



**City of Kingston
Report to Heritage Kingston
Report Number HK-16-044**

To: Chair & Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: November 2, 2016
Subject: Application for Heritage Permit under the *Ontario Heritage Act*
Address: 197 William Street (P18-1227)
File Number: P18-073-2016

Executive Summary:

The subject property at 197 William Street is located on the north side of William Street, between Barrie and Clergy Streets. It contains a late 19th century Queen Anne style two storey, six bay, red brick terrace with three stepped forward full height bays and balconettes above. Each unit features a Richardsonian Romanesque window arch and a two storey decorative balcony and verandah. This property is designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Area Conservation District. The proposed scope of work relates to the one storey, clapboard, detached garage structure at the rear of the property.

An application for demolition under Section 42 of the *Ontario Heritage Act*, (File Number P18-073-2016) has been submitted to request approval to demolish the existing one storey, detached garage structure at the rear of the property that currently backs onto the rear lane. 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 September 29, 2016. The *Ontario Heritage Act* provides a maximum of ninety (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 December 28, 2016.

The existing structure is being removed to provide parking space behind the dwelling and the applicant is not proposing to construct anything in its place.

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Following consultation with a member of Heritage Kingston, and review of all material submitted and internal research, staff recommends the approval of this application, subject to the conditions outlined herein.

Recommendation:

That it be recommended to Council that the demolition of the rear garage/shed at 197 William Street, be approved in accordance with details described in application number P18-073-2016, which was deemed complete on September 29, 2016; and

That the demolition approval be subject to the following conditions:

- a) All required demolition permits be obtained;
- b) All Public Health approvals be obtained;
- c) All grading and drainage shall not adversely affect neighbouring properties;
- d) A City of Kingston Heritage Planner shall be present on the day of demolition to document the structure; and
- e) Demolition shall not interfere with the Utilities Kingston watermain replacement work within the lane behind the subject property.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Denis Leger, Commissioner, Corporate & Emergency Services Not required

Jim Keech, President and 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 property at 197 William Street is located on the north side of William Street, between Barrie and Clergy Streets. It contains a late 19th century, Queen Anne style two storey, six bay, red brick terrace with three stepped forward full height bays and balconettes above. Each unit features a Richardsonian Romanesque window arch and a two storey decorative balcony and verandah. The Property Evaluation, as part of the Old Sydenham Heritage Area Conservation District Plan, notes that the main dwelling was constructed in 1897 and is a "Significant" property within the District. The proposed demolition relates to the one storey, clapboard, detached garage structure located behind the main dwelling. Currently, this structure is used mainly for storage.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-073-2016) has been submitted to request approval to demolish the existing detached garage structure. The applicant has noted that the garage is not in good condition and has no plans to construct anything in its place. The garage is being removed to provide parking for the principal dwelling.

Reasons for Designation

The subject property was designated under Part V of the *Ontario Heritage Act* in 2015 through its inclusion in the Old Sydenham Conservation District, through By-Law Number 2015-20. As per the Property Inventory Evaluation, this property is noted as a "Significant" property within the district noting its "three 'stepped forward' full height bays...umbraged gables with balconettes... Queen Anne form and roofline combined with a broad Richardsonian Romanesque window arch...juxtaposed with a fine Eastlake detailing of the verandah frieze" (Exhibit B – Property Inventory Evaluation).

The evaluation also notes the ashlar limestone foundation, intricate brick work, especially the window arch, which can also be seen on John Power's 1890 Pump House. The evaluation also describes the moulded eaves of the cross gables clad with fish scale-shaped wood shingles and intricate wood details along the frieze and the porch and balcony.

This property is also noted for its historic association with Charles Hales, a prominent merchant who developed the block, which became known as "Charles Hales Block, Kingston Heights, Block W". The City directory also notes the property belonging to William Irving Senior and several other merchants connected to those who would have been located on Brock Street.

