



**City of Kingston
Report to Heritage Kingston
Report Number HK-21-013**

To: Chair and Members of the Heritage Kingston
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Andrea Gummo, Manager, Policy Planning
Date of Meeting: January 20, 2021
Subject: Application for Heritage Permit
Address: 194 King Street East (P18-189)
File Number: P18-104-2020

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property with the municipal address of 194 King Street East is located on the northwest corner of King Street East and Gore Street and is designated under both Parts IV and V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-104-2020) has been submitted to remove paint, repair and repoint brickwork and repair and repaint windows on the north (rear) and east (side) elevations of the house.

This application was deemed complete on December 15, 2020. 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 March 15, 2021.

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

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Recommendation:

That Heritage Kingston supports Council approval of the following:

That alterations to the property at 194 King Street East, be approved in accordance with details described in the application (P18-104-2020), which was deemed completed on December 15, 2020 with said alterations to include:

1. The removal of paint and the repair and repointing of brickwork on the north and east elevations;
2. The repair and repainting of windows on the north and east elevations; and

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

1. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
2. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
3. If replacement bricks are required, they shall match the existing bricks in size and colour; and
4. An Encroachment Permit shall be obtained, as necessary.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

| | |
|---|--------------|
| Peter Huigenbos, Commissioner, Business, Environment & Projects | Not required |
| Brad Joyce, Commissioner, Corporate Services | Not required |
| Jim Keech, President & CEO, Utilities Kingston | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | Not required |
| Sheila Kidd, Commissioner, Transportation & Public Works | Not required |

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

The subject property at 194 King Street East is located at the northwest corner of King Street East and Gore Street (Exhibit A - Context Maps & Photograph). The property contains an early one-and-a-half-storey dwelling, constructed sometime before 1819. The dwelling was originally clad with roughcast stucco, later clad with a red brick veneer, and most recently painted. The property is designated under both Parts IV and V of the *Ontario Heritage Act* through By-Law Numbers 84-32 and 2015-67 respectively. The property is designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-104-2020) has been submitted to request approval to remove paint, repair and repoint brickwork and to repair and repaint windows on the north (rear) and east (side) elevations of the house.

The owner of this property has an active Heritage Permit to repair, repoint and repaint brickwork on the south and west elevations of the dwelling and to make repairs to the stone foundation from early 2019 (File Number P18-128-2018). After removing paint and repairing the brickwork, the owner decided not to repaint the repaired brickwork for both conservation and aesthetic reasons. This decision is in keeping with conservation best practice for preserving historic brick work and is supported by Heritage staff. This heritage approval will enable the owner to complete the paint removal and necessary repair and repointing of the brickwork on the remaining two elevations (north and east). Additionally, the owner wishes to repair and repaint the wooden windows on the north and east elevations. Supporting information, including photographs and written descriptions of the proposed work, are included as Exhibit B. Despite this application containing alterations (window and storm window repair) that may be addressed under delegated authority through the Heritage Procedural By-Law, the removal of the paint from the brickwork and the extent of the masonry repair (more than 10% if the surface area being repaired) necessitated a full permit.

This application was deemed complete on December 15, 2020. 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 March 15, 2021.

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

Reasons for Designation/Cultural Heritage Value

The property was designated under Part IV of the *Ontario Heritage Act* in 1984 through By-Law Number 84-32 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 HCD Property Inventory notes that the subject property is Significant to the District.

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The Part IV designating By-law describes the building as:

“Built before 1819, this is one of the earliest dwellings on this street and represents in its size and style, a typical unpretentious cottage.”

The HCD Plan also includes that:

“This brick cottage, four bays wide, was originally roughcast...The rectangular windows in this building are new relative to the age of the building. These have the appropriate multi-paned glazing patterns. Those on the first storey façade are 12/12 while a 6/6 arrangement has been used on windows under the gable ends.”

The full description and evaluation have been included as Exhibit C.

Cultural Heritage Analysis

Staff have reviewed the information provided and have had discussions with the owner regarding the work completed to date on the south and west elevations in order to inform their understanding of the current heritage permit application.

Section 4.5.3 of the Standards and Guidelines provides guidelines for preserving historic masonry. Guideline 8 recommends the inspection of painted masonry surfaces to determine whether paint can successfully be removed without damaging the masonry, or if repainting is necessary. Guideline 9 speaks to removing damaged or deteriorated paint only to the next sound later, using the gentlest method possible. According to the owner, it has been challenging to source tradespeople with the necessary knowledge and experience needed for the paint removal process. After exploring many different options, including testing various chemical strippers, the most successful and least damaging method of paint removal for the brick walls has been the use of low-pressure water cleaning followed by lightly brushing away loosened paint. The owner has been very pleased with the patience and sensitivity of the individual carrying out the work and with the results on the south and west elevations.

The application of paint on historic brickwork, which is typically softer and more porous than modern masonry, often causes deterioration and spalling as moisture becomes trapped with no way to evaporate. Removal of the paint will allow the masonry to breathe, or in other words, allow moisture to move in and out of the bricks and mortar joints. From discussions with the owner, staff are satisfied that the guidelines in Section 4.5.3 of the Standards and Guidelines are being followed and that the paint removal process is enabling the long-term preservation of the brickwork and not causing irreparable damage.

Following removal of the paint, the brickwork on the north and east elevations will be repaired and repointed by a local mason in accordance with the City's Policy on Masonry Restoration in Heritage Buildings. The mason proposes to carry out spot pointing (as opposed to removing the original mortar) on the mortar joints with a hot mixed sand and quicklime mortar. This proposal will help to prevent excessive water entering the damaged mortar joints thereby strengthening the masonry walls. This proposal adheres to guidelines in Section 4.3.2 Exterior Walls of the

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HCD Plan as well to Guidelines 13, 15 and 16 of the Standards and Guidelines which address appropriate methods of repairing and repointing masonry. A condition of the approval has been included that requires any replacement bricks to match the existing in colour and size.

Finally, this application proposes the repair and repainting of all the wooden sash windows (including storm windows) on the north and east elevation. This will include removing mold as needed, removing chipped and peeling paint, re-puttying the glazing, replacing any rotten members in like-for-like material and detailing, and re-painting in white to match the existing windows. This approach follows Standard 3 of the Standards and Guidelines, which calls for conserving heritage value by adopting an approach calling for minimal intervention. In other words, instead of needlessly replacing the windows, they are being repaired, thereby conserving their heritage value. The proposal also complies with Sections 4.3.5 Windows and Doors and 5.3.2 Windows of the HCD Plan, both of which encourage the repair of, rather than the replacement of, original windows. These windows are not original to the pre 1819 construction; however, they are period wooden sash windows that have physical value and contribute to the cultural heritage value of the property and to the character of the Old Sydenham HCD. Lastly, the proposal complies with the City's Policy on Window Renovations in Heritage Buildings.

In summary, Standard 8 of Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines) encourages the maintenance of character-defining elements on an ongoing basis and the repair of character-defining elements by reinforcing their materials using recognized conservation methods. The removal of paint and repair of brickwork in combination with the repair of windows on the north and east walls will ensure the long-term preservation of this building by strengthening the exterior envelope. Restricting water ingress through the masonry and windows and allowing the masonry to 'breathe' will vastly improve the building's longevity. Both the exterior walls and windows are heritage attributes of this property and contribute to the heritage character of the Old Sydenham HCD. This proposal will conserve the cultural heritage value of the property and of the HCD.

Staff are of the opinion that the proposal will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Heritage, Sport, Tourism and Culture Industries' 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;
- Achieves Guiding Principle Numbers 3,4 and 8:
 - 3. Respect for Historic Material – Repair/conservé – rather than replace building materials and finishes, except where absolutely necessary.
 - 4. Respect for Original Fabric – Repair with like materials.
 - 8 (Maintenance – With continuous care, future restoration will not be necessary; and

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- Achieves Standards 3, 7, and 8 of Parks Canada's Standards and Guidelines:
 - 3. Conserve heritage value by adopting an approach calling for minimal intervention.
 - 7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
 - 8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Previous Approvals

P18-189-046-2011 Repairs to select window sills and storm windows

P18-189-040-2014DA Replace roofing and repair dormers

P18-034-2017DA Repair and repaint dormers and front portico and columns

P18-128-2018 Masonry repairs and repointing to stone foundation and brick walls on the southeast and west elevations and repainting to the brick walls

Comments from Department and Agencies

The following internal departments have commented on this application and provided the following comments:

Planning Services: The subject property is designated 'Residential' in the City's Official Plan. It is included in the 'Three to Six-Family Dwelling Zone' (B Zone) under Zoning By-Law Number 8499. The proposal does not require any planning applications and there are no concerns from a land use perspective.

Building Division: Building Permit is not required for repairs/replacement of existing windows and repointing of brickwork.

Environment Division: In order to protect workers and the public the proponent should be notified that in accordance with Section 30 of the Ontario Occupational Health and Safety Act, Designated Substances and other potentially hazardous building materials must be identified prior to renovation, construction or demolition that may disturb such materials. All designated substances present must be identified to contractors in advance of the initiation of the subject work as defined in the Act. The following designated substances are most commonly encountered in renovations and demolition: Asbestos in building materials; Lead in paint applications, concrete, mortar and piping; Mercury in thermometers, pressure gauges, electrical switches and relays; Silica in concrete, masonry, stone, and boiler refractory.

Engineering Services Department: No comments.

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Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the Development and Services Hub (DASH) system. The Committee's comments have been compiled and attached as Exhibit E.

Responding members commented that the removal of the paint and repairing of the brickwork will enhance the building and streetscape and that the repair of the windows adheres to best practice and complies with the City's Policy on Window Renovations in Heritage Buildings. A couple of members requested additional information regarding the method for paint removal and details of the window repairs. Accordingly, staff provided additional information from the applicant via email to the members and via DASH.

Conclusion

Staff recommends approval of the application File Number (P18-104-2020), 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.

