



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-24-004**

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**To:** Chair and Members of the Kingston Heritage Properties Committee

**From:** Jennifer Campbell, Commissioner, Community Services

**Resource Staff:** Kevin Gibbs, Director, Heritage Services

**Date of Meeting:** December 20, 2023

**Subject:** Application for Heritage Permit

**Address:** 36 University Avenue (P18-338)

**File Number:** File Number: P18-073-2023

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**Council Strategic Plan Alignment:**

Theme: Business as usual

Goal: See above

**Executive Summary:**

The subject building with the municipal address of 36 University Avenue, locally known as the Agnes Etherington Art Centre or simply “the Agnes”, is located on the northwest corner of a “T” intersection between Bader Lane and University Avenue. The existing building contains a combination of a two storey Neo-Georgian style flat roof brick house, locally known as the Agnes Etherington House (“the historic house”), and a one-and-a-half to two-storey set of modern additions that wrap around the corner, complete with stone and brick cladding as well as a flat roof. The subject property is protected under the 1998 heritage easement agreement between the City of Kingston and Queen’s University (the “Queen’s Easement Agreement”) pursuant to Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 37 of the *Ontario Heritage Act* (P18-073-2023), as per the Queen’s Easement Agreement, has been submitted to request approval to demolish select additions of the Agnes (specifically the 1974, 1984 and the southeast portion of the 2000

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additions) and replace those additions with a tiered three-storey glazed addition on the south elevation that steps down to two then one storey along both the eastern and southern elevations. A glazed two-storey addition connecting the historic house on the eastern elevation and a three-storey addition comprised of corrugated metal with limited glazing will also be constructed on the northwestern and western elevations of the Agnes.

This application was deemed complete on September 7, 2023. The Queen's Easement Agreement provides a maximum of 40 days for Council to render a decision on an application to alter a heritage building under paragraph 1 of the Queen's Easement Agreement. This timeframe expired on October 17, 2023. Queen's has acknowledged through correspondence with staff that the standard timelines for review of heritage permits, and decisions by Council, would extend beyond the 40 day timeframe and be processed as a standard Part IV heritage permit application under Section 33 of the *Ontario Heritage Act*. As such, the *Ontario Heritage Act* allows for an alternative date as agreed upon by the applicant and Council on an application to alter a heritage building under Section 33(7). This alternative agreed upon timeline will expire on January 31, 2024.

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** alterations to the Agnes at 36 University Avenue, be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (File Number: P18-073-2023), which was deemed complete on September 7, 2023 with alterations to include the replacement, via demolition, of the 1974, 1984 and the southeast portion of the 2000 additions with a larger addition that consists of painted corrugated metal vertical siding, large sections of glazing covered with semi-regularly spaced wooden pole or painted aluminum louvre accents, and clear glazing with operable windows and/or doors along all elevations, in addition to:

1. West Elevation:
  - a. A three-storey addition connected to the retained portion of the 2000 addition;
  - b. A painted aluminum overhead door;
  - c. A new garbage enclosure with associated screens;
  - d. A new screened generator on the retained 2000s addition;
  - e. An elevator overrun with associated stair access atop the third storey;
  - f. New rooftop mechanical equipment, likely a condensing unit or air cooler;
2. South Elevation:
  - a. A three-storey addition that steps down to one storey to the east along with a cantilevered second story over the southern entrances/exits;
  - b. Various rooftop exhaust fans/ducts;
  - c. An elevator overrun atop the third storey;
  - d. Bicycle racks near the ground floor entrance;
  - e. The addition of new stand alone signage;

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## 3. East Elevation:

- a. A three-storey addition that steps down to one storey close to University Avenue along with a completely glazed two-storey eastern entrance;
- b. A honed grey granite stone base for the stepped down addition;
- c. A painted guardrail around the top of the one storey addition;
- d. A half storey addition consisting of clear glazing that abuts the historic house;
- e. The incorporation of a portion of the historic house into the interior of the property that will cover three window openings from the 1920s addition;
- f. The addition of storm windows over existing Period Windows on the historic house, where necessary;
- g. The restoration of various heritage attributes of the historic house including its masonry, pilasters along the historic eastern entrance, and various window repairs;
- h. The removal of the French door and iron balustrades for the balcony attached to the historic house and their storage in a secure climate controlled area;
- i. New bench installations along Indigenous Walk;
- j. A rooftop elevator overrun atop the second storey;
- k. The addition of new stand alone signage;

## 4. North Elevation:

- a. The addition of storm windows over existing Period Windows on the historic house;
- b. The restoration of various heritage attributes of the historic house including its masonry and various window repairs;
- c. The removal of the French door and iron balustrades along the northern elevation of the historic house and their storage in a secure climate controlled area;
- d. The installation of a new accessible multi-light glazed door in the place of the French door to accommodate an accessible entrance;
- e. The installation of a concrete ramp with an associated terrace that connects to the Indigenous Walk, poured on a separate foundation, with an associated guardrail;
- f. Recess the existing projecting window on the historic house's 1920s addition and replace it with curtain wall glazing;
- g. Replacement of the existing rooftop vents on the historic house with two rooftop mechanical units;
- h. New bench installations along the Indigenous Walk;
- i. The like-for-like repair of the existing flat roof of the historic house;
- j. The addition of new stand alone signage; and

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

1. That the northern & eastern elevation French doors and iron balustrades be repaired in situ to the greatest extent possible prior to their removal and then be stored in a secure climate-controlled environment to allow for their future reinstallation;
2. That the opening dimensions for both removed French doors be retained;
3. That the northern elevation ramp/terrace be completely reversible by way of a separate foundation and use of bond breaker between historic house's wall/foundation;
4. That the refinishing of the eastern facing wood entrance door/surrounds be like-for-like;

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5. That a Heritage Protection and Conservation Plan that includes a Vibration Impact Assessment/Plan be provided to Heritage Planning staff prior to demolition/construction;
6. That a Heritage Documentation Report of all removed additions, both inside and outside, be provided to Heritage Planning staff prior to demolition;
7. That the finalized design details/colour of the semi-regularly spaced wooden pole or painted aluminum louvre accents, corrugated metal vertical siding, northern elevation ramp, guardrails, aluminum garage door, terrace, mechanical equipment screening, garbage enclosure, storm windows and replacement second floor balcony French door, be provided to Heritage Planning staff for review and approval prior to installation;
8. That signage details, including the type, dimensions, illumination, finish, design and colour be provided to Heritage Planning staff prior to installation for review and approval to ensure it is sympathetic to the context of the area, the building and historic house;
9. Should any wood/masonry features on the historic house require complete removal, their replacement shall be like-for-like, will subtly note the year of creation (if possible), and Heritage Planning staff shall be notified for review and approval prior to installation;
10. That the finalized location of external utilities/mechanical units be provided to Heritage Planning staff for review and approval prior to installation;
11. That Heritage Planning staff be circulated the flat roof repair strategy for the historic house for review and approval prior to implementation;
12. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
13. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
14. Any replacement masonry units shall be sourced to match, as close as possible, in colour, size and profile with the existing;
15. All *Planning Act* applications, including Site Plan Control, shall be completed, as necessary;
16. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit and *Planning Act* applications for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
17. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.



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

The subject building with the municipal address of 36 University Avenue, locally known as the Agnes Etherington Art Centre or simply “the Agnes”, is located on the northwest corner of a “T” intersection between Bader Lane and University Avenue. The existing building contains a combination of a two storey Neo-Georgian style flat roof brick house, locally known as the Agnes Etherington House (“the historic house”), and a one-and-a-half to two-storey set of modern additions that wrap around the corner, complete with stone and brick cladding as well as a flat roof. The subject property is protected under the 1998 heritage easement agreement between the City of Kingston and Queen’s University (the “Queen’s Easement Agreement”) pursuant to Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 37 of the *Ontario Heritage Act* (P18-073-2023), as per the Queen’s Easement Agreement, has been submitted to request approval to demolish select additions of the Agnes (specifically the 1974, 1984 and the southeast portion of the 2000 additions) and replace those additions with a tiered three-storey glazed addition on the south elevation that steps down to two then one storey along both the eastern and southern elevations. A glazed two-storey addition connecting the historic house on the eastern elevation and a three-storey addition comprised of corrugated metal with limited glazing will also be constructed on the northwestern and western elevations of the Agnes.

The goal of this application is to upgrade the Agnes to activate the prominent corner by expanding the site. Specifically, Queen’s University envisions that this redevelopment proposal will “increase indigenous programming, exhibition, research, conservation and [number of] gathering spaces [present at the Agnes]” (Exhibit C). Further, this proposal will convert the interior of the historic house to support “...a live-in artist residency and community-facing cultural hub...” while the overall project will “also accommodate a fully accessible community-facing, participatory project space and trans-disciplinary resource on the Queen’s campus” (Exhibit C). These transformations are, in part, meant to honour “...Agnes Etherington’s original bequest of her house to create an Art Centre to ‘further the cause of art and community’” (Exhibit C).

This application was deemed complete on September 7, 2023. The Queen’s Easement Agreement provides a maximum of 40 days for Council to render a decision on an application to alter a heritage building under paragraph 1 of the Queen’s Easement Agreement. This timeframe expired on October 17, 2023. Queen’s has acknowledged through correspondence with staff that the standard timelines for review of heritage permits, and decisions by Council, would extend beyond the 40 day timeframe and be processed as a standard Part IV heritage permit application under Section 33 of the *Ontario Heritage Act*. As such, the *Ontario Heritage Act* allows for an alternative date as agreed upon by the applicant and Council on an application to alter a heritage building under Section 33(7). This alternative agreed upon timeline will expire on January 31, 2024.

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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 Agnes Etherington Art Centre was rated as a “Very Good” building in the August 3, 1998 heritage easement agreement, under Part IV Section 37(1) of the *Ontario Heritage Act*, between the City of Kingston and Queen’s University (the “Queen’s Easement Agreement”). As per the Queen’s Easement Agreement (paragraph 1) any “demolition, construction, alterations, remodelling, or any other thing or act with regard to a Building...which would materially affect the Character Defining Elements, as described in the Statements” requires approval from the City. Under section 37(5) of the *Ontario Heritage Act*, the terms of heritage easement prevail even when there is a conflict with a Part IV designation. In this case, there is no separate Part IV designation of this property.

Relevant parts of this building’s description from the Queen’s Easement Agreement are listed below:

- “[...]s a superior example of a[n] early twentieth century remodelling of an older building...[remains an important art gallery, and is located] on a prominent streetcorner.”
- “[...]s a 2 storey brick detached house with modern additions.”
- “The north face of the main block has a three bay façade...[i]n bay 3, there is a large double French window with a transom light with a similar window above in the second storey.”
- “The south face of the main block has...irregular fenestration in the second storey and a large sun room...”
- “The building has been substantially altered twice [prior to 1998], once to enlarge the residential space, and later to convert the dwelling into an art gallery.”
- “[...]s a minor campus landmark.”
- “The main block was built in 1879 to designs by J. Power and Son, architect. The original tall Victorian house was extensively remodelled in 1920 in the Neo Georgian style to designs by David Shennan, architect. After being acquired by Queen's, the building was remodelled in 1956-57, again to designs by Shennan.”
- “Agnes Etherington willed the house to Queen's ‘for the furthering of art and music at the University.’”
- The Art Centre “...is regarded as one of Canada's most respected and active art museums.”

The building’s character defining elements include:

“The main block Neo-Georgian style, brick walls, projecting central gabled pavilion, French windows, the flat roof and brick parapet with balustrade, the moulded and dentilled cornice, the wooden entrance surround and panelled door, iron balustrades, stone keystones and sills, flat

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arched window surrounds, window mullions, and the wooden shutters, are essential to this building's character.”

The Agnes Etherington Art Centre building entry from the City of Kingston and Queen’s Easement Agreement can be found in Exhibit B.

**Cultural Heritage Analysis**

Staff visited the subject property on June 6<sup>th</sup> and August 18<sup>th</sup>, 2023.

The extensive renovations proposed at the Agnes Etherington Art Centre (“the Agnes”) are meant to reimagine the purpose, scale, impact and use of this multi-disciplinary facility. To accomplish this, significant massing and architectural changes are necessary that will have an impact on the surrounding campus and, most directly, the Agnes Etherington House (“the historic house”). The term ‘historic house’ refers to the portion of the building completed by David Shennan between 1924-1956 (Exhibit C). The Queen’s Easement Agreement mainly focuses on the historic house’s design/location/redevelopment history and ignores the modern additions that will mostly be removed to support this redevelopment proposal (Exhibit B). The balance of conservation works and necessary alterations that will impact the heritage value of the historic house and the Agnes’s contributions to Queen’s Cultural Heritage Landscape to achieve an increase in usability and scale are at the centre of this proposal (Exhibit C). The applicant attended a roundtable session (an informal meeting of interested members of the local heritage community administered by Heritage Planning staff) to seek feedback on the proposed design prior to the completion of this report.