This property has contextual value in its strong contribution to the streetscape along William Street, largely due to the nature of its architecture, but also in relation to the terrace at 213-217 William Street, also featuring brick projecting bays, which "serve to 'bookend' the older stone buildings which survive in the middle of the block."

Previous Approvals

None on file.

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Comments from Agencies and Business Units

The following internal departments have commented on this application:

Building Division: A demolition permit will be required as well as confirmation/approval from Utilities Kingston on service removals and the Health Unit that no rodents are in the building.

Engineering Department: The applicant must ensure that grading and drainage does not adversely affect any neighboring properties when converting this to a parking area.

Utilities Kingston: Utilities Kingston has no concerns with the demolition of the garage. The applicant should be aware that the sanitary sewer running along the alley way at the back of the property is being replaced in the near future. Care and control of the construction zone will lie in the hands of the contractor, as per Ministry of Labour Guidelines. The applicant will not be able to work in the area at the same time as the reconstruction of the sewer is taking place.

Property Standards: No comments.

Kingston Hydro: No comments.

Cultural Heritage Analysis - The Old Sydenham Heritage Area Conservation District Plan

The Property Evaluation completed as part of Old Sydenham Heritage Area Conservation District Plan Study notes that the main dwelling on this property was constructed in 1867 and that it contributes significantly to both the District and the streetscape on William Street. The proposed scope of work pertains to the one storey detached garage structure, with a hipped roof, horizontal wood siding and no foundation, which is currently located at the rear of the property, completely obstructed from William Street (Exhibit A – Property Photographs). A cross lane stretches the length of the block between Clergy Street and Barrie Street behind the properties on William Street, where many other garages, outbuildings and some ornate historic carriage houses line the lane.

While the property evaluation provides extensive detail on the significance of the architectural value of the main dwelling, its historical association with prominent local members of the Kingston community, and its contextual value in relation to other similarly detailed buildings within the District, it is important to note the evaluation focuses largely on the main dwelling. The evaluation only notes that “being adjacent to the cross lane (allowing access to the rear of Clergy Street residences) also contributes to its importance within the streetscape, particularly when viewed from the southeast.”

The Old Sydenham District Plan notes in Section 2.3.3 that the Heritage Attributes within the ‘Beyond Bagot Sub-Area’ include “rear lanes on some blocks with outbuildings”. In order to determine the significance of this garage structure, staff undertook a review of several historic maps to establish whether the structure was original to the property. As described in the Property Evaluation, the main dwelling first appears on the 1865 John Innes map, but does not include any outbuildings (Exhibit C – Historic Maps). The 1908 and 1924 Fire Insurance maps do show the brick clad terrace building with a small, one storey wood addition and a wood

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structure set at the edge of the lane way. The location of the current structure is located near the main dwelling, but set back from the lane way.

Following a site visit, it was found that this structure currently has electricity and a modern garage door. Given the modern amenities and that the current structure is set nearer to the main dwelling than the lane; staff are of the opinion that the subject structure is a later addition on the property. Historically, most garages that would have been built during the period when automobiles became increasingly affordable, were much smaller than this structure, which suggests that this is a modern construction.

Under the *Ontario Heritage Act*, "Regulation 09/06" sets out criteria for determining cultural heritage value or interest, in terms of design or physical value, historical or associative value, or contextual value. The property evaluation provides a comprehensive assessment on the property; however, it does not include this structure as a heritage attribute. While a complete assessment has not been undertaken for this structure itself, staff are of the opinion that it has very little historical or associative value and very little design value that does not represent a particular style or construction method. Finally, as a later addition to the property, set back from the laneway, it is not physically or historically linked to its surroundings. While this structure is an outbuilding by definition, staff are also of the opinion that it is not what the District plan alludes to.

The applicant notes that the structure is not in good condition and that the owner wishes to demolish the structure to provide additional parking, with no plans to construct anything in its place. Given that the structure does not satisfy any of the criteria for determining cultural heritage value or interest and has not been identified as a heritage attribute within the designated property, its removal will not compromise the heritage value of said property. Furthermore, because the structure is obstructed from views from the public realm, staff are of the opinion that its demolition will not detrimentally impact the heritage value of 197 William Street, nor will it compromise the objectives of the Old Sydenham Heritage Area Heritage Conservation District Plan.