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)

Ontario Heritage Tool Kit (Ministry of Heritage, Sport, Tourism & Culture Industries)

City of Kingston Official Plan

Old Sydenham Heritage Conservation District Plan

Designating By-Law Number 84-32

City's Policy on Masonry Restoration in Heritage Buildings

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:

None

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Financial Considerations:

None

Contacts:

Andrea Gummo, Manager, Policy Planning, 613-546-4291 extension 3256

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Context Maps & Photograph

Exhibit B Designating By-Law & Property Inventory Evaluation Form

Exhibit C Supporting Information

Exhibit D Correspondence Received from Heritage Kingston

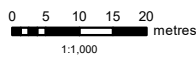
Exhibit E Final Comments from Heritage Kingston January 20, 2021



Planning Services
a department of
Community
Services

HERITAGE KINGSTON COMMITTEE
Key Map

File Number: P18-104-2020
Address: 194 King St E

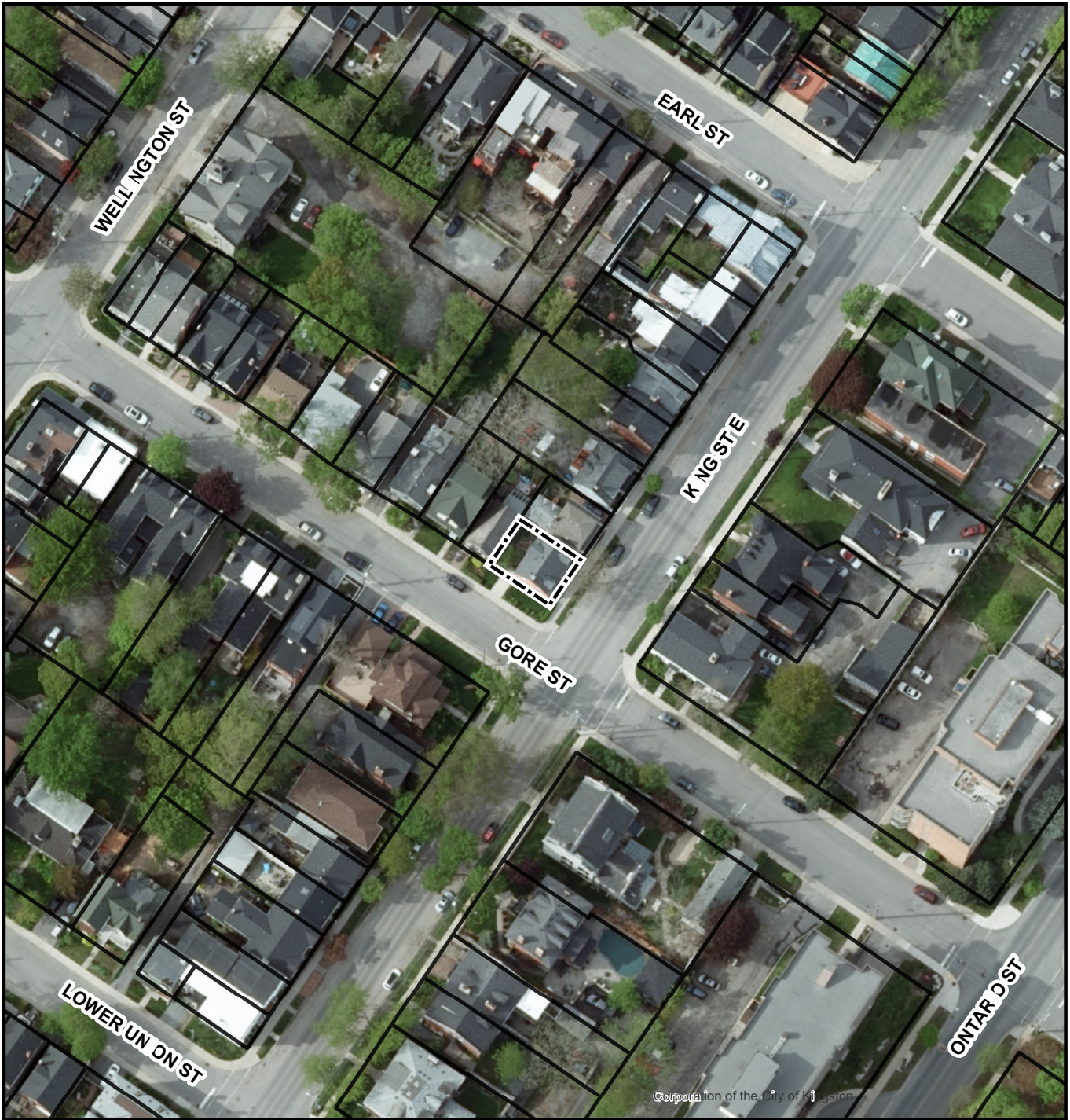


CONTEXT MAP



Subject Lands

DATE: 2020-12-10
PREPARED BY: Ichu

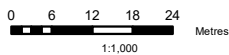


Corporation of the City of Kingston





HERITAGE KINGSTON COMMITTEE
Neighbourhood Context (2019)

File Number: P18-104-2020
Address: 194 King St E



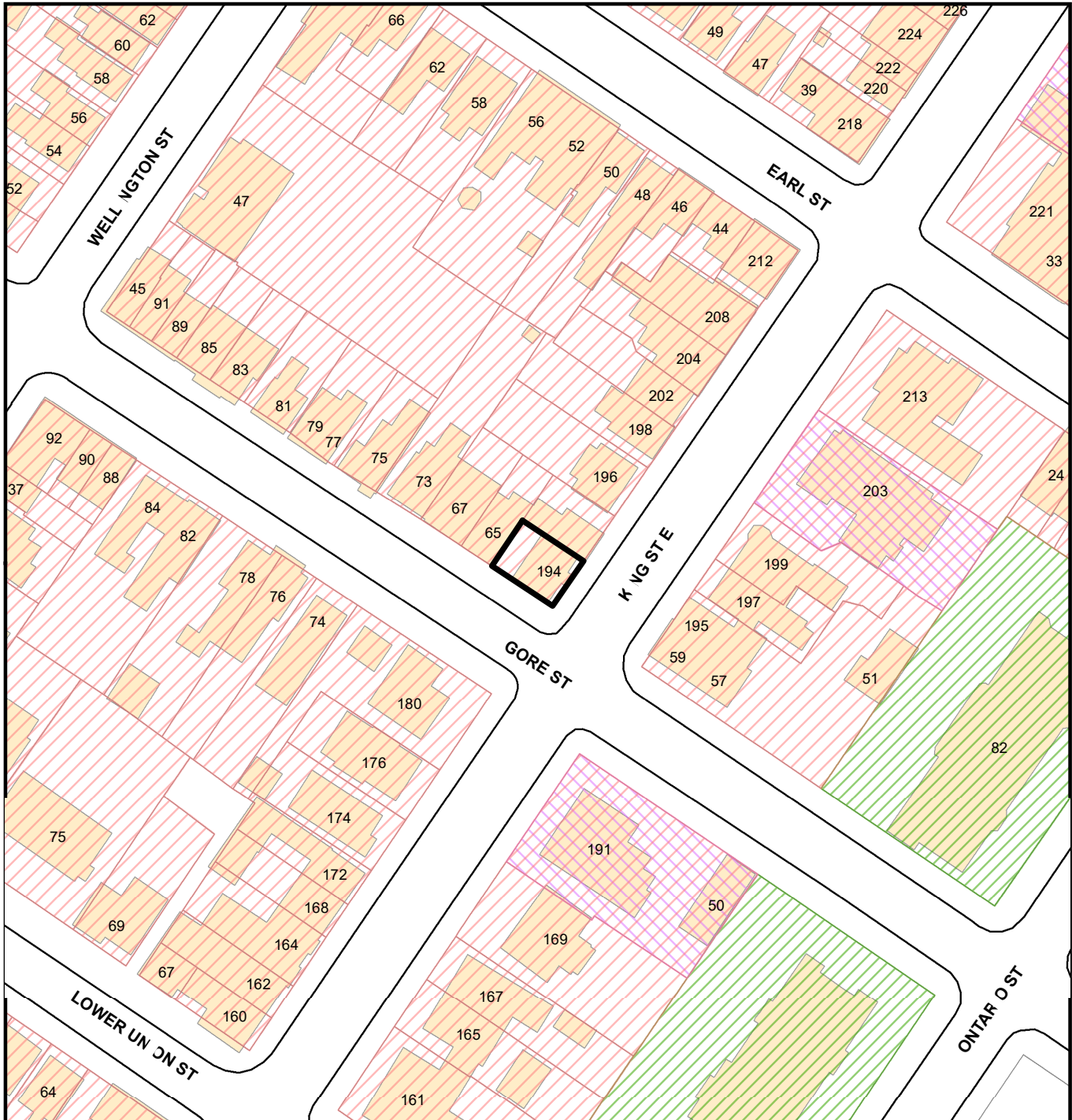
Legend

-  Subject Lands
-  Property Boundaries



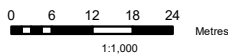
PREPARED BY: Ichu
DATE: 2020-12-10

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HERITAGE KINGSTON COMMITTEE
City of Kingston Heritage Register

File Number: P18-104-2020
Address: 194 King St E



Legend

-  Subject Lands (Old Sydenham Heritage Conservation District)
-  Designated Property
-  Easement
-  Listed Property



PREPARED BY: lchu
DATE: 2020-12-10

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194 King Street East



P18-189

Registered January 24, 1984
as Instrument No. 384014.

Clause 1, Report No. 6, 1984

BY-LAW NO. 84-32

A BY-LAW TO DESIGNATE 92 GORE STREET AND 194 KING STREET EAST TO BE OF ARCHITECTURAL AND/OR HISTORIC VALUE OR INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT

PASSED: January 3, 1984

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, 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 notices of intention to designate 92 Gore Street and 194 King Street East were served on the owners on the 10th day of November, 1983, and were published in the Whig Standard on November 10, 1983, November 17, 1983 and on November 24, 1983;

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 is designated as being of architectural value or interest the real property known as 92 Gore Street, in the City of Kingston, as more particularly described in Schedule "A" attached hereto.
2. There is designated as being of historic value or interest the real property known as 194 King Street East, in the City of Kingston, as more particularly described in Schedule "A" attached hereto.
3. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the lands described in Schedule "A" hereto in the Registry Office at Kingston, Ontario.

.../2

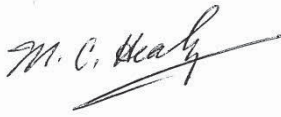
- 2 -

4. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the lands 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.

5. This By-Law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS December 20, 1983

GIVEN THIRD READING AND FINALLY PASSED January 3, 1984



CITY CLERK



MAYOR

SCHEDULE "A" TO BY-LAW NO. 84-32

92 GORE 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 and Province of Ontario and being composed of part of the North-East Half of Lot 169, according to the Original Survey of the Town of Kingston, now the City of Kingston, more particularly described as Part 3 according to Reference Plan 13R4799.

194 KING STREET EAST

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Kingston, County of Frontenac, being composed of part of Lot 128 of the original survey of the Town of Kingston, now in the City of Kingston which said part hereby conveyed is more particularly described as follows:

COMMENCING at the South East angle of the said Lot;

THENCE Westerly along the north limit of Gore Street 45 feet more or less to the east limit of the land formerly owned by one Welsh;

THENCE Northerly along the said last mentioned limit 32½ feet to a point 2 feet northerly from a line of the north face of a brick building standing on the land hereby conveyed;

THENCE easterly parallel to the said line of the northerly face of the said brick building 45 feet more or less to King Street;

THENCE south along the west limit of King Street 32½ feet more or less to the place of beginning.

