



**City of Kingston  
Information Report to Heritage Kingston  
Report Number HK-16-051**

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**To:** Chair and Members of Heritage Kingston  
**From:** Lanie Hurdle, Commissioner, Community Services  
**Resource Staff:** Paige Agnew, Director, Planning, Building & Licensing Services  
**Date of Meeting:** November 2, 2016  
**Subject:** Notice of Intention to Demolish a Listed Heritage Property  
**Address:** 219 Princess Street (P18-867)

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**Executive Summary:**

This report is for information purposes only as part of a Notice of Intention to Demolish in accordance with Section 27(3) of the *Ontario Heritage Act*. The owners have provided notice that they wish to remove a rear, two-storey wood frame addition on a 'listed' heritage property at 219 Princess Street, to allow for a new three storey rear addition to increase the ground floor commercial space and residential floor area within the existing building footprint.

A complete Notice of Intention to Demolish submission was received on October 3, 2016, including a cover letter (Exhibit A to Report Number HK-16-051), Heritage Impact Statement and demolition plans. The property owners wish to remove the rear, wood frame addition as part of a broader plan to renovate and restore the property including the construction of additional floor area, vertically, within the footprint created by the existing wood frame addition.

In accordance with Section 27(3) of the *Ontario Heritage Act*, notices of demolition for listed properties are to be provided to the Council of a municipality. The notice period is 60 days and is intended to provide time for Council to determine whether a notice of intent to designate should be issued, which would have the effect of voiding a demolition permit. The 60 day timeframe will expire on December 2, 2016. Recognizing the timing prescribed in the *Act*, staff intend on bringing a recommendation report to the November 15, 2016 Council Meeting.

The cultural heritage value of 219 Princess Street has been previously assessed and summarized in the Listing Report prepared for the property (Exhibit B to Report Number HK-16-051), which does not attribute cultural heritage value to the rear, wood frame addition. The Heritage Impact Statement (HIS) submitted (Exhibit C to Report Number HK-16-051) does not

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identify significant heritage impacts associated with the proposal. None of the demolished materials are considered of significance and, as such, none are planned to be salvaged.

The original, rear limestone walls will be minimally impacted by the rear addition, as the existing walls will be exposed on the interior of the new addition. The existing condition drawings and photographs contained in the HIS will become part of the public record for the property. In addition, the applicant's architect will document the demolition process photographically.

**Recommendation:**

This report is for consultation purposes.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**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
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:****Proposal/Background**

This report is for information purposes only as part of a Notice of Intention to Demolish regarding the removal of a rear, wood frame addition on a non-designated, 'listed' heritage property, in accordance with Section 27(3) of the *Ontario Heritage Act*.

The subject property at 219 Princess Street is developed with a three-storey, stone building with an original carriageway on the first storey, which contributes to the character on Princess Street and has physical/design value according to the associated Listing Report (Exhibit B). The original building of cultural heritage value on the subject property was constructed in 1877. The building has a limestone masonry wall façade and a brick wall at the rear. The pitched roof, obscured behind metal sheeting, has a central two window dormer facing Princess Street. According to the HIS, the existing building has been occupied, until recently, as commercial structures with residential units on the upper floors.

The HIS indicates that the rear wood frame addition, proposed to be demolished, was built more recently than 1877. It has been covered with contemporary cladding material (i.e. aluminum and vinyl).

According to the cover letter (Exhibit A) and Heritage Impact Statement (Exhibit C), the property owners wish to remove the rear, wood frame addition at 219 Princess Street as part of a broader plan to renovate and restore the property including the construction of additional floor area, vertically, within the footprint created by the existing wood frame addition. 213-217 Princess Street is also proposed to be renovated and restored; however, it should be clarified that 213-217 Princess Street is not on the City's Register of Heritage Properties and the associated demolition does not require a Notice of Intent to Demolish.

The proposal will require a Site Plan Control application, in accordance with the City's Site Plan Control By-Law Number 2010-217, and is anticipated to require a minor variance application.

The cultural heritage value of 219 Princess Street has been previously assessed and summarized in the Listing Report prepared for the property (Exhibit B). The HIS submitted by the applicant examines the specific elements of the building to be affected by the proposal (Exhibit C) and does not identify significant heritage impacts associated with the partial demolition. It is staff's understanding from correspondence with the applicant's architect that none of the demolished materials are considered of significance and, as such, none are planned to be salvaged.

Drawings illustrating the area to be demolished are included in Exhibit D.

When demolition or removal of a building or structure is proposed on a listed property, the *Ontario Heritage Act* requires a different process than for designated properties. The process for listed properties is governed by Section 27(3) of the *Ontario Heritage Act* which states:

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- (3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

This report is being submitted to Heritage Kingston for information purposes prior to it being provided to Council in accordance with Section 27(3) of the *Ontario Heritage Act*. The 60 day notice period is intended to provide time for Council to determine whether a notice of intention to designate should be issued, which would have the effect of voiding a demolition permit and require further review and formal approval from Council prior to the issuance of a demolition permit. The 60 day timeframe will expire on December 2, 2016.

### Reasons for Listing

The subject property at 219 Princess Street is included in the City's Heritage Properties Register as a non-designated property of cultural heritage value (i.e. a 'listed' property). The statement of cultural heritage value for the subject property is included in the Listing Report attached hereto as Exhibit B, and includes the following:

"Built in 1877, this three-storey building, located at 219 Princess Street, is of cultural heritage value and interest because of its physical/design values and its contextual values.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its design/physical value include the building's three-storey, three bay, hammer-dressed ashlar construction, its gabled roof (currently obscured by metal sheeting) with a central two window dormer, and brick chimney. The window openings have segmental arches of radiating voussoirs and stone sills. The first storey has its original carriageway.

The property's contextual value derives from its importance to maintaining and supporting the character of Princess Street".

Pictures of the rear and interior of the property, are included in the HIS report (Exhibit C).

### Cultural Heritage Analysis

Staff reviewed the proposed demolition from a heritage impact perspective based on the information acquired from the Listing Report and the HIS.

The Listing Report prepared for the property (Exhibit B), does not reference the rear, wood frame addition as part of the statement of cultural heritage value. The HIS submitted (Exhibit C) does not identify significant heritage impacts associated with the proposal. It is staff's understanding that none of the demolished materials are considered of significance by the applicant's heritage consultant and, as such, none are planned to be salvaged.

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The original, rear limestone walls will be minimally impacted by the rear addition, as the existing walls will be exposed on the interior of the new addition. As part of the Site Plan Control approval process, staff will review the proposal for consistency with the City's Masonry Policy and may impose conditions as part of the Site Plan Control agreement.

The existing condition drawings and photographs contained in the HIS will become part of the public record for the property. In addition, the applicant's architect will document the demolition process photographically.

Council cannot impose conditions at this time, unless they choose to serve a Notice of Intention to Designate under Section 29(1.1) of the *Ontario Heritage Act*. A Notice of Intention to Designate would void the demolition permit and require the applicant to request formal approval of the demolition (with or without conditions) from Council, following consultation with Heritage Kingston. Council could withdraw their notice of intention to designate at any time.

Based on the plans and HIS provided by the applicant, staff have no concerns with the proposed demolition of the rear, wood frame addition. The proposal to retain the stone structure and incorporate the rear wall as an interior wall will conserve the fabric of the original structure. Should any historic construction detail become apparent during the demolition, it will be photographed and documented for the City's records by the applicant's architect.

**Existing Policy/By-Law:**

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

**Notice Provisions:**

Not applicable

**Accessibility Considerations:**

Not applicable

**Financial Considerations:**

Not applicable

**Contacts:**

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

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

Amy Didrikson, Intermediate Planner 613-546-4291 extension 3288

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**Exhibits Attached:**

- Exhibit A Notice of Intention to Demolish Cover Letter, dated September 29, 2016
- Exhibit B Listing Report for 219 Princess Street
- Exhibit C Heritage Impact Statement, prepared by MW Hall Corporation
- Exhibit D Demolition Plans



COLBOURNE & KEMBEL, ARCHITECTS INC.

139D ARLINGTON PARK PLACE KINGSTON ONTARIO K7M 8M8  
E-MAIL info@ckai.ca

TEL 613-384-2240  
FAX 613-384-1277

September 29, 2106

Amy Didrikson  
Intermediate Planner  
Planning Building and Licensing Services  
City of Kingston  
1211 John counter blvd.  
Kingston, ON K7L 2Z3

Re: 213-219 Princess Street - Partial Demolition – Heritage Committee Review

Dear Amy,

Please find included with this cover letter, a submission for intent to demolish portions of 213-219 Princess Street. 219 Princess Street is a listed property. The overall project to which this demolition application is part of includes the repair of the limestone façade of 219 Princess street and repair of stone exterior walls to rear and carriageway, as well as the removal of the metal siding at the fourth level, to allow repair and restoration of the cornice. Interior renovations include new apartment layouts. Two existing, wood structure, two storey rear additions are proposed for demolition to allow construction of new additions in the same footprints. These existing additions are in poor condition. The addition to 219 Princess would be three storey and the addition to 213-217 Princess would be two storey.

Included here is a survey of the ground level of the property, and floor plans indicating the portions of the buildings to be demolished. Photos of spaces both interior and exterior are referenced on the demolition drawing. Also included here is a heritage impact statement prepared by Mark Hall Corporation. Included within the heritage impact statement are the conceptual drawings indicating the proposed work of the overall project to which this demolition is one component, as well as additional photos of the existing buildings.

As discussed we are submitting by September 30, 2016 to allow sufficient time for heritage committee review prior to the November meeting of the committee. We trust that this information is adequate for the notice of intent to demolish and the heritage committee review. We would be please to answer any questions regarding this application.

Sincerely,

Rhonda Horne-McQuay, OAA

C.c Rob Leary – City of Kingston Planning





101103008008200  
 Princess Street 219  
 POS PT LOT 309 SUBJ R W B; 209

Built in 1877, this three-storey building, located at 219 Princess Street, is of cultural heritage value and interest because of its physical/design values and its contextual values.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the building's three-storey, three bay, hammer-dressed ashlar construction, its gabled roof (currently obscured by metal sheeting) with a central two window dormer, and brick chimney. The window openings have segmental arches of radiating voussoirs and stone sills. The first storey has its original carriageway.

The property's contextual value derives from its importance to maintaining and supporting the character of Princess Street.

## HERITAGE IMPACT STATEMENT

**213-219 Princess Street  
Kingston, Ontario, Canada**

**23 September 2016**

**prepared by**



architecture + planning + urban design  
+  
heritage conservation  
+  
real estate development

21 Scollard St., #103  
Toronto, ON M5R 1G1  
CANADA  
416.920.8105  
mark@mwhallcorp.com  
www.mwhallcorp.com

**HERITAGE IMPACT STATEMENT**

213-217 and 219 Princess Street, Kingston, Ontario, Canada  
23 September 2016

Prepared by: MW HALL CORPORATION

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**EXECUTIVE SUMMARY**

219 Princess Street, Kingston is a LISTED building on the Heritage Properties Register of the City of Kingston, Ontario. In the Register, the property is noted as being constructed circa 1877. It is noted as being of cultural heritage value and interest because of its physical/design values and its contextual values. The building has a limestone masonry bearing wall façade, a brick bearing wall construction for portions of the building behind the façade, wood framed roofing, and some addition structures east of the main building, apparently of a more recent vintage. At grade there is a carriageway leading to a courtyard, typical of other structures on Princess Street, the main commercial street in Kingston. It is a 3 storey building, with functional attic space in the pitched roof with dormers, and a rubble stone basement/foundation.

213-217 Princeton Street is an attached building adjacent to, directly south of and adjacent to the carriage way at 219 Princess Street, but these two properties are not listed in the City of Kingston Heritage Register.