Conclusion

Staff recommend approval of the permit application (File Number P18-073-2016), subject to the conditions outlined herein, as there are no objections from a perspective of built heritage and no concerns have been raised by the relevant internal departments.

Existing Policy/By-Law:

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

Ontario Regulation 09/06 Criteria for Determining Cultural Heritage Value or Interest

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

Old Sydenham Conservation District Designation By-Law

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Notice Provisions:

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

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

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

Marnie Venditti, Manager, Development Approvals 613-546-4291 extension 3256

Mackenzie Kimm, Planner, Heritage 613-546-4291 extension 3251

Other City of Kingston Staff Consulted:

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

Exhibits Attached:

Exhibit A Property Photographs

Exhibit B Property Inventory Evaluation

Exhibit C Historic Maps

Property Photographs



Figures 1 and 2: (Left) Rear garage proposed for demolition. (Right) East façade, next to right of way.



Figure 3: North façade, facing laneway.



Figure 4 and 5: (Left) Roof of garage, appears structurally unsound. (Right) South façade facing rear of house.



Figures 6 and 7: Rear lane way behind 197 William Street.



Figures 8 and 9: Interior of garage.



Figure 10: Interior roof with modern garage door.

Property Inventory Evaluation – William Street

197-199-201 WILLIAM ST.**Built: by 1897****Rating: S**

J.McK.

While the architect still remains unknown 197-201 William Street brings together a number of late 19th century architectural styles in a satisfying composition based on the rhythm of the three 'stepped forward' full height bays and the stature provided by the umbraged gables with balconettes which surmount them. Stylistically, the Queen Ann form and roof line has been combined with a broad Richardsonian Romanesque window arch as the dominant element, and juxtaposed with the fine Eastlake detailing of the verandah frieze. An excellent balance has been struck between robust and attenuated features.

The coursed ashlar limestone foundation rises to a water table course which is integrated with the lintels of the basement windows. The brickwork has been well executed with the main windows set within a two storey arched niche. A panel has been created above the large picture window and the brick corbelled up to the limestone sill of the window above. The main articulation occurs in the forming of the 2nd storey window arch and the treatment of the arch spandrels. The arch has a margin in relief which extends from the projecting 'keystone' (also formed of brick) to brick corbels at the 'spring' points. The spandrel panels above the arch shoulders are formed of alternating 'dogtooth' and block units further accenting the arch. This detail is found at John Power's 1890 Pump House (within a circular panel).

The arch motif is extended as the broken pediment of the 3rd storey cross gables as well as serving to provide space for the window/door opening on to the balconette. The moulded eaves of the cross gables are deep and return at the front to the arched opening. They are 'supported' on paired turned columns themselves set on brick piers with a railing of heavy turned balusters between. The face of the gables are clad in fish scale shaped wood shingles. The main soffit is deep and the frieze features 'mutules' and a large wood roll at the wall junction (a combination found on many Kingston buildings of this period). The transom of the picture window has stained glass (now missing at 197.)

The porch and balcony balustrade is the key feature of the inset bay with its Eastlake spindlework frieze, turned balustrade and chamfered posts. This successful design was used again at 233 Johnson Street.

Property Inventory Evaluation – William Street

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

No building is shown on the subject lot until the 1865 Innes Map where a long narrow building is depicted which was likely William Irving Sr.'s shop for planing and making window sash. The existing fine brick range is not definitively documented until 1897 when it is referred to in the Directory as the residences respectively of: (197) Delos Grimshaw who deals in grain at 117 Brock; (199) John C. Metcalfe, a butcher at 62 Brock and (201) James Craig, owner of a Grocery and Crockery Store at 79 Brock. Thus the link between the row and the merchants of Brock Street is well established.