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provides guidance on best practices regarding visual relationships, exterior form, exterior walls, windows/doors, entrances/balconies, and wood/masonry products that are considered cultural heritage attributes of the property/building. The below table organizes these best practices into categories as well as summarizes the guidelines applicable to most of the relevant categories:

Standard and Guideline Section Number & Categories		Best Practices Detailed in the Standards and Guidelines
4.1.5, 4.3.1, 4.3.4, 4.3.5, 4.3.6, 4.5.2 & 4.5.3	Applicable to Most Below Categories	<ul style="list-style-type: none"> <li>• Understand how each element relates to the cultural heritage of the building/setting;</li> <li>• Assess the condition of the building/feature early in the project;</li> <li>• Maintain/protect the building/feature through cyclical maintenance work;</li> <li>• Repair the building/feature using recognized conservation techniques (which may include limited like-for-like replacement) and by using a minimal intervention approach;</li> <li>• Protect character-defining elements from accidental damage;</li> </ul>



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		<ul style="list-style-type: none"> <li>• Ensure code/accessibility specialists consider all options/strategies prior to interventions/removals and minimize impacts to character defining elements as well as overall heritage value; and</li> <li>• Document the existing status and subsequent changes for future reference.</li> </ul>
4.1.5	Cultural Heritage Landscapes	<ul style="list-style-type: none"> <li>• Review relationships both to and from the historic place;</li> <li>• Assess the overall condition of the visual relationship early in the project;</li> <li>• Protect features that define visual relationships (including maintaining the size/massing of vegetation and built features);</li> <li>• Rehabilitate visual relationships if required;</li> <li>• Design a new feature when required by a new use that respects the historic visual relationship; and</li> <li>• Remove/alter non character-defining features from periods other than the chosen restoration period.</li> </ul>
4.3.1	Exterior Form	<ul style="list-style-type: none"> <li>• Understand the original design principles and any changes to exterior form made over time;</li> <li>• Retain exterior form by maintaining the proportions/colour/massing/spatial relationships with adjacent buildings;</li> <li>• Select a new use that suits the existing built form;</li> <li>• Select a location for a new addition that ensures the heritage value of the place is maintained;</li> <li>• Design a new addition in a manner that draws a distinction between new and old;</li> <li>• Design the addition with compatible materials and massing to suit the historic building and its setting;</li> <li>• Comply with energy efficiency objectives while minimizing impacts to character-defining elements and overall heritage value;</li> <li>• Accommodate functions that necessitate a controlled environment while using the building for functions that benefit from natural ventilation and/or daylight; and</li> <li>• Remove non-character defining features (like a modern addition) related to the building’s exterior form.</li> </ul>
4.3.4	Exterior Walls	<ul style="list-style-type: none"> <li>• Retain repairable wall assemblies;</li> <li>• Modify exterior walls to accommodate an expanded/new use in a manner that respects the building’s heritage value;</li> <li>• Design a new addition that preserves character-defining exterior walls;</li> </ul>

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		<ul style="list-style-type: none"> <li>• Protect exterior walls by identifying/assessing risks by implementing an appropriate blast (or vibration) protection strategy; and</li> <li>• Work with energy efficiency specialists to implement a strategy that will have the least impact on character-defining elements.</li> </ul>
4.3.5	Window/Doors	<ul style="list-style-type: none"> <li>• Retain sound/repairable windows/doors including functional/decorative elements;</li> <li>• Design a new window/door for use on a non-character-defining elevation that is compatible with the building's style/era/character;</li> <li>• Comply with accessibility requirements in a manner that conserves character-defining doors including their decorative hardware;</li> <li>• Comply with energy efficiency by upgrading character-defining windows by installing storm windows;</li> <li>• Improve the weather protection of repaired windows; and</li> <li>• Replace an entire window/door that is too deteriorated to repair with a reproduced window based on the original.</li> </ul>
4.3.6	Entrances and/or Balconies	<ul style="list-style-type: none"> <li>• Retain sound/repairable entrances/porches and their functional/decorative elements;</li> <li>• Stabilize deteriorating entrances/porches by correcting unsafe conditions;</li> <li>• Design a new entrance required by a new use that is compatible with the building's style/era/character;</li> <li>• Respect the location of existing entrances/balconies when providing new accessibility-related features such as ramps;</li> <li>• Remove/alter a non character-defining entrance from a period other than the restoration period; and</li> <li>• Retain alterations to entrances/porches that address problems with the original design if those alterations do not have a negative impact on the building's heritage value.</li> </ul>
4.5.2	Wood Products	<ul style="list-style-type: none"> <li>• Protect/maintain wood by preventing conditions that contribute to weathering/wear;</li> <li>• Create conditions that are unfavourable to growth of fungus;</li> <li>• Remove deteriorated or thickly applied coats by using the gentlest means possible;</li> <li>• Ensure new coatings are physically/visually compatible; prevent continued deterioration by isolating the wood from the source of deterioration;</li> <li>• Retain all sound/repairable wood that contributes to the building's heritage value;</li> </ul>

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		<ul style="list-style-type: none"> <li>• Replace deteriorated or missing parts of wood elements based on documentary/physical evidence and on a unit-by-unit basis; and</li> <li>• Select replacement material for character-defining woods based on their physical/visual characteristics.</li> </ul>
4.5.3	Masonry	<ul style="list-style-type: none"> <li>• Retain sound and repairable masonry that contributes to the heritage value of the historic place;</li> <li>• Repair masonry by repointing where there is evidence of deterioration;</li> <li>• Remove inappropriate mortar by carefully raking the joints using appropriate methods; and</li> <li>• Use mortars that ensure the long-term preservation of the masonry assembly that is visually compatible with the existing masonry.</li> </ul>

The proposal meets many of the relevant Standards and Guidelines. This project will retain the entirety of the historic house (namely the 1924-1956 building by architect David Shennan, which includes the original heavily modified Power and Sons building) and rear portions of the 2000 addition, but will remove the 1974, 1984 and southeast portion (the front façade) of the 2000 addition. In their place a larger addition that consists of painted corrugated metal vertical siding (mostly along the western and southern elevations); large sections of glazing covered with semi-regularly spaced wooden pole or painted aluminum louvre accents (mostly along the south, north and east elevations); and clear glazing with operable windows and/or doors (mostly along the south and north elevations) are proposed. This addition will be three storeys tall at its highest point (concentrated on the western portion of the building) and one storey at its lowest point (concentrated on the eastern portion of the building), excluding the required roof top mechanical equipment (concentrated on the south and north portions of the building). The final colour of the corrugated metal vertical siding has not been determined, but is expected to be light grey, silver, or another sympathetic colour. Similarly, the colour/material of the semi-regular spaced wooden pole or painted aluminum louvre accents are yet to be determined but may include a variety of wood products or white/light grey painted aluminum louvre accents (Exhibit C). Both cladding types/designs and the finalized location of roof top mechanical equipment will be subject to staff review and approval. These details will be finalized during a separate Site Plan Control application (that has yet to be submitted) but will be provided to heritage planning staff for review and approval prior to installation.

Along the north elevation (that faces Jeffery Hall) the existing French door and associated metal balustrades will be replaced with a multi-light glazed door to accommodate a secondary accessible entrance. Further, on the historic house the existing unsympathetic or aluminum frame storms windows will be replaced with 1-over-1 wood frame exterior storm windows, the unsympathetic projecting window in the 1920s addition will be replaced with curtain wall glazing, the existing roof top vents will be replaced with new mechanical units in a less visible location, and the flat roof of the historic building will be repaired like-for-like (Exhibit C). The finalized design/colour of the storm windows are subject to further staff review.

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Along the east elevation (that faces Grant and Kingston Hall) the redesigned entrance will include a glazed two-storey secondary entrance, the top of the one storey addition will include a painted guardrail system, and the base of the one storey addition will consist of a granite stone base in a honed grey colour/finish. Further, this new addition will require enclosing three window openings on the second floor of the historic building (to the west of the location of the original French door), replacement of existing unsympathetic or aluminum frame storm windows with new 1-over-1 wood frame exterior storm windows, and replacement of the existing French door and iron balustrades associated with the northern-most balcony with an appropriately designed replacement (Exhibit C). The finalized design/colour of the railing system, the 1-over-1 storm windows, and the replacement door are subject to further staff review.

Along the western elevation (that faces Harrison-LeCaine Hall) the proposed painted aluminum overhead door and rooftop mechanical corrugated metal screening will require staff review. Along the southern elevation (that faces Ban Righ Hall) part of the addition includes a cantilevered second story over an entrance. It is expected that the south and north elevations will replace the existing eastern entrance as the primary entrances (Exhibit C).

The immediate building surroundings will also be altered to support this project. Along the western elevation, a new screened external garbage enclosure and new landscape plantings are proposed. Along the south elevation, new accessible parking along Bader Lane is proposed as well as a secondary courtyard equipped with circular bicycle racks and new signage that leads to the ground floor entrance. Along the east elevation, new low-lying foliage is proposed next to the courtyard (which ends the Indigenous Walk) that will lead to the secondary ground floor entrance as well as new signage likely on the retaining wall. Along the north elevation, a sloped ramp/pathway (the beginning of the Indigenous Walk) with associated guard rails, benches, signage and landscape plantings, are proposed as well as a new terrace that connects to the newly proposed accessible entrance. Along the western elevation, new landscape plantings are proposed as well as a screened garbage collection area. The finalized design/colour of the garbage enclosure, ramp, railing system, terrace, and signage are subject to further staff review.

There are two main aspects of this proposal that could impact the heritage value of the historic house and the Agnes generally, namely changes to the historic house and setting changes. Changes to the historic house's setting include landscape alterations and redevelopment of the attached addition. Changes to the heritage house include minor alterations, restoration/preservation works, and the removal/enclosure of identified heritage attributes. Change to the Agnes and the historic house could also alter their contributions to Queen's Cultural Heritage Landscape. In addition, changes to the Agnes's setting may also impact surrounding buildings also noted in the Queen's Easement Agreement. Each aspect will be reviewed separately.

The Queen's University Heritage Study, which was the precursor to the Queen's Easement Agreement, discussed the importance of various landscapes at Queen's University, "and notes the importance of the siting of the [Agnes] at the corner of University Avenue and...Bader Lane" (Exhibit C). As such, alterations may impact the setting of this historic house as well as its'

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contribution to Queen's Cultural Heritage Landscape. The impacts of such a significant redevelopment include visual obstruction of the historic house from certain viewpoints and the potential to visually dominate the historic house; such impacts could lessen the historic house's contribution to the building's overall status as a minor landmark (Exhibit C). In addition, these alterations change the massing/spatial relationship between surrounding buildings also identified in the Queen's Heritage Easement. Further, its location opposite Grant Hall (one of Queen's most recognized and visited campus buildings due in part to its use in convocation ceremonies) increases its prominence. Its unique location at the corner and opposite one of Queen's most notable landmark buildings means alterations will be experienced by a high number of visitors and residents.

The proposed design of the redeveloped Agnes will inhibit the view and reduce the prominence of the historic house. Specifically, the view of the historic house will be reduced when looking north from the bottom of University Avenue and at the corner of Bader Lane and University Avenue (Exhibit C). In addition, the redesigned addition will be taller/wider than the existing addition and be closer to University Avenue than the historic house (Exhibit C). Currently, the historic house is closer to University Avenue. Further, the new addition will draw more attention than the existing as the proposed design meaningfully differs from the surrounding built environment. Despite this, the HIS notes that "[t]he proposed development is sensitive to the local context and surrounding heritage adjacencies through the use of carefully planned setbacks [and] curvilinear forms..." (Exhibit C). The curvilinear and stepped down forms will allow interior views of the historic house (Exhibit C). As much of historic building's value is centred on its physical attributes, the ability to appreciate these attributes will be diminished due to the proposed changes to its immediate setting. This will negatively impact the historic house's contribution to Queen's Cultural Heritage Landscape.

While the historic house will become a less prominent part of the Agnes complex and the Queen's Cultural Heritage Landscape, the proposed expansion/redevelopment of the Agnes will continue, grow and amplify its existing museum space/programing capacity while retaining the historic house. The building's use as a museum is part of its intangible value as "Agnes Etherington willed the house to Queen's 'for the furthering of art and music at the University'" (Exhibit B). Since then, the Agnes has remained "...the Unviersity's main gallery space and is regarded as one of Canada's most respected and active art museums" (Exhibit B). In addition, this proposal also seeks to reinstate a residential use in the historic house through an in-artist suite program. Both the museum expansion and reintroduction of a residential use will have a positive impact on the Queen's Cultural Heritage Landscape as well as both the historic house and the rest of the Agnes complex's intangible heritage.

The project also aims to remove non character-defining features of the Agnes represented by the existing 1974, 1984 and southeast portion (the front façade) of the 2000 additions and construct a larger addition in its place. This will "activate the prominent corner...[while allowing for] a much needed gallery expansion" (Exhibit C). The removal of unsympathetic additions allows for the creation of a new addition that better distinguishes between new and old, which the HIS notes as a "...contemporary intervention [that is] materially subordinate to the existing heritage fabric of the campus" (Exhibit C). The new addition will allow for the public to easily

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differentiate between what portion of the Agnes is historic (the historic house) and what portion is modern (the rest of the Agnes complex). In addition, the proposed change in massing should not frustrate the spatial relationship with other surrounding properties also noted in the Queen's Heritage Easement since its size and massing will be like those adjacent heritage buildings, namely Ban Righ, Grant, and Kingston Hall. The overall impact on adjacent buildings, excluding the historic house, is neutral.

In addition to the above, general landscape changes should have a neutral impact on the surrounding setting once the finalized design details are reviewed and approved by staff. The newly proposed garbage collection area to the west will be along the least impactful elevation, the new bicycle parking structures and accessible parking along the south are typical installations at the University, the proposed signage is not attached to the building, and the Indigenous Walk with associated benches along the north and east should not draw excessive attention. Further, only low-lying vegetation will be installed along the eastern elevation to maintain views of the historic house (Exhibit C). While the finalized signage details are not yet determined they will be "...designed in a manner that respects the materiality and palate of the [h]istoric [h]ouse and surrounding campus...[as well as not]...obscure views [of] Character-Defining Elements" (Exhibit C). The finalized design of the proposed signage, garbage enclosure and benches are subject to further review by staff.