The owner of the property contracted with Colbourne & Kembel Architects Inc., Kingston, to prepare construction documents to renovate the existing properties. Present plans call for retention of the main portions of these two properties, to maintain the ground floor as commercial use, and upper floors as residential use. Renovations include restoration of the exterior façade of Listed structure at 219 Princess Street, with renovation of the properties at 213-217 Princess Street. Plans also call for demolition of the more recent rear wood additions of both buildings, with new three-storey addition to 219 and two storey addition to 213-217 Princess Street.

Existing metal façade material will be removed from the properties, existing limestone work will be cleaned and repointed, and 213-217 will have new compatible façade material added to revise the street façade to be more compatible with, but in contrast to, the Listed heritage building at 219 Princess Street.

MW HALL CORPORATION was contracted by the owner, through their architect, Colbourne & Kembel Architects, to serve as heritage architect to work with the architects and the owner to advise them regarding appropriate restoration and adaptive reuse of these structures on this important main street in Kingston.

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**HERITAGE IMPACT STATEMENT**

213-217 and 219 Princess Street, Kingston, Ontario, Canada  
23 September 2016

Prepared by: MW HALL CORPORATION

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219 Princess Street is a 'heritage character' building according to the City of Kingston Downtown and Harbour Area Architectural Guidelines Study, December 2007. With its original limestone façade, height, proportions, symmetrical arrangement of fenestration and historic carriageway, it is fully in keeping with the historic character for which Kingston is known. The scale and general design character of 213-215 Princess is in keeping with this heritage character.

On-street parking is provided. Additional onsite parking is not anticipated for the renovation/adaptive reuse of these properties.

Proposed plans for the properties, provided by Colbourne & Kemble Architect call for demolition of existing wood frames rear additions which were added subsequently to the existing main structures at 213-219 Princess Street. New additions are planned to be added to the properties. Ground floor commercial space will be increased at both 215-217 Princess, and at 219 Princess Street. Upper 2<sup>nd</sup> and 3<sup>rd</sup> floors will have added residential units. Both interior and exterior of the remaining existing buildings will be renovated, with special attention to the street character of these buildings and use of appropriate heritage material restoration techniques.

## **1.0 INTRODUCTION TO THE PROPERTY**

As stated in the 2007 Downtown and Harbour Area Guidelines Study for the City of Kingston, "...the Downtown and Harbour Area of Kingston is a remarkable urban artefact. It continues to be an active commercial centre for the entire Kingston region, as it has been for two centuries...possessing a great legacy of historic buildings, many of which have been lovingly restored and preserved..."

The existing low-rise structures on the east side of this traditional commercial street in the central core of Kingston, at 213-217 and 219 Princess Street, have had various relatively insensitive renovations since their initial construction. The present owner of the building is planning to restore these modest buildings in keeping with the heritage character of the downtown core of the City of Kingston. The existing buildings have been occupied until recently as commercial structures with residential on the

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**HERITAGE IMPACT STATEMENT**

213-217 and 219 Princess Street, Kingston, Ontario, Canada  
23 September 2016

Prepared by: MW HALL CORPORATION

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upper floors. They likely had these functions when originally constructed. 219 has a rubble stone foundation with 6'-7' headroom. The basement can be considered suitable for mechanical/electrical room.

Generally, the existing buildings appear to be structurally sound. However, existing floors are not plumb in some areas. Mechanical and electrical systems require upgrading. The existing courtyard and footprints of the structures are planned to be retained, including the carriageway between the two properties.

Street facades of the buildings require removal of existing inappropriate earlier renovations, review of the condition of materials beneath the earlier renovations, and restoration of the facades to be compatible with urban design guidelines of the City of Kingston.

Existing fenestration in the properties is not original and requires replacement. This fenestration is planned to be compatible with the original fenestration.

Existing limestone and brick masonry of the perimeter bearing walls requires cleaning and restoration.

Primary emphasis on this assessment is that the exteriors of the existing buildings be restored.

**2.0 PRESENT OWNER CONTACT INFORMATION**

Rolade Realities Limited  
576 Bedford Park  
Toronto, Ontario M5M 1K3

**3.0 BACKGROUND RESEARCH AND ANALYSIS**

According to an article in 'The Whig' Opinion column, 2 July 2011, The stories of Store Street:

"Princess Street, formerly Store Street, represents the very beginnings of Kingston's retail and social life. Fortunately, many of the buildings remain in use after more than 100 years..." 219 Princess Street housed "M.J. Dolan Harness and Saddlery, founded 1846. Store was rebuilt in 1877." "217 Princess St. housed The D.J. Dawson music store opened in 1907, sold pianos, organs,

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**HERITAGE IMPACT STATEMENT**

213-217 and 219 Princess Street, Kingston, Ontario, Canada

23 September 2016

Prepared by: MW HALL CORPORATION

musical instruments. Exclusive agents for Willis pianos and Knabe pianos, and the famous New Williams sewing machine.”

**4.0 Assessment of Existing Condition**

The buildings are in relatively sound condition. There is evidence of some sagging of some floors.

There are number of instances where the original building has been revised/covered with new material, including:

- (a) The top of the front (west) façade at 219 has been totally encased in sheet metal.
- (b) Parapet end walls at 219 have been encased in sheet metal.
- (c) Original chimneys at 219 appear to have been removed.
- (d) Some of the original window sills at 219 have been replaced
- (e) The south end of 219 appears to have sagged a bit in vicinity of carriage way.
- (f) Some of the masonry has deteriorated at both front and rear of 219
- (g) Windows in all building have been replaced by aluminum sash with insulated glazing, some with inappropriate SDL bars.
- (h) Façade of 213-217 has been totally covered by metal siding at upper floors with added veneer stone at base.
- (i) Rear wood framed additions of both buildings have, in some instances, been reclad in aluminum or vinyl siding
- (j) Rear of 219 has had a number of steel fire escapes added.
- (k) Roof mounted HVAC condenser added to 219
- (l) Door/window on north side of carriage has been closed with painted plywood.
- (m) Contemporary rainwear has been added, with removal of original.
- (n) Courtyard has become overgrown.
- (o) Iron gate to carriageway has been added, with some steel sheeting added.
- (p) It appears that a warm air heating system, with some baseboard heating located at interior of front façade has been added.
- (q) Exterior masonry and joints need cleaning/repair/repainting.

**HERITAGE IMPACT STATEMENT**

213-217 and 219 Princess Street, Kingston, Ontario, Canada

23 September 2016

Prepared by: MW HALL CORPORATION

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**5.0 Description of the Proposed Development**

Existing plans are to remove existing wood framed rear additions, and to add new rear additions with commercial at ground floor, and new 3-storey residential above, within existing height limit for this area.

Remaining original buildings are to be restored, renovated.

213-217 Princess Road is to have existing metal façade overlay removed, and new cultured stone added, as supplied by Brampton Brick. Cultured stone will have a different pattern/coursing, but is planned to be similar in colour to original limestone at 219 Princeston Street.

New parapet and cornice to be added to 213-217 Princess. Existing windows are to be replaced with one-over-one sash with precast sills, and to be inset deeper into the masonry façade.

A new, continuous signage band will be added above storefront, with new exterior lighting in character with other commercial on street.

Existing sloped sidewalk grade paving will be revised to provide accessible entry to each entry door.

Existing masonry to remain exposed, cleaned and repointed in accord with mandatory specifications for heritage limestone and brick masonry.

New flashings and rainwear will be provided.

New central plan heating system will be provided to the interior.

Interiors will be refinished.

**HERITAGE IMPACT STATEMENT**

213-217 and 219 Princess Street, Kingston, Ontario, Canada

23 September 2016

Prepared by: MW HALL CORPORATION

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**6.0 Impact of Development or Site Alteration**

It is the intention of the owner and the architectural team to restore the existing buildings, with improved facades along Princess Street, and to increase the number of residential units at the rear, within the height and character of the existing buildings.

The impact of the site alteration will be to retain the existing heritage character of this buildings along Princess Street, while providing restoration to those portions of the main buildings to remain.

Existing wood framed rear additions will be demolished to make way for the new additions planned.

The courtyard will be revitalized and become an improved contribution to the street with access from the historic carriage way.

**7.0 Considered Alternatives and Mitigation Strategies**

No alternatives to the planned development and changes to the site are recommended.

END OF REPORT



**HERITAGE IMPACT STATEMENT**

213-217 and 219 Princess Street, Kingston, Ontario, Canada

23 September 2016

Prepared by: MW HALL CORPORATION

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**APPENDICES**

A1- VICINITY MAP

A2- AERIAL PHOTO

A3-A21- EXISTING PHOTOGRAPHS, September 2016

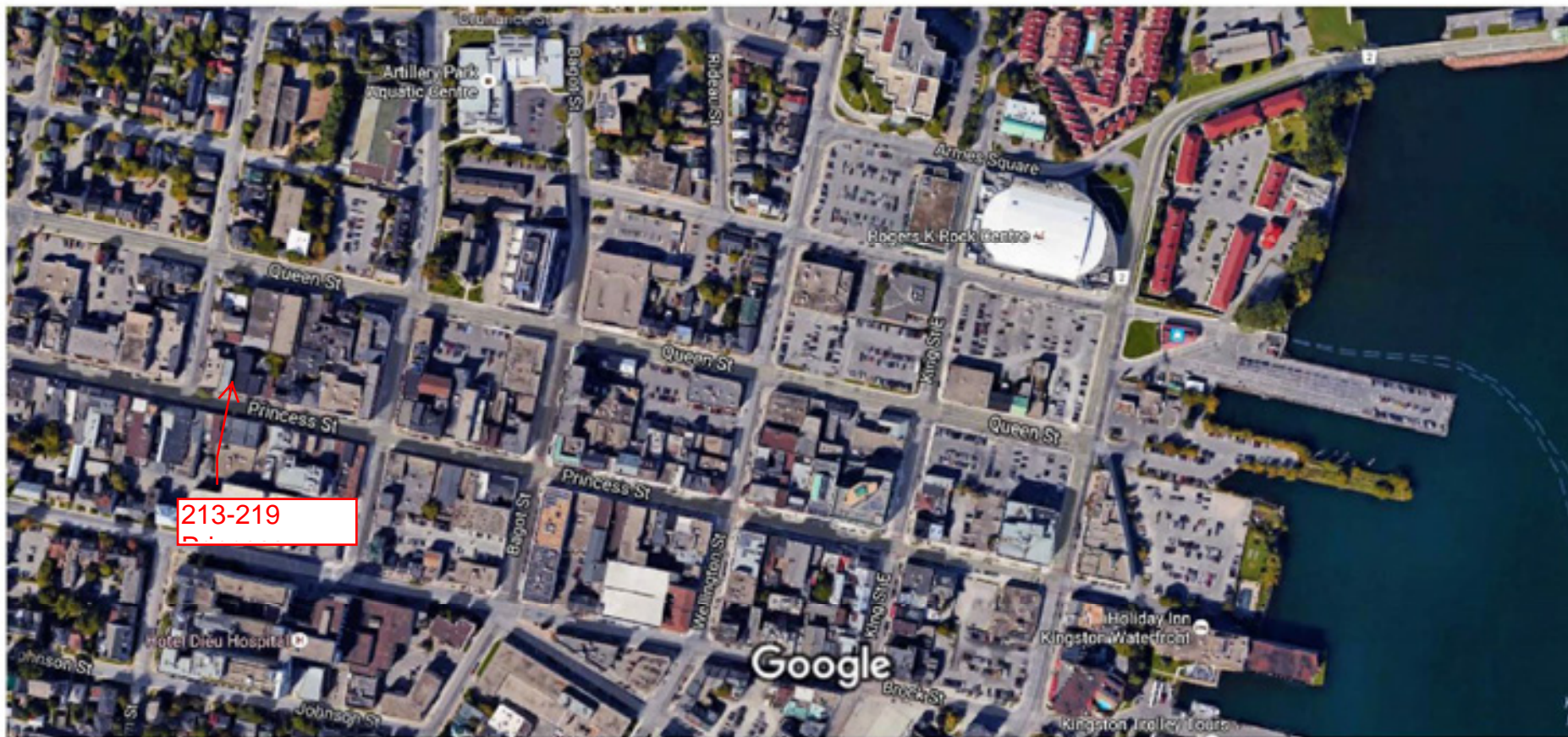
A22- Excerpt from Heritage Listing, Princess Street 219