RESERVING a right-of-way for all purposes over the northerly two feet of the land hereby conveyed from King Street to the Westerly limit thereof. And together with a right-of-way over the southerly one foot of land adjoining the land hereby conveyed on the north. Said two rights-of-way to be used in common for all purposes by the owners and occupiers of the adjoining land.

REASONS FOR DESIGNATION OF 92 GORE STREET
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON
DECEMBER 20, 1983 (CLAUSE 1, REPORT NO. 6)
AS BEING OF ARCHITECTURAL VALUE OR INTEREST

This corner house, built in 1839 by Robert Waddingham, a carpenter and builder, had the Wellington Street wing added later. There have been many alterations.

REASONS FOR DESIGNATION OF 194 KING STREET EAST
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON
DECEMBER 20, 1983 (CLAUSE 1, REPORT NO. 6)
AS BEING OF HISTORIC VALUE OR INTEREST

Built before 1819, this is one of the earliest dwellings on this street and represents in its size and style a typical, unpretentious cottage.



**RESOLUTION OF THE COUNCIL OF
THE CORPORATION OF THE CITY OF KINGSTON**

CLAUSE 1, REPORT NO. 6 - December 20, 1983

1. WHEREAS, on November 10, 1983, Council gave notice of its intention to designate 92 Gore Street and 194 King Street East to be of architectural and/or historic value or interest, pursuant to Section 29 of the Ontario Heritage Act;

AND WHEREAS no objection to such designation has been received;

THEREFORE BE IT RESOLVED that a by-law be presented to Council pursuant to the provisions of the Ontario Heritage Act, to designate 92 Gore Street and 194 King Street East to be of architectural and/or historic value or interest for the following reasons:

92 GORE STREET - Part of North-east Half Lot 169,
Original Survey,
designated as Part 3 on
Reference Plan 13R-4799
- Architectural Value or Interest

This corner house, built in 1839 by Robert Waddingham, a carpenter and builder, had the Wellington Street wing added later. There have been many alterations.

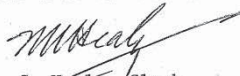
194 KING STREET EAST - Part of Lot 128, Original Survey
- Historic Value or Interest

Built before 1819, this is one of the earliest dwellings on this street and represents in its size and style a typical, unpretentious cottage.

(See By-Law 1: No. 84-32)

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF CLAUSE 1, REPORT NO. 6, 1984, WHICH WAS APPROVED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF KINGSTON AT THEIR REGULAR MEETING HELD ON DECEMBER 20, 1983.

DATED at Kingston, Ontario,
this 24th day of January, 1984.


M. C. Healy, Clerk,
The Corporation of the City of Kingston.

194 KING STREET EAST

Built: by 1819

Rating: S (Part IV)

“This is likely one of the earliest dwellings on this street and represents, in its size and style, a typical unpretentious cottage.

“In 1819 George Oliver bought this lot from Andrew Denyke who advertised for sale ‘six lots with dwellings thereon’. The first real proof of the presence

of this building is in the 1838 tax assessment roll when it belonged to George Oliver. Originally a roughcast house, it has been covered with brick veneer.



J.McK.

“This brick cottage, four bays wide, was originally roughcast. The doorway in the third bay has a rectangular transom divided into four lights. The entrance is protected by a wooden portico with pediment supported by Doric columns and pilasters. The foundation is rough stone.*

The rectangular windows in this building are new relative to the age of the building.† These have appropriate multi-paned glazing patterns. Those on the first storey façade are 12/12, while a 6/6 arrangement has been used on windows under the gable ends. Two pediment dormers on the front slope have plain tympanums and contain paired 6-piece casement windows.

Early street signs affixed to the upper southwest corner of the build read “Gore St” and “King Street.” A further design attribute of this property is the rounded, dual, stone curbs in front of the building. These define flower bed that flank the entranceway and are topped by iron rails.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 173-74 (1980).

† See picture, *ibid*, p. 173.

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194 ½ KING STREET EAST

Built: by 1947

Rating: N



This structure appears on the 1947 fire insurance map, but is absent from the 1924 map.

Its design attributes do not harmonize with one another, or with the character of the Sydenham Heritage Area. The building's relatively modern front porch and full-width window, as well as its narrow bay window, concrete foundation, and unusual roofline, are all features which define this building's character. But these – particularly in combination – do not contribute any historical or architectural significance. The building's rare hipped / side-mansard roof, with heavily-projecting eaves, would be appropriate at a higher elevation and / or with a more sympathetic mixture of elements.

It is not considered a contributing structure to the Old Sydenham Heritage Area.



North and West Elevations (paint removed on West elevation)



North (rear) Elevation



Painted Brickwork



East (side) Elevation



Deteriorating Window Sill



Deteriorating Window Sill



Sash Window with Storm on North Elevation



Interior of Sash Window on East Elevation

December 9, 2020

Sids Painting and Decorating
3921 Pinegrove Road
Sealeys Bay, Ontario
K0A 2N0

Heritage Department
City of Kingston

I am submitting a quote for the restoration of the second half of the exterior at 194 ~~Queen~~^{Wain} Street East.

For the removal of the paint on the north and east walls, I will be using low pressure water and gently brushing off the paint as it slowly peels off. I will do this, as carefully as possible, so as not to damage the original patina of the bricks.

For the sash and storm windows on those same east/north walls, I will be repairing and restoring them as needed by removing any mold, removing chipped and peeling paint, re-puttying the glazing, replacing any rotten wood (sills are especially bad) with like-for-like materials and profile detailing. Finally, I will re-paint with a good linseed oil based paint.

My estimate for this work is

\$10,000.00 + H.S.T

Thank you for your attention.

Sincerely,
~~Sids~~
Sedat Unlukaya

H.S.T. # 848722864 RT 001

Enoch's Hammer Inc.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



ADDRESS

[REDACTED]

ESTIMATE # 1107

DATE 16/11/2020

| ACTIVITY | QTY | RATE | AMOUNT | TAX |
|---|-----|------|--------|--------|
| <p>There are many decayed perp joints in the south and east-facing walls that need substantial spot pointing. Once the other walls are cleaned of any loose pain there will be more mortar fills. While removing the paint will allow the bricks to breathe, the deep cavities in the mortar could allow excessive water to enter the masonry system.</p> <p>Rather than cutting out original material, a spot point approach is preferable since the original mortar. More importantly, because the original lime-based mortar and the wafer bricks are very soft porous materials a compatible hot-mixed sand and quicklime mortar should be used for the repoint. All mortar shall be mixed on site with 5 % POWERPOZZ tm metakaolin powder directly before being pointed into wall.</p> | | | | |
| <p>conservation masonry Patrick spot pointing of brick work with hot mixed Quiclime metacaolin m</p> | ■ | ■ | ■ | HST ON |
| <p>Labourer/residential On site residential labour</p> | ■ | ■ | ■ | HST ON |
| <p>SUBTOTAL</p> | | | ■ | |
| <p>HST (ON) @ 13%</p> | | | | ■ |
| <p>TOTAL</p> | | | ■ | |

TAX SUMMARY

| RATE | TAX | NET |
|----------------|-----|-----|
| HST (ON) @ 13% | ■ | ■ |

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: | December 15, 2020 |
| Form: | Heritage Kingston Reviewer Form |
| Reviewer Name: | Jane McFarlane |
| Application Type: | Alteration and/or repair |
| File Number: | P18-104-2020 |
| Property Address: | 194 KING ST |

Description of Proposal:

The subject property at 194 King Street is located on the north-west side of King Street East, at the intersection with Gore Street, in the Old Sydenham Heritage Conservation District. The property is also designated under Part IV of the Ontario Heritage Act. The applicant is seeking heritage approval to: remove paint, repair and re-point the brickwork on the north and east elevations of the house and to repair and re-paint all windows on the north and east elevations of the house.

Comments for Consideration on the Application:

The application to remove paint, repair and re-point the brickwork is to be commended as it is in the interests of Heritage preservation and will enhance the building and streetscape.

The repair of the existing windows and storms is also to be commended and adheres to best practice regarding windows in Heritage properties and the City Policy on Windows in Heritage Properties.

Recommended Conditions for the Application:

{Please enter your recommended conditions here}



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:
Form: Heritage Kingston Reviewer Form
Reviewer Name: Don Taylor
Application Type: Alteration and/or repair
File Number: [P18-104-2020](#)
Property Address: 194 KING ST

Description of Proposal:

The subject property at 194 King Street is located on the north-west side of King Street East, at the intersection with Gore Street, in the Old Sydenham Heritage Conservation District. The property is also designated under Part IV of the Ontario Heritage Act. The applicant is seeking heritage approval to: remove paint, repair and re-point the brickwork on the north and east elevations of the house and to repair and re-paint all windows on the north and east elevations of the house.

Comments for Consideration on the Application:

More information is needed. The removal of paint from the brickwork is an admirable project but there are many ways of doing it and some are good and some are bad. My impression is that the current procedure is maybe not the most effective and perhaps more information and discussion is needed. Likewise the repair of windows can mean many things, and although I am confident that the applicant is knowledgeable the committee should have more information on the nature of the repairs.

Recommended Conditions for the Application:

{Please enter your recommended conditions here}



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216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

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

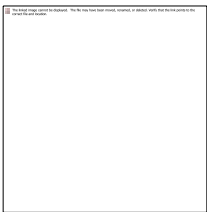
Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name: Peter Gower
Application Type: Alteration and/or repair
File Number: [P18-104-2020](#)
Property Address: 194 KING ST

Description of Proposal:

The subject property at 194 King Street is located on the north-west side of King Street East, at the intersection with Gore Street, in the Old Sydenham Heritage Conservation District. The property is also designated under Part IV of the Ontario Heritage Act. The applicant is seeking heritage approval to: remove paint, repair and re-point the brickwork on the north and east elevations of the house and to repair and re-paint all windows on the north and east elevations of the house.

Comments for Consideration on the Application: While this is certainly a commendable project, I think we need more details. How/who will be removing paint form brickwork? What colours are planned for the painting? Do we really mean repair and not replace rotted windows.? I can find no details, which I look forward to seeing.
{Please enter your comments here}

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: | December 8th, 2020 |
| Form: | Heritage Kingston Reviewer Form |
| Reviewer Name: | W. K. Hineman |
| Application Type: | Alteration and/or repair |
| File Number: | P18-104-2020 |
| Property Address: | 194 KING ST |

Description of Proposal:

The subject property at 194 King Street is located on the north-west side of King Street East, at the intersection with Gore Street, in the Old Sydenham Heritage Conservation District. The property is also designated under Part IV of the Ontario Heritage Act. The applicant is seeking heritage approval to: remove paint, repair and re-point the brickwork on the north and east elevations of the house and to repair and re-paint all windows on the north and east elevations of the house.

Comments for Consideration on the Application:

{Please enter your comments here} A welcome project for the historic district. By what method will the paint be removed Who will be doing the work.