While some Cultural Heritage Landscape impacts will occur, the proposal also seeks to alter and rehabilitate the historic house. These changes will have positive and negative impacts on the historic house. The alterations on the historic house include: the removal of the French doors and associated iron balustrades along the northern and eastern elevations; enclosure of three openings on the east elevation second floor that will be housed in a glazed addition; the addition of wood 1-over-1 exterior storm windows over Period Windows (where necessary); the addition of a ramp and associated railing system on the north elevation that will abut the historic house; recess the north elevation modern projecting window and replace it with flush curtain wall glazing; move existing roof vents/utilities to a more obscure location; repoint masonry; restore the historic eastern elevation entrance and associated pilasters; window repairs; and the like-for-like repair of the existing flat roof (Exhibit C). The retained 2000s addition will also now support an additional screened roof top mechanical box (Exhibit C).

The proposed alterations to the historic house will result in long term but reversible impacts to its heritage value. As the French doors and associated iron balustrades (along the north and eastern elevations) are considered heritage attributes, their removal will negatively impact the historic house's heritage value. To support their removal the applicant has provided a window assessment of these French doors, a list of accessibility/access considerations and a conservation/storage strategy. According to this assessment, both French doors are considered in "...poor but repairable condition" (Exhibit C). The plan is to first repair the doors (preferably in situ) before placing the doors and balustrades "in a secure, climate-controlled location to maintain their heritage value" (Exhibit C). The reason for their removal is to ensure access to the northern entrance and second floor balcony meets Building Code and Queen's accessibility standards (Exhibit C). Before settling on removal, one of the considered alternatives included modifying the French doors to support accessibility standards, however it was found that such

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modifications would impact the door's "original geometry" and this strategy was abandoned (Exhibit C). Along the north elevation, the French door and balustrades will be replaced with a new accessible door that will "...maintain the French [door's] geometry and attributes as closely as possible, in a style common among buildings of this style" (Exhibit C). A rendering of the proposed design was included in the supplied addendum (Exhibit C). Along the eastern elevation the door design is not finalized but will be a new accessible door with an appropriate design that reflects the removed door's/house's style like the north elevation (Exhibit C). The Heritage Impact Statement (HIS) also notes that "[n]o other locations on the north facade were possible for the inclusion of a new accessible door and other interventions were not possible owing to the limited number of existing openings and Queen's programming requirements" (Exhibit C). Importantly, the original opening for both French doors will not be altered to support these new accessible entrances; this is a condition of approval (Exhibit C). The removal of identified heritage attributes will negatively impact the heritage value of the historic house, however they will be repaired and stored in such that they can be reinstalled in the same location at a future date.

To support additional accessibility goals, a new ramp and associated railing system will be introduced on its own foundation that will abut the northern elevation of the historic house (Exhibit C). A condition of approval includes the use of a bond breaker between the wall/ramp to allow for its removal at a future date with limited impacts. The location of this accessible ramp was chosen to avoid additional alterations to the eastern elevation (the most prominent elevation of the historic house). The finalized colour of the ramp and associated railing system has not yet been determined but are intended to be "muted and within the same colour palette as the [h]istoric [h]ouse" (Exhibit C). While the ramp and railing system will partly obstruct the view of the historic house, these alterations will be reversible. As the finalized design details for the ramp and railing system could change their level of impact, they are subject to staff review and approval.

The applicant also plans to enclose three exterior window openings and part of the moulded cornice (Exhibit C). The goal is to maintain the integrity of these openings and building material by integrating a reveal that separates the existing roof cornice and the ceiling of the new addition. "As a result, the new ceiling plane will 'float' above the top of the existing cornice line" (Exhibit C). While this will bring part of the building's exterior to the interior, it will still be visible through the clear glazing and will continue to be appreciated by those who use this part of the building. This alteration is meant to allow for reversibility if the addition is removed in the future while ensuring "...the integrity of the existing expression is not compromised" (Exhibit C).

To allow for the expanded use, a new utility system for the historic house and remaining 2000s addition is necessary. For the historic house, the new location proposed is "the secondary roof at the rear of the [h]istoric [h]ouse. This location has been chosen to provide the required services...while minimizing the visual impact of the equipment. It will not be visible from grade" (Exhibit C). For the remaining part of the 2000s addition, a new penthouse will be introduced on the western portion of the roof but will be screened to "minimize noise and visual impacts" (Exhibit C). "The design of this screen is still under development, but the choice will be muted, within the overall building palette, and designed to minimize its visual impact" (Exhibit C). The

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finalized design will be provided to heritage planning staff for review and approval prior to installation. The proposed changes should address minor negative visual impacts related to the location of the existing vents on the historic house and the changes to the 2000s addition should result in a neutral impact once appropriately screened.

One final minor alteration on the historic house includes removing the existing modern projecting rectangular window and replacing it with curtain wall glazing that is flush with the building wall (Exhibit C). This should result in a positive impact since this existing projecting window is not sympathetic to the existing historic house and is visually out of place. While the large unsympathetic opening will remain, the new glazing and flush position should draw less attention.

In addition to the above alterations, various restoration/preservation/maintenance works are also proposed that have been informed by a condition assessment that will enhance the historic house's heritage value, namely: the installation of wood 1-over-1 exterior storm windows (where necessary); repointing the walls/foundation; restoration of the wood trim/pilasters of the eastern elevation entrance; various window repairs; and the like-for-like repair of the existing flat roof. A condition assessment identified that only minor repointing of the brick and stone foundation is necessary, and that the interior windows are "generally in good condition" (Exhibit C). As the interior windows appear to be original to the historic house they will be retained and repaired. However, it appears that the exterior storm windows are in poor condition, and many are not original or sympathetic (Exhibit C). "Where exterior storm windows are missing or have been replaced with unsympathetic aluminum framed storms, new 1-over-1 wood frame storm windows are proposed for single glazed windows at the first and second floor" (Exhibit C). While the finalized design has not yet been determined, "[t]hese storm windows will be historically appropriate and will have a single horizontal division that lines up with the interior sash. This design will maximize the visibility of the existi[ng] original windows and the new exterior storms will be installed in a manner which is reversible and causes minimal impact to the existi[ng] historical windows" (Exhibit C). Further, the eastern elevation of the historic house will require some maintenance including the repair of the fluted pilasters and wood entrance surrounds. They are noted to be in generally good condition but have some evidence of wear (Exhibit C). Finally, to address leaks in the roof of the historic house further evaluations are being conducted to determine the extent and cause of damage. "Any repair and/or replacement will be undertaken in a manner which is in keeping with the original design and the existing roof materials..." (Exhibit C). The finalized roof strategy will be approved by heritage planning staff prior to enactment. The result of these works will enhance the value of this building since regular maintenance and upkeep maintains heritage attributes as well as general heritage value. Most of the works involve repair over replacement and will highlight the underlying or associated heritage attributes of the property. Moreover, the applicant will be submitting a Heritage Protection and Conservation Plan that includes a Vibration Study prior to site demolitions or removals (Exhibit C). This plan should provide a clear strategy for ongoing maintenance and additional clarity on how select works will be undertaken. Submission of this Plan is a condition of approval.



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The proposal will diminish the historic house's prominence and contribution to Queen's Cultural Heritage Landscape, but these changes are reversible if completed in an appropriate manner. The proposed design for the renovated addition differs from most buildings in the immediate area, is large enough that it obscures the view of the historic house when viewed from the south looking north and will visually dominate the retained historic house along all elevations but maintains a similar massing to surrounding heritage buildings. Despite this, these alterations are reversible and can return this historic house to its existing state if/when a new development occurs at the Agnes.

In addition, the enclosure of a portion of the eastern elevation and the removal of four noted heritage attributes (a pair of French doors and associated iron balustrades) will also diminish the historic house's heritage value, particularly for the north elevation. The northern elevation is envisioned to be one of the two main entrances and will meet Queen's accessible entrance requirements along a well traveled pathway that connects to the Indigenous Walk. While retained French doors and associated iron balustrades are still present along the eastern elevation and on the second floor of the northern elevation, the removal of these attributes along the north elevation to support this new entrance is a missed opportunity for the public to easily experience these rare features especially if it will be one of the two main entrances to the Agnes. Despite their removal, these features will be repaired then housed in a secure climate-controlled area for future reinstallation.

Notwithstanding the above impacts, this proposal also seeks to reinstate a historic use and expand the museum as well as restore/improve the heritage value of the retained heritage attributes through appropriate conservation works while also allowing the property to be used/experienced by a larger share of the public. The expansion of the museum and reestablishment of its residential use fulfills the purpose of Agnes Etherington's contribution to Queen's and recovers some of its intangible value, respectively. The retention and repair of the original interior Period Windows, installation of purpose built 1-over-1 sash storm windows that will display the interior windows, the repair of the east elevation woodwork, masonry repointing, and roofing repair works will enhance/maintain the historic house for the long term. These restoration/maintenance works will further assist in drawing a distinction between new and old while also allowing for the rejuvenation of retained heritage attributes.

As the Agnes has an extensive redevelopment history, including the historic house itself, this proposal allows for the building to be appropriately redeveloped in the future by not permanently altering its heritage attributes. The goal of increasing the building's accessibility and integrating the northern entrance into a well traveled pedestrian route will allow more persons to experience the site's retained heritage value while increasing its usability. Further, the expansion of the museum use will help maintain the Agnes's contribution to Queen's Cultural Heritage Landscape. The forthcoming Heritage Protection and Conservation Plan should provide a clear strategy on ongoing maintenance requirements and additional clarity on how select works on the historic house will be undertaken to ensure these long-term alterations are entirely reversible. While impacts are present, they are reversible.

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Staff are of the opinion that the subject application will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Broadly, the application will:

- Achieve the goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the City so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations;
- Achieve Guiding Principle Numbers 2, 4, 6, 7 & 8:
  - Respect for the original location – Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.
  - Respect for original fabric – Repair with like materials, to return the resource to its prior condition without altering its integrity.
  - Reversibility – Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
  - Legibility – New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
  - Maintenance – With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.
- Achieve Standards 2, 5, 7, 8 & 12 of Parks Canada's Standards and Guidelines:
  - Conserve changes to a historic place that, over time, have become character-defining elements in their own right.
  - Find a use for a historic place that requires minimal or no change to its character-defining elements.
  - 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.
  - 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.
  - Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

### Previous Approvals

A commentary on the evolution of the Agnes has been included in the Heritage Impact Statement submitted on [DASH](#).

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**Comments from Department and Agencies**

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

**Building Services:**

No comment.

**Engineering Services – General:**

The barrier curb that is used as a small retaining wall should not exceed the encroachment of the existing retaining walls within the municipal property.

Please show the easement for Bader Lane on the drawings to ensure that the building foundation does not encroach into the easement.

The owner will be responsible for the maintenance of paver stones proposed within the municipal property. A clause will be required in the agreement indicating that the maintenance of the pavers will be the responsibility of the property owner.

**Engineering Services – Noise:**

Noise study will be required and reviewed at the Site Plan Control stage.

**Engineering Services – Storm Water:**

Storm water management report will be required and reviewed at the Site Plan Control stage.

**Active Transportation:**

No comments. Retaining wall/curb should not encroach further into municipal right-of-way.

**Traffic Review:**

No comments. Retaining wall/curb should not encroach further into municipal right-of-way.

**Utilities Kingston:**

Utilities Kingston has no issues or concerns with the heritage permit. All Utilities Kingston comments have been applied to the Site Plan Control Application.

**Planning Services:**

Site Plan Control approval is required for the proposal. A Pre-application Site Plan Control application has been received and is under technical review (City File Number D02-004-2023).

**Forestry Services:**

A Tree Permit will be required to address tree removals necessary to accommodate building demolition and to establish Tree Preservation Zones (TPZ) for preserved trees identified in the Tree Preservation Plan through the D02 pre-application submission. Arborist Report and Tree Preservation plan along with Tree Protection fencing details to be submitted in support of the Tree Permit application.

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**Environmental Services:**

No comment.

**Kingston Hydro:**

No comment.

**Transportation Services:**

No comment.

**Consultation with Heritage Kingston**

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. Heritage Services has received comments from four members of the Kingston Heritage Properties Committee. The Committee's comments have been compiled and attached as Exhibit E as well as summarized below.

One member noted that the addition should not "impinge on the integrity of the house in any way" and should not act as a background for or obstacle [to] the view of the historic house. They would rather see a "long, low building which reflects Queen's traditional architecture." This same member noted that the height should be no higher than Kingston or Ban Righ Hall and all works should be reversible.

Another member noted that they thought the wood accents add a "poetic contextual element as well as tactility and human scale..." but cautioned that aluminum louvers might not have the same effect. They would not be opposed to seeing a third option that had a similar function and "feel to wood." They also noted that they would like to see the railing for the terrace in the renderings.

A third member noted that only one such red brick building is on that side of University Avenue, which contributes its own value. They also noted that while renovations might be necessary, that the proposed design overwhelms the historic house and additional thought should be considered regarding expanding the building to the rear (perhaps link with the music school building). The use of glass behind the historic house would be more visually appropriate while also beautifying the western pathway that abuts the building. An accessible entrance might also be better along this western pathway. They were also concerned that the heritage attributes of the historic house might be negatively impacted by the reinstated residential use. They also wanted to know if the "Richarson/Benedickson families have been asked for their feedback" on this proposal.

A fourth member noted that the massing would be less impactful for Ban Righ Hall if the three-storey addition could be softened and scaled down along Bader Lane. It currently appears as a "blocky wall and utilitarian face along much of Bader Lane and across from Ban Righ." They also noted that the recommendations from the ERA HIS should be followed.