A23- Concept Plans, Colborne & Kembel Architects Inc. 22 August 2016

A24- City of Kingston Policy – Masonry Restoration in Heritage Buildings

A25- Curriculum Vitae, Mark Hall

# Google Maps



Imagery ©2016 Google, Map data ©2016 Google 50 m

A-1  
VICINITY MAP  
September 2016





metal siding

A-3  
VIEW FROM WEST  
ALONG  
PRINCESS STREET

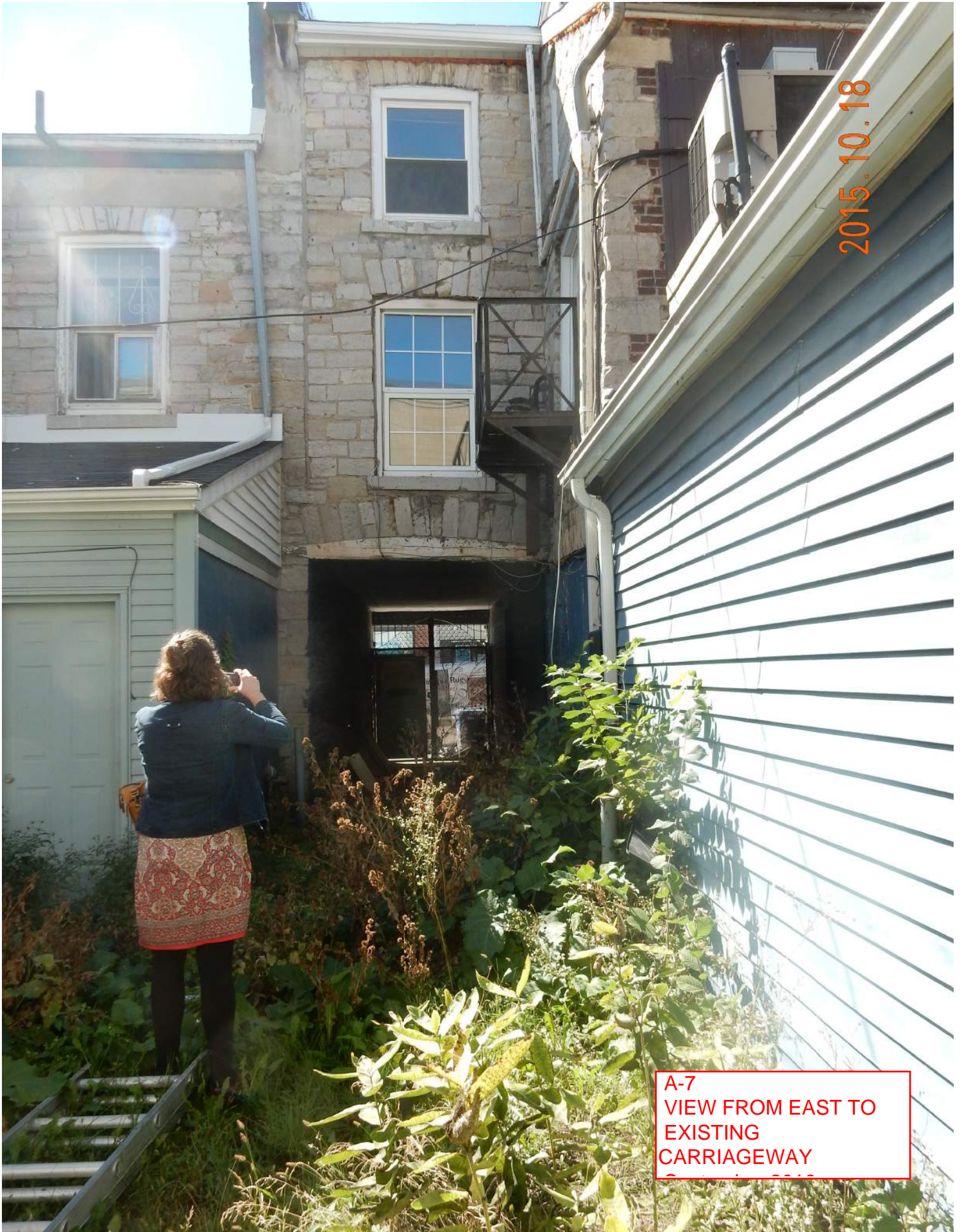
existing



A-4  
EXISTING STONE  
DETAIL







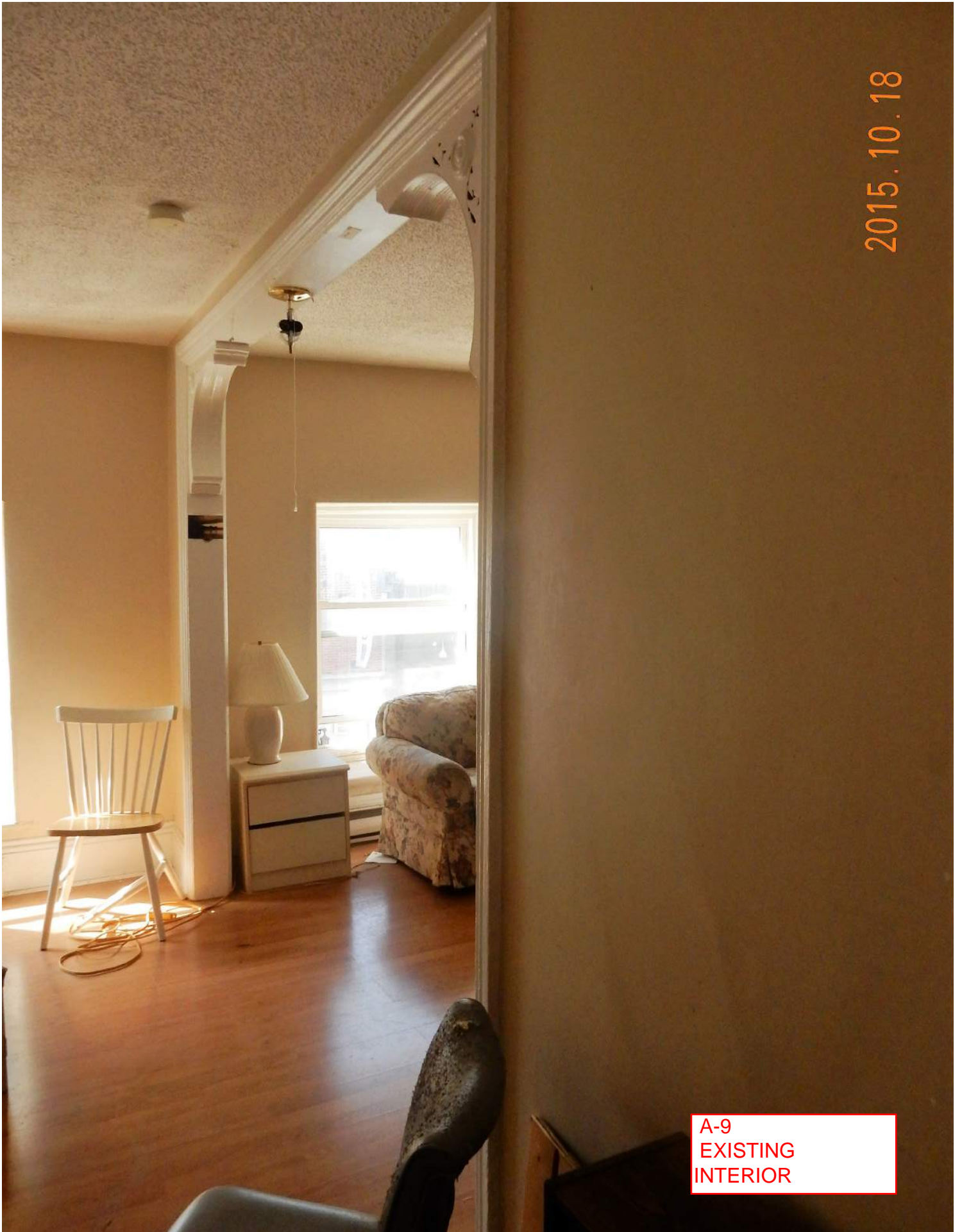
A-7  
VIEW FROM EAST TO  
EXISTING  
CARRIAGEWAY





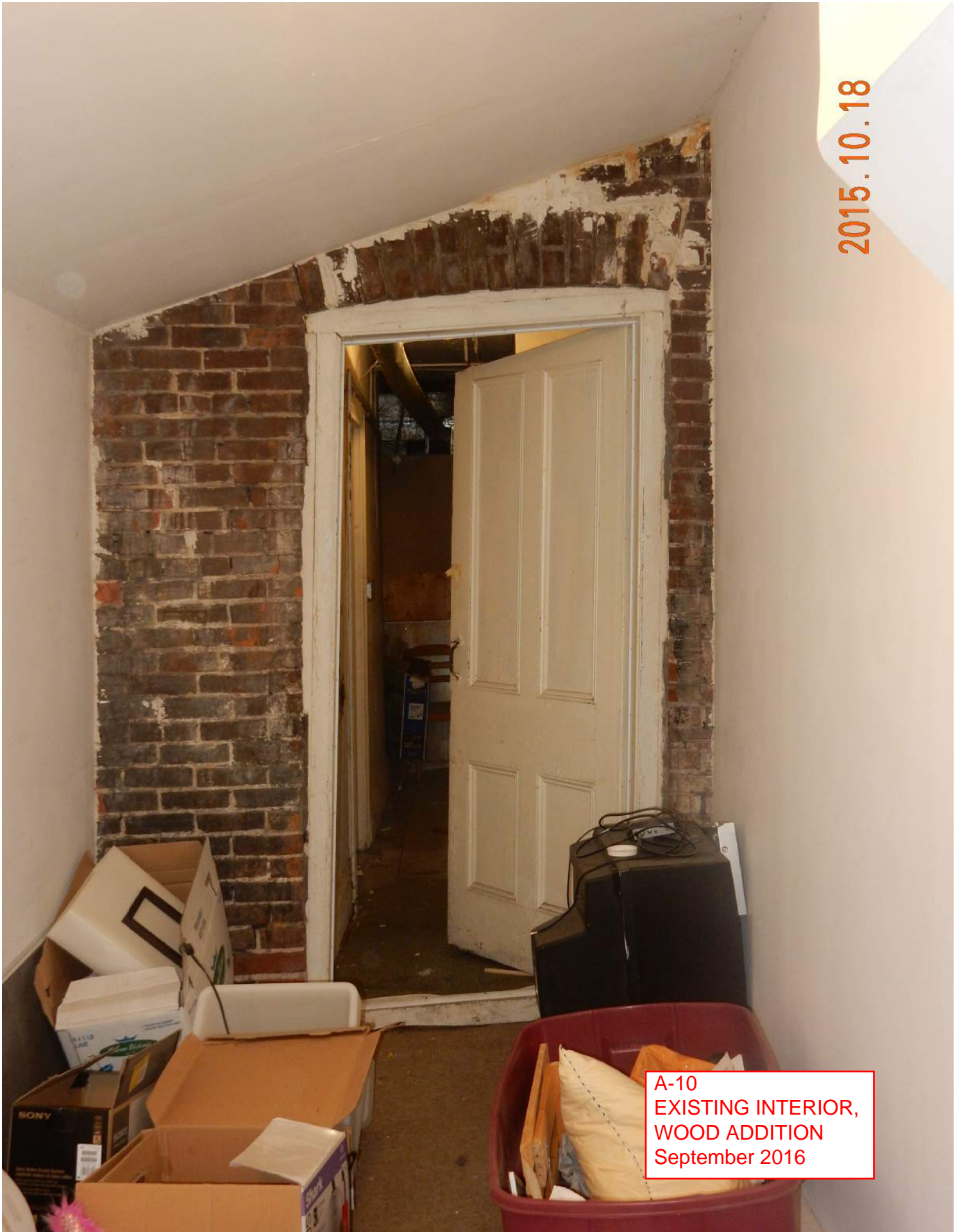
A8  
REAR ADDITION, VIEW  
TO  
THE SOUTH,