Recommended Conditions for the Application:

{Please enter your recommended conditions here}See above. Clarification needed.

Summary of Final Comments at January 20, 2021 Heritage Kingston Meeting

Mr. Mitchell commented that when there is water damage or surface deterioration there is often a reason for it, and he wanted to ensure that the applicant had identified the source of the water damage and addressed it.

Mr. Taylor provided additional information regarding paint removal techniques for the applicant's consideration noting that if the owner is satisfied with the current technique being used that is sufficient.



**City of Kingston
Report to Heritage Kingston
Report Number HK-21-009**

To: Chair and Members of Heritage Kingston
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Andrea Gummo, Manager, Policy Planning
Date of Meeting: January 20, 2021
Subject: Application for Heritage Permit
Address: 229 Green Bay Road P18-497
File Number: File Number P18-101-2020

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property with the municipal address of 229 Green Bay Road is located on the north side of Green Bay Road and is designated under Part V of the *Ontario Heritage Act*.

Applications for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-101-2020) have been submitted to request approval to construct a two-storey addition on the north elevation of the existing house; to clad the existing foundation walls with a limestone veneer on the west and north elevations; to create new window openings on the west elevation of the existing house; and to install a metal roof on the existing house.

This application was deemed complete on December 14, 2020. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a building in a heritage conservation district under Section 42(4). This timeframe will expire on March 14, 2021.

January 20, 2021

Page 2 of 9

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

Recommendation:

That Heritage Kingston supports Council approval of the following:

That alterations to the property at 229 Green Bay Road, be approved in accordance with details described in the application (File Number P18-101-2020), which was deemed complete on December 14, 2020 with said alterations to include:

1. The construction of a two-storey addition on the north elevation of the existing house;
2. The installation of a limestone veneer on the foundation walls on the west and north elevations of the existing house;
3. The modification of window openings on the west elevation of the existing house to include four new sash windows;
4. The installation of a metal roof on the existing house; and

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

1. A Building Permit shall be obtained, as necessary;
2. An Encroachment Permit shall be obtained, as necessary;
3. All *Planning Act* applications, including zoning by-law amendment and Consent, as necessary, shall be completed;
4. 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;
5. Details related to the design, material and colour(s) of the new windows and doors shall be submitted to Heritage Planning staff, prior to installation, for review and approval, to ensure they complement the heritage character and attributes of the Barriefield Heritage Conservation District;
6. Details of the limestone veneer, including dimensions and proposed bond (i.e. coursed rubble, uncoursed rubble, ashlar, etc.) shall be submitted to Heritage Planning staff, prior to installation, for review and approval, to ensure it complements the heritage character and attributes of the Barriefield Heritage Conservation District;
7. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the Barriefield Heritage Conservation District, shall be delegated to the Director of Planning Services for review and approval.

January 20, 2021

Page 3 of 9

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Paige Agnew, Commissioner,
Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief
Administrative Officer

Consultation with the following Members of the Corporate Management Team:

| | |
|---|--------------|
| Peter Huigenbos, Commissioner, Business, Environment & Projects | Not required |
| Brad Joyce, Commissioner, Corporate Services | Not required |
| Jim Keech, President & CEO, Utilities Kingston | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | Not required |
| Sheila Kidd, Commissioner, Transportation & Public Works | Not required |

January 20, 2021

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

The subject property at 229 Green Bay Road is located at the northern terminus of Green Bay Road. The property contains a one-and-a-half-storey frame house, which was constructed in 1995. The property is designated under Part V of the *Ontario Heritage Act* through By-Law Number 37-79 as amended by By-Law Number 17-80 as part of the Barriefield Heritage Conservation District.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-101-2020) has been submitted to request approval to construct a two-storey addition on the north elevation of the existing house; to clad the foundation walls with a limestone veneer on the west and north elevations of the existing house; to create new window openings on the west elevation of the existing house; and to install a metal roof on the existing house.

This application addresses the construction of a two-storey addition and other renovations to increase the size and functionality of the existing house for the current owners and their family. Architectural drawings illustrating the proposed addition and renovations, as well as a letter of intent, are included as part of the submission (Exhibit B - Statement of Cultural Heritage Value & Property Inventory Evaluation Form). In order to facilitate the proposed addition on the subject property, zoning by-law amendment and Consent applications are also required and have been submitted concurrently with this *Heritage Act* approval.

This application was deemed complete on December 14, 2020. The Ontario Heritage Act provides a maximum of 90 days for Council to render a decision on an application to alter a building in a heritage conservation district under Section 42(4). This timeframe will expire on March 14, 2021.

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

Reasons for Designation/Cultural Heritage Value

The property was designated under Part V of the *Ontario Heritage Act* in 1980 through By-Law Number 37-79 as amended by By-Law Number 17-80 as part of the Barriefield Heritage Conservation District (HCD). The Village of Barriefield HCD Plan was most recently amended in 2016 through By-Law Number 2016-173. The subject property was constructed in 1995 and accordingly, the HCD Plan notes in Appendix A that the subject property is Non-Heritage in the District.

The Statement of Cultural Heritage Value for the Barriefield HCD and the property inventory sheet for the subject property have been included as Exhibit C.

January 20, 2021

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Cultural Heritage Analysis

The subject property was constructed in 1995 and is identified as a Non-heritage building in Appendix A of the Village of Barriefield HCD Plan. It is located at the northern terminus of Green Bay Road and is relatively removed from the traditional core of the village. Nonetheless, the HCD Plan acknowledges that inappropriate alterations and additions to Non-heritage buildings within the Village may adversely impact nearby heritage buildings or their setting and the character of the District and as such provides Policies and Guidelines for Alterations and Additions to Non-heritage buildings in Section 4.4 of the Plan. As proposed, the proposal complies with Section 4.4 of the HDC Plan. The following analysis addresses the applicable policies and guidelines in relation to the proposed addition and changes to the existing house.

With its cross-gable roof and one-and-a-half-storey massing, the existing house is a contemporary interpretation of a vernacular architectural style found in the Village (i.e. 230 James Street and 407 Regent Street). The design of the proposed addition is more contemporary in style but its height, simple form and massing, materials and windows are compatible with the architectural style of the existing house.

In accordance with Policies b) and c), the height of the proposed addition meets the ridge of the existing house at one-and-a-half-storeys and maintains the pitched roof form, ensuring that the addition does not overpower the existing house. The addition includes two shed roof dormers, which are located away from public view and do not adversely affect the heritage attributes of the District (Policy f). Furthermore, the addition is located on the rear (north) elevation and is set back from the west and east elevations of the existing house (Policy b)). As a result, the addition will be minimally visible, if at all, from Green Bay Road, nor will it obstruct any significant views as identified in Figure 2 of Section 4.8.7 of the HCD Plan (Policies e) and g). The addition will be visible from the Great Cataract River, a UNESCO World Heritage Site, but no comments have been received from Parks Canada concerning the design of the addition.

Proposed materials for the addition include vertical wood siding prefinished in a light grey colour to match the siding on the existing house and limestone cladding on the foundation/walk out basement. Limestone cladding is also proposed for the west and north foundation walls on the existing house. The foundation wall on the south elevation of the existing house will not be clad in limestone as the front porch conceals the foundation wall in this location. Wood and limestone are traditional materials found in the District and comply with Policy h) of Section 4.4. Historically, wood was used horizontally (i.e. clapboard) or vertically (i.e. board and batten) for cladding on frame buildings. Given that the existing house is not historic, the need to distinguish historic and contemporary is unnecessary in this context. Nevertheless, the proposal to use vertical wood siding (without the battens) on the addition provides a contemporary element of style, while utilizing a traditional material that is present on the existing house and in the District.

The windows on the existing house are one-over-one sash windows, which follow the overall proportions and appearance of historic windows in the District. One-over-one sash windows are also proposed on the addition, which will provide visual cohesion between the existing house and new addition. Additionally, the applicant is proposing to modify the openings on the ground

January 20, 2021

Page 6 of 9

floor of the west elevation of the existing house to accommodate four new one-over-one sash windows. All new windows and doors are proposed to be either fibreglass or aluminum clad wood. As per Policy d) and Guideline k), the overall dimensions, appearance and materials of new windows on the house and on the addition are in keeping with the heritage character and attributes of the District (i.e. vertical and rectangular).

Guideline j) speaks to the tradition of historic building façades having more wall surface (solids) than windows (void). The public façade of the existing building at 229 Green Bay Road displays this traditional wall surface to window ratio prevalent in the District as well as a symmetrical arrangement of windows and door on the south elevation facing Green Bay Road. In contrast, the west elevation of the existing house and the proposed addition will have a higher ratio of windows (void) to wall surface (solid) with a less symmetrical arrangement. Staff provided this feedback to the applicant and in response the applicant revised the window design from a single light casement window to a one-over-one sash window. Although the number of windows has not been reduced nor has their placement been revised, the applicant has modified the window style to one-over-one sash windows, which helps to soften their visual impact. Given that the west elevation is not a public façade, nor is it viewed within the context of the historic village, the design as proposed will have a neutral impact on the cultural heritage value and attributes of the District. Lastly, the exterior doors on the proposed addition are not visible from the front/public façade and are compatible with the design of the existing house and addition. Staff have included a condition that the finalized materials and colour(s) of the windows and doors be reviewed by staff prior to installation.

The proposed roofing material for the addition is a standing seam metal roof in a gray colour. The existing asphalt roof on the existing house will also be replaced with a standing seam metal roof to match the addition. As per Guideline i) metal is a recommended roofing material for the District.

In summary, the proposed addition and alterations to 229 Green Bay Road comply with the policies set out in Section 4.4 of the HCD Plan. The design and location of the addition is successful in providing a new layer of architecture that complements the existing house and in minimizing impacts to the character of the District. As proposed, the design of the addition and proposed alterations will conserve the cultural heritage value and attributes of the Barriefield HCD and support the conservation goals and objectives as set out in Section 3.0 of the HCD Plan.

Lastly, staff are of the opinion that the proposal will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Heritage, Sport, Tourism and Culture Industries' 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

January 20, 2021

Page 7 of 9

appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations;

- Achieve Guiding Principle 7 - Legibility (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): New work should be distinguishable from old and recognized as a product of its own time.
- Achieve Standard 11 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Conserve the heritage value and character-defining elements 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

P18-497-012-2008: Construction of detached building

Comments from Department and Agencies

The following internal departments have commented on this application and provided the following comments:

Planning Services: The subject property is designated as Environmental Protection and Residential on Schedule 3-A Land Use of the Official Plan and zoned R1-35 in Zoning By-Law Number 32-74. To facilitate the construction of the two-storey addition, zoning by-law amendment and Consent applications are required and have been submitted concurrently with the heritage permit application.