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**Conclusion**

Staff recommends approval of the application File Number (File Number: P18-073-2023), 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 Citizenship and Multiculturalism)

City of Kingston Official Plan

By-Law Number 2023-38 Procedural By-Law for Heritage

Queen’s University and City of Kingston 1998 Heritage Easement Agreement

Policy on Masonry Restoration in Heritage Buildings

Policy on Window Renovations in Heritage Buildings

**Notice Provisions:**

Pursuant to Section 33(4) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

Joel Konrad, Manager, Heritage Planning, 613-546-4291 extension 3256

Phillip Prell, Intermediate Planner, Heritage 613-546-4291 extension 3219

**Other City of Kingston Staff Consulted:**

None

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**Exhibits Attached:**

- Exhibit A Mapping Information
- Exhibit B Excerpt from Queen's University at Kingston and The Corporation of the City of Kingston Heritage Agreement, 1998
- Exhibit C HIS, HIS Addendum, Architectural Plan, Window Review & Landscape Plan
- Exhibit D Site Visit Pictures
- Exhibit E Correspondence Received from the Kingston Heritage Properties Committee



# Kingston Heritage Properties Committee

## Key Map

Address: 36 Univeristy Avenue

File Number: P18-073-2023

Subject Lands







14

**The Agnes Etherington Art Centre**  
Date: 1879

**Reasons for Very Good Classification**

This building is rated as Very Good because it is a superior example of a early twentieth century remodelling of an older building, the work of a noted architect, with historical associations to prominent Kingston families and to its current use as an important art gallery, with important historical associations and located on a prominent streetcorner.

**Building Description**

The Agnes Etherington Art Centre is a 2 storey brick detached house with modern additions. Both the main block and the additions have flat roofs. The main block is set on a high stone foundation and its 3 bay facade has a projecting central pavilion and a recessed, full height wing adjoining bay 3 in which the main entrance is housed in a projecting one storey section. There are double French windows flanked by large single windows in the first storey of the central pavilion, with two windows above; in bays 1 and 3 are paired windows on the first storey and single windows above. Details in this section complement the overall Neo Georgian style: the entranceway has a transomed doorway with a classical frame of reeded pilasters supporting a moulded architrave, broken pediment and a large six-panelled door; the window mullions, proportions, iron balustrades, stone keystones and sills, flat-arched surrounds and wooden shutters are correct to this style; the cornice is white, moulded and dentilled, and; the roof is hidden by a brick parapet topped with stone and broken in sections by white balustrades.

The north face of the main block has a three bay facade with a slightly projecting central pavilion. In bay 1, two small windows in the first storey (one blind) have above them a large round-arched window. In bay 3, there is a large double French window with a transom light with a similar window above in the second storey. This upper window has a small iron-railed balcony. The south face of the main block has at the eastern end a wide chimney breast flanked by single windows on each floor. The remainder of the south face has irregular fenestration in the second storey and a large sun room with a single storey brick extension linked by a glassed passageway to the gallery wing. Brick wings to the west and south have been added to increase gallery space. No interior features were noted, although the gallery highlights several of the rooms in the main block, and many interior fixtures and features in these rooms have been retained.

The building has been substantially altered twice, once to enlarge the residential space, and later to convert the dwelling into an art gallery. The building is sited at the east end of Queen's Crescent on lower University Avenue, just west of Grant Hall, and thus is a minor campus landmark.

The main block was built in 1879 to designs by J.Power and Son, architect. The original tall Victorian house was extensively remodelled in 1920 in the Neo Georgian style to designs by David Shennan, architect. After being acquired by Queen's, the building was remodelled in 1956-57, again to designs by Shennan. The main wing was designed in 1962 by Barrot, Marshall, Merrett. Barrot, architects and further additions and alterations were made in 1975 and 1978. A further expansion is pending (1995). Historical associations are with the Richardson family, prominent locally and nationally. The house was built for George Richardson, former University Chancellor, occupied from 1921 by his

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eldest daughter, Agnes, who had married Dr. Frederick Etherington. Agnes Etherington willed the house to Queen's "for the furthering of art and music at the University". The Art Centre has since become the University's main gallery space and is regarded as one of Canada's most respected and active art museums.

### Character Defining Elements

The main block Neo Georgian style, brick walls, projecting central gabled pavilion, French windows, the flat roof and brick parapet with balustrade, the moulded and dentilled cornice, the wooden entrance surround and panelled door, iron balustrades, stone keystones and sills, flat arched window surrounds, window mullions, and the wooden shutters, are essential to this building's character.

### **Theological Hall (Old Arts Building)**

Date: 1880

### Reasons for Excellent Classification

This building is rated as Excellent because it is one of the finest architecturally on campus, and the first Romanesque Revival building on campus, influencing much subsequent construction. The work of prominent architects, it is retained virtually intact from the time of its construction during the first major University expansion in the late nineteenth century. At that time it housed the major University functions and commanded a prominent site in the centre of the original campus.

### Building Description

Theological Hall is a two storey limestone building with a third storey attic under a gabled roof. The principal, south-facing facade is symmetrical. The main block has projecting pavilions at each end and a central tower. The pavilions are two and a half storeys high, rising to a gable end. The central tower contains the main entrance and is four storeys high, with the top storey rising to gables on each face with a smaller tower topped by pinnacles at each corner. The bays flanking the tower are two storeys high with dormers centred in the roof gable. At each corner of the tower and end pavilions are two storey buttresses. Unifying the vertical elements are string courses which extend across the entire five bays: a plain ashlar course forming the sill of the first storey windows; a narrow, moulded, darker course at the base of the second storey windows; and a narrower dark course across the tops of these windows. This is echoed in the corbel table and billet moulding which extends around the building at cornice level. Further unity is given by the use of predominantly square-headed windows on the first storey, and round-headed windows on the second.

The main entrance is in a monumental, round-arched entryway with voussoirs and compound arches rising from the capitals of rounded pilasters. The middle arch has billet moulding, and similar mouldings mark the panel above the double doors. The panel contains an electric lantern in its centre. Above the entry are a pair of round-arched windows separated by a short, engaged column whose capital supports square stones at the springing of the arch. The third storey of the tower has three narrow round-arched windows with a common sill. Above this, a corbel table supports a moulding at the base of the fourth storey. Four large round-headed openings with shuttered covers are centred above the moulding in each of the tower faces, traced with a dark string course over the tops of the

# AGNES ETHERINGTON ART CENTRE

## HERITAGE IMPACT STATEMENT

36 UNIVERSITY AVENUE KINGSTON

Issued: September 3 2023

## 1.1 Specific Project Parameters

The proposed development project at the AEAC involves:

- The conservation of the identified cultural Heritage Value of the AEAC and its Character-Defining Elements;
- The removal of later building additions; and
- The construction of a new addition to the existing museum facilities which will increase indigenous programming on campus; expand community amenities including gallery, and education spaces; and improve accessibility and universal access to the AEAC.

The AEAC is considered as a Part IV Designated property as it is included in the Queen's University Heritage Easement Agreement (HEA) with the City of Kingston. This HIS has been prepared as part of an application for approval to Alter, Erect or Demolish on a designated heritage property under the Ontario Heritage Act.

***Heritage Value:** the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.*

***Character-Defining Element:** the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.*

Source: Parks Canada Standards and Guidelines

## 1.2 Potential Impacts to Heritage Resources

The new addition will conserve the AEAC's identified Character-Defining Elements and will have no negative physical impacts to the identified heritage value of the property. To accommodate the new addition the project proposes the removal of the southeast portion of the 2000 addition and the full removal of the 1974 and 1989 additions to the Historic House on the property. The additions proposed for removal are not included in the HEA description of Character-Defining Elements of the property.

While the proposed project will impact the view of the Historic House from Bader Lane and from the south of University Avenue, it will activate the prominent corner on which the gallery is located and will allow for a much needed gallery expansion. The proposal will increase access points, improving accessibility, and renewing the AEAC's landscaping and outdoor spaces. The proposed development is sensitive to its local context and surrounding heritage adjacencies through the use of carefully planned setbacks, curvilinear forms, and its legibility as a contemporary intervention which is materially subordinate to the existing heritage fabric of the campus.

## 1.3 Submission Number

23TMP-002342

## 2.3 Proposed Development: Agnes Etherington Art Centre



2. Rendering of proposal (KPMB, 2023)

Known as The Agnes, the AEAC is located at the intersection of University Avenue and Bader Lane, at the heart of the Queen's University Campus. The evolving AEAC has expanded beyond the footprint of a Historic House which was bequeathed by Agnes Etherington to Queen's University in 1956. It has since served as the art gallery and conservation hub for the art collection at Queen's. The Historic House has had several significant additions over the years to accommodate the expansion of its collection and programming. The current development project proposes the removal of the 1974 and 1989 additions, along with the southeast portion of the 2000 addition to accommodate



3. 1974 (left) and 1989 (right) Site Plan drawings with additions indicated in blue (Source: Mill, Ross, and Sadhina Architects; and Marshall, Merret, Stahl, Elliott, Mill, Ross Architects, annotated by ERA).

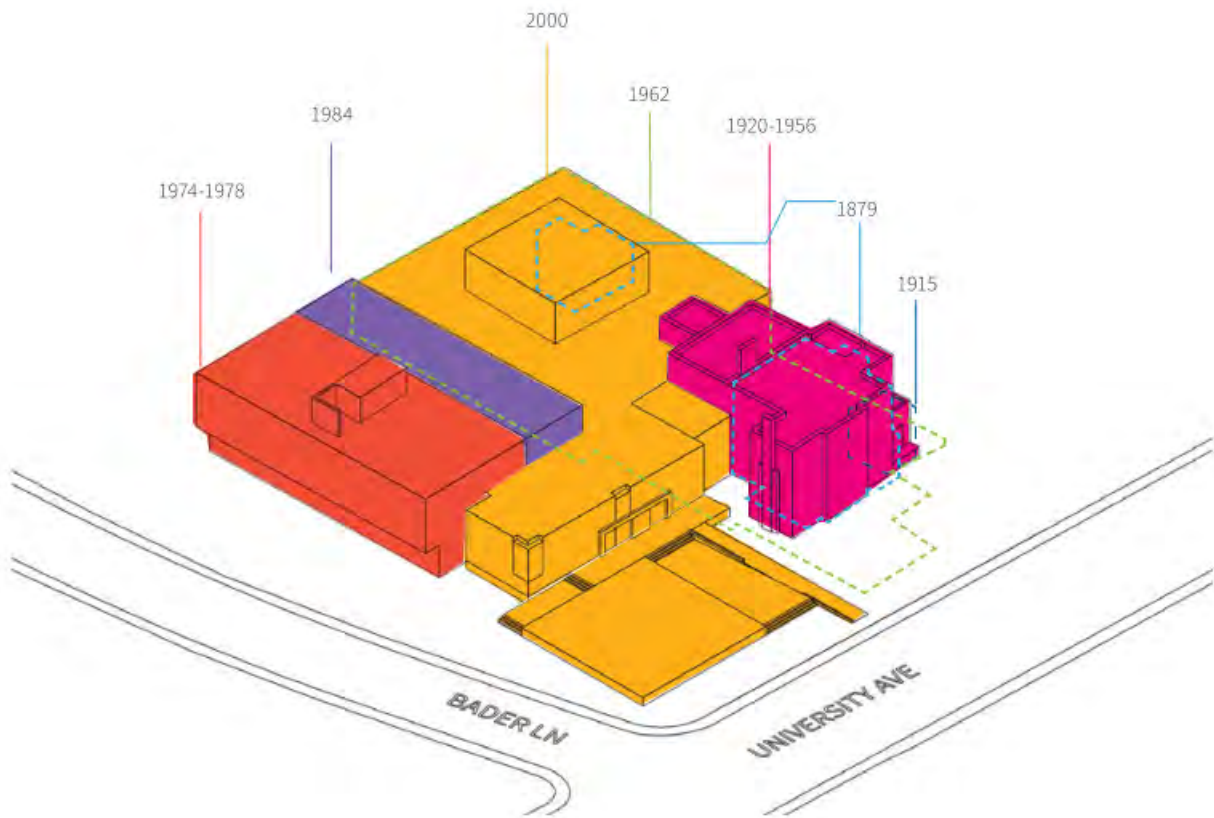
new programming spaces. The additions proposed for removal are not included in the HEA's description of Character-Defining Elements.

A new three-storey, glazed, tiered addition is proposed at the south quadrant of the property. The massing of the addition steps down to one-storey at the south and east (front) elevation of the property. It increases to a two-storey glazed addition at the intersection of the new development and the Historic House. The highest portion of the addition is setback from University Avenue and situated in the southwestern quadrant of the site along the rear lane.

This proposal will increase indigenous programming, exhibition, research, conservation, and gathering spaces at the AEAC. This will result in increased opportunities for new uses and participatory community engagement with the Historic House and the gallery as a whole. It will also provide needed animation to Bader Lane and to the north side of the Historic House at its exterior.









The proposed new addition is sensitive to, and distinguishable from, the Character-Defining Elements of the AEAC, and the existing setbacks and context of University Avenue and the Queen's campus. The new addition also reflects the historic evolution of the AEAC and its role as the Art Centre of Queen's University. While the proposal is distinguishable and physically and visually compatible with the Historic House. The proposal will also provide a nationally important opportunity for Indigenous self-determination on the Queen's university campus, and in the City of Kingston.