2015.10.18

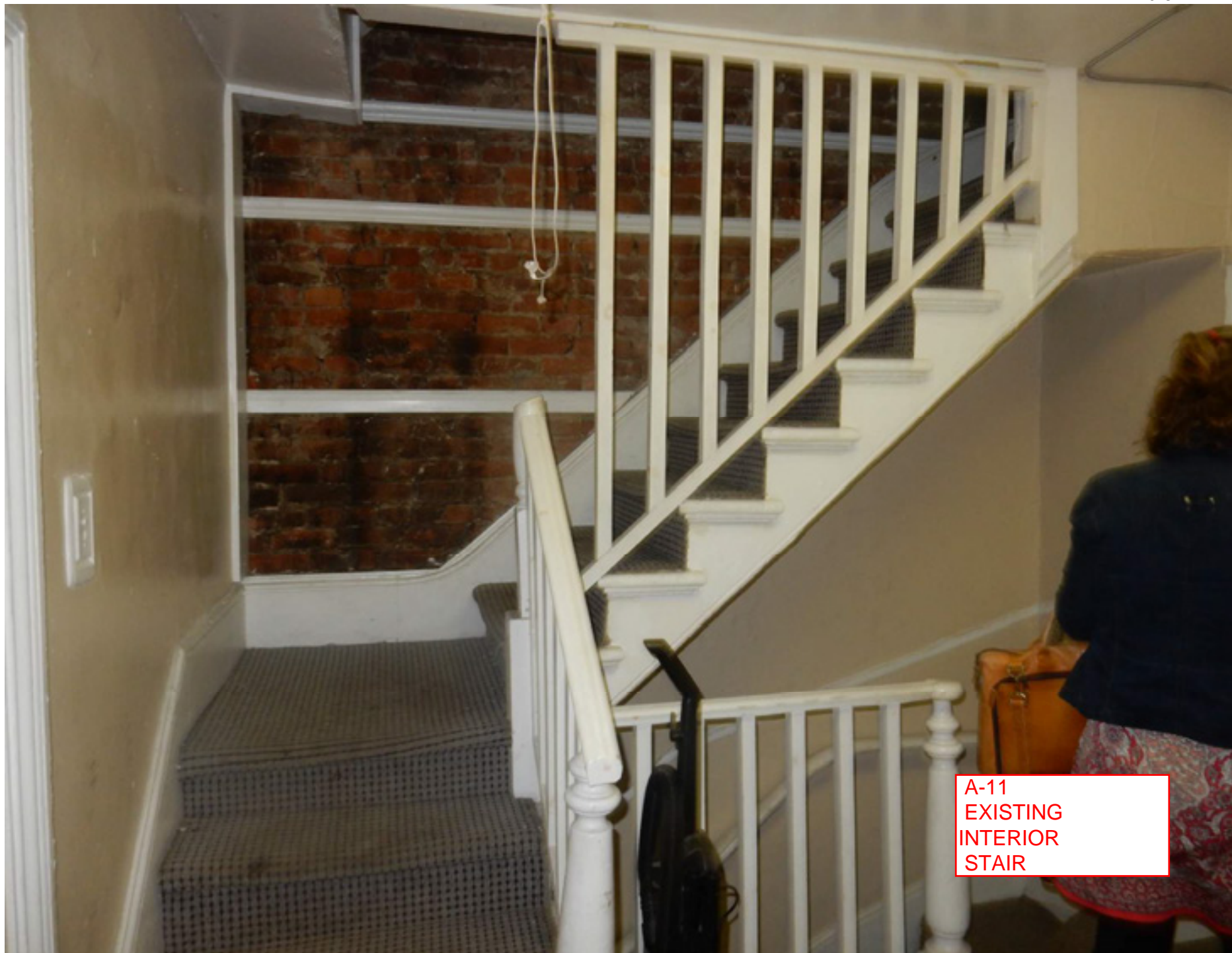


A-9  
EXISTING  
INTERIOR

2015.10.18



A-10  
EXISTING INTERIOR,  
WOOD ADDITION  
September 2016



A-11  
EXISTING  
INTERIOR  
STAIR



2015.10.18



A-13  
EXISTING WINDOW  
INTERIOR  
September 2016





A-15  
EXISTING ROOF  
INTERIOR  
VIEW FROM ATTIC





A-16  
EXISTING REAR ROOF  
CORNICE  
September 2016



A-17  
EXISTING  
WINDOW  
INTERIOR

2015.10.18



A-18  
EXISTING  
INTERIOR



A-19  
REAR ELEVATION  
September 2016



A-20  
EXAMPLE OF  
RESTORED  
CHIMNEY ON STONE  
BUILDING PRINCESS



A-21  
RESTORED CORNICE  
DETAILS, PRINCESS  
ST.

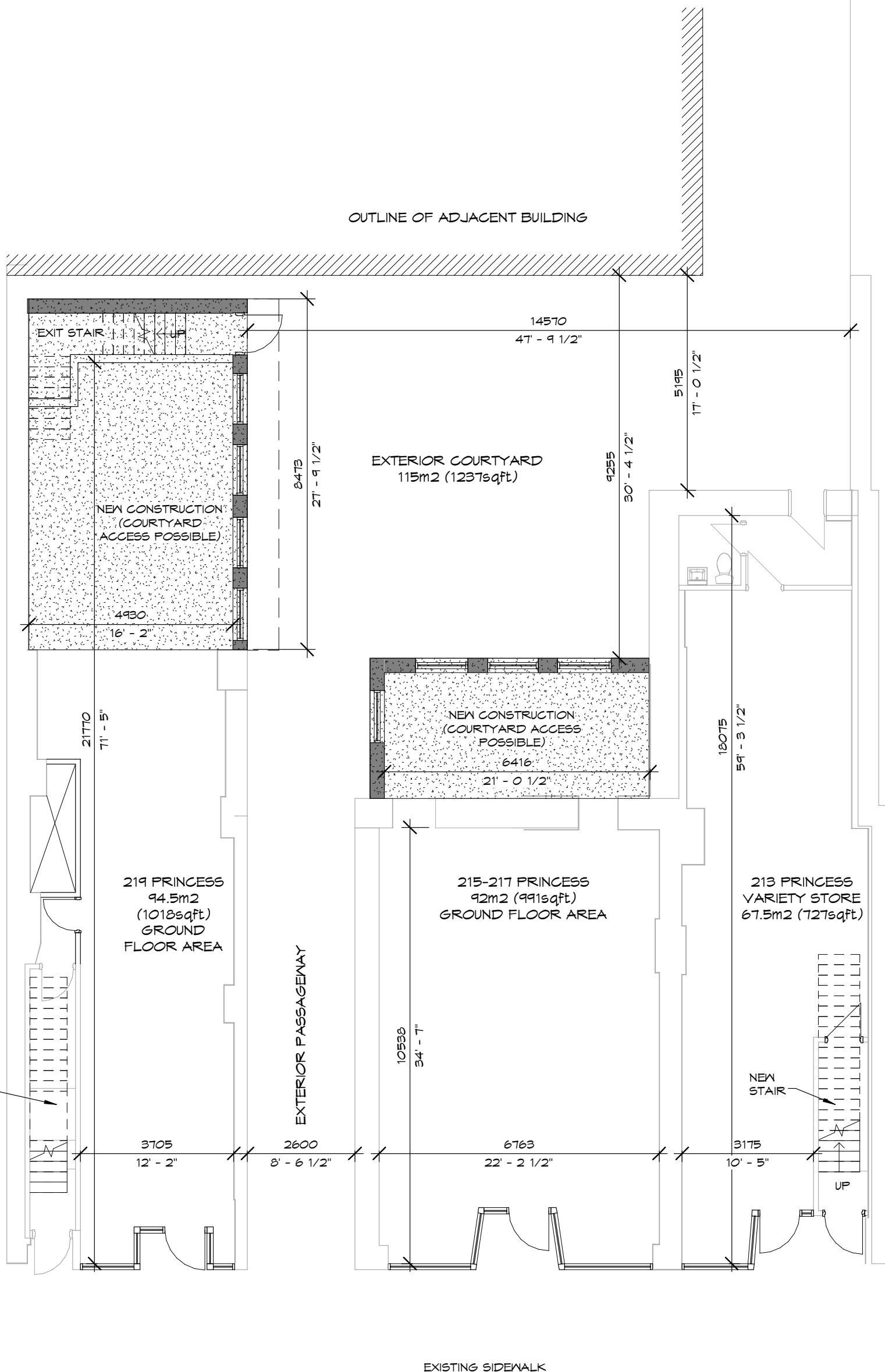


101103008008200  
 Princess Street 219  
 POS PT LOT 309 SUBJ R W B; 209

Built in 1877, this three-storey building, located at 219 Princess Street, is of cultural heritage value and interest because of its physical/design values and its contextual values.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the building's three-storey, three bay, hammer-dressed ashlar construction, its gabled roof (currently obscured by metal sheeting) with a central two window dormer, and brick chimney. The window openings have segmental arches of radiating voussoirs and stone sills. The first storey has its original carriageway.

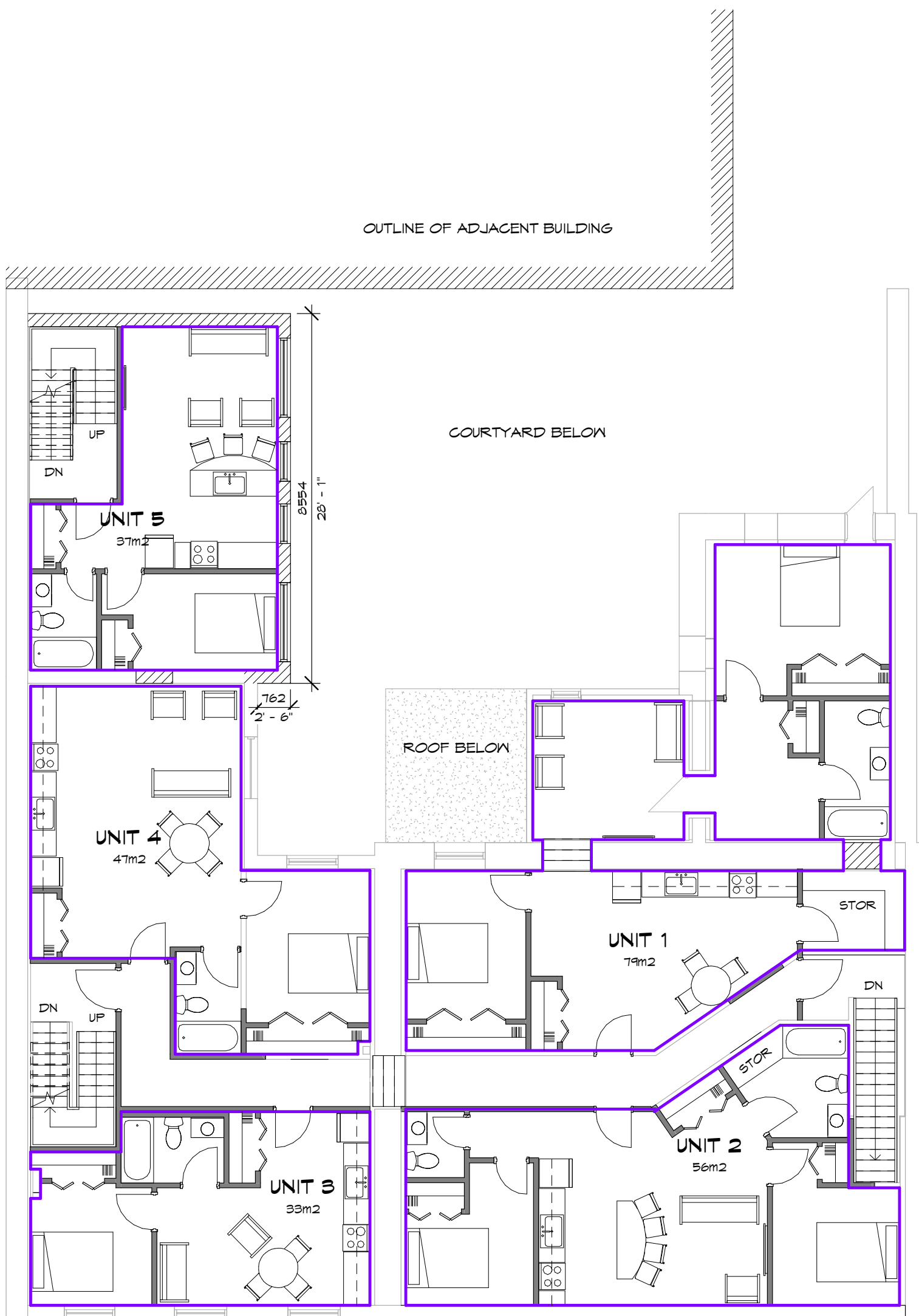
The property's contextual value derives from its importance to maintaining and supporting the character of Princess Street.




