific guidelines pertaining to the conservation and maintenance of heritage buildings within the district. Section 4.3.1 speaks to roofing and provides the following direction:

“Where existing roofing materials have been replaced by asphalt shingles, and where replacement with materials that match the existing is not feasible, use premium quality shingles for maximum life expectancy (30 years +) of grey, brown or black colours. Plain solid coloured dark shingles are preferred to textured/variegated, ‘architectural’ shingles.”

The applicant is proposing to replace the existing cedar shake roof with black asphalt shingles and metal drip edges, roof vents and flashing. Section 8 of the Plan requires that any alterations to the exterior of heritage buildings that are not considered “maintenance” as defined in Section 8.3 require an application for heritage approval. The replacement of an entire roof with new materials as proposed is not considered “maintenance” per the definition of the plan; thus, the applicant requires heritage approval to undertake this work.

April 17, 2019

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The applicant has noted that the existing cedar shakes are in an active state of deterioration (Exhibit D). Upon acquiring the property at 220 King Street East in the fall, the applicant covered the roof with a tarp to prevent leaks as well as additional damage from the elements, particularly over the winter months. The applicant has confirmed that replacement of the cedar shakes would not be feasible at this time given the cost associated with both the materials and installation.

Based on guidance provided by the HCD Plan, and feedback from staff and Heritage Kingston members, the applicant is proposing to replace the existing shakes with standard, flat asphalt shingles in a black colour. Details on the proposed shingles from the contractor's website have been included as Exhibit E. Staff have included a condition in this reports recommendation that all pre-painted metal drip edges, roof vents and flashing be coloured in a dark grey or black colour to match the asphalt shingles. The applicant has confirmed that the cedar shakes on the two sentry boxes, which are readily visible from the public realm, are not proposed to be replaced at this time.

Upon reviewing the details of the application against the policies of the HCD Plan, as outlined above, staff have no objections to the works as proposed. The proposed work also aligns with the Ministry of Culture, Tourism and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties, namely in respect to reversibility and maintenance. Staff recommend approval of the application subject to the conditions outlined in this report.

Previous Approvals

P18-053-2016 Sentry box repair

Comments from Departments and Agencies

Relevant internal departments reviewed this application and noted no issues or concerns with the proposed scope of work. Internal departments have provided the following comments:

Planning Division: This property is designated 'Residential' in Schedule 3-A of the Official Plan. The property is within a Residential 'B' Three to Six-Family Dwelling Zone as per Zoning By-Law Number 8499, as amended. There are no land use planning concerns with the proposal to replace the roofing on the existing structure.

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 F.

Heritage Kingston members commented that the original proposal by the applicant to utilize 'architectural' shingles was not in keeping with the policies of the Old Sydenham HCD Plan and that standard, flat shingles should instead be used. Committee members also noted that the colour of the shingles and flashings should be specified to ensure consistency with the Plan policies. In response to these comments, the applicant confirmed that standard, flat shingles in a black colour would be used. Staff have included recommended conditions related to the colour of the roofing elements.

April 17, 2019

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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
Old Sydenham Heritage Conservation District Plan
Designating By-Law Number 8497
Ministry of Culture, Tourism and Sport's *Eight Guiding Principles in the Conservation of Built Heritage Properties*

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

Genise Grant, Planner, Heritage 613-546-4291 extension 3185

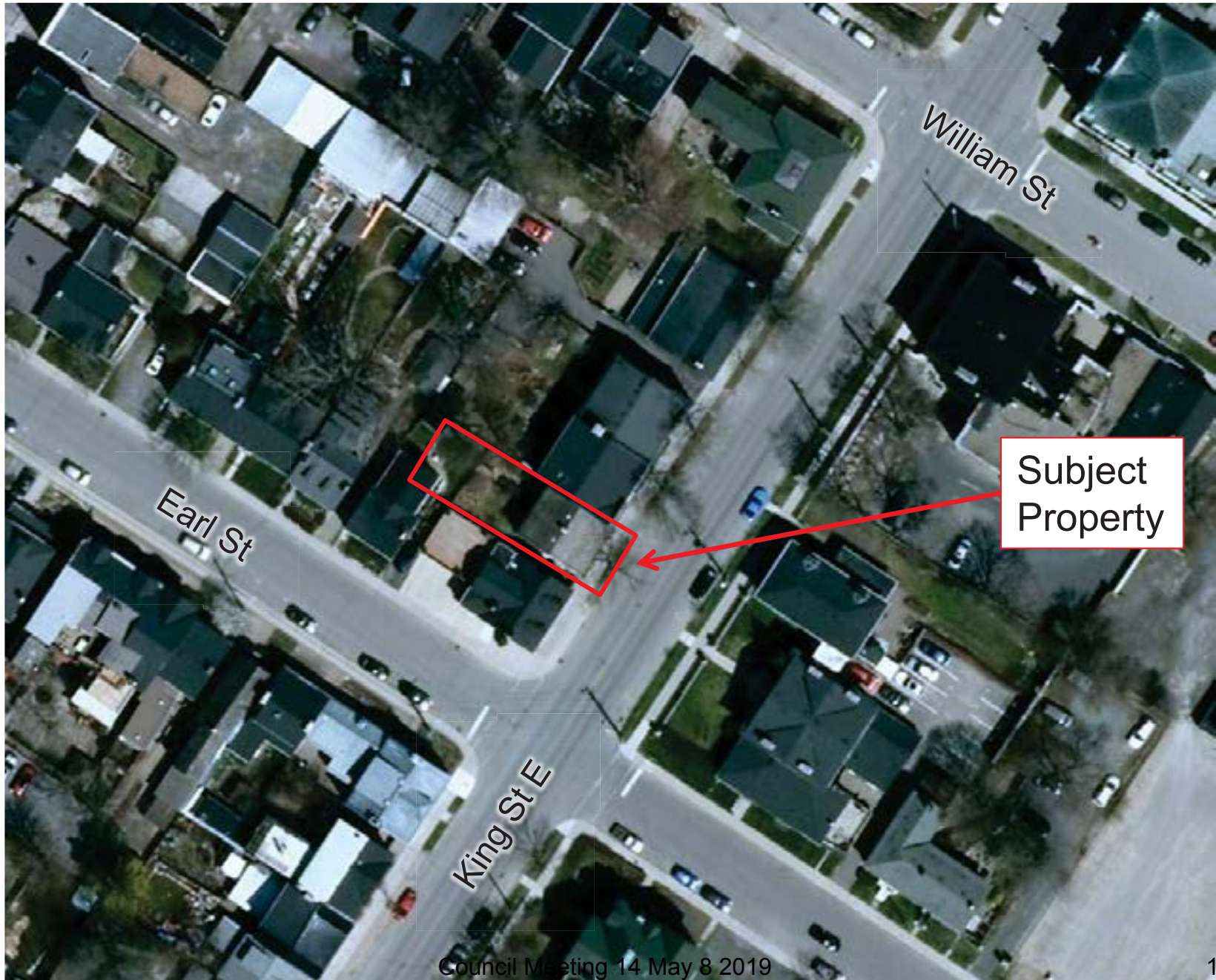
Other City of Kingston Staff Consulted:

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

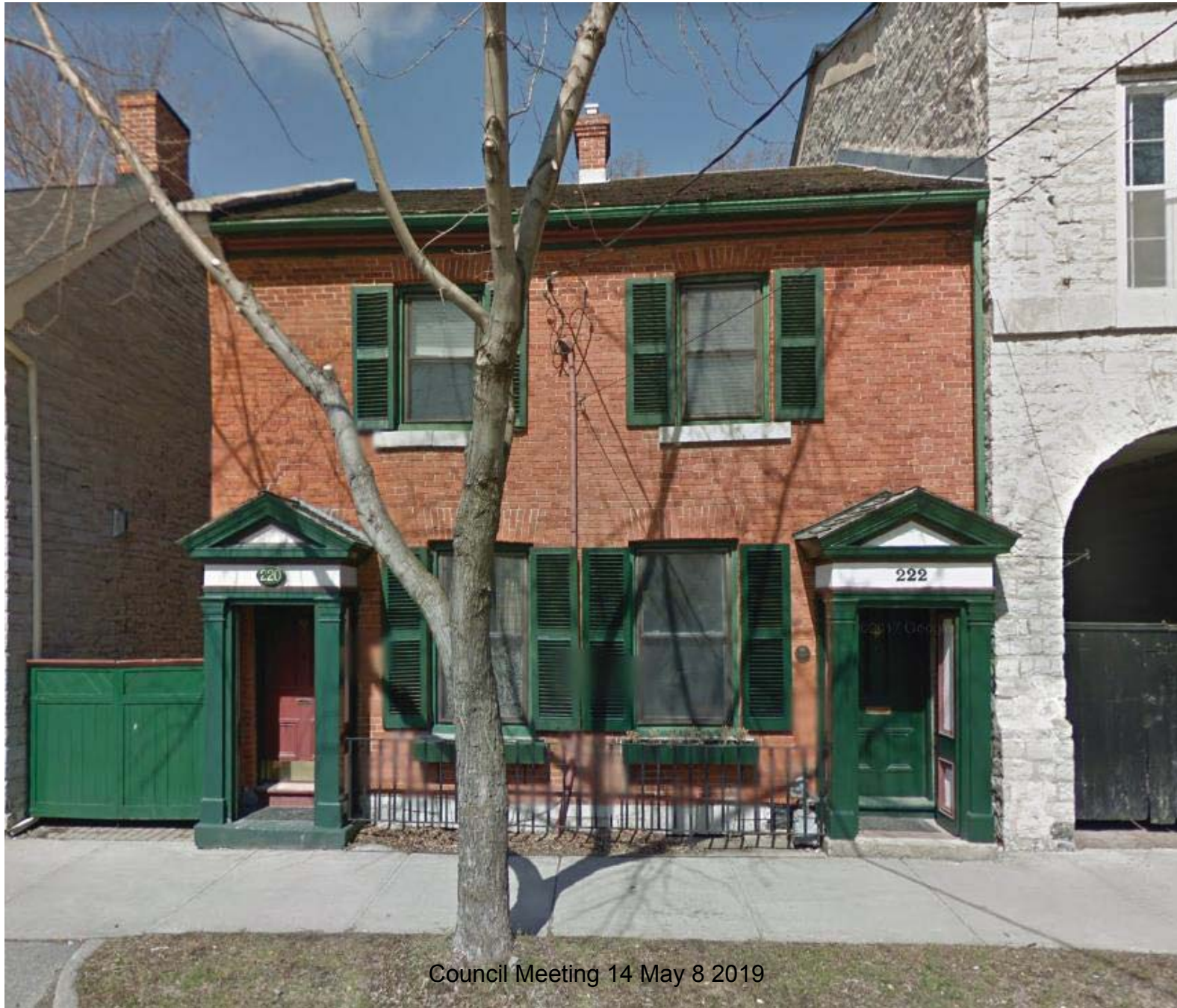
Exhibits Attached:

- Exhibit A Context Map and Photographs
- Exhibit B Designating By-Law Number 8497
- Exhibit C Old Sydenham Heritage Conservation District Plan Property Evaluation Form
- Exhibit D Photograph of Cedar Shake Condition
- Exhibit E Proposed Roofing Details
- Exhibit F Consolidation of Comments from Heritage Kingston Members

220 - 222 King Street East



220 - 222 King Street East

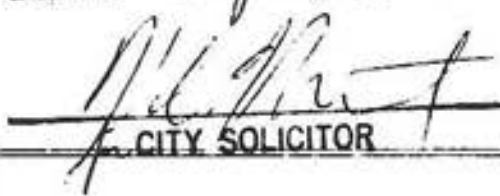


220 - 222 King Street East



APPROVED AS TO FORM

DATE Aug 16/76


CITY SOLICITOR

Report No. 84
Clause 1

BY-LAW NO. 8892

A BY-LAW TO AMEND BY-LAW NO. 8497, "A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST" (EXPAND REASONS FOR DESIGNATION)

PASSED: August 16th, 1976.

The Council of the Corporation of the City of Kingston enacts as follows:

1. By-Law No. 8497, "A By-Law to Designate Certain Properties Within the Municipality to be of Historic or Architectural Value or Interest", is hereby amended by expanding the reasons for designation as set forth on the attached Schedule "A".

This by-law shall come into force and take effect on its passing.

GIVEN THREE READINGS AND FINALLY PASSED the 16th day of August, 1976.


CLERK-COMPTROLLER


MAYOR

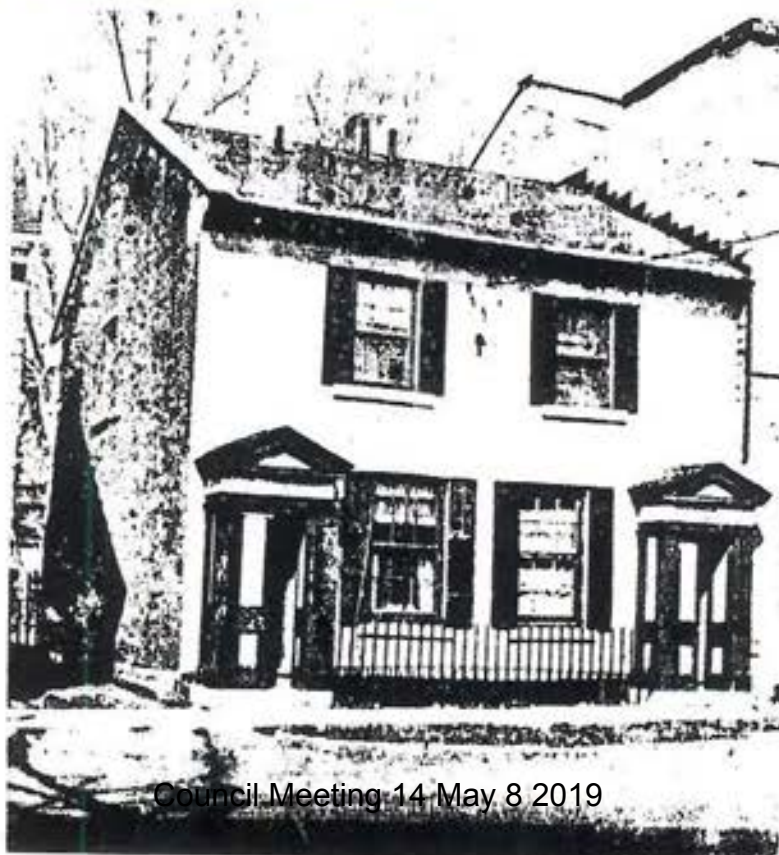
REASONS FOR DESIGNATION (cont'd)(32) 218 KING STREET EAST (cont'd)

with a wedge shaped keystone causing them to spread slightly. All of the windows in the main building have white frame surrounds contrasting with the rough limestone.