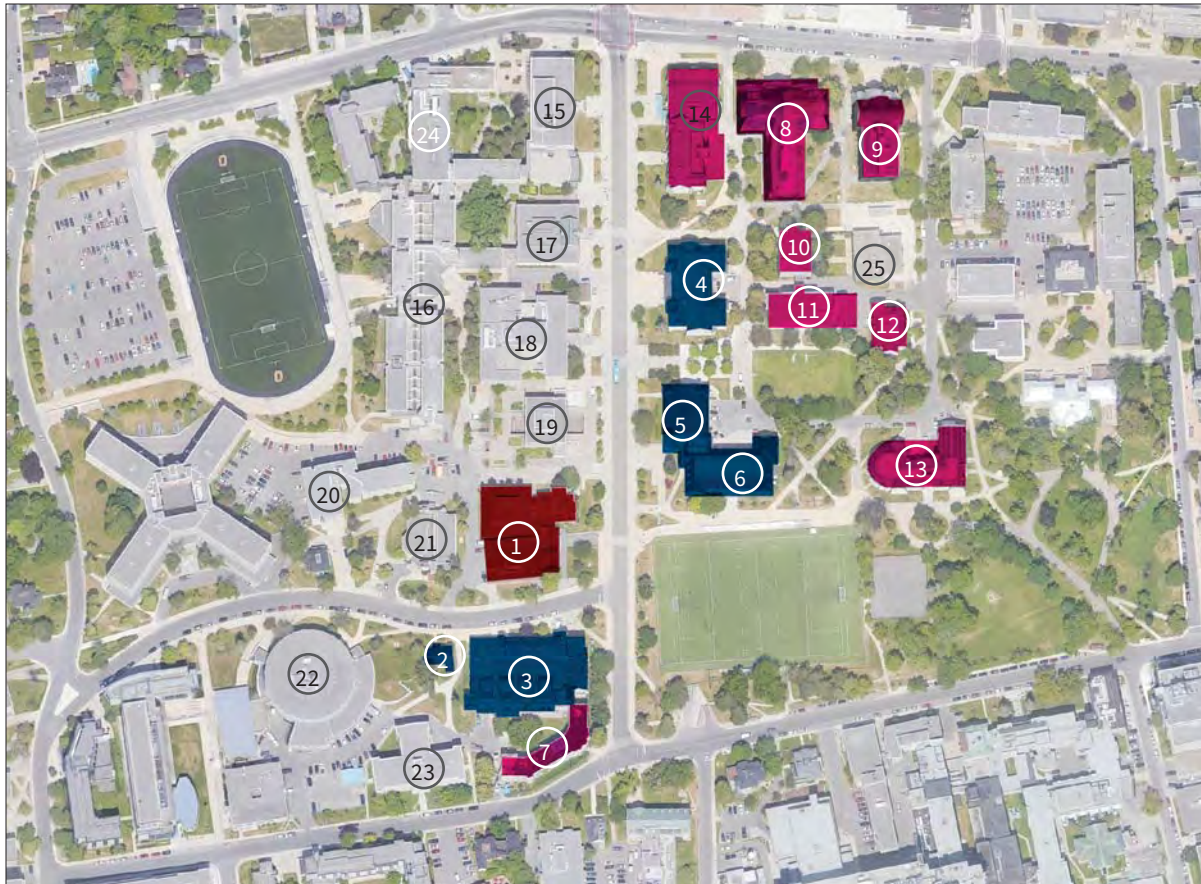
## Building Evolution Diagram



49. Axonometric diagram of building evolution with dates. (Source: ERA)

### Legend

-  1879 - J.Power and Son (Since modified)
-  1915 - Unknown
-  1924- 1956 - David Shennan, Architect
-  1962 - Mackenzie, Marshall & Merrett (demolished)
-  1974 - Marshall, Merrett, Stahl, Elliott, Mill & Ross
-  1978 - Marshall, Merrett, Stahl, Elliott, Mil & Ross
-  1984 - Mill, Ross, & Sardinha Architects
-  2000 - DSAI



79. Satellite view showing the Site within the wider campus context (Google Earth; Annotated by ERA).

1 Agnes Etherington Art Centre

Adjacent Heritage Easement Properties

- 2 Ban Righ Centre
- 3 Ban Righ Hall
- 4 Ontario Hall
- 5 Grant Hall
- 6 Kingston Hall

Other Heritage Easement Properties

- 7 Adelaide Hall
- 8 Gordon Hall
- 9 Nicol Hall
- 10 Fleming Hall - Stewart Wing
- 11 Fleming Hall - Jemmett Wing
- 12 Carruthers Hall
- 13 Theological Hall
- 14 Douglas Library

Other Properties

- 15 Dunning Hall
- 16 Mackintosh-Corry Hall
- 17 Richardson Hall
- 18 Ellis Hall
- 19 Jeffery Hall
- 20 Watson Hall
- 21 Harrison-LeCaine Hall
- 22 Stirling Hall
- 23 Chown Hall
- 24 The Law Building
- 25 Clark Hall



## Agnes Etherington Art Centre (AEAC)

The Reasons for Classification of the AEAC included in the HEA speak to the history and uses of the of the Historic House. These include an understanding of the house:

- As the superior remodeling of an older building;
- As the work of a noted architect;
- For its historical associations to prominent Kingston families (the Richardsons);
- For its current use as an important art gallery; and
- For its location on a prominent street corner.

Throughout the evolution of the property, all of these have been maintained through the full retention in situ of the Historic House and its continued use as an Art Gallery named for Agnes Etherington.

Several Character-Defining Elements are called out in the HEA as being essential to the building's character, and these are limited to the architectural features on the exterior of the Historic House portion of the AEAC. These Character-Defining Elements are crucial to the reading of the Historic House as an excellent example of Neo-Georgian residential architecture and its understanding as a former residential home. While the HEA addresses the Historic House's 1920s remodeling, it does not mention any details about the subsequent additions and modifications, and it does not include any interior features on the list of Character-Defining Elements.



80. Diagram of heritage attributes for the original Agnes Etherington Historic House (Source: ERA)

### Character-Defining Elements of the AEAC

- |   |  |    |                              |
|---|--|----|------------------------------|
| 1 | Main block Georgian Style                    | 9  | Stone keystones and sills    |
| 2 | Brick walls                                  | 10 | Flat arched window surrounds |
| 3 | Projected central gabled pavilion            | 11 | Window mullions              |
| 4 | French windows                               | 12 | Wooden shutters              |
| 5 | Flat roof with brick parapet with balustrade |    |                              |
| 6 | Moulded and dentiled cornice                 |    |                              |
| 7 | Wooden entrance surround and paneled door    |    |                              |
| 8 | Iron balustrades                             |    |                              |

### 3.6 Condition Assessment

Overall, the current condition of the Historic House is generally good. The majority of its components have been clearly well maintained, with only some minor elements showing signs of deterioration. The main exception to this statement is the condition of the wood windows.

#### Stone Base

The pale grey limestone base is generally in good condition, with no signs of cracking or spalling. There are a small number of open mortar joints around the basement windows.

#### Brick

The brick is generally in good condition, with only small amounts of open mortar joints that require repointing. An area of brick at the east end of the south façade and wrapping the corner to the east façade is covered with ivy. The brick parapets and the Historic House's two chimneys are all in good condition.

#### Windows and Doors

The main entrance door in the east façade is in fair condition. The wood surround was refinished in 2006, but joints are now opening in the edges of the fluted pilaster. The window openings in the side bays of the primary east façade have wood shutters, which appear to be in fair condition.

The French doors at the north elevation are in poor condition. The outside has been painted shut, the paint is peeling, and the wood has started deteriorating. The high bottom rail is in need of replacement along with the bottom sections of the stiles. The putty is cracked and missing in several locations, suggesting that water is getting into the muntin bars. The other set of French doors at the east elevation are in fair condition. The majority of the original windows consist of two parts: an interior window, and an exterior storm sash, separated by a cavity that is 2-3" deep. While the interior windows are generally in good condition, the exterior wood storm sashes are in poor condition and many are not original. They frequently do not appear to close properly (though some have been screwed shut), allowing moisture into the cavity that has resulted in peeling paint at all frames and muntin bars, and deteriorated putty and wood. Some original windows on the Historic House have been bricked in over time.

An inventory of window types is below:

- Basement level: three windows are single-glazed wood windows; and four windows have been infilled with masonry.
- First Floor: six windows are single-glazed wood windows; five windows have original internal windows with exterior wood storms; two windows have been infilled with masonry; two are French doors with wood frames and storm windows; and two windows are not original and were introduced during previous phases of renovations.
- Second Floor: five windows have original internal windows with exterior wood storms; fourteen windows at the second floor are original single-glazed wood windows with non-original exterior aluminum storm windows; and one window has been infilled with masonry

## Roof and Flashings

The three areas of flat roof have all been replaced since 2010, and are all in very good condition, finished with pea gravel at the two main roof areas and stone ballast at the smaller west roof.

## Other Exterior Features

The metal iron balustrades on the east and north façades are in good condition, although the connections to the brick at the two north balconies are poorly executed.

### 3.7 Heritage Adjacencies

The following section summarizes the cultural heritage value of identified adjacencies and provides a brief contemporary heritage analysis. All the Character-Defining Elements listed in the Statement of Significance for these adjacencies have been maintained, and a visual assessment from the exterior at grade indicated that the buildings are generally in good condition.

#### Kingston Hall

Kingston Hall is noted for its architectural features including its proportionality, use of rusticated limestone and Romanesque Revival features, as well as for its historical and associative value. Designed by prominent architects Symons and Rae in 1903, Kingston Hall was one of the first limestone buildings purpose-built for the campus and anchors the southern edge of University Avenue.

#### Ontario Hall

Ontario Hall is noted for its fine character-defining features, including its Romanesque Revival features, and striking main façade with its main entrance way and curvilinear twinned staircases at the main elevation. Also designed by Symons and Rae in Queenston Limestone, Ontario Hall was the second landmark building to be constructed along University Avenue in this style.

#### Grant Hall

Built in the Romanesque Revival style with Edwardian details, Grant Hall was also designed by Symons & Rae in 1905. Like their designs for the adjacent Ontario and Kingston Halls, Grant Hall is built using rusticated Queenston Limestone and completes the grouping of these monumental buildings on campus. Grant Hall is one of the most recognizable landmark buildings on the Queen's Campus, due to its clock tower and composition, and siting on University Avenue. It features several significant architectural details and is significant for its development history. It is named for one of the University's most significant Principals, George Munro Grant.

## Ban Righ Hall

Designed by architects Allward and Gouinlock, the property is noted for its architectural features and historical association as the first women's residence on the Queen's Campus. As the first institutional building to be erected on the west side of University Avenue, the use of Queenston limestone connects the building to the University Avenue context on the east side and anchors the south side of Bader Lane. Ban Righ Hall has undergone several later sympathetic additions built with rusticated Queenston Limestone; however, these are not clearly distinguishable from the original building fabric.

## Ban Righ Centre

Noted for its characteristic Arts and Crafts style, this remaining house form building to the west of the Ban Righ Hall is a remnant of the previously residential character of Bader Lane, which existed well into the 20th Century.

## Neighbourhood and Community Context

The AEAC and its noted adjacencies make a strong contribution to the varied character of University Avenue and its importance to the Queen's campus as a Cultural Heritage Landscape.

The interface of buildings in a range of architectural styles and periods provides visual evidence of an expanding and evolving University, while maintaining the respective character of their context through the use of consistent setbacks. The setbacks along University Avenue are consistent with the setback of the AEAC's Historic House.

The landscape of Bader Lane retains the curvilinear layout of the street which is a remnant of the original survey and later development of the area. The current interface of the south elevation of the AEAC additions does not positively impact or contribute to the Bader Lane streetscape.

**Cultural Heritage Landscape:** (a) geographical area that has been modified, influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value. Cultural landscapes are often dynamic, living entities that continually change because of natural and human-influenced social, economic and cultural processes.

While the resulting forms may sometimes be simple and other times complex, there is a common language and approach developed for the conservation of cultural landscapes.

Source: Standards and Guidelines for the Preservation of Historic Places in Canada.

## 4 PROPOSED CONSERVATION APPROACH

The proposed conservation approach is a full rehabilitation. This will revitalize the existing identified heritage resources on the property and ensure its ongoing contribution and innovation as an important Art Centre on the Queen’s University Campus.

This rehabilitation will conserve and augment the AEAC’s identified Character-Defining Elements through carefully considered conservation work and localized repairs. The proposal will convert the Historic House into a live-in artist residency and community-facing cultural hub, while maintaining public access and its siting on campus. It will also accommodate a fully accessible community-facing, participatory project space and trans-disciplinary resource on the Queen’s campus. This transformation honours Agnes Etherington’s original bequest of her house to create an Art Centre to “further the cause of art and community”.

The conservation approach is in keeping with industry best practices including the Ontario Heritage Toolkit and the Parks Canada Standards and Guidelines for the Preservation of Historic Places in Canada.

### 4.1 Development Analysis of the Agnes Etherington Art Centre

The design for the proposed revitalization of the AEAC was developed by KPMB in consultation with Indigenous Affairs consultant Georgina Riel, and Queen’s University. The revitalization proposes the following site interventions:

- Preservation of the Character-Defining Elements of the Historic House.
- Rehabilitation of the Historic House building fronting onto University Avenue to enhance its heritage value and to accommodate new programming.
- Removal and replacement of the 1974, 1989, and parts of the 2000 additions to facilitate the inclusion of a new addition.
- The new addition will support expanded programming, conservation, gathering, and indigenous cultural space.