Building Division: Insufficient information has been provided at this time to provide detailed comments, however the applicant is advised that a Building Permit is required for the proposed construction and an assessment of the existing waterline size will need to be considered when installing additional plumbing fixtures.

Environment Division: No comments.

Engineering Services Department: No comments.

Fire: No comments.

Forestry Division: Tree removal permit required for any tree removal within any EPA designated space on the lot to accommodate the development of the addition.

Kingston Hydro: No comments.

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

January 20, 2021

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Consultation with Heritage Kingston

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

Responding members provided comments with regards to windows, including the preference for traditional proportions, the sash style (as opposed to casement) and for their symmetrical placement. The applicant has revised the style of windows to include sash windows on the addition and in the reconfigured window openings on the west elevation of the existing house. The window layout has not been modified; however, staff have addressed this comment in the cultural heritage analysis above.

In regards to the addition, a member commented that the differentiation in siding from horizontal to vertical is not necessary or advisable and additionally that it would be desirable to lower the roof line of the new addition so as to distinguish it as a secondary structure from the river. Staff have addressed the height and materials of the addition in the cultural heritage analysis above.

Conclusion

Staff recommends approval of the application File Number (File Number P18-101-2020), 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.

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)

Ontario Heritage Tool Kit (Ministry of Heritage, Sport, Tourism & Culture Industries)

City of Kingston Official Plan

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

Village of Barriefield Heritage Conservation District Plan

Notice Provisions:

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

Accessibility Considerations:

None

January 20, 2021

Page 9 of 9

Financial Considerations:

None

Contacts:

Andrea Gummo, Manager, Policy Planning, 613-546-4291 extension 3256

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

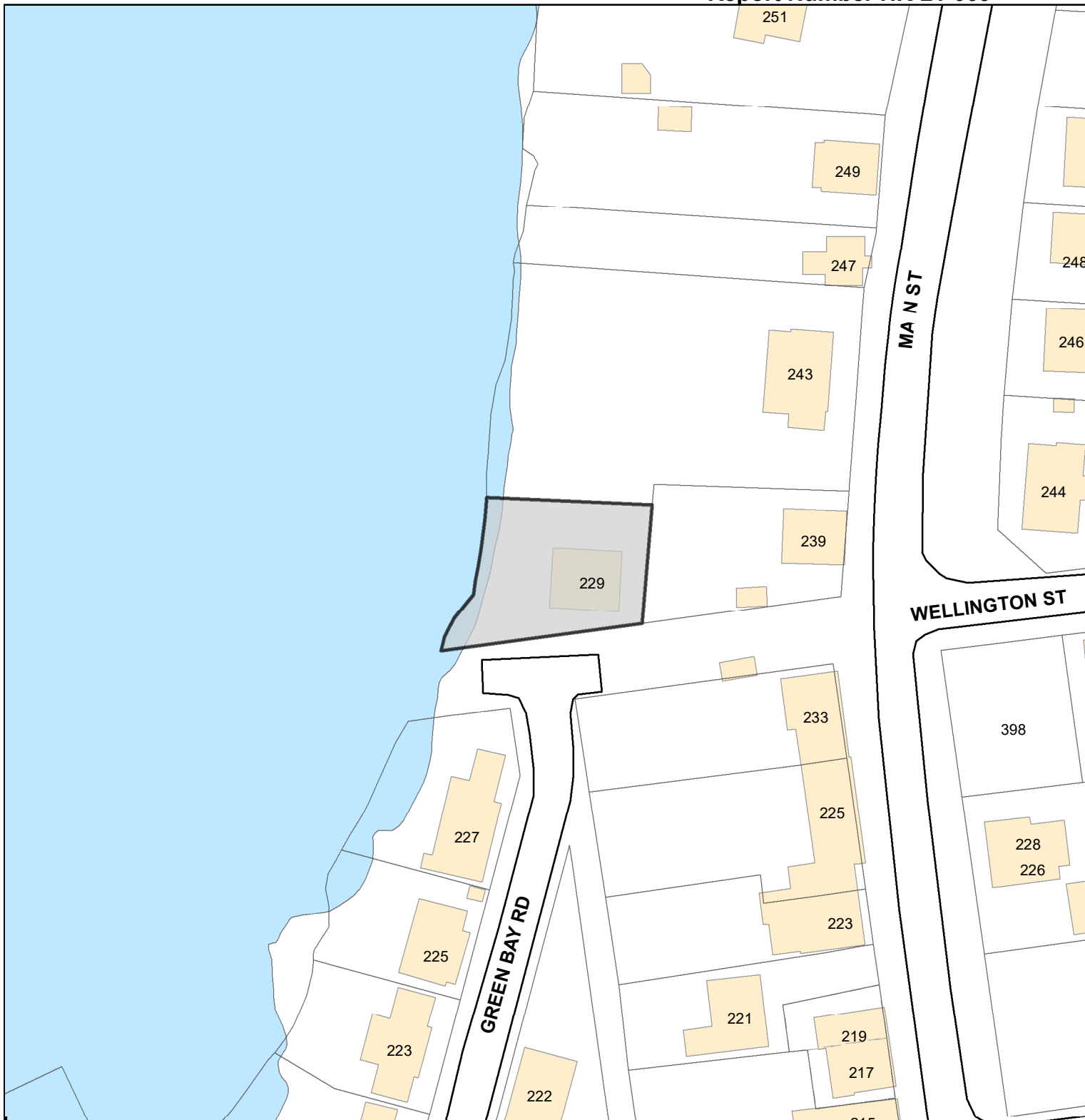
Exhibit A Context Maps and Photographs

Exhibit B Statement of Cultural Heritage Value & Property Inventory Evaluation Form

Exhibit C Concept Plans and Letter of Intent, prepared by Mac Gervan

Exhibit D Correspondence Received from Heritage Kingston

Exhibit E Final Comments from Heritage Kingston January 20, 2021



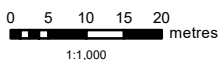
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Planning Services
a department of
Community
Services

HERITAGE KINGSTON COMMITTEE
Key Map

File Number: P18-101-2020
Address: 229 Green Bay Road



DATE: 2020-12-10
PREPARED BY: lchu



CONTEXT MAP

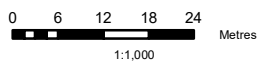


Subject Lands



HERITAGE KINGSTON COMMITTEE
Neighbourhood Context (2019)

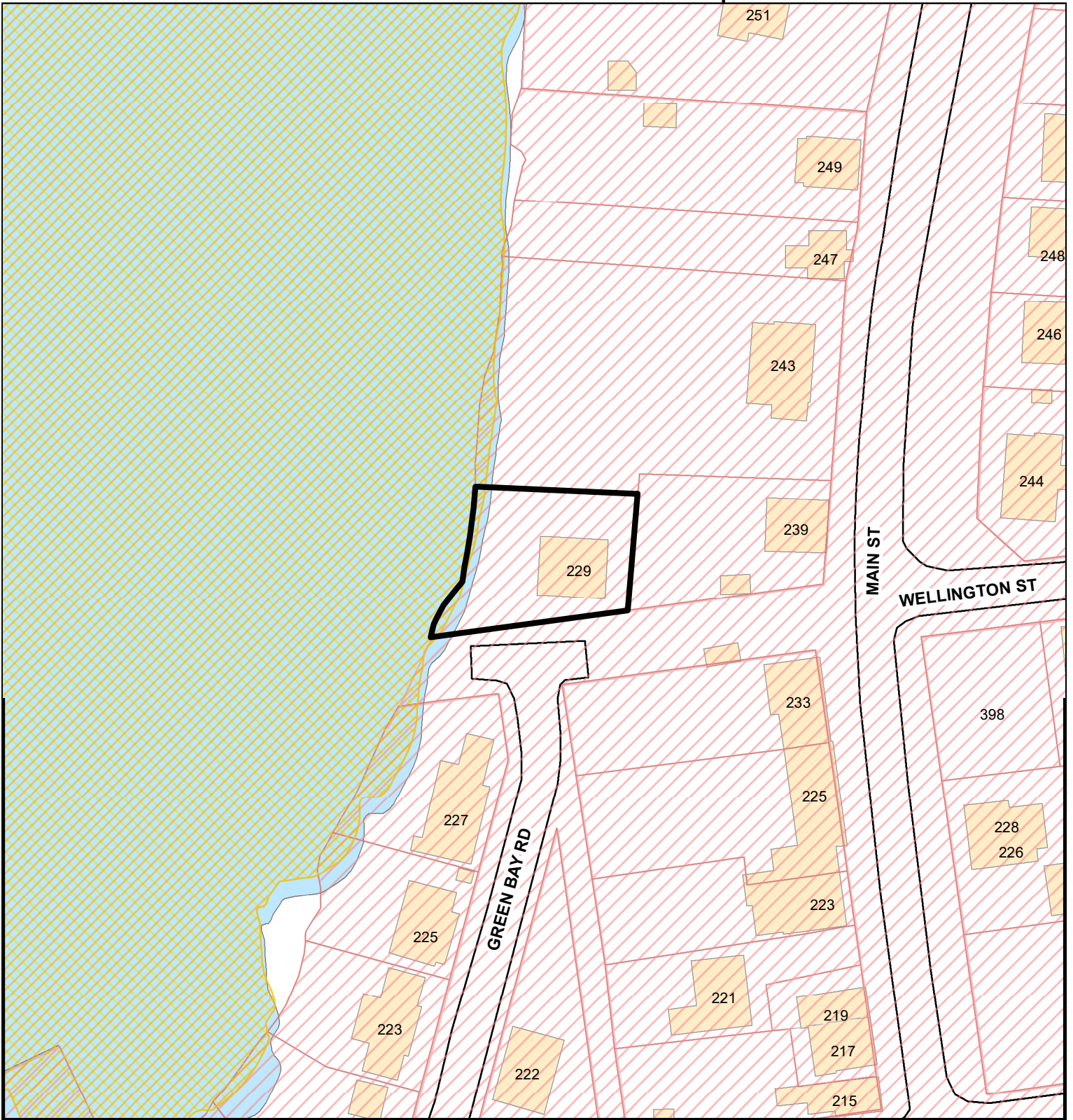
File Number: P18-101-2020
Address: 229 Green Bay Road