The north side of the house has no windows. On the Earl Street side there is an attic under the gable and below it two second storey windows, like those in the main facade. The ground floor, however, has been greatly altered. A window has been converted into a door surmounted by a wooden gabled projection. Asymmetrically placed between this door and the old window on the ground floor is an opening which was probably the original door for this facade.

The brick addition, in a common bond on the back of the original structure, slopes from one and one-half to one storey but is hidden behind a one and one-half storey parapet on the south. There is a single window in this wall, and on the opposite side of this brick addition is a door.

The garage, which is directly linked to the brick structure, is of concrete block and, being out of sight, does not detract from the original building.

(33) 220-222 KING STREET EAST

REASONS FOR DESIGNATION (cont'd)(33) 220-222 KING STREET EAST (cont'd)

Significance: This modest house is an important component of the streetscape. The land on which it stands was bought in 1866 by John Neill, a grocer. The two-storey double house was completed by 1868. It is a good example of a design popular in the 19th century when those who could not afford large houses built these comfortable two family units and rented one.

There are only three exposed sides to this building. Red brick in a common bond faces the King Street and south sides while limestone in a rubble course faces the back. The building rests on a limestone basement. Construction in brick had, earlier in the century, been a rare occurrence in Kingston because of its scarcity. By the 1860's, good local brick was more plentiful. The only chimney for this building, also in brick, is centrally placed on the ridge of the roof.

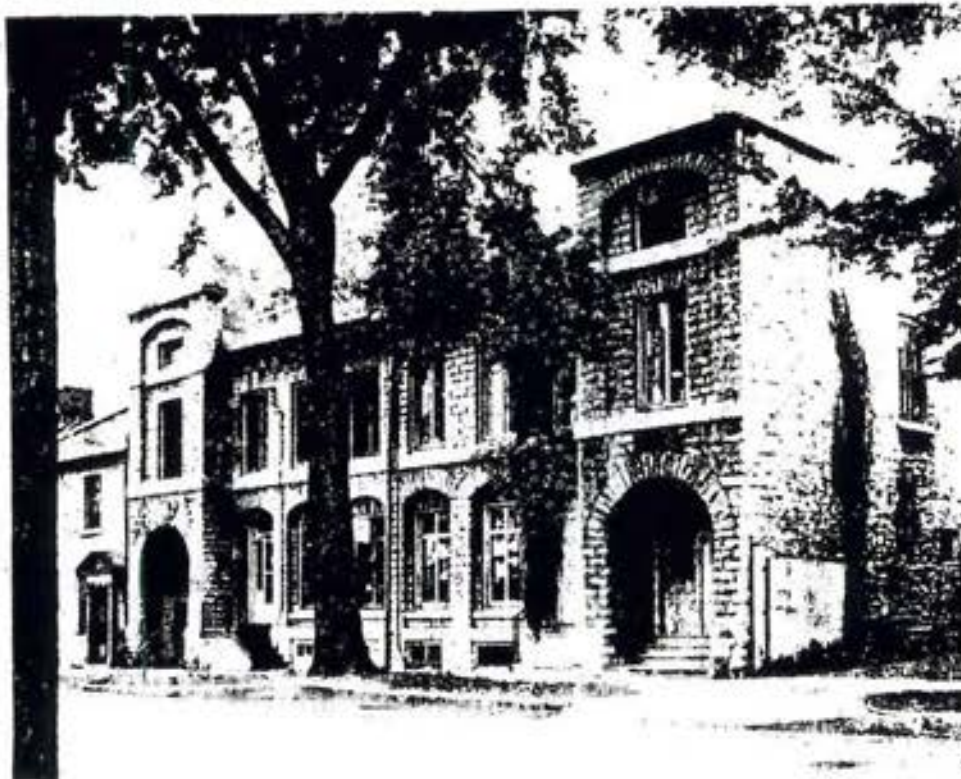
The front has been painted pale grey with shutters (replacements) and trim on doors, windows, and roof painted black. Two frame "sentry box" doorways at each end of the facade rest on concrete bases. Composed of an enclosed projecting portico borne on Tuscan pilasters, each box has a set of double-leaf doors. These lead to an inner square-headed door with a transom of two rectangular panes. The sentry boxes have been there for many years yet bricks in the facade indicate they are later additions.

Four windows in this facade are double-hung sashes and retain their original glazing. Those in the lower storey are located between the two doorways. Two basement windows, below ground level, have flat arched heads of limestone and are protected by a low cast iron fence. At roof level there is a moulded frieze beneath the soffit.

The exposed end wall is of unpainted red brick and contains a single window, off-centre in the second storey. The transition from brick to

REASONS FOR DESIGNATION (cont'd)(33) 220-222 KING STREET EAST (cont'd)

limestone at the rear is marked by stone quoins. The rear placement of doors and windows is identical to the front.

(34) 224-226 KING STREET EAST

Significance: This handsome double, two-storey stone dwelling with arched carriage-way at each end was built in anticipation of Kingston remaining the Capital of Canada. John Watkins and Samuel Muckleston, merchants, were the owners of this most important building in the streetscape, one of the few Kingston buildings showing Palladian influence. Its arches have a grace and rhythm seldom attained with rough ashlar. Although the doorways have been replaced, almost all the original windows have been retained. Their design helps to counteract a certain heaviness in the design of the building.

This double residence of substantial scale is symmetrical throughout except for recent minor alterations. Its central two-storey portion of six bays houses the main entrances while the projecting pavilions are two and one-half storeys high and contain carriage-ways. The high basement level of the central section has four rectangular windows with voussoirs while the bays abutting the pavilions contain the stairways leading up to the main entrances on the first floor. In the main

DATE *Aug 30, 1976*

[Signature]
 CITY SOLICITOR

Report No. 72
 Clause 8

BY-LAW NO. 8497

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

PASSED: July 28th, 1975.

WHEREAS Section 29 of The Ontario Heritage Act, 1974, provides that the Council of a municipality may, by by-law, designate a property within the municipality to be of historic or architectural value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality was served on the owners of the property and The Ontario Heritage Foundation on June 2nd, 1975, and was published in the Whig-Standard on June 2nd, 9th and 16th, 1975;

AND WHEREAS no objections were received against the designation of the said certain properties as a result of the aforementioned notices;

THEREFORE the Council of the Corporation of the City of Kingston enacts as follows:

1. The following properties be and are hereby designated to be of historic or architectural value or interest:

(1) CITY HALL - 216 Ontario Street

Built: 1842-44, rear wing rebuilt 1865-66, dome rebuilt 1909

Architects: 1841-43 George Browne
 1844, 1866 William Coverdale
 1909 Joseph Power

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part Market Reserve, Original Survey, M1802 Patent.