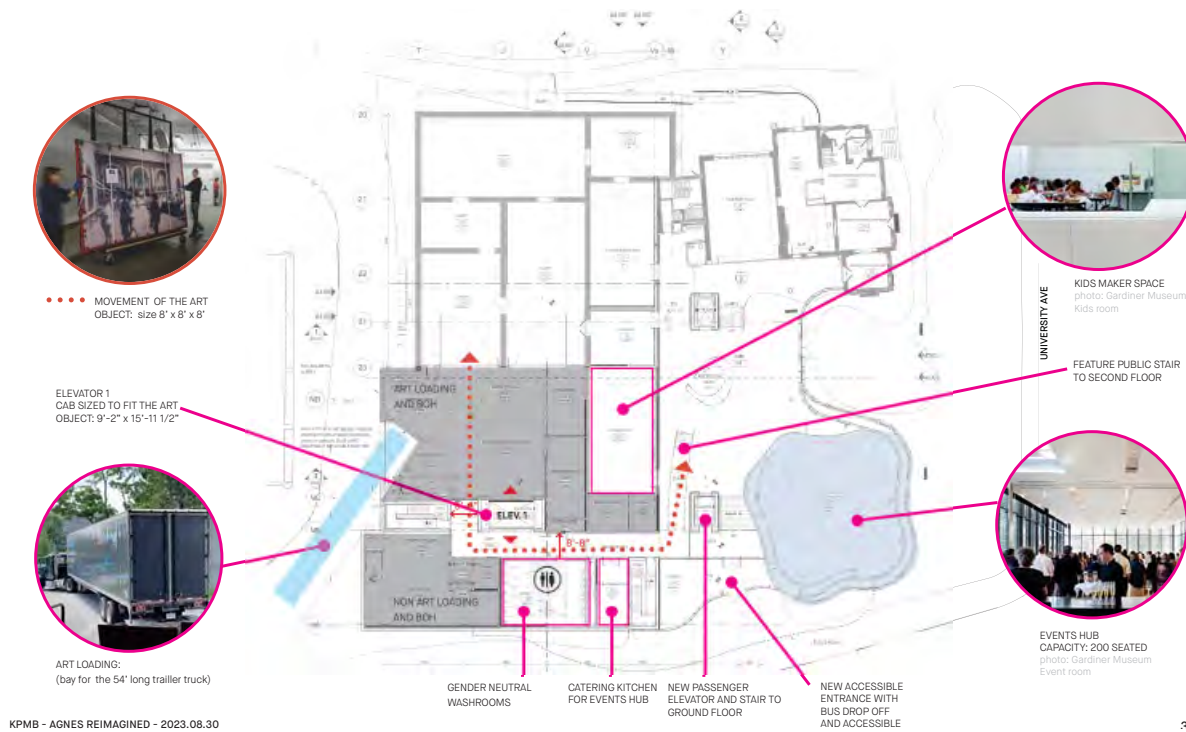
**Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

**Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

**Rehabilitation:** the action or process of making possible the continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

**Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Source: Parks Canada Standards and Guidelines for the Preservation of Historic Places in Canada.

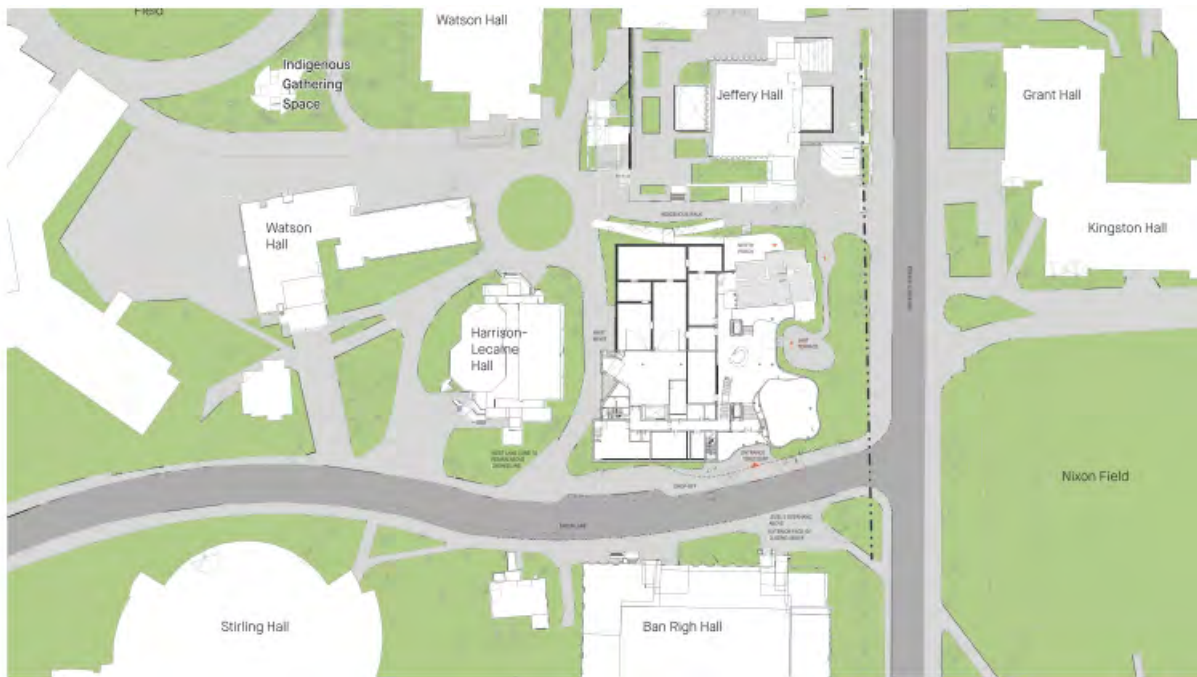


83. Site Plan Diagram of Program and Site Constraints (Source: KPMB, 2023)

The new addition will feature a new glazed double height lobby space and reception area off of University Avenue which will open onto an Arts and Events hub at the southern and eastern ends of the building. The upper floors will step back along the front east elevation at the second and third floors, to retain views to the Historic House at the exterior while expanding interior spaces. This will accommodate a 200% increase in exhibition and alternative programming spaces for curatorial experimentation and public engagement; Indigenous self-determination spaces; as well as new art study spaces and conservation resources.

A Welcome Centre with a new entrance forecourt is proposed to replace the existing addition at Bader Lane. The ground floor of the new extension will serve as a service space and loading area for the existing 1-storey galleries at the east end of the site and will connect new gathering spaces with an expanded main floor at the Historic House's west elevation. An accessible entrance is proposed from Bader Lane which will provide a new entrance into the gallery and serve to animate the interface of the AEAC with the surrounding streetscape.





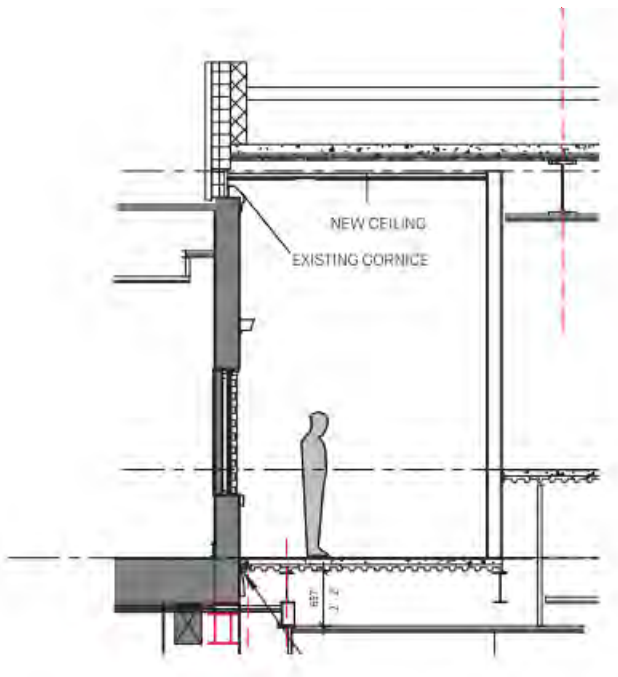
84. Site Plan of the proposed development (Source: KPMB, 2023)

A new accessible entrance is proposed in an existing opening along the north elevation. This will provide access to the AEAC which responds to current campus paths of travel and will provide an accessible entrance which does not obscure or impact the front façade of the Historic House. The entrance will be at the top of a 1:20 ramp which connects a proposed ‘Indigenous Walk’ landscaped pathway to the Historic House by a new terrace. Both the ramp and the terrace will not be anchored to the Historic House. While the colour of the ramp and its metal guardrails have not yet been determined, they will be muted and within the same colour palette as the Historic House.

This new extension at the east and south is proposed to be further set back at the upper floors of the addition and on its frontage with Bader Lane. The addition is clad in an exterior solar shading system consisting of louvres connected to a framing system over glazed walls. The materials will consist of either tamarack poles or aluminum louvres with a textured Corafon paint. Both the tamarack and the Corafon paint will create a soft surface finish with a matte quality which will be distinct and complimentary to the existing materials of the AEAC and with its adjacent heritage adjacencies. The addition at the north and west elevations will be constructed from metal with a textured Corafon paint. While the final colour selection has not been made, all new elements will be muted and within the palette of the campus landscape.

New mechanical equipment is proposed to be introduced at the north elevation of the new addition, as it is not feasible to be located below grade. The equipment will be screened to minimize noise and visual impacts, and the design of the screen is still under development. It will be designed to have a minimal visual impact and is set back from the Historic House so that it will not be visible from the street. A new garbage enclosure is also proposed at the west elevation, as this location is at a distance from the Historic House. Design details are also in progress, and will be submitted to city staff for approval.

The guiding design principle at all interfaces between new and existing will be a reveal that separates the two to ensure the integrity of the existing expression is not compromised. At the junction of the new ceiling and the existing south parapet of the heritage house a 75mm reveal is proposed. As a result the new ceiling plane will 'float' above the top of the existing cornice line.



85. Section Drawing of Existing Cornice with New Ceiling (Source: KPMB, 2023)

The proposed development will augment the landscape around the AEAC by introducing meadowing and native plantings. Most of the trees on the site will be retained, however one tree that is in ailing health on University Avenue will be removed and replaced with a tree with a slimmer profile, in order to maximize views to the Historic House from the south of University Ave. New plantings will be minimized in front of the Historic House, in order to maximize its visibility.

## 4.2 Conservation and Impact Analysis

### The Historic House

The proposed development will conserve the identified heritage value of the AEAC and will not result in a loss of cultural heritage value on the subject property. All interventions to the Historic House are proposed to be undertaken in a manner which is visually and physically compatible with the Character-Defining Elements. Conservation principles including "repair rather than replace" and "minimal intervention" will guide the approach to all identified heritage elements and new work which intersects with the Historic House will be legible as a distinct layer of change. The proposal is in keeping with the Standards and Guidelines for buildings undergoing "rehabilitation," including:

- Selecting the location for a new addition that ensures that the heritage value of the place is maintained.
- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

#### Conservation Measures

Conservation and Rehabilitation measures will be undertaken in a manner which respects the original fabric of the Historic House and its historical materials and original location. Specific measures include:

- The sensitive conservation, cleaning, and repair of Character-Defining Elements including:
  - Minor repointing of the stone base.
  - Minor brick repointing.
  - Repair of original windows.
  - Minor refinishing of the entrance door surround.
- The removal of previous unsympathetic additions at the north elevation and south elevations of the Historic House.

#### Eight guiding principles in the conservation of historical properties

1. Respect for documentary evidence  
Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.
2. Respect for the original location  
Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.
3. Respect for historical material  
Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
4. Respect for original fabric  
Repair with like materials, to return the resource to its prior condition without altering its integrity.
5. Respect for the buildings history  
Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.
6. Reversibility  
Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7. Legibility  
New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. Maintenance  
With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Source: Ontario Heritage Toolkit.

## Potential Impacts

Two examples of Character-Defining Elements (a French door and an iron balustrade) will also be removed to create an accessible doorway off the north elevation into the main gallery space. A new accessible 1:20 ramp and terrace space is proposed at the north elevation to the house which will have a minor visual impact on the Historic House by partially obscuring the building's masonry at the north façade. No additional impacts are anticipated to the Historic House, provided that careful planning is made for the demolition of the additions proposed for removal.

## Mitigation Measures

The proposed work will continue the legacy of a “superior remodeling of an older building” on the property while maintaining the identified heritage value of the Historic House through the following mitigation measures:

- Its current use as an important art gallery will continue with an expanded mandate to facilitate increased indigenous presence and self-determination on campus, which is vital to the principles of reconciliation and the objectives of Queen’s University.
- Historical associations to prominent Kingston families will be retained through the continuation of the Agnes Etherington name and the full retention of the Historic House.
- The proposed development will restore a residential component to the Historic House while continuing public access to its ground floor.
- The Historic House will remain in its original location and animate the prominent corner on which it is situated.
- The new terrace and accessible ramp proposed at the north elevation of the Historic House will be poured on a separate foundation which is not affixed to the Historic House, and will be constructed in a manner which is reversible.
- The landscape surrounding the ramp will slope up to meet the ramp surface along its north edge, minimizing the ramp's visual impact within the landscape as a whole. The colour of the ramp is still being determined, but it will be compatible with the colour palette of the Historic House and have a muted finish.

## Eight guiding principles in the conservation of historical properties

1. Respect for documentary evidence  
Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.
2. Respect for the original location  
Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.
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8. Maintenance  
With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Source: Ontario Heritage Toolkit.

- The ramp and terrace will be designed with a rail featuring painted metal pickets. The colour of the rail is still being determined, but the choice will be muted, within the overall building palette, and have a matte finish to minimize its visual impact.
- Improved accessible access and circulation to the AEAC is in keeping with the Parks Canada Standards and Guidelines recommendation regarding “finding solutions to meet accessibility requirements that are compatible” with the exterior form of heritage properties. The new entrance and ramp at the north elevation will not block views or access to the principal façade of the Historic House.
- All masonry repointing and repair will be carried out in accordance with the City’s Policy on Masonry Restoration in Heritage Buildings.
- A Heritage Protection and Conservation Plan will be prepared and submitted to the City of Kingston for approval, prior to any site demolitions or removals. While no blasting or underground parking is being proposed, the Heritage Protection and Conservation Plan will include a Vibration Impact Assessment and a plan which will be put into place prior to any site demolitions or removals. The Conservation Plan will contain additional information about material choices, repair methodologies, and the interface of new elements with the Historic House fabric.
- All Character-Defining Elements will be fully retained, conserved, and rehabilitated with the exception of the set of French doors and an iron balustrade.