Legend

- Subject Lands
- Property Boundaries
- Proposed Parcels

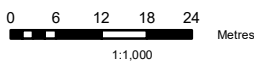




Planning Services
a department of
Community
Services

HERITAGE KINGSTON COMMITTEE
City of Kingston Heritage Register

File Number: P18-101-2020
Address: 229 Green Bay Road



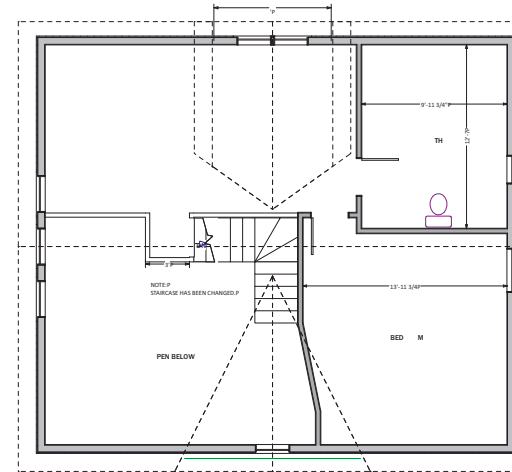
Legend

-  Subject Lands (Barrieffield Heritage Conservation District)
-  UNESCO World Heritage Site
-  National Historic Site
-  Designated Property





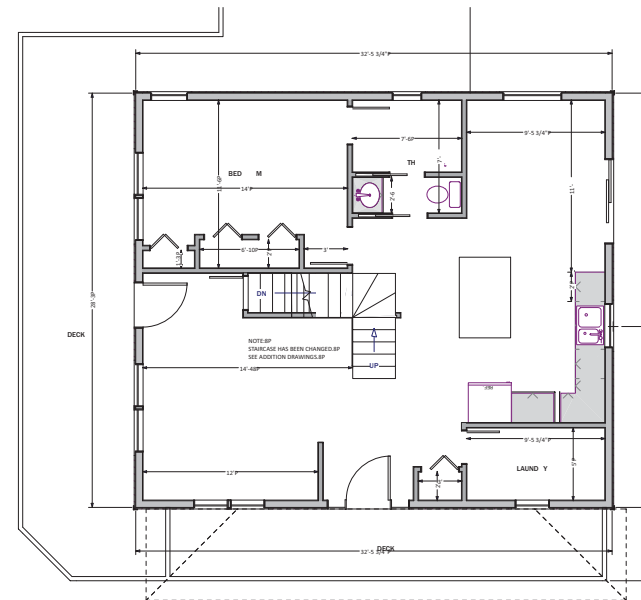
PERSPECTIVE FROM SOUTH WEST



2nd Floor



PHOTO FROM SOUTH WEST (GREEN BAY ROAD)



1st Floor

CONTENTS:P

| | |
|----------------------|-------------|
| A1 SITE PLAN | PERSPECTIVE |
| A2 PLANS OF ADDITION | |
| A3 ELEVATIONS | |
| A4 PLANS OF EXISTING | |

REVISIONS:P

| | |
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| | |
| | |
| | |
| | |

Mac Gervan
& Associates Ltd.

Residential Commercial
Design Services
Consulting
Project Management

PhoneP 613 546 5097P
FaxP 613 546 6249P
EmailP mac@gervan.caP
WebsiteP www.gervan.caP
CompanyP BCIN # 23633P
Mac Gervan BCIN# 23634P

PROJECT:P

RON LEVY, KELLY BEAUREU
229 GREEN BAY ROADu
KINGSTON, ONu

ADDITION TO HOMEu

DRAWING:

PLANS OF EXISTINGP

DATE:P

VENBER 12, 2020u
(Issue for Zoning)

SCALE: (24 X 36 Sheet)P

1/4" = 1' - 0"u

DRAWN BY:P

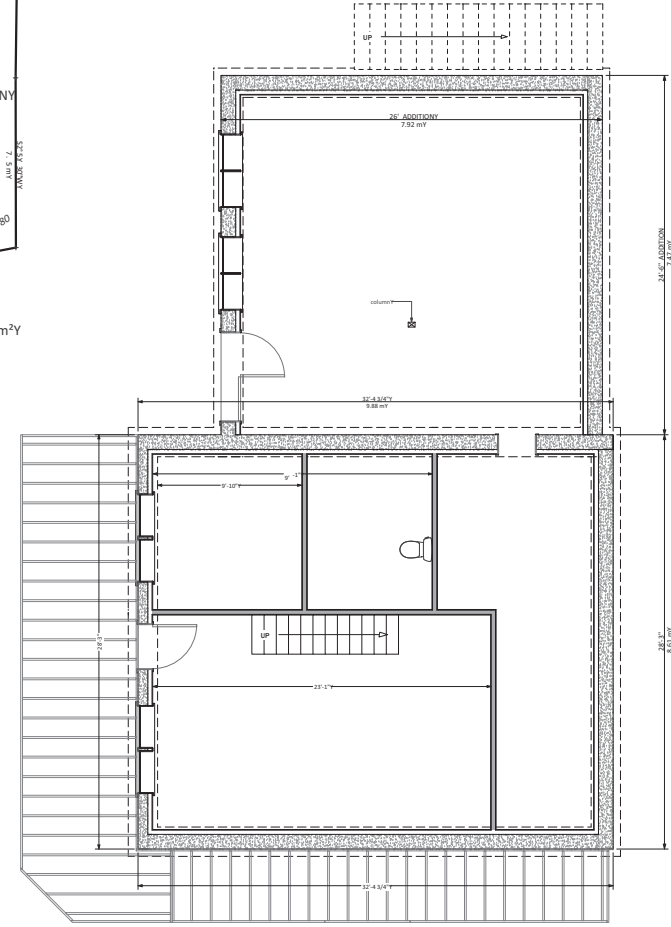
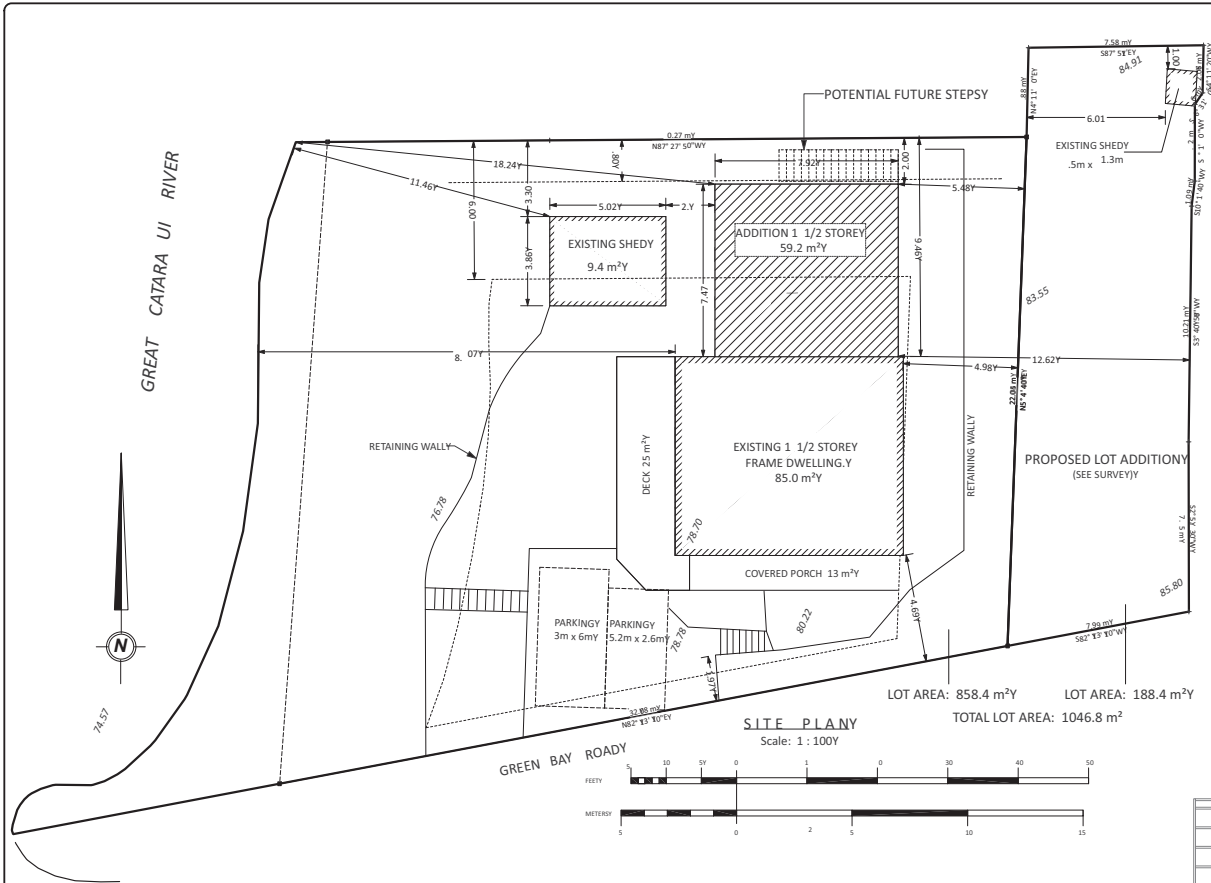
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FILE:P

LEVY 229 GREENBAY RD 24 x 36
1/4"=1'-0" (2020)

DRAWING #:P

A4u



B - LAW 32-74Y
SECTION 9, (ii) SPECIAL REQUIREMENTS R1-35Y

| PROVISION:Y | REQUIREMENT:Y | EXISTING:Y | PROPOSED:Y | ZONING RELIEF:Y |
|----------------------|---------------------|-----------------------|------------------------|----------------------|
| (a) Lot Area min.Y | 670m ² Y | 858.4m ² Y | 1046.8m ² Y | |
| (b) Lot FrontageY | 5mY | 32.08mY | | |
| (c) Front YardY | 5mY | 4.69mY | | |
| (d) West YardY | 1.2mY | 8.07mY | | |
| (e) East YardY | 4.8mY | 4.72mY | 2.62mY | 5.2m6 |
| (f) Rear YardY | 6.0mY | 9.46mY | .8mY | |
| (g) Water SetbackY | | 8.84mY | | |
| (h)Y | mY | | | |
| (i)Y | | | | |
| (j) Lot CoverageY | | | | |
| (i) House MaxY | 21m ² Y | 85m ² Y | 44.2m ² Y | 23.2m ² 6 |
| (ii) Accessory BldgY | 28m ² Y | 9.4m ² Y | | |
| (iii) PorchY | 45m ² Y | 3m ² Y | | |
| (iv) DecksY | 25m ² Y | 25m ² Y | | |
| (k) Open SpaceY | 50%Y | 70%Y | 55% | |
| (l) Building HeightY | 8.6mY | 8.6mY | 5mY | 0.5m6 |
| (m) Eave HeightY | 4.5mY | 3.34mY | | |

CONTENTS:Y

| | |
|---------------------|-----------------|
| B1 SITE PLAN | FOUNDATION PLAN |
| B2 PLAN OF ADDITION | |
| B3 ELEVATIONS | |

REVISIONS:Y

| | |
|--------|-----------------|
| Dec 9Y | ALL WINDOWS TOY |
| 2020Y | DOUBLE HUNG.Y |

Mac Gervan
& Associates Ltd.