Owner: The Corporation of the City of Kingston

Reason for Designation: This building is one of the finest nineteenth century municipal buildings in Ontario and is one of the great classic buildings of Canada. It was designated as being of national significance by the Historic Sites and Monuments Board of Canada in 1961.

(2) ST. GEORGE'S CATHEDRAL BLOCK

Caretaker's Cottage, Old Post Office, Customs House.

Reason for Designation: The differing limestone buildings render this block unique in the City of Kingston. The relationship of the building masses to each other and to the streets, progression of scale from the smallest residential building to St. George's Cathedral

- 14 -

(33) 220-222 KING STREET EAST

Built: 1868

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lot 126, Original Survey, as described in Instrument #155419.

Owner: Margaret Phipps-Walker

Reason for Designation: The property on which this building stands was bought by J. Neill, a grocer, in 1866. This double brick house is a good example of a design popular in the nineteenth century when those who could not afford large houses built these comfortable two-family units, and rented one unit.

(34) 224-226 KING STREET EAST(a) 224 King Street East

Built: 1843

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 126 and 135, Original Survey, as described in Instrument #59853.

Owner: Mrs. Eleanor G. Browne

(b) 226 King Street East

Built: 1843

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 126 and 135, Original Survey, as described in Instrument #99997.

Owner: Toivo Vaino and Elna Vaino

Reason for Designation: J. Watkins and S. Muckleston, merchants, were the original owners of this unusual stone terrace. This double house, on a substantial scale, is very handsome, its arches have a grace and rhythm seldom attained with rough ashlar.

(35) 232 KING STREET EAST

Built: c.1812

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 125 and 136, Original Survey, as described in Instrument #81127.

Owner: Toivo Vaino and Elna Vaino

Reason for Designation: This simple stucco covered building is said to have been erected about 1812. Built by the Stuart family as a rental property, it remained in their possession until 1850.

220-222 KING STREET EAST**Built: 1868****Rating: S (Part IV)**

“This modest house is an important component of the streetscape.

The land on which it stands was bought in 1866 by John Neill, a grocer. The two-storey double house was completed by 1868. It J.McK.

is a good example of a design popular in the 19th century when those who could not afford large houses built these comfortable two family units and rented one.

“There are only three exposed sides to this building. Red brick in a common bond faces the King Street and south sides while limestone in a rubble course faces the back. The building rests on a limestone basement. Construction in brick had, earlier in the century, been a rare occurrence in Kingston because of its scarcity. By the 1860's, good local brick was more plentiful. The only chimney for this building, also in brick, is centrally placed on the ridge of the roof.

“... Two frame ‘sentry box’ doorways at each end of the facade rest on concrete bases. Composed of an enclosed projecting portico borne on Tuscan pilasters, each box has a set of double-leaf doors. These lead to an inner square-headed door with a transom of two rectangular panes. The sentry boxes have been there for many years yet bricks in the facade indicate they are later additions.

“Four windows in this facade are double-hung sashes and retain their original glazing. Those in the lower storey are located between the two doorways. Two basement windows, below ground level, have flat arched heads of limestone and are protected by a low cast iron fence. At roof level there is a moulded frieze beneath the soffit. The exposed end wall is brick and contains a single window, off-centre in the second storey. The transition from brick to limestone at the rear is marked by stone quoins.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 29-31 (1973).

Photograph of Roof Submitted by Applicant



QUOTATION

Shingle Roof Systems
Expert Repairs & Upgrades
Interior & Exterior Renovations



613.653.7663 | info@gable2gable.com
www.gable2gable.com
3826 Greenfield Rd.,
Inverary, ON K0H 1X0

PROPOSAL SUBMITTED TO John Ballantyne	PHONE 416-896-0025	DATE Jan/4/2019
STREET 820/22 King St East	CITY PROVINCE AND POSTAL CODE Kingston, Ontario	
SALES PERSON Matthew Lark		

We hereby submit specifications and estimates for:

- Complete removal and disposal of existing roofing** - ensuring a clean, smooth surface for longer shingle life and better performance - layers (1). **CEGAR SHAKE**
- Thorough inspection of roof deck** - and replacement of any damaged wood at \$3.00 per square foot if required.
- Pre-painted Metal drip edge** - at gable and eaves, ensuring all water runs away from your home, protecting fascia and soffits.
- Self-adhesive rubber membrane** - 3 feet above eaves, at valleys, chimneys, skylights and all low slope areas (less than 4/12).
- Synthetic Underlay** - over remainder of roof deck to enhanced shingle performance and protect against wind driven rain.
- Traditional or Architecturally Designed Shingle** 25 year 30 year Lifetime Colour: undecided
- installed with strict adherence to manufacturer's specifications.
- Metal Shingles / Steel Roof** - Colour: _____
- Pre-painted met valley** - at all intersections. (Ft.)
- Ridge, low profile and exhaust ventilation** - to achieve the best protection against condensation, ice damming moulds and mildew while reducing heating and cooling expenses. Specs: _____
- New Flashings** - custom designed, pre-painted to complete roof system. Specs: walls / chimney
- New Flanges** - at all plumbing stacks (1). 3"
- Caulking** - as required.
- Site Clean-up** - detail oriented clean-up using magnetic brooms.
- BP Weather Tight Warranty**

Notes:

Scaffold Rental for Walkways / side work
Bad Access / ground drop material
* possible Re sheet of Roof (not included)
* Included in price (Encroachment) 5 Working days

We Propose hereby to furnish material and labour - complete in accordance with above specifications for the sum of:

Payment to be made as follows:

upon completion of job

SUBTOTAL \$ 8,100.00
HST 1,053.00
TOTAL \$ 9,153.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All materials are owned by Gable 2 Gable Renovations prior to complete payment. **Complete Roof Systems hold a 10 year warranty.**

Authorized Signature [Signature]
Note: This proposal may be withdrawn by us if not accepted within 180 days.

Acceptance of Quotation The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Date of acceptance _____ Signature _____


CertainTeed XT 25 Shingles

TECHNICAL INFORMATION

- Fiberglass composition
- 205 lbs. per square
- UL Class A fire resistance
- UL certified to meet ASTM D3462
- UL certified to meet ASTM 3018 Type I
- Miami-Dade Product Control Acceptance: Please see the Notice of Acceptance (NOA) to determine approved products by manufacturing location.


SPECS

- Data Sheet - Strip Shingles
- 3-Part Spec - XT25 AR
- Miami-Dade NOA - XT25
- ICC-ES ESR-1389
- ICC-ES ESR-3537
- FL-5444 - Asphalt Roofing Shingles
- XT25 UL USA Compliance



RESIDENTIAL ROOFING
XT™ 25

AVAILABLE COLORS:



[LEARN MORE](#)

Heritage Kingston

Summary of Input from the Technical Review Process

P18-007-2019 & P18-016-2019

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

where history and innovation thrive

Date:	
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Alteration and/or repair
File Number:	P18-007-2019
Property Address:	220 KING ST

Description of Proposal:

The subject property is located on the west side of King Street East, between Earl and William Streets. The property is designated under both Part IV and Part V of the Ontario Heritage Act, as part of the Old Sydenham Heritage Conservation District. The applicant is seeking heritage approval to remove the existing cedar shakes from the main roof and replace with an asphalt architectural shingle in a dark grey or black colour. The subject property forms one side of a semi-detached house; the proposed scope of work is for the entire roof above both addresses at 220 and 222 King Street East. The applicant is not proposing to remove the cedar shakes on the building's sentry boxes.