### Window and Door Impact Mitigation Measures

As stated in the City of Kingston's 2012 *Policy on Window Renovations in Heritage Buildings*, Kingston recognizes that Period Windows are an integral component of heritage buildings, and that their conservation is of great importance to the City's character. The rehabilitation of the AEAC will include the retention and refurbishment of existing period windows, with the exception of one set of French doors at the north façade.

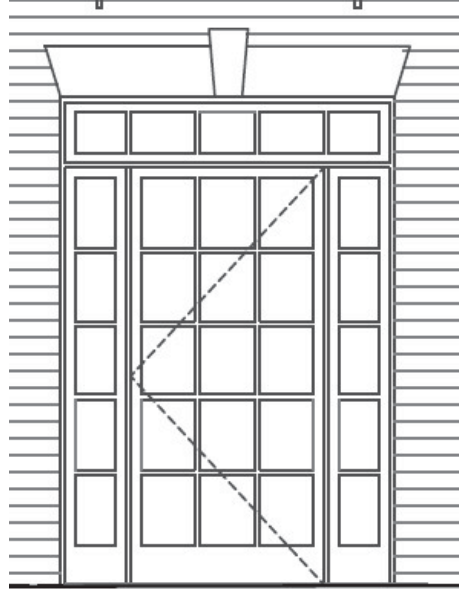
The policy also acknowledges that the thermal efficiency of windows is an important part of improving the energy use of a building, and that older windows can be upgraded to maximize their efficiency.

- Where exterior storm windows are missing or have been replaced with unsympathetic aluminum framed storms, new 1-over-1 wood frame storm windows are proposed for single glazed windows at the first and second floor. These storm windows will be historically appropriate and will have a single horizontal division that lines up with the interior sash. This design will maximize the visibility of the existing original windows and the new exterior storms will be installed in a manner which is reversible and causes minimal impact to the existing historical windows.
- The new exterior storm windows will be fastened into the wood frame, to match the location within the opening of the existing wood sashes that are to be retained. Although the fasteners will make holes in the wood frame, these holes will be easily repaired with wood filler if the storm windows are ever removed. There will be no impact on the existing wood sashes.



86. Archival photo of AEAC showing 1-over-1 storm windows at second floor of the Historic House

- The original French door proposed for removal will accommodate a new accessible entrance, which responds to existing patterns of travel on the campus and is in keeping with the Queen's University Accessibility Standards. While this intervention will require the removal of a Character-Defining Element, another example of the French doors and their associated iron balustrade also exist at the primary elevation of the house along University Ave. These Character-Defining Elements will be refurbished and remain in-situ in their more prominent location on the Historic House. The proposed removal is a reversible intervention, and the original doors will be salvaged and safely stored.
- The new accessible door at the north elevation will be designed in a manner which is sensitive and sympathetic to the original door. The masonry opening will not be altered and a new door will be installed to meet the Queen's Accessibility Standards requirement for a 950mm clear door opening. Design details will be finalized in the conservation plan, and new hardware will be selected in keeping with the spirit of the existing Historical House and its existing fixtures.
- The removal of this Character-Defining Element will not impact the identified heritage value of the property as another more prominent example of this attribute will remain on the primary facade of the Historic House. The proposed new intervention will be sensitively designed to minimize any visual or physical impacts. The new door will feature proportional sidelights and geometry which will correspond to the existing conditions.



87. Proposed design for new accessible door at north elevation. (Source: KPMB)

## New Addition

### Conservation Measures

The new work will follow the *Standards and Guidelines for the Preservation of Historic Places* in Canada Standard 11 by ensuring that the heritage value and Character-Defining Elements are conserved, and that the work is physically and visually compatible with and distinguishable from the Historic House. Standard 11 also advises that an addition should be subordinate to the historic place which is understood to mean that the addition must not detract from the historic place or impair its heritage value.

### Potential Impacts

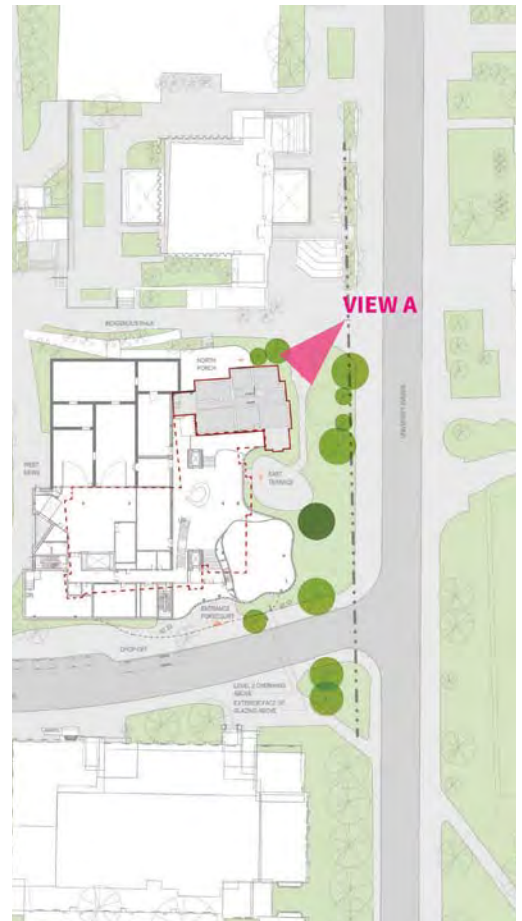
A need for expanded programming and site constraints have resulted in the proposal of a large addition. As a result, views to the Historic House will be impacted from Bader Lane and from the south of University Avenue.



88. Annotated Site Plan of the proposed development with impacted views shaded in blue and unaffected views shaded in pink. Note: annotated tree will be a replacement for the current existing tree (Source: KPMB, 2023)



**View A - North Elevation**



89. TOP Perspective View A: Rendering of the proposed north elevation

Note: views to the Historic House are not impacted (Source: KPMB, 2023).

90. BOTTOM Perspective View A: Current image of north elevation (Source:

ERA, 2021)

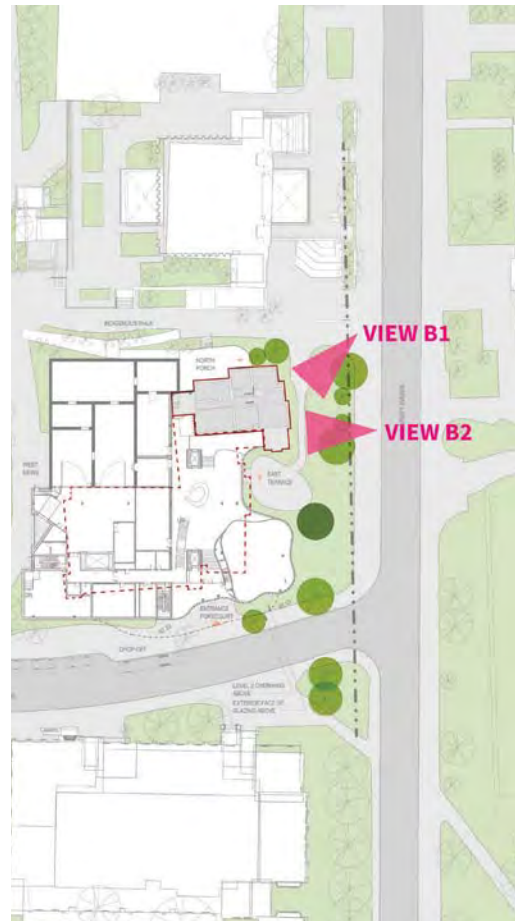
91. Key Map indicating View A

**View B - East Elevation**



92. TOP Perspective View B2: Rendering of the proposed east elevation  
Note: views of the Historic House are not impacted (Source: KPMB, 2023).

93. BOTTOM Perspective View B2: Current image of east elevation (Source: KPMB, 2023)

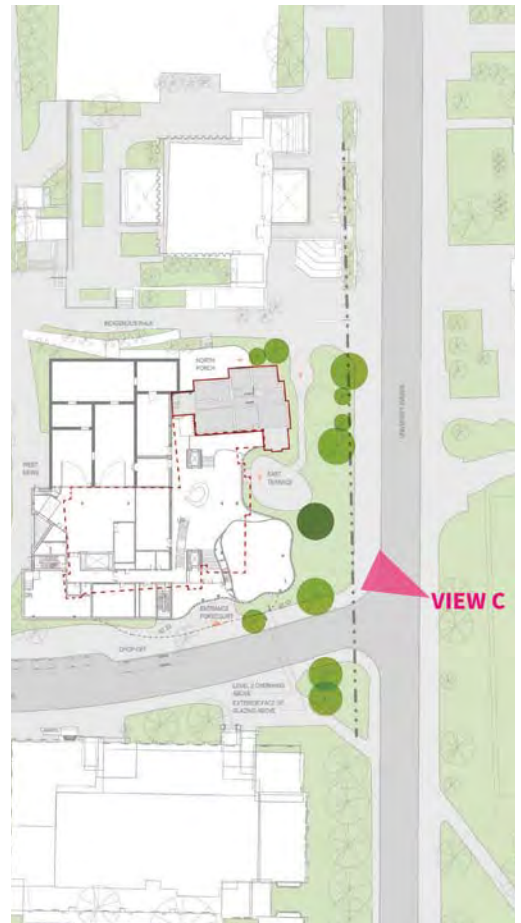


94. Key Map indicating View B

**View C - South-East Elevation**



95. TOP Perspective View C: Rendering of the proposed south-east elevation Note: views of the Historic House are not impacted (Source: KPMB, 2023).  
96. BOTTOM Perspective View C: Current image of south-east elevation (Source: KPMB, 2023)



97. Key Map indicating View C

**View D - South Elevation**

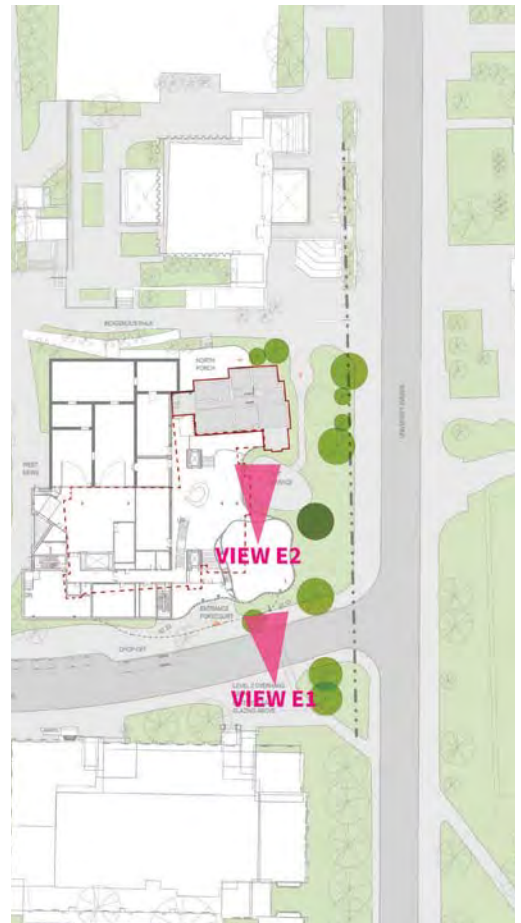


98. TOP Perspective View D: Rendering of the proposed south elevation (Source: KPMB, 2023)

99. BOTTOM Perspective View D: Current image of south elevation (Source: Google Street View, 2020)

100. Key Map indicating View D

**View E - South Elevation**



- 102. TOP Perspective View E2: Rendering of the proposed south elevation (Source: KPMB, 2023)
- 103. BOTTOM Perspective View E1: Current image of south elevation (Source: KPMB, 2023)

- 101. Key Map indicating View A

## **Mitigation Measures**

- The new addition and its proposed new entrances at Bader Lane and at the north of the AEAC will animate the campus and the important corner on which the AEAC is located.
- The new addition's size and massing will allow Queen's to expand its internationally recognized conservation, teaching, and exhibition spaces while establishing a vital hub for indigenous art, culture, and programming. The recessed area between the southern portion of the new addition and the Historic House will not detract from or impair the heritage value and understanding of the Character-Defining Elements and importance of the property. It will also physically manifest the project's intention to present indigenous and western world views side-by-side.
- The setbacks of the new addition will allow for continued views of all of the Historic House from the public realm and from key vantage points along University Avenue.
- The massing of the new addition as seen from Bader Lane will correspond to the massing of Ban Righ Hall, and they will work together to create a gateway from Bader Lane to University Avenue.
- The materials of the new addition have been selected for their complimentary texture and appearance within the existing material palette of the campus, the Historic House, and its heritage adjacencies. The materials do not seek to mimic what is existing and they will be a distinct layer of change from the Historical House. Final materials and colour selections will be included in the Conservation Plan for city approval.
- The proposal includes rewilded meadowed landscape and indigenous gardens which will enrich the University Avenue landscape and create a visible indigenous presence at an important campus location. Large plantings which obscure views to the Historic House will not be introduced. A new tree is proposed to replace an existing yet ailing tree at University Avenue.
- Documentation of all additions proposed for removal and the gallery as a whole is recommended to provide an archival record of the evolving AEAC property and its history.

## Heritage Adjacencies and Neighbourhood and Community Context

The proposed development is part of the continued development of University Avenue within the Queen's campus and its context within the City of Kingston. The contemporary style of the proposed development makes it a distinct and contextually appropriate addition to this important cultural landscape. It does not seek to replicate adjacent buildings, and the proposed material and massing will introduce a new and complimentary layer of design to University Avenue and Bader Lane. Landscaping and gathering spaces are also proposed at the north and south of the site, activating the surrounding area and connecting it with other campus spaces.