NOTE: DIMENSIONS ARE APPROXIMATE AND SHOWN IN MILLIMETERS AND CONVERTED FEET AND INCHES BELOW

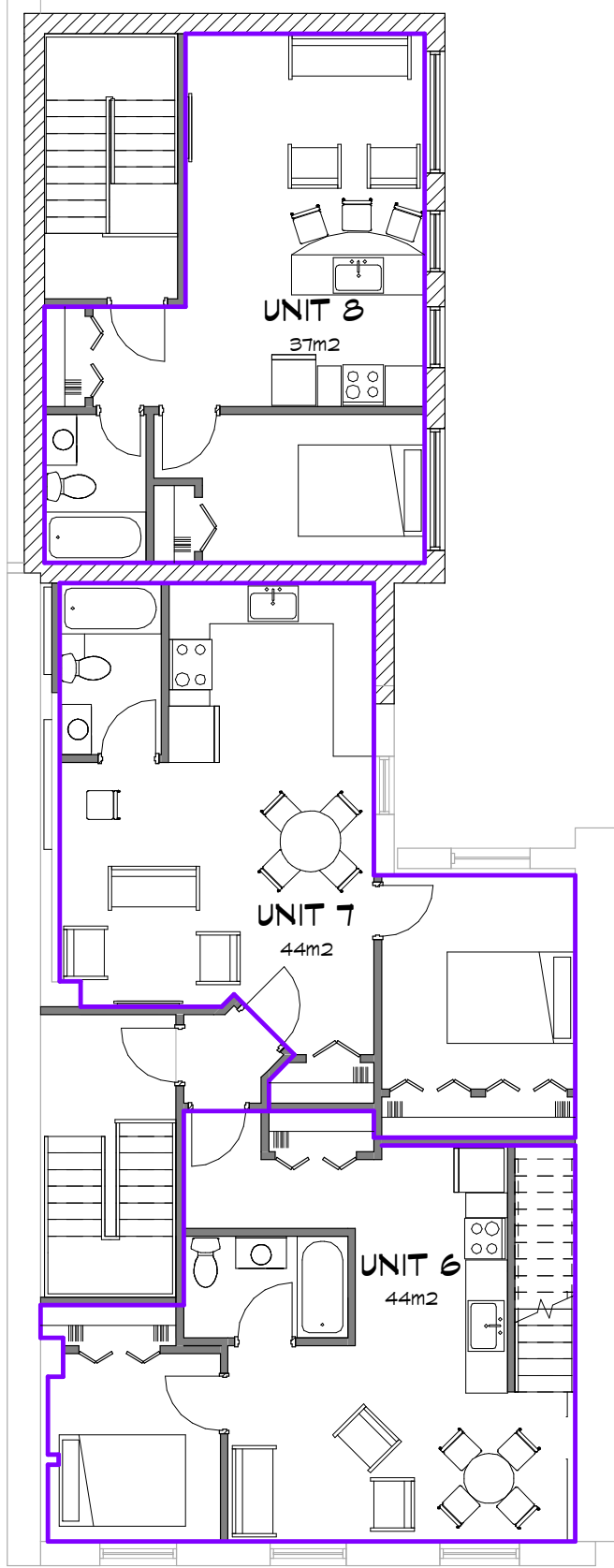
 <p><b>COLBOURNE &amp; KEMBEL, ARCHITECTS INC.</b></p> <p>1394D ARLINGTON PARK PLACE KINGSTON ONTARIO K7M 8M8 TEL 613-384-2240 FAX 613-384-1277 info@ckai.ca www.ckai.ca</p>	<p>PROJECT <b>213-219 PRINCESS STREET</b></p>	<p>No. 15112</p>	<p>DRAWING GROUND FLOOR CONCEPT PLAN</p>		
	<p>LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>CLIENT ROLADE REALTIES LTD</p>	<p>SCALE 1/4" = 1'-0"</p>	<p>DATE 16-02-04</p>	<p>DWG. No. <b>A1</b></p>
				<p>REVISED 16-08-22</p>	



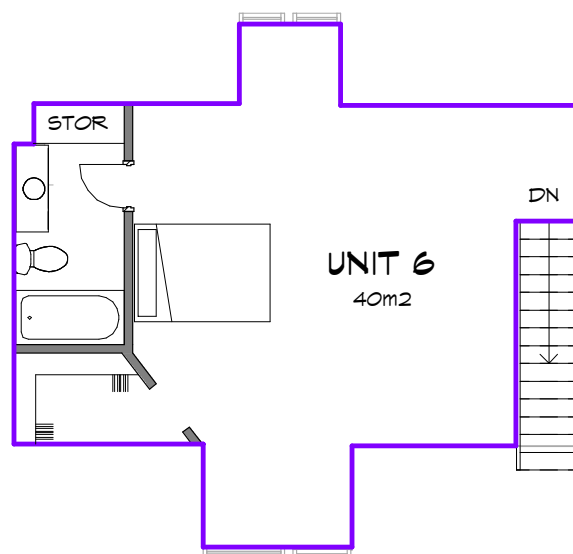


 <p><b>COLBOURNE &amp; KEMBEL, ARCHITECTS INC.</b></p> <p>134D ARLINGTON PARK PLACE KINGSTON ONTARIO K7M 8M8 TEL 613-384-2240 FAX 613-384-1277 info@ckai.ca www.ckai.ca</p>	<p>PROJECT <b>213-219 PRINCESS STREET</b></p>	<p>No. 15112</p>	<p>DRAWING SECOND FLOOR CONCEPT PLAN</p>	
	<p>LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>SCALE 1/4" = 1'-0"</p>	<p>DATE 16-02-04</p>	<p>REVISED 16-08-22</p>
<p>CLIENT ROLADE REALTIES LTD</p>				

OUTLINE OF ADJACENT BUILDING

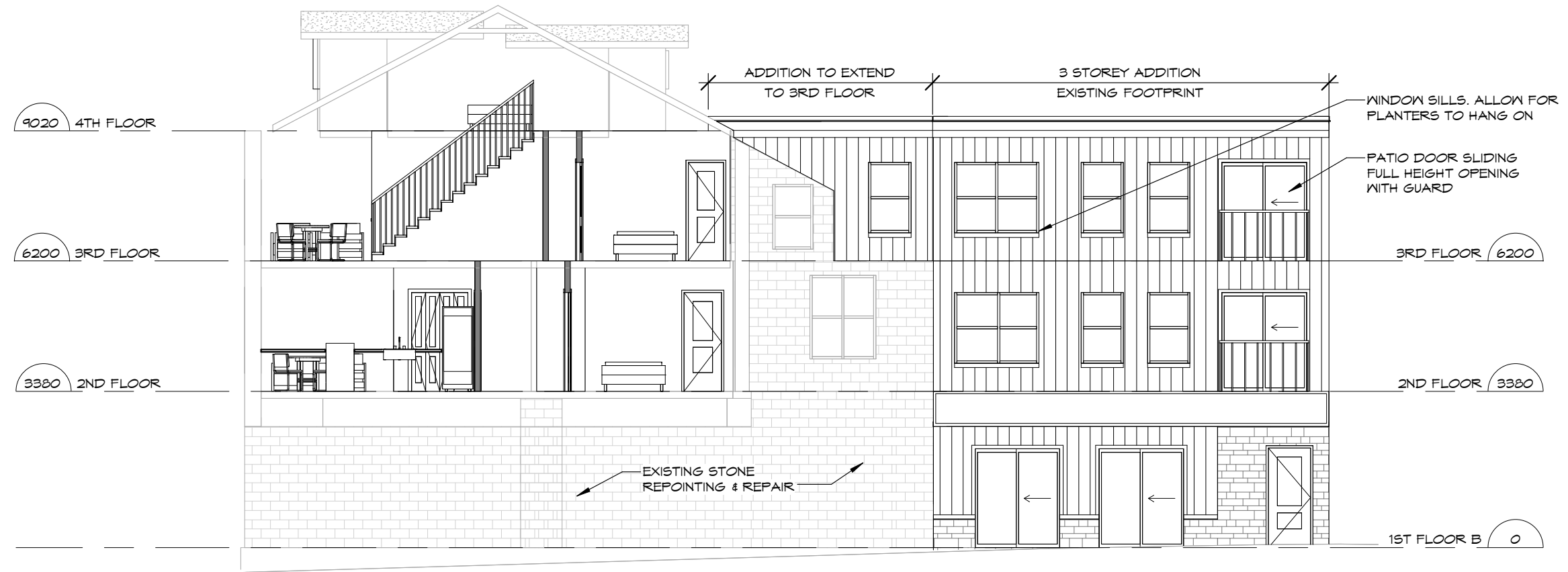


2 3RD FLOOR



1 4TH FLOOR  
N.T.S.

 <p><b>COLBOURNE &amp; KEMBEL, ARCHITECTS INC.</b></p> <p>134D ARLINGTON PARK PLACE KINGSTON ONTARIO K7M 8M8 TEL 613-384-2240 FAX 613-384-1277 info@ckai.ca www.ckai.ca</p>	<p>PROJECT <b>213-219 PRINCESS STREET</b></p>	<p>No. 15112</p>	<p>DRAWING THIRD AND FORTH FLOOR CONCEPT PLANS</p>	
	<p>LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>SCALE N.T.S.</p>	<p>DATE 16-02-04</p>	<p>REVISED 16-08-22</p>
	<p>CLIENT ROLADE REALTIES LTD</p>			







Approved by Council March 19, 2013



**City of Kingston**  
Policies and Procedures

**Effective Apr. 2013**

	<b>Revision Date</b>	<b>N/A</b>
<b>Policy on Masonry Restoration in Heritage Buildings</b>	<b>Revision No.</b>	<b>N/A</b>
	<b>Page No.</b>	<b>1 of 7</b>

**1.0 Purpose**

This policy is intended to guide the restoration of masonry in both public and private heritage buildings in the City. This policy would provide for guidance in reviewing applications for alteration under the Ontario Heritage Act and also in providing advice to landowners who need assistance in dealing with masonry maintenance issues.

**2.0 Revision History**

This is an update to the Council-approved “2003 Guidelines for the Conservation of Historic Masonry”.

**3.0 Application**

The City of Kingston is well known for its built heritage, especially historic buildings constructed in local limestone and, to a lesser extent, clay brick. This historic masonry requires maintenance that is quite different than what is normally required for modern masonry. The intent of this policy is to describe common repair requirements and to provide best practices to complete these repairs on both public and private properties.