Comments for Consideration on the Application:

Old Sydenham Heritage Area Heritage Conservation District Plan 4.3.1 Roofs Roofing Material states "use premium quality shingles ... of grey, brown or black colours. Plain solid coloured dark shingles are preferred to textured/variegated, 'architectural' shingles". Both quotes are for architectural shingles. Applicant should follow the District guidelines, choosing plain solid dark coloured shingles. The style and colour should be specified and presented to Heritage staff for approval. Pre-painted metal drip edge, roof vent and flashing colours should also be specified and approved by Heritage staff.



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

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

where history and innovation thrive

Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name:
Application Type: Alteration and/or repair
File Number: [P18-007-2019](#)
Property Address: 220 KING ST

Description of Proposal:

The subject property is located on the west side of King Street East, between Earl and William Streets. The property is designated under both Part IV and Part V of the Ontario Heritage Act, as part of the Old Sydenham Heritage Conservation District. The applicant is seeking heritage approval to remove the existing cedar shakes from the main roof and replace with an asphalt architectural shingle in a dark grey or black colour. The subject property forms one side of a semi-detached house; the proposed scope of work is for the entire roof above both addresses at 220 and 222 King Street East. The applicant is not proposing to remove the cedar shakes on the building's sentry boxes.

Comments for Consideration on the Application:

The only concern is the specification of the shingles. So-called "architectural" shingles generally have an alternating profile/thickness that gives a checkerboard appearance. The Cambridge AR website shows such an appearance and it is not appropriate for a heritage building. Conventional flat shingles are to be recommended, preferably grey in colour. The applicant or agent should provide a sample or a clear image.

Final Comments from Heritage Kingston – April 17, 2019

The following final comments were provided at the April 17, 2019 Heritage Kingston meeting:

Heritage Kingston members did not provide any final comments.



**City of Kingston
Report to Heritage Kingston
Report Number HK-19-026**

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: April 17, 2019
Subject: Application for Heritage Permit
Address: 81-83 King Street East (P18-178)
File Number: P18-014-2019

Executive Summary:

The subject property is located on the south side of King Street East opposite City Park at the corner of King Street East and Maitland Street. The subject property contains a three-storey Queen Anne Style building, constructed circa 1841 and extensively remodelled circa 1886. The subject property is designated under Part IV of the *Ontario Heritage Act* through By-Law Number 84-65 and under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District (HCD) through By-Law Number 2015-67. The property is also subject to a Heritage Easement Agreement with the City, dated October 17, 2018.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-014-2019) has been submitted to gain heritage approval to revise the design of the rear (south) elevation approved through a Heritage Permit, File Number P18-040-2018, to include a centrally located single door opening with aluminum clad wood door.

This application was deemed complete on March 7, 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 June 5, 2019.

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.

Recommendation:

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

April 17, 2019

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That alterations to the property at 81-83 King Street East, be approved in accordance with the details described in the application (File Number P18-014-2019), which was deemed complete on March 7, 2019, with said revision to the design of the rear (south) elevation approved through a Heritage Permit, File Number P18-040-2018, to include a centrally located single door opening with aluminum clad wood door; and

That the approval of the alteration be subject to the following condition:

1. Details pertaining to the design of the new door shall be provided to Heritage Planning staff to ensure that it complies with the Old Sydenham Heritage Conservation District Plan and with the City's Policy on Window Renovations in Heritage Buildings.

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Authorizing Signatures:

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

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Options/Discussion:**Description of Application**

81-83 King Street East is located on the south side of King Street East opposite City Park at the corner of King Street East and Maitland Street (Exhibit A – Context Map & Photographs). 81-83 King Street East contains a three-storey Queen Anne Style dwelling, constructed circa 1841 for John Watkins. The 1875 Brosius bird's eye view map shows a two-storey principal building with a smaller addition on the west half. The Old Sydenham Heritage Area HCD Plan Property Inventory Evaluation form for this building describes the property as originally having a large brick house. In 1886, Joseph Upper substantially enlarged this two-storey brick house by adding a third storey and remodelling the remainder of the building. In her book "With Our Past Behind Us, Nineteenth Century Architecture in the Kingston Area," Jennifer McKendry indicates that the renovation was likely designed by Kingston architect, William Newlands. It would appear that to create a cohesive new architectural composition, Newlands applied a Queen Anne Style exterior and detailing including rough cast stucco exterior with half-timbering and pargetting, shingle cladding, tall chimneys, decorative woodwork (particularly the porches and vergeboard), large gables, bay windows, decorative small-paned double hung windows, a stained glass window and an overall asymmetrical composition. In the 1920s/1930s, the house was converted to a multi-unit dwelling, which included the removal or infilling of the west verandah. Over the years, fire escapes and fire shutters have also been added. The large defining circular drive located at the front of the dwelling has been rented for parking use in recent years.

On June 26, 2018, Council approved a Heritage Permit, File Number P18-040-2018, which comprised the rehabilitation of the residence from a multi-unit dwelling to a single-unit dwelling and included repairs, alterations, additions and selective demolition. The owners recently realized the omission on the approved drawings of a door opening on the re-designed rear (south) elevation. On the existing rear elevation of the building, there is a centrally located door opening that provides direct access to basement stairs on the interior of the house. The owners would like to include this door opening on the newly designed rear elevation and have submitted this Heritage Permit application with supporting information (Exhibit B).

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, or submission materials may also be found by searching the file number.

This application was deemed complete on March 7, 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 June 5, 2019.

Reasons for Designation

81-83 King Street East is designated under Part IV of the *Ontario Heritage Act* through By-Law Number 84-65 and under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Area HCD through By-Law Number 2015-67. The property is also subject to a Heritage Easement Agreement with the City, dated October 17, 2018, which was established to ensure

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that the preservation and conservation works approved through Heritage Permit, File Number P18-040-2018, are completed as approved.

The designation by-law and the Property Inventory Evaluation Form from the Old Sydenham Heritage Area HCD Plan are included as Exhibit C.

By-Law Number 84-65 describes the subject property as:

“This 1841 dwelling, built for John Watkins, hardware merchant and donor of the Watkins Wing at the hospital, was extensively remodelled for Joseph Upper in 1886. The design as well as the site create added interest in the streetscape.”

The Property Inventory Evaluation form identifies the property as ‘significant’ to the Old Sydenham HCD and includes the following description:

“The design of this remodeled early dwelling as well as its site, well back from the street, serves as an interesting contrast to the other buildings in the streetscape.”