### **Potential Impacts**

The proposed addition will have a positive impact on the surrounding campus context by expanding programming, improving landscaping, increasing animation, and creating additional outdoor gathering space at Queen's.

### **Mitigation Measures**

Construction staging and management should be planned to minimize disruption and access to the identified cultural heritage resources adjacent to the AEAC and in the surrounding campus area. A Vibration Impact Assessment and a Vibration Plan should be prepared. Final materials should be selected which are complimentary and distinct from the adjacent heritage resources.

## 5 CONCLUSIONS AND RECOMMENDATIONS

The Agnes Reimagined project has been designed to expand the programming opportunities of this world renowned art gallery and conservation space while providing a unique opportunity for reconciliation and indigenous expression on campus. While the proposed addition is, it is contextually appropriate and will ensure that the heritage value of the property is maintained. The proposed new addition draws a clear distinction between what is historic and what is new and is compatible in terms of its massing with the exterior form of the historic building and its setting. The conservation measures for the site prioritize rehabilitation while allowing for a new and contextually appropriate contemporary building. The full retention of the Historic House and its identified Character-defining Elements will also allow for a new understanding of the development and evolution of the Queen's University Campus.

The proposal will also allow for a significant expansion of the AEAC and will facilitate increased indigenous and community programming, while animating an important corner in the city.

This HIS recommends that:

- Future planning for the project should also consider the necessary protections for the Historic House and its adjacencies during all demolition and construction activities;
- A Vibration Impact Assessment should be prepared and a Vibration Plan should be put into place prior to any demolition or construction.
- A Conservation Plan which includes the above information, along with all identified rehabilitation measures for the Historic House and design details for all new elements which impact the Historic House should be prepared and submitted to the City of Kingston for approval.
- A documentation report which includes information and photographs of all additions to be removed should be completed prior to any demolition, for archival purposes.
- The Character-Defining Elements which are proposed for removal should be salvaged and safely stored for any potential future reinstatement.

The proposed conservation measures and impacts of this project are in keeping with best heritage practices and will augment the Cultural Heritage Landscape of Queen's University Campus, the identified Character-Defining Elements of the AEAC, and its adjacencies. This proposal will result in a project of national importance and create an Important opportunity for indigenous reconciliation and excellence in the arts.



The following addendum has been prepared by ERA Architects to outline all known changes and any anticipated changes to the Agnes Etherington Art Centre (AEAC) project since the September 2023 Heritage Impact Statement (HIS) submission to the City of Kingston.

1. REPLACEMENT OF 2-BY-5 FRENCH WINDOW AND REMOVAL OF IRON BALUSTRADE ON NORTH ELEVATION

The AEAC features two sets of 2-by-5 French windows on the Historic House which are listed as Character-Defining Elements. One is located at the primary (east) elevation, and another is located on the north elevation. The 2-by-5 French window at the north elevation and its associated iron balustrade are proposed for removal to accommodate a new accessible door. The window slated for removal is in poor but repairable condition: The outside has been painted shut, the paint is peeling, and the wood has started deteriorating. The high bottom rail is in need of replacement along with the bottom sections of the stiles. The putty is cracked and missing in several locations, suggesting that water is getting into the muntin bars.

While the 2-by-5 French window at the north façade can be repaired, it does not meet requirements for an accessible door. Its existing geometry cannot provide the 965mm clear width required for new accessible doors by the Queen's Accessibility Standards (QAS), the 860mm clear width required by the QAS for retrofitted doors, or the 960mm required by the Ontario Building Code. Possible modifications were explored, but it cannot be appropriately modified while maintaining its original geometry. No other locations on the north facade were possible for the inclusion of a new accessible door and other interventions were not possible owing to the limited number of existing openings and Queen's programming requirements. Therefore, a new accessible door is being proposed in this location with a new design which will maintain the French window's geometry and attributes as closely as possible, in a style common among buildings of this style.

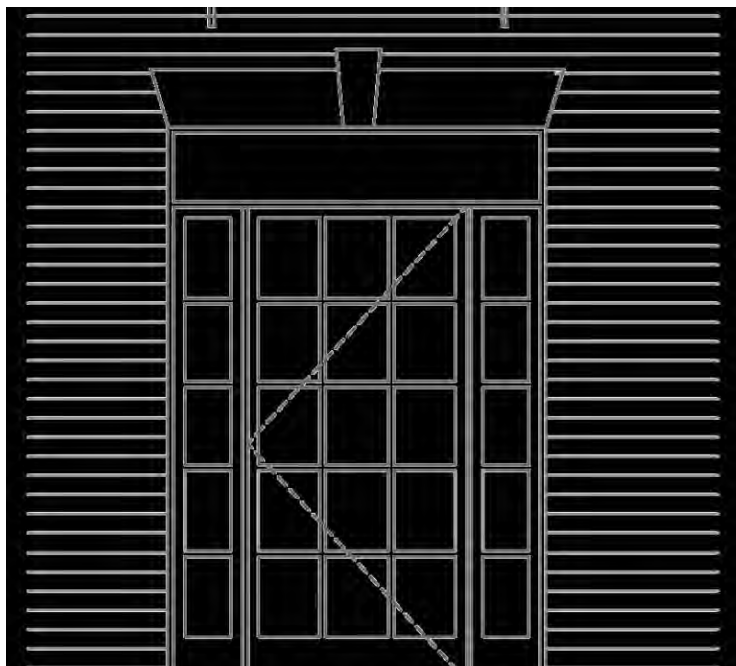


Fig. 1 Proposed replacement door design for French window at north Elevation.

The proposed location will avoid the need to make additional masonry openings or alter existing masonry openings while accommodating the AEAC's programming. As there won't be any storms on this door, the new design will be double glazed with a new transom which will match the existing appearance. A proposed design is included with this addendum on page 1. New door hardware will also be introduced which will meet accessibility standards and have a sympathetic and compatible appearance with the existing heritage elements of the Historic House.

The 2-by-5 French window and its associated iron balustrade will be removed and stored in a secure, climate-controlled location to maintain their identified heritage value. Prior to being stored, the French window will be repaired. The repair will happen in situ, if possible, but it is likely that the window will have to be removed from its hinges/original location for the repair.

## 2. REPLACEMENT OF 1-BY-3 FRENCH WINDOW AND REMOVAL OF IRON BALUSTRADE ON SOUTH ELEVATION

The AEAC features 1-by-3 French windows on the Historic House which are listed as Character-Defining Elements: one is located at the south elevation of the second floor of the Historic House and has an associated iron balustrade. This 1-by-3 French window and its associated balustrade are proposed for removal to accommodate a new accessible door leading to a proposed new balcony area, which is part of the new addition to the AEAC.

The 1-by-3 French window proposed for removal is in poor but repairable condition: there is peeling paint and wood deterioration, and it is not able to close properly. While the 1-by-3 French window can be repaired it cannot be modified to meet requirements for an accessible door. Its existing geometry cannot provide the 965mm clear width required for new accessible doors by the Queen's Accessibility Standards (QAS), the 860mm clear width required by the QAS for retrofitted doors, or the 860mm required by the Ontario Building Code. Possible modifications were explored, but it cannot be appropriately modified while maintaining its original geometry. No other locations were identified to provide access to the balcony from the proposed new artist residence owing to the limited number of existing openings on the Historic House and Queen's programming requirements. Therefore, a new accessible door is being proposed in this location with a design which will maintain the windows geometry as closely as possible, in a style common among buildings of this style. No alterations are being proposed to the size of the masonry opening. The design details of this door are in development and will be submitted for input and approval from the Heritage Staff at the City of Kingston. New door hardware will also be introduced which will meet accessibility standards and have a sympathetic and compatible appearance with the existing heritage elements of the Historic House.

The removed 1-by-3 French window and its associated iron balustrade will be removed and stored in a secure, climate-controlled location, to maintain their identified heritage value. Prior to being stored, the French window will be repaired. The repair will happen in situ, if possible, but it is likely that the window will have to be removed from its hinges/original location for the repair.

## 3. MATERIALS

Materials proposed for the new additions to the AEAC are intended to be in keeping with the material palate and colours of the Historic House and the Queen's campus. New materials include honed grey

granite and light grey/silver toned corrugated metal. The primary elevation of the new addition will include glazing and an aluminum louvre system, painted with a white or light grey Corafalon paint, or a wooden pole system. The previous HIS identified this wooden pole material as tamarack, but the proposal has been revised to identify Ontario cedar as the preferred wood option. Proposed materials can be found on page 4 of this addendum.

#### 4. ROOF VENTILATION, EXHAUST, AND MECHANICAL PENTHOUSE

Revisions to the placement of ventilation, exhaust, and mechanical equipment have occurred since the first HIS submission. New equipment is being proposed on the secondary roof at the rear of the Historic House. This location has been chosen to provide the required services to the Historic House, while minimizing the visual impact of the equipment. It will not be visible from grade.

A new mechanical penthouse is also being introduced, and while it has been shown on the drawings submitted with the September 3 HIS, a revised SPA submission will reflect a new location. These details have been updated in a revised roof plan (A2.106) which is included on page 5 of this addendum.

The orientation of the new mechanical penthouse has been adjusted to better align with the existing mechanical penthouse on the roof of the 2000s addition, and the orientation and position of the required generator have been adjusted at the west portion of the roof to accommodate servicing requirements. The generator will be concealed with a screen to “minimize noise and visual impacts” per Queen’s Campus Master Plan Design Guidelines. The design of this screen is still under development, but the choice will be muted, within the overall building palette, and designed to minimize its visual impact.


#### 5. HISTORIC HOUSE ROOF

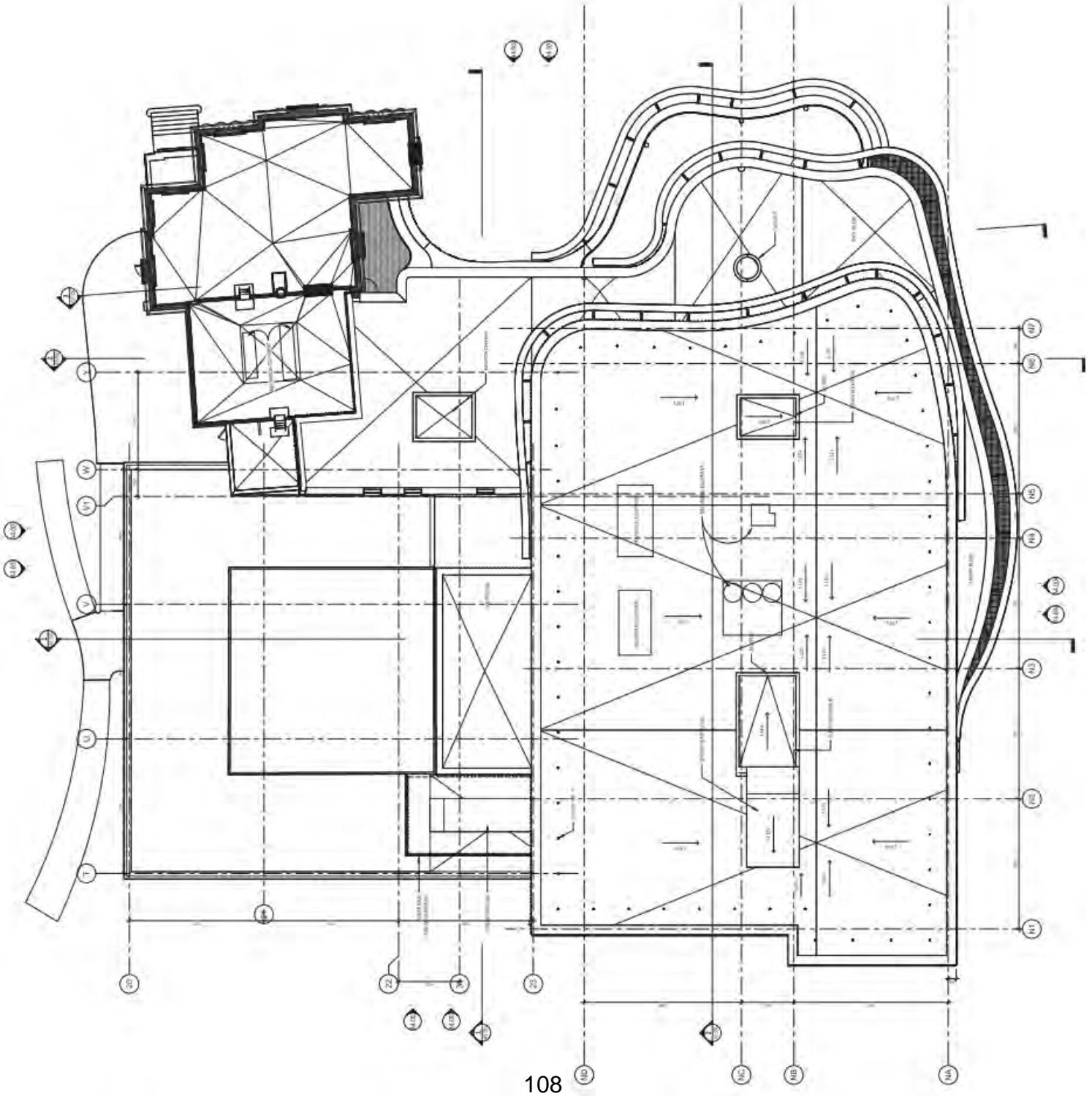
In the past two months there have been leaks in the flat roof of the Historic House which have impacted on the AEAC’