Residential & Commercial Design Services
Consulting & Project Management

PhoneY 6Y 546 5097Y
FaxY 6Y 546 6249Y
EmailY mac@gervan.ca
WebsiteY www.gervan.ca
CompanyY BCIN # 33630
Mac Gervan BCIN 216 4

PROJECT:Y
**ON LEVY, KELLY BEAHRE6
229 GREEN BAY ROAD6
KINGSTON, ON6
(BARRIEFIELD)6**
ADDITION TO HOME6

DRAWING:Y
**SITE PLAN
FOUNDATION PLAN**

DATE:Y
OVEMBER 06, 20206

SCALE: (24 X 36 Sheet)Y
1/4" = 1' - 0"6

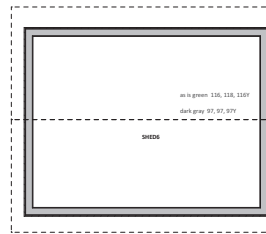
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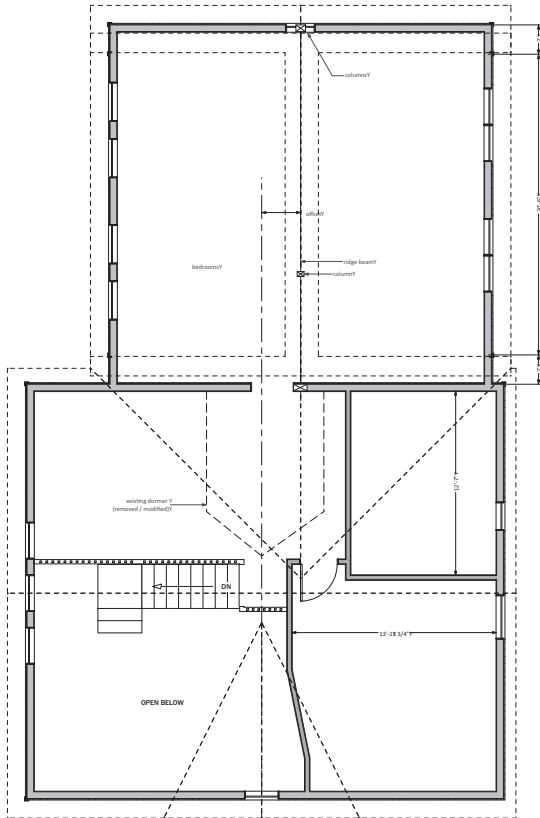
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H16



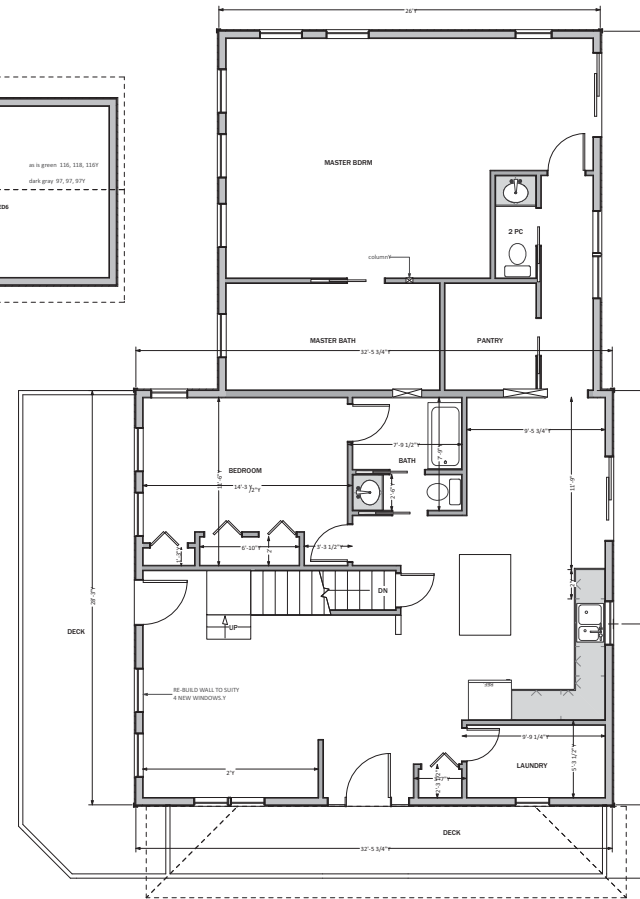
EXISTING VIEW FROM NORTH6



EXISTING VIEW FROM SOUTH WEST6



2nd Floor



1st Floor

CONTENTS:Y

| | |
|----------------------|-----------------|
| 01 SITE PLAN | FOUNDATION PLAN |
| 02 PLANS OF ADDITION | |
| 03 ELEVATIONS | |

REVISIONS:Y

| | |
|--------|-----------------|
| Dec 9Y | ALL WINDOWS TOY |
| 2020Y | DOUBLE HUNG.Y |

Mac Gervan
& Associates Ltd.

Residential Commercial
Design Services
Consulting
Project Management

PhoneY 613 546 5097Y
FaxY 613 546 6249Y
EmailY mac@gervan.caY
WebsiteY www.gervan.caY
CompanyY BCIN # 33633Y
Mac GervanY BCIN 23854Y

PROJECT:Y

ON LEVY, KELLY BEAHRE6
229 GREEN BAY ROAD6
KINGSTON, ON6
(BARRIEFIELD)

ADDITION TO HOME6

DRAWING:

PLANS of ADDITION

DATE:Y

OVEMBER 06, 20206

SCALE: (24 X 36 Sheet)Y

1/4" = 1' - 0"6

DRAWN BY:Y

MG/GF

FILE:Y

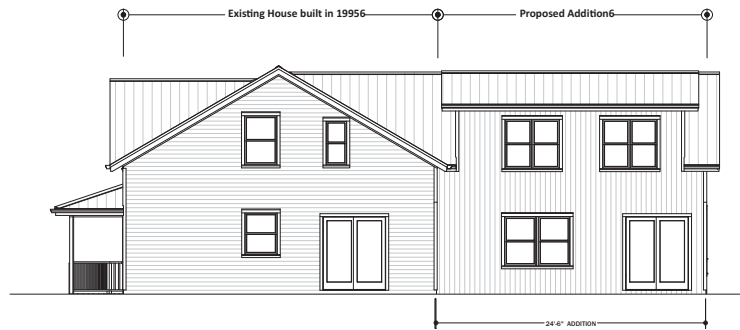
LEVY 229 GREEN BAY RD
KINGSTON ONT
project 001/08/2000

DRAWING #:Y

H26



West Elevation



East Elevation



South Elevation



North Elevation

CONTENTS:Y

| | |
|-----------------------|-----------------|
| B1 SITE PLAN | FOUNDATION PLAN |
| B2Y PLANS OF ADDITION | |
| B3Y ELEVATIONS | |

REVISIONS:Y

| | |
|--------|-----------------|
| Dec 9Y | ALL WINDOWS TOY |
| 2020Y | DOUBLE HUNG.Y |

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Mac Gervan BCIN 23854Y

PROJECT:Y

ON LEVY, KELLY BEAHRE6
229 GREEN BAY ROAD6
KINGSTON, ON6
(BARRIEFIELD)6

ADDITION TO HOME6

DRAWING:Y

ELEVATIONS:Y

DATE:Y

OVEMBER 06, 20206

SCALE: (24 X 36 Sheet)Y

3/16" = 1' - 0"6

DRAWN BY:Y

MG/GF

FILE:Y

LEVY_229_GREEN_BAY_ROD
H36/ELEVATIONS
project:01/18/200Y

DRAWING #:Y

H36

November 8/20

Ryan Leary
Senior Heritage Planner
City of Kingston

RE: 229 Green Bay Road – addition

Dear Ryan,

This is a letter to accompany our heritage application for this property.

The present owners have three young children and would like to expand the existing home to better suit their needs. This is not one of the older homes in the village. I actually designed and constructed this home for Beth and Bill Harpell, who were long term village residents, in 1995 when Green Bay Road was extended and developed. They also are acquiring additional property to the rear to allow for more amenity and play space.

The two story addition will accommodate a master bedroom on the main floor of the addition and two new bedrooms upstairs.

We plan to finish the exterior in vertical prefinished wood siding. We feel the vertical siding will breakup the vertical siding on the existing home.

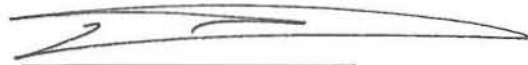
The addition will be on the back of the house that is not visible from the road. We are proposing a shed dormer to help give us the space that we need for the extra bedrooms without increasing the height of ridge of the addition above the ridge of the existing house. We plan to match the light grey colour of the siding on the existing home.

We also plan to add a limestone face to the facade of the existing home at the walkout ground level as well as for the foundation walls of the addition.

We also would like to change the main floor windows at the lakeside on the existing house to match the new proposed windows of the addition. The new windows will be either well detailed fiberglass or wood metal clad windows.

I hope that you find this application reasonable and appropriate to the nature of the village.

Sincerely,



Mac Gervan

Mac **GERVAN**
& Associates Ltd.

2.0 Statement of Cultural Heritage Value and List of Cultural Heritage attributes

Background

The 1980 Heritage Conservation District Plan did not include a statement of cultural heritage value, as this was not a requirement of the *Act* at the time. However, the 1978 Heritage Conservation District Study contained a statement of “Historical and Architectural Significance” that identified a number of elements that contributed to the Village character, including the original grid pattern on which the Village was established, the resulting lot patterns, building setbacks, building size and scale, the architectural styles or influences, use of 19th century materials, views, and landscape elements (e.g. trees, lilacs, fences and stone walls, gardens, etc.).

The 1992 update to the Barriefield Heritage Conservation District Plan also did not include a formal statement of cultural heritage value or interest. The introductory “Statement of Intent”, contains the following text related to “heritage character”:

Council recognizes that: the Barriefield Heritage Conservation District comprises a unique ensemble of heritage buildings and landscapes that have resulted from a century and a half of many social, economic, natural and physical changes. This unique heritage character is to be conserved and protected in the process of change.

Section 2 of the 1992 Plan contains, within its introduction, several paragraphs that summarize the features that make up the district, including: a diverse range of properties dating from the early 19th to late 20th century; influence of several architectural styles; building materials; building type and size; modifications over time to the landscape; village setting; and archaeological resources/potential.

The Village of Barriefield was also listed on the Canadian Register of Historic Places in 2009. Inclusion on the Canadian Register is a means of listing historic places across Canada that have been recognized at the local, provincial and/or national level for their heritage significance. The statement of significance and list of character-defining elements in the Canadian Register of Historic Places that define Barriefield’s local heritage significance is included in **Appendix B** for information purposes.

Geographic Context

The Barriefield Heritage Conservation District is located in the City of Kingston, generally bounded by the Great Cataraqui River on its west side, Kingston Road 15 (known locally as Highway 15) on its east side, Highway 2 on the south, and the convergence of Main Street and Kingston Road 15 at its northern end. The District is an evolving cultural heritage landscape¹ comprised of a 19th century village that developed on a street grid, and now contains new streets, structures and landscape features while still retaining much of its 19th century village character and rural atmosphere.