There are many masonry conservation issues that are beyond the scope of this discussion. Historic practices such as lime based stuccoes or renders over wood lath or masonry, were common and require special care.

**4.0 General Provisions**

Masonry commonly deteriorates when exposed to severe weather and generally, this deterioration is focused in the masonry joints surrounding the stone or brick units. Other influences, such as faulty eavestroughs or downspouts, or the lack thereof, can accelerate

deterioration by focusing leaking water or roof run-off to areas of the masonry, resulting in freeze-thaw damage and bulging due to frost heave when this saturation is excessive and ongoing. Differential structural settlement and cyclic frost heave can result in staggered cracks through the mortar joints and, cracking in the joints and stone units can also develop as a result of thermally induced movements. As a first step in considering a repair program, it is therefore necessary to understand the causes of deterioration, and an effective repair program may need to not only be directed to the repair of the masonry, but more importantly, address the source of the deterioration.

#### 4.1 Re-pointing

Typically, the most commonly required repair work undertaken on historic masonry is called pointing. This relates to the mortar surrounding the stones or bricks (the masonry units), its deterioration (cracked, flaking, or missing) and the ability of the joint to seal the masonry against water penetration, and support the stone or brick units. It is rarely necessary that an entire wall or building requires pointing all at one time. This is also sometimes difficult to do since the interfaces between existing and new mortar are often compromised by the pointing work and, as a result, lead to a shortened service life for this interface area.

The process involves removing the old mortar, usually to a depth of twice the width of the mortar joint, or more, until sound mortar is reached and then filling the joint with new mortar. Where the joints are less than 15 mm in width, the minimum depth of removal should be 25 mm to ensure that there will be adequate re-pointing mortar depth.

In some cases, deterioration of the back-up masonry may be to the point where the mortar encountered during removal is of sand-like consistency and may in fact be missing. When this is encountered, or when masonry units are found to be loose or displaced, the services of a structural engineer or conservation specialist experienced in this kind of work should be obtained to determine if a greater intervention is required and whether or not structural stability is an issue.

To minimize the risk of damage to the masonry units (bricks or stones) the process of “cutting out” should only be done with either hand tools or pneumatic tools that are made and sized for the task. The joint should then be cleaned of dust and other loose material, then thoroughly wetted (but not to the point that standing water is present) before the new mortar is placed. Tools such as rotary saws or any type of power grinder or wheel should not be used for cutting out because of the risk of irreversibly damaging the masonry units unless the tool is shown to be designed for the task.

It should be noted that ashlar, defined as accurately squared stone blocks laid in even courses and fitted with joints that are usually under 3mm. (1/8”) in width, require great skill to repair and pose special problems when fastening railings or signs, for example.

## 4.2 Recommended Mortar

The most appropriate mortar for historic masonry, which typically used lime-based mortars for the original construction, is one which includes lime and white non-staining Portland cement constituents. This is different from Portland cement mortars normally used in modern construction.

The intent is to use a mortar that is slightly softer and more porous than the masonry unit itself – as such the mortar becomes the vulnerable part of the matrix and will break before the masonry unit. Other advantages to mortars containing lime include a tolerance of slight movement and ability to self-heal. Portland cement based mortars should not be used exclusively because they are hard and inclined to more readily crack due to settlement and thermal induced movements. White Portland cement is used because the more common grey Portland cement contains soluble salts that can result in efflorescence (chalky salt deposits) and possible damage to the masonry due to the salt formation, which is prone to expand. For typical walling constructed of Kingston limestone, the mortar mix is usually 1 part white Portland cement, 1 part lime putty or hydrated lime and, 6 parts aggregate (sand), which is referred to as a 1:1:6 mix. Depending on the application, the mix must be adjusted to suit the masonry material and/or exposure, for instance, for old clay brick the lime content is usually increased to a 1:2:9 ratio.

Where the masonry has high exposure to the weather, air entrainment (infusion) of the mortar is an important factor in improving the resistance to deterioration. An air content of 15% to 17% is recommended. For more details on selecting an appropriate mortar for your masonry type and exposure conditions, reference should be made to CSA Standard A179.

## 4.3 Recommended Mortar Profile

The profile of the joint should not necessarily replicate the existing profile. Raised profiles, back struck and plastered joints can in fact lead to early deterioration of the mortar and should be avoided. Generally, a re-pointed joint should be slightly recessed back from the arrises (edges) of the masonry units. After the initial set, the mortar should be compacted by use of a dowel or short stout bristle brush, with the latter also producing a textured finish by exposing the aggregate. Excess mortar should be kept off the face of the brick or stone to avoid staining.

## 4.4 Recommended Aggregate

The selection of the right aggregate is also critical to the long-term performance of the mortar and colour of the joint. The aggregate should be a clean, sharp sand with a full range of particle size from fines to 3 mm. (1/8") in size, unlike the uniform fine sand commonly sold as brick sand (the proper gradation of sand to be used is provided in CSA Standard A179). Sources of sand should also be from quarries that are certified to not have alkali reactive aggregates.

It is also important to record the mortar mix used and note the source of the aggregate to ensure an easy match for future work.



#### **4.5 Recommended Method of Colour Matching Masonry**

The desired colour of the mortar should be achieved through the colour of the selected sand. However, pigments can be used to obtain the desired colour, but these can often result in short and/or long term mottling/splotchiness of the colour, so it is recommended that these be well tested before they are used extensively.

#### **4.6 Curing New Masonry**

It is important to properly cure the mortar to achieve the desired strength. This is achieved by misting the mortar and protecting it from wind and sun to avoid premature drying and resultant shrinking and cracking. The use of wet burlap and white plastic coverings is recommended. The mortar should be placed about one month before the risk of freezing.

#### **4.7 Recommended Method of Cleaning Masonry**

Historic masonry rarely requires cleaning to help stop decay. Patinas of age, formed as a result of exposure to the elements, are what make historic buildings look historic. Indeed some cleaning processes, such as that commonly referred to as “sand blasting”, can irreversibly damage historic masonry. When cleaning is required, to remove graffiti, paint or rust stains for example, the most gentle and environmentally friendly means possible should be identified by first testing in a discreet area. There are a variety of substances that can be ‘blasted’. Chopped corn husks, for instance, are less abrasive than sand. Sand should never be used on brick units as it can remove the protective fire hardened surface which will lead to a total deterioration of the whole brick.

#### **4.8 Recommended Method of Attaching Items to Masonry**

When it is necessary to fasten items such as signs, railings, etc., to masonry, care must be exercised. To avoid irreversible damage to the brick or stone the fasteners should typically be located in the masonry joint and not in the masonry unit itself. Ferrous metal, especially mild steel, can corrode and stain and exert enough force to cause masonry to split. It is recommended, therefore, that fasteners are best made from non-corroding stainless steel set in either lead or nylon expansion anchors.

#### **4.9 Recommended Approach when Stones are Cracked**

Kingston limestone will often crack vertically perpendicular across the bedding planes. When these cracks are few in number and only a hair wide, they typically pose no risk. However, if the symptoms are beyond that, then a specialist with experience in historic masonry should be consulted. To keep water out, fine cracks under 3 mm. (1/8”) across can be filled with a lime paste or injected with hydraulic lime; if wider, mortar and/or an appropriate sealant can be used and then monitored over future months for movement. If the stone is shattered it may have to be removed and replaced. If it is a significant stone with limited cracking, it may be possible to remove it, repair it, and to reinstall it. Under no circumstances should the cracks be enlarged by grinding and buttered over with epoxy.

## 6.0 Implementation

### 6.1 Advisory Assistance

In the Kingston area there are consultants, architects, engineers and trades people who have extensive experience conserving historic masonry. Staff can assist landowners with finding someone who can assist with the masonry restoration.

### 7.0 Regulatory Requirements

Consulting with the City's Planning and Development Department is required before proceeding with any work on a structure that is designated under the *Ontario Heritage Act*. Extensive restoration will need to be approved by the Municipal Heritage Committee. To confirm if a property is designated under the *Ontario Heritage Act*, Heritage staff can be contacted at 613-546-4291 x1844 or at [heritage@cityofkingston.ca](mailto:heritage@cityofkingston.ca).

For more information visit the Ontario Ministry of Tourism, Culture and Sport web site at [www.culture.gov.on.ca](http://www.culture.gov.on.ca) or Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada publication at [www.historicplaces.ca](http://www.historicplaces.ca)

### 8.0 Review Period

This policy shall be reviewed when changes to the CSA standard are revised, or if either staff or the Municipal Heritage Committee deem it necessary to update the policy.

## Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

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### ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design  
 US Navy Civil Engineer Corps Officer School, Certificate of Graduation  
 Construction and Design Management  
 Massachusetts Institute of Technology  
 Graduate Studies in Planning and Economics  
 Pratt Institute, Master Degree program studies in Planning and Economics  
 University of Michigan, Bachelor of Architecture

### DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.] Toronto / Orillia, President	
Orchard Point Development Company [1657923 Ontario Inc.] Orillia, Vice President	DMJM, Los Angeles, Planner
MW HALL CORPORATION, Toronto, Toronto, President	Gruen Associates, Los Angeles, Planner
Teddington Limited, Toronto, Development advisor, Planner, Architect	US NAVY, Civil Engineer Corps, Officer
ARCHIPLAN, Los Angeles, Principal/President	Apel, Beckert & Becker, Architects, Frankfurt Green & Savin, Architects, Detroit

### CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

### HISTORIC PRESERVATION / ADAPTIVE REUSE

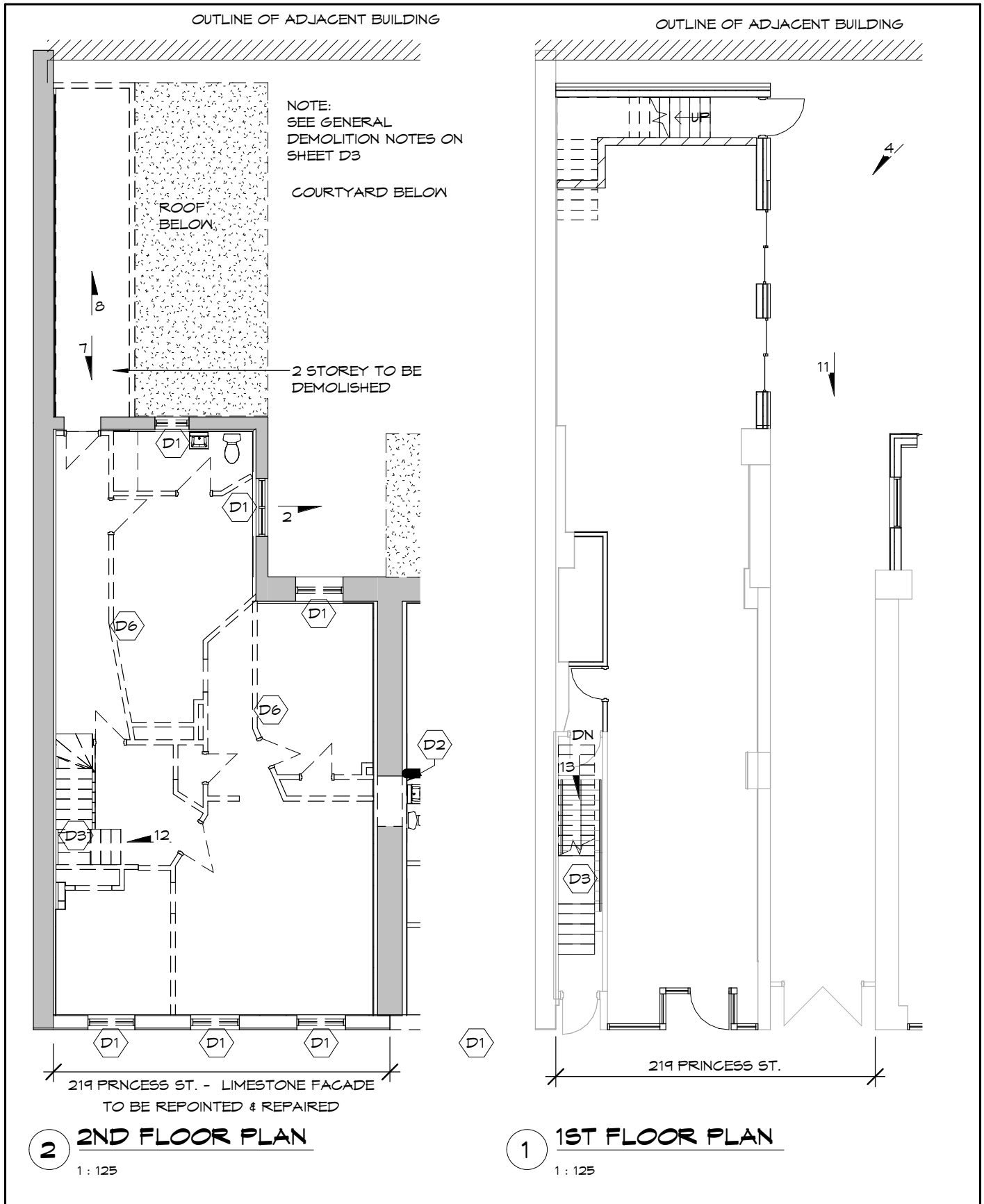
Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

### ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

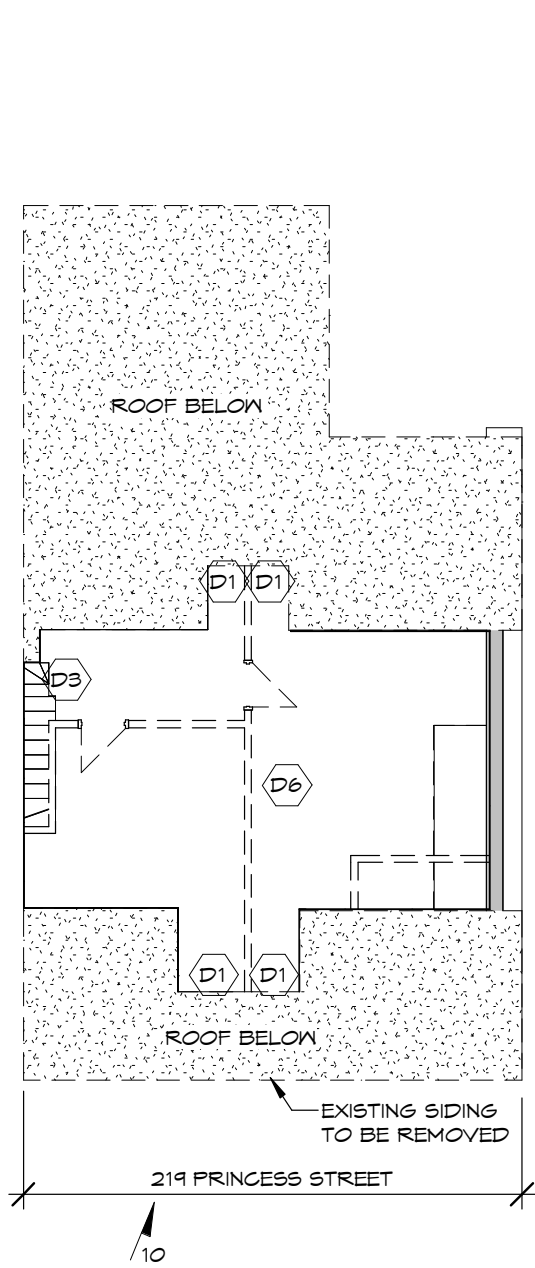
### COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.

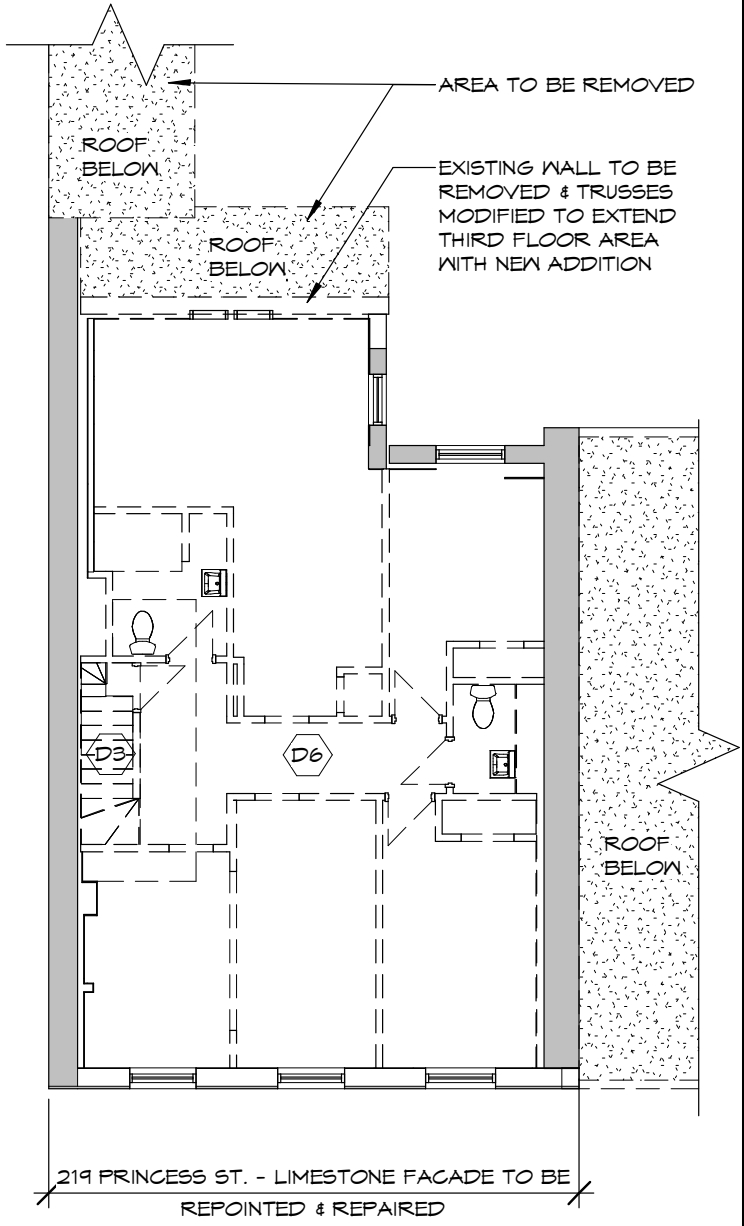


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	<p>LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>SCALE 1 : 125</p>	<p>DWG. No. <b>D1</b></p>
	<p>CLIENT ROLADE REALTIES LTD</p>	<p>DATE 16-02-04 REVISED 16-10-14</p>	

NOTE:  
SEE GENERAL  
DEMOLITION NOTES ON  
SHEET D3



**2 4TH FLOOR PLAN**  
1 : 125



**1 3RD FLOOR PLAN**  
1 : 125



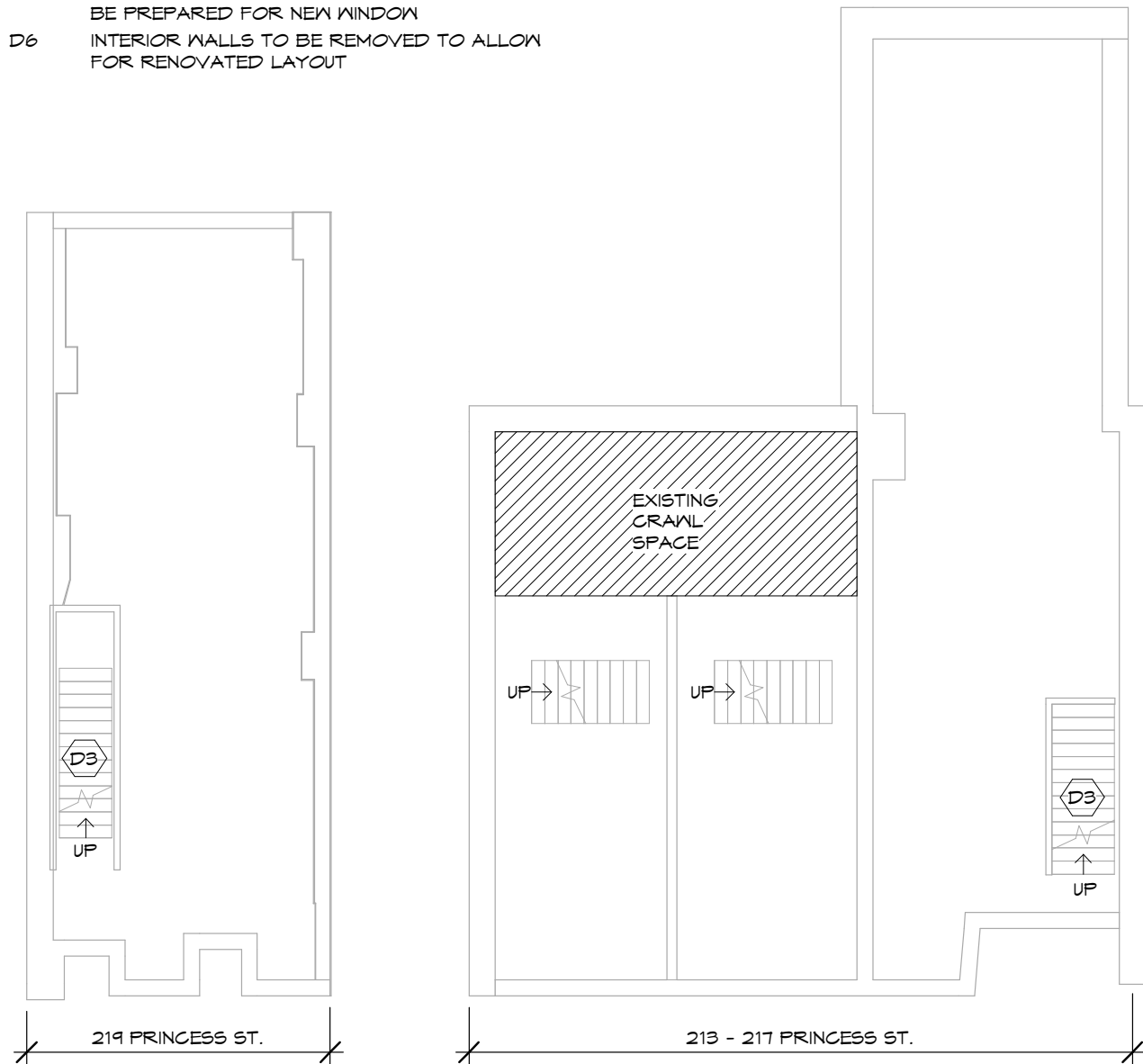
PROJECT <b>213-219 PRINCESS STREET</b>	No. 15112	DRAWING <b>219 PRINCESS - 3RD AND 4TH FLOOR PLAN</b>	
LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO		SCALE 1 : 125	DWG. No. <b>D2</b>
CLIENT ROLADE REALTIES LTD	DATE 16-02-04	REVISED 16-10-14	