The Part IV Designation By-Law does not provide a list of heritage attributes for the property; however, as part of the application for Heritage Permit, File Number P18-040-2018, André Scheinman included a draft Statement of Cultural Heritage Value in the Heritage Impact Statement. The draft list of heritage attributes for the subject property includes:

- The complex main roofline of cross-gables, hips and dormers;
- The truncated hip roof with shed dormers at the east addition;
- The stepping back of façade planes from the west to the east;
- □The double height projecting gabled bay of the centre block, each storey defined by its timber and pargetted base/belt course, and ‘supported’ with decorative brackets;
- The projecting bracketed upper storeys, each defined by its timber and pargetted base/belt course, in the west block of the façade;
- The false half-timbering with roughcast panels throughout the façade and at the double height projecting bay of the centre section;
- The interplay of fish-scale wood shingles with the roughcast sections of the centre section and at the dormer cheeks of the east addition;
- The highly articulated vergeboards of both gables of the mainblock(s) noting that the west section still retains the original accented sun ray motif and ‘buttons’ while at the centre section this has been replaced with a much simpler treatment;
- The tall chimneys which exhibit decorative brickwork culminating in complex corbelling at the caps;
- The moulded woodwork cornices/friezes, belt courses (above and below pargetted panels) and bases;
- The highly ornamented front porch with its front and east gable; spindle and fretwork motifs, bracketing, heavily moulded verges, decorative rafter tails, turned columns, newel and baluster posts;

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- The main entrance treatment with the actual arched door opening surmounted by an angled arch treatment with pendants and a keystone featuring a roaring lion's head;
- The main oak double-leaved door with its multiple panels; bevelled glass with its multipaned borders and curved fanlight upper section;
- The surviving Queen Ann style windows – multi-pane 'border' at upper sash with single pane below and window surrounds;
- The stained glass window transoms (throughout the exterior);
- The surviving other original windows and window surrounds;
- The stone rubble limestone foundation;
- The brickwork of the west addition;
- The 'return' of the decorative pargetting band along the north portion of the west elevation;
- The dormer at the West elevation projecting from the hipped roof of the balcony with its saw-tooth shingled pediment and bracketed eaves;
- The balcony itself exhibiting a simplified version of the same motifs as the front porch;
- The major stained glass window at the South elevation (west section) and stained glass transoms as noted above;
- The stone walls and general volume of the existing garage which may have originated during the Watkins era; and
- The deep set-back from King Street, which establishes a large front yard.

Cultural Heritage Analysis

81 King Street East is a significant heritage property and its cultural heritage value is recognized both individually and as part of the Old Sydenham HCD. The subject property is located within the King Street Corridor as identified in the HCD Plan which is described as "a ceremonial entrance to the downtown lined with ornamental planting and major buildings, and with an alignment that echoes the curve of the shoreline" (page 10). The subject property occupies a prominent position on King Street East, and is integral to the streetscape character and in framing City Park's southern boundary.

This application proposes the addition of a centrally placed single door opening with aluminum clad wood door on the re-designed south elevation (approved through a Heritage Permit, File Number P18-040-2019). The design of the door complies with Section 5.3.2 (Windows) of the Old Sydenham HCD Plan, which speaks to the location of new window openings (comparable to a door opening for the purpose of evaluation) not being located on façades visible from the street, as well as to material of new windows (and doors). The proposed door opening is on the approved new rear (south) elevation and will not be within an original exterior wall. In other words, the south elevation is being partially remodelled and extended southward. The south elevation does not face a public street but given its corner location is partially visible from the south on Maitland Street. The door is proposed to be aluminum clad wood with a glazing pattern to match the French doors on this elevation further to the east (see Exhibit B). As proposed, the door opening ties in comfortably with the approved re-design of the south elevation and does not appear incongruous.

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In addition to reviewing the policies of the Old Sydenham HCD Plan, staff have reviewed the application against the applicable policies of the 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. Based on this review, staff are satisfied that the proposal meets the intent of these policies, standards and guidelines.

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

P18-105-2018 – Additional dormers on the garage and rear coach house alterations.

P18-040-2018 – Rehabilitation of residence from multi-unit dwelling to single-unit dwelling.

P18-043-2012EA - Installation of fire shutters, two replacement wire glass windows, replacement solid core slab door to fire escape and construction of new wooden fire escape on west elevation.

Comments from Departments and Agencies

The following internal departments have commented on this application:

Building Division: Building Services has no concerns.

Planning Division: The subject property is designated 'Residential' in the City of Kingston Official Plan and is zoned site-specific 'One and Two-Family Dwelling zone – A.166' in the City of Kingston Zoning By-Law Number 8499. The existing single-family use is permitted in the A zone. The proposed new door opening has no implications for the zoning provisions.

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the [DASH](#) system. A summary of consultation is attached as Exhibit D. Two members noted their support for a door in this location, but asked that further details of the door be provided. The applicant has since revised the submitted drawing to better reflect the proposed glazing pattern. Additionally, a condition has been included that details pertaining to the design of the door be submitted to Heritage Planning staff to ensure that it complies with the Old Sydenham HCD Plan and with the City's Policy on Window Renovations in Heritage Buildings.

Conclusion

Staff recommend approval of the application (File Number P18-014-2019), 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)

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Old Sydenham Heritage Area Heritage Conservation District Plan
City's Policy on Window Renovations 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:

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 internally for review and all comments have been incorporated.

Exhibits Attached:

Exhibit A Context Map & Photographs

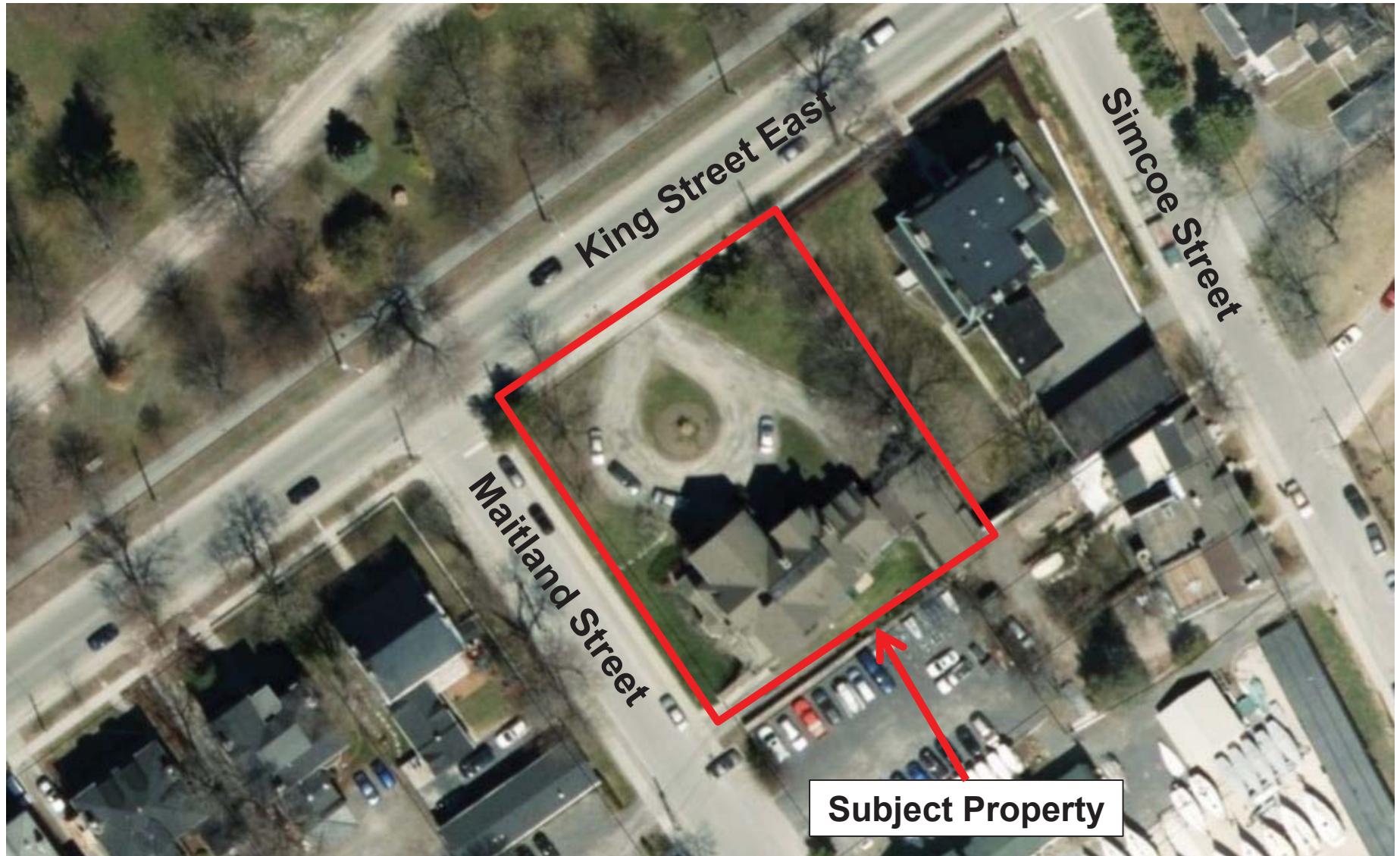
Exhibit B Supporting Information

Exhibit C By-Law Number 84-65 & Property Inventory Evaluation Form

Exhibit D Correspondence Received from Heritage Kingston

Exhibit E Final Comments from Heritage Kingston – April 17, 2019

Context Map – 81-83 King St UHHEast



**Photographs - Pre-Alterations as approved through
Heritage Permit P18-040-2018**



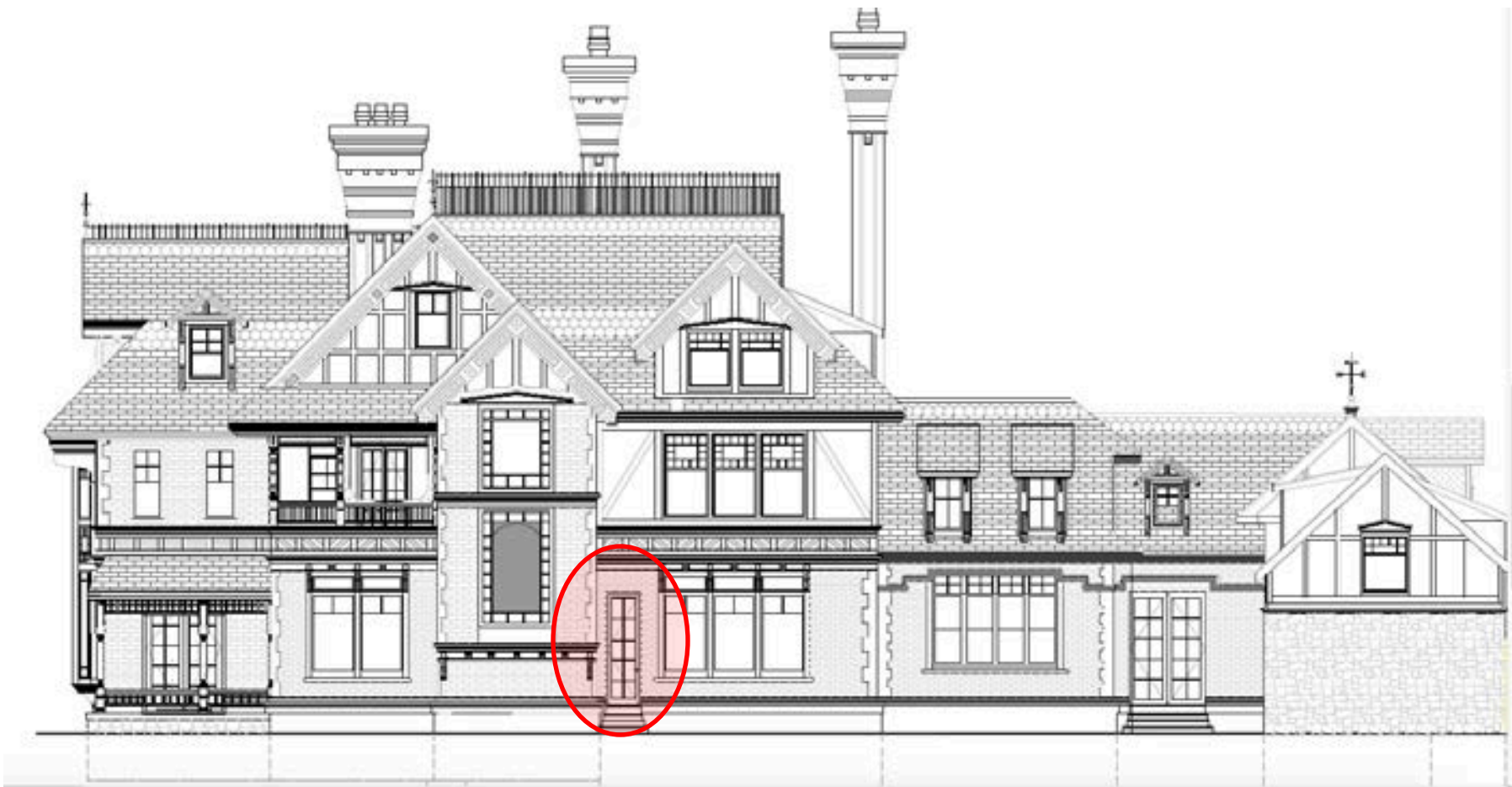
Front Elevation (north)



West Elevation



South Elevation



Request for Heritage Approval

Date: February 28, 2019

Location of Work: 81-83 King Street East

Owners: Dr. Mark and Mrs. Julie Derbyshire

Nature of Request:

- The purpose of this application is to allow for an existing south elevation door to remain.
- This door was inadvertently omitted from the renderings submitted in support of Heritage Permit P18-040-2018.
- This proposal meets all City Planning Department requirements;
- All construction will be completed under a building permit, in compliance with the Ontario Building Code.

Supporting documentation attached:

- Photographs of existing door
- Revised South elevation renderings showing missing door.