Cultural Heritage Value

Barriefield has a long history of human activity, beginning with pre-contact aboriginal peoples, evidence of which has been uncovered through archeological finds, with the potential for additional archaeological resources along the bank of the Great Cataraqui River. In the early 19th century, Barriefield developed as an offshoot from the nearby naval dockyard at Kingston, with a townsite plan registered in 1814. Several of the streets have been named after military figures from the War of 1812, and the Village itself was named in 1820 for Commodore Robert Barrie of the naval dockyard. Barriefield continued to develop in the 19th century with houses for labourers of the nearby boat building industry, and associated taverns, mills, and services of a typical village. A traditionally shared open space area at the south-west intersection of Main and James Street, known as the Barriefield Common, was used for livestock pasturing, as well as a military training and social gathering space. The Pittsburgh Township Hall was constructed in the Village in 1886. From the turn of the 19th century to the mid-20th century, there was little new construction in Barriefield as the socio-economic conditions of the Village, Township and nearby Kingston continued to change. Some new construction occurred in the post-war period, including the J.E. Horton Public School and a small number of ranch style houses. Between the 1990s and present day, several new residences have been constructed along Main Street and on Green Bay Road, as well as other infill locations.

The 19th century building stock and some of the 20th century construction contribute to the character of the District. The Heritage buildings are primarily one to one and one half storey residential buildings, primarily constructed of stone or wood. They demonstrate influence of several architectural styles, including Georgian, Classical Revival, Gothic Revival and Ontario Vernacular. Most of the buildings have been altered over time, but the majority of alterations have been sympathetic to the heritage

¹ See Ministry of Culture Infosheet #2 – Cultural Heritage Landscapes (part of ‘Heritage Resources in the Land Use Planning Process’) for additional information on types of cultural heritage landscapes, and Ministry of Culture ‘Heritage Conservation Districts’ for additional information on types of heritage conservation districts.

character of the District. New construction, for the most part, has been compatible in scale with the Heritage buildings, and often reflects traditional design and materials. St. Mark's Church is the most prominent landmark of the Barriefield Heritage Conservation District, with significant uninterrupted views of its tower and roof from a distance along Kingston Road 15 across open vegetated areas. Historic views along Main Street, the historic transportation thoroughfare, are framed by the collection of built and natural features.

The setting and rural atmosphere of the Village contributes greatly to its heritage character. Its proximity to Fort Henry reflects its military history. The original street grid pattern from the establishment of the Village is still present, and has expanded over time as the Village has grown. It's not simply the domestic 19th century village that gives Barriefield its special character, but also the location of the village within a significant natural landscape comprised not only of the Great Cataraqui River bank but also the hilly slope to the Common (which historically formed the gateway to the village as it still does visually) and the grass/bush open areas to the east and north. The Great Cataraqui River provides a natural boundary on the west side of the District, and its vegetated banks with a variety of plant materials are an important part of the natural setting of the area. Other natural features in the area are part of the streetscape and domestic landscapes of individual properties, and include landscaped front yards, mature trees, rows of lilacs, and other plant materials. Many properties in the District feature low fences, stone walls or hedges that add to the rural atmosphere of the District. The construction of the Highway 15 by-pass (now Kingston Road 15) in the early 1980s created an eastern boundary to the District.

List of Cultural Heritage Attributes

The heritage attributes essential to defining and conserving the cultural heritage value and interest of the Barriefield Heritage Conservation District include the following:

- The setting on a high embankment adjacent to the Great Cataraqui River;
- Historic views within the District, including those down each street and those noted as significant historic views;
- Naturalized vegetation on the river embankment.
- Structures along the Great Cataraqui River that are evidence of the commercial and industrial past, including a working waterfront in Barriefield;
- Residential properties dating from the early 19th century to the mid-20th century;

- Built structures that reflect stylistic influences such as Georgian, Classical Revival, Gothic Revival, Victorian, and Ontario Vernacular;
- Institutional and commercial buildings that are small and limited in number and use;
- St. Mark's Church being located on a high point of land open to views from multiple directions;
- The rural village character as defined by the following attributes:
 - A grid network of narrow sloping streets and sidewalks, which established the original pattern of settlement within the Village.
 - Small lots with landscape features around homes creating defined yards;
 - Minimal setbacks of most buildings from the street;
 - A built form of primarily single-detached and semi-detached residential dwellings having a traditional range in height from one to two storeys;
 - Distinctive architectural features of the area, including primarily medium-pitched gabled roofs, and use of stone and wood siding as cladding materials, prominent front doors with or without porches;
 - Consistent building scale and mass; and
 - Simple rectangular window and door openings with minimal decorative detailing.



Photos 1 & 2: *Examples of historic built form within the District.*

Name:

Address: 229 Green Bay Road

Property Number:
1011090090075020000.00

Lot: CON EGCR PT LOT 20
RP;13R12645 PART 1 RIDEAU
CANAL



| | |
|----------------------------------|---|
| Property Type: | Residential |
| Era/Date of Construction: | 1995 |
| Architect/Builder: | Built by Mac Gervan/SUN builders |
| Building style/Influence: | Contemporary |
| Materials: | Frame |
| Number of Bays: | Three |
| Roof Type | Cross gable |
| Building Height: | One and one half storey |
| Alterations: | Detached building constructed (2008) |
| Landscape/setting: | Mixed shrubs and trees, stone garden wall, gravel drive |
| Heritage Value: | Non-heritage |

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: | December 9, 2020 |
| Form: | Heritage Kingston Reviewer Form |
| Reviewer Name: | Jane McFarlane |
| Application Type: | New Construction |
| File Number: | P18-101-2020 |
| Property Address: | 229 GREEN BAY RD |

Description of Proposal:

The subject property at 229 Green Bay Road is located at the northern limit of Green Bay Road on the eastern shore of the Great Cataraqui River. The property is located in the historic Village of Barriefield and is designated under Part V of the Ontario Heritage Act as part of the Barriefield Heritage Conservation District (HCD). The existing house at 229 Green Bay Road was constructed circa 1995 and as such the Village of Barriefield HCD Plan identifies the house as a non-heritage building. The property is also adjacent to the Rideau Canal, a UNESCO World Heritage Site. The applicant is seeking heritage approval to construct a 1.5 storey addition on the rear (north elevation) of the existing house. In addition to this heritage approval, the applicant has concurrently submitted Zoning Bylaw Amendment and Consent (lot addition) applications to facilitate the proposed development.

Comments for Consideration on the Application:

The applicants revision to use double hung, one over one, windows for the replacement windows on the existing house and on all of the addition will unify the appearance and compliment the house.

The proposed reconfigured window openings on north elevation of the original building appear to be symmetrical and maintaining this symmetry on the addition, if at all possible, is suggested, as it would be more pleasing to the eye from the exterior.

Recommended Conditions for the Application:

{Please enter your recommended conditions here}



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216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

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

Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name: Don Taylor
Application Type: New Construction
File Number: [P18-101-2020](#)
Property Address: 229 GREEN BAY RD

Description of Proposal:

The subject property at 229 Green Bay Road is located at the northern limit of Green Bay Road on the eastern shore of the Great Cataraqui River. The property is located in the historic Village of Barriefield and is designated under Part V of the Ontario Heritage Act as part of the Barriefield Heritage Conservation District (HCD). The existing house at 229 Green Bay Road was constructed circa 1995 and as such the Village of Barriefield HCD Plan identifies the house as a non-heritage building. The property is also adjacent to the Rideau Canal, a UNESCO World Heritage Site. The applicant is seeking heritage approval to construct a 1.5 storey addition on the rear (north elevation) of the existing house. In addition to this heritage approval, the applicant has concurrently submitted Zoning Bylaw Amendment and Consent (lot addition) applications to facilitate the proposed development.

Comments for Consideration on the Application:

The design of the proposed addition relates well to the original building and its minimal visibility ensures it will not affect the heritage attributes of Barriefield or the Green Bay Rd streetscape. A couple of suggestions are offered for the applicants to consider. It should not be necessary or advisable to differentiate the addition by the use of vertical siding in contrast to the horizontal siding on the main building. The planned setback from the façade of the main building serves the purpose of differentiating the structures as well as reducing the visibility of the addition from the street. To further identify the addition as a secondary structure, especially from the river, it would be desirable to lower its roof line slightly, perhaps aligning it with the front gable of the main building.



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Kingston, Ontario
Canada, K7L 2Z3

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

Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name: Peter Gower
Application Type: New Construction
File Number: [P18-101-2020](#)
Property Address: 229 GREEN BAY RD

Description of Proposal:

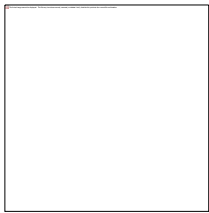
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Comments for Consideration on the Application:

{Please enter your comments here} While I accept that this house is at present nearly completely hidden by trees, they may not be there forever, and there is a view from the water. While I have no general concerns with the plans for the addition, I think the square windows should be upright rectangular, more in keeping with the original house.

Recommended Conditions for the Application:

{Please enter your recommended conditions here}



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Kingston, Ontario
Canada, K7L 2Z3

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TTY: Dial 613-546-4889

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| | |
|-------------------|---------------------------------|
| Date: | December 3rd, 2020 |
| Form: | Heritage Kingston Reviewer Form |
| Reviewer Name: | W. K. Hineman |
| Application Type: | New Construction |
| File Number: | P18-101-2020 |
| Property Address: | 229 GREEN BAY RD |

Description of Proposal:

The subject property at 229 Green Bay Road is located at the northern limit of Green Bay Road on the eastern shore of the Great Cataraqui River. The property is located in the historic Village of Barriefield and is designated under Part V of the Ontario Heritage Act as part of the Barriefield Heritage Conservation District (HCD). The existing house at 229 Green Bay Road was constructed circa 1995 and as such the Village of Barriefield HCD Plan identifies the house as a non-heritage building. The property is also adjacent to the Rideau Canal, a UNESCO World Heritage Site. The applicant is seeking heritage approval to construct a 1.5 storey addition on the rear (north elevation) of the existing house. In addition to this heritage approval, the applicant has concurrently submitted Zoning Bylaw Amendment and Consent (lot addition) applications to facilitate the proposed development.

Comments for Consideration on the Application:

The home is class 5 designation. I have no issues with the project.

Recommended Conditions for the Application: Recommend to approve w/w.

Summary of Final Comments at January 20, 2021 Heritage Kingston Meeting

Mr. Taylor drew the applicant's attention to the use of horizontal siding on one part of the house while another part has vertical siding suggesting they make sure that is how they wish to proceed prior to the work being completed.