# DEMOLITION NOTES

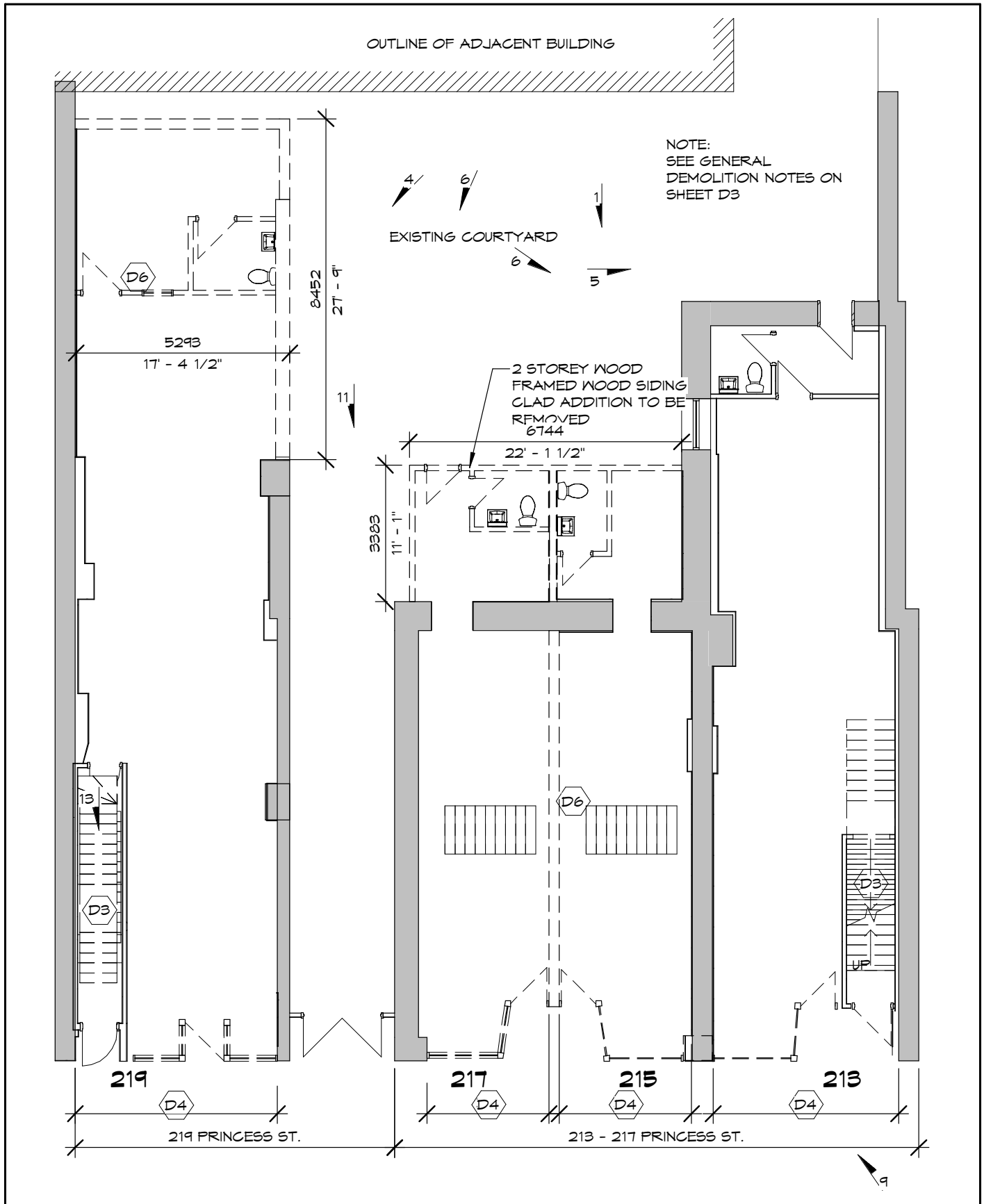
- D1 WINDOWS TO BE REMOVED
- D2 NEW OPENING IN EXISTING MASONRY WALL TO CONNECT BUILDINGS. REFER TO STRUCTURAL
- D3 REMOVE EXISTING WOOD STAIRS RAILING & PICKETS
- D4 REMOVE EXISTING STOREFRONT GLASS & FRAMING. MODIFY ENTRY POINTS FOR ACCESSIBLE ENTRANCES TO ALL GROUND FLOOR COMMERCIAL UNITS
- D5 EXISTING DOOR TO BE REMOVED. OPENING TO BE PREPARED FOR NEW WINDOW
- D6 INTERIOR WALLS TO BE REMOVED TO ALLOW FOR RENOVATED LAYOUT

# LEGEND

-  POSSIBLE REUSE WALLS
-  DEMOLITION
-  IMAGE LOCATION

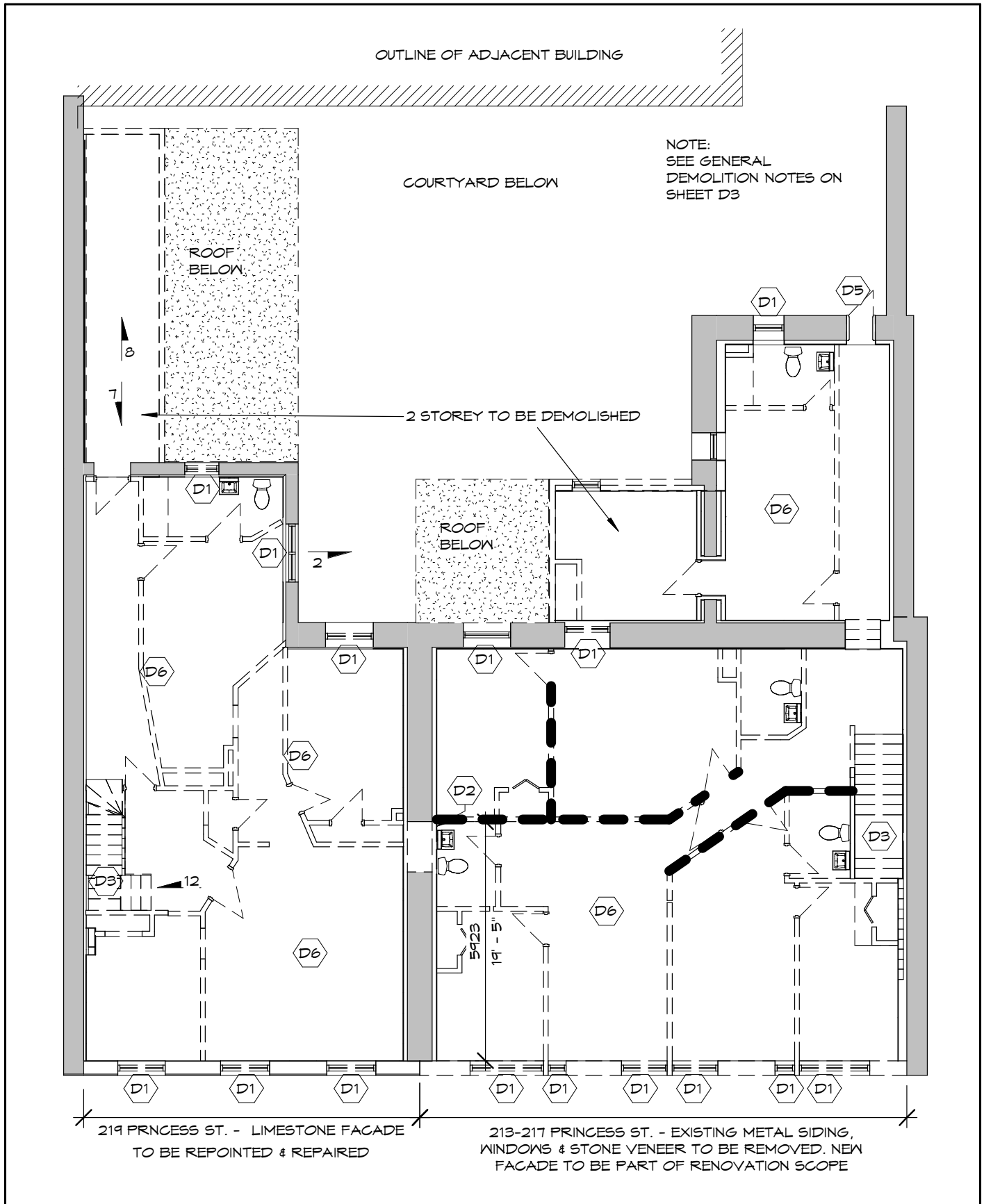


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	<p>LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>SCALE 1: 125</p>	<p>DWG. No. <b>D3</b></p>	
	<p>CLIENT ROLADE REALTIES LTD</p>	<p>DATE 16-02-04</p>	<p>REVISED 16-10-14</p>	



NOTE:  
SEE GENERAL  
DEMOLITION NOTES ON  
SHEET D3

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	<p>LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>SCALE 1: 125</p>		DWG. No.
	<p>CLIENT ROLADE REALTIES LTD</p>	<p>DATE 16-02-04</p>	<p>REVISED 16-10-14</p>	<b>D4</b>



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	<p>LOCATION</p> <p>213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>SCALE</p> <p>1: 125</p>		DWG. No.
	<p>CLIENT ROLADE REALTIES LTD</p>	<p>DATE 16-02-04</p>	<p>REVISED 16-10-14</p>	<b>D5</b>





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PROJECT No. 15112  
**213-219 PRINCESS STREET**

DRAWING  
**PICTURES**

LOCATION  
213-219 PRINCESS STREET, KINGSTON, ONTARIO

SCALE

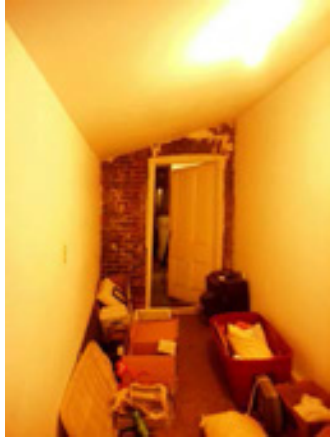
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CLIENT ROLADE REALTIES LTD

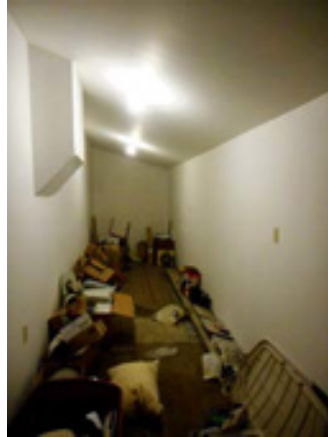
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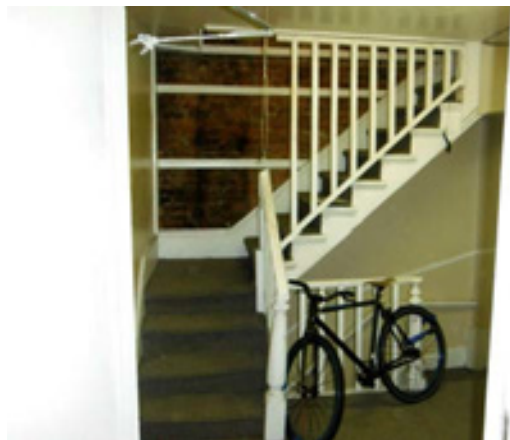
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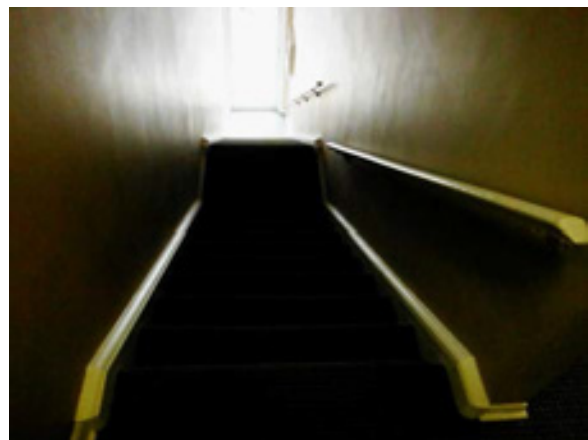
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	<p>LOCATION 213-219 PRINCESS STREET, KINGSTON, ONTARIO</p>	<p>SCALE</p>	DWG. No.
	<p>CLIENT ROLADE REALTIES LTD</p>	<p>DATE 16-02-04</p>	<p>REVISED 16-10-14</p>

D7