Existing door opening on original rear (south) elevation

Clause 5, Report No. 23, 1984

BY-LAW NO. 84-65

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC AND/OR ARCHITECTURAL VALUE OR INTEREST, PURSUANT TO SECTION 29 OF THE ONTARIO HERITAGE ACT

PASSED: March 1, 1984

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1080, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 1 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 14th day of December, 1983 and was published in the Whig-Standard on December 14, December 21 and December 28, 1983;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 2 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 21st day of December, 1983 and was published in the Whig-Standard on December 21 and December 28, 1983, and on January 4, 1984;

AND WHEREAS no notices of objection to the proposed designations have been served on the Clerk of the City of Kingston:

THEREFORE the Council of The Corporation of the City of Kingston enacts as follows:

1. There are designated as being of architectural and historic value or interest the following real properties in the City of Kingston:

- (a) 276 Brock Street
- (b) 132-134 Earl Street
- (c) 5 Emily Street

.../2

- (d) 113 Johnson Street
- (e) 228-230 Johnson Street
- (f) 261 Johnson Street - St. Mary's Cathedral
- (g) 279 Johnson Street - Archbishop's House
- (h) 53 King Street East
- (i) 81 King Street East
- (j) 156 King Street East
- (k) 203 King Street East
- (l) 21 Ontario Street - Pump House Steam Museum
- (m) 55 Ontario Street - Kingston Marine Museum
- (n) 167 Ontario Street
- (o) 32, 36 and 40 Simcoe Street
- (p) 82 Sydenham Street - Sydenham Street United
Church
- (q) 126 Wellington Street
- (r) 23-25 West Street
- (s) 207 William Street

2. There are designated as being of architectural value or interest the following real properties in the City of Kingston:

- (a) 90 Bagot Street
- (b) 116 Bagot Street
- (c) Barrie Street - Chalmers United Church
- (d) 66-68 Earl Street
- (e) 98 Earl Street
- (f) 100-102 Earl Street
- (g) 114 Earl Street
- (h) 195-197 Earl Street
- (i) 1-3 Emily Street
- (j) 76-78 Gore Street
- (k) 89-91 Gore Street
- (l) 90 Johnson Street - Anglican Diocesan Centre
- (m) 121 Johnson Street - Greek Orthodox Church
- (n) 150-152 Johnson Street

.../3

3. There are designated as being of historic value or interest the following real properties in the City of Kingston:

- (a) 5 Clergy Street East - Sydenham Public School
- (b) 178-180 Johnson Street
- (c) 194 Johnson Street
- (d) 211 Johnson Street - First Baptist Church
- (e) 260 Johnson Street
- (f) Johnson Street - St. James Chapel
- (g) Richardson Bath House - Macdonald Park
- (h) 13 Maitland Street
- (i) 16 Maitland Street
- (j) 123 Sydenham Street - Hotel Dieu Hospital
- (k) 53-55 William Street

4. All of the above mentioned properties are more particularly described in Schedule "A" attached hereto.

5. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the properties described in Schedule "A" hereto in the Land Registry Office at Kingston, Ontario.

6. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the properties described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Whig Standard once for each of three consecutive weeks.

7. This by-law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS February 14, 1984

GIVEN THIRD READING AND FINALLY PASSED March 1, 1984


CITY CLERK


MAYOR

REASONS FOR DESIGNATION OF CERTAIN PROPERTIES
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON
FEBRUARY 14, 1984 (CLAUSE 5, REPORT NO. 23)
AS BEING OF ARCHITECTURAL AND HISTORIC VALUE OR INTEREST

276 Brock Street

This small stone cottage, with front gable, forms part of the Cathedral complex and its simplicity is in marked contrast to the major buildings.

132-134 Earl Street

This large stone, double house built in 1866 for Thomas Moore, was occupied by Moore for over twenty-five years, by Professor J.W. Williamson, brother-in-law of Sir John A. Macdonald, whose younger sister, Louisa, died here in November 1888.

5 Emily Street

John Power designed "Closeburn" for lawyer Thomas Kirkpatrick in 1854 as one of the three "cottage orné" adjacent to each other around the Emily-King corner. The Honourable Sir George A. Kirkpatrick, Lieutenant-Governor of Ontario, also occupied this house.

113 Johnson Street

This small, low-set, stone dwelling built about 1841, is typical of the sturdy and unadorned buildings which have been enlarged and improved over the years from 1854 through the 1940's.

228-230 Johnson Street

This handsome, double house with paired windows, stone balconies and decorative brackets was built to a design by William Coverdale for John Mowat, a founder of Queen's and father of Oliver Mowat.

261 Johnson Street - St. Mary's Cathedral

The cornerstone of this Church was laid in September, 1843, the interior finished in 1851, stained glass windows installed in 1885 and the three front towers erected by 1892. G. Murray was the first architect; Joseph Connolly designed the facade. The Cathedral forms the dominant part of the complex.

279 Johnson Street - Archbishop's House

Built in 1849, this three and a half storey building provided a proper dwelling for the Bishop. Projecting from the rear of the house is a row of three connected buildings which provide office and work space.

53 King Street East

Built in 1841 for Mrs. Henry Murney, this symmetrical stone dwelling is, in the simplicity of its design, a contrast to the other buildings in this streetscape.

81 King Street East

This 1841 dwelling, built for John Watkins, hardware merchant and donor of the Watkins Wing at the hospital, was extensively remodelled for Joseph Upper in 1886. The design as well as the site create added interest in the streetscape.

**81-83 KING STREET
EAST**

Built: 1841

Remodelled: 1886

Rating: S (Part IV)



Facing south from City Park

“The design of this remodelled early dwelling as well as its site, well back from the street, serves as an interesting contrast to the other buildings in the streetscape. It was built in 1841 for John Watkins, a wealthy hardware merchant and partner of Samuel Muckleston in a number of building ventures during the capital period. Watkins is best known as the donor of the Watkins Wing of the Kingston General Hospital.



View northeast from Maitland Street

“After Watkins died in June, 1876 the building was sold to Joseph Upper, who had it extensively remodelled in 1886.

“This two and a half storey stucco and imitation half timbered building was originally a large brick house. The additions, projections and trim have changed the style of the early house. The ridge of the gable roof runs parallel to King Street and there are large gabled projections on both the front and back towards Maitland Street. The roof has three brick chimneys with large corbelled caps.

“The front, two bay, gabled projection has each storey overhanging the one below it. In the first bay, the entranceway has ashlar quoins, a segmental arched transom, label mould and keystone with a bear head. A gabled porch with turned supports and decorated with brackets and ball and spindle trelliswork protects the entrance. The second bay has double windows in both storeys. There is also a double window under the peak of the gable.

“To the left of the main projection is a one bay section with a central second storey shingled projection; each storey has a double window. Adjoining this with a set-back is an addition, one and a half storeys

with a hip roof. The windows in its two bays have brick surrounds, label moulds and a sill course. Above them are two dormers with shed roofs and bracketed surrounds. The end wall has a window and a large dormer.

“At the Maitland Street side of the building is a central, gabled hip projection with a one bay, single storey gabled addition to the front. There is a central one-storey bay window and to the rear of this side is a flat-roofed addition; all are stucco. On the second storey is an off-centre porch with turned balustrade and trelliswork. The third storey has three window gabled dormer.

“All corners of the building have ashlar quoins on the first storey. The overhangs are all supported by brackets and the gables have simple bargeboards. A large half timber and stone string course circles the building.

“The rear wall is irregularly fenestrated and similar in detail to the front. *

A stone wall dividing 81-83 King from the 13 Maitland Street property drops is capped with ashlar. It drops in height toward the northeast side of the property, as it approaches a stable building extending from the back of 83 King. The stable has a side gable roof with large wood doors spanning its southeast face. A second ½-storey contains a projecting dormer with paired 1/1 windows.

*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 136-138 (1980).

Heritage Kingston

Summary of Input from the Technical Review Process

P18-014-2019

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Peter Gower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Bridget Doherty	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councillor Jim Neill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Demitor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Jeremy St-Onge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
William Kelley Heinman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Comments from Heritage Kingston – April 17, 2019

The following final comments were provided at the April 17, 2019 Heritage Kingston meeting:

Heritage Kingston members did not provide any final comments.