Though constructed relatively late, the terrace, due largely to the nature of its architecture (the full height bays surmounted by the umbraged cross gables), is a prominent component of the streetscape. Being adjacent to the cross lane (allowing access to the rear of the Clergy Street residences) also contributes to its importance within the streetscape particularly when viewed from the southeast.

This terrace along with 213-215-217 William, constructed slightly later and also featuring brick projecting bays, serve to 'bookend' the older stone buildings which survive in the middle of the block. *

* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.



Figure 1: John C Innes Map, 1865

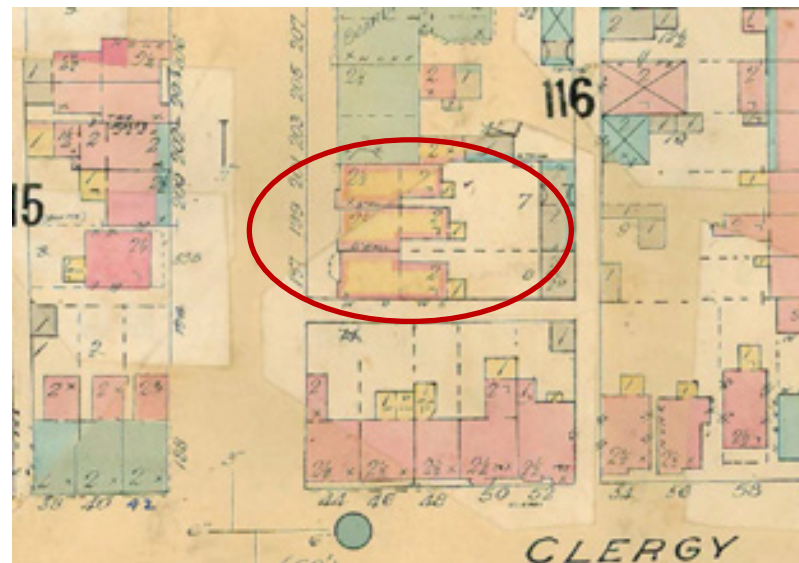


Figure 2: Goad's Fire Insurance Map, 1908

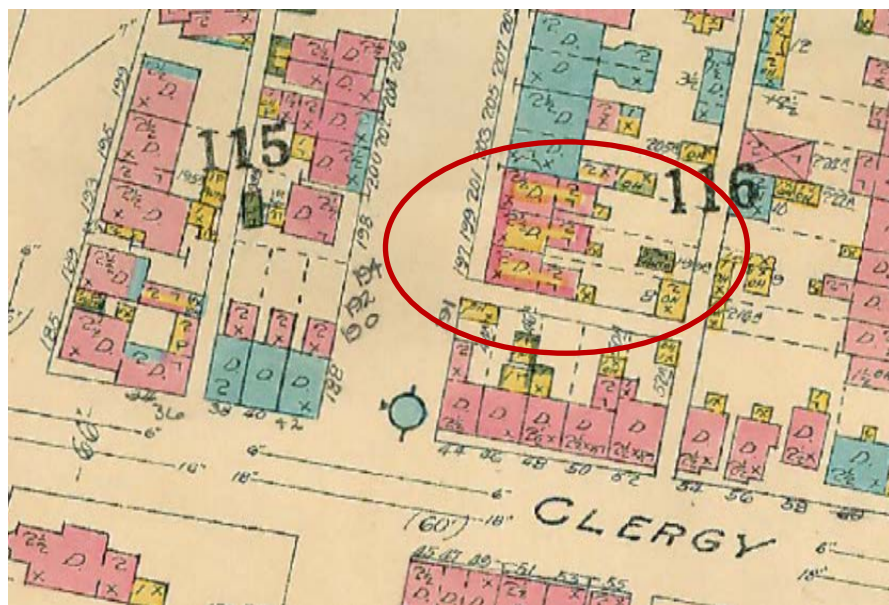


Figure 3: (left) Goad's Fire Insurance Map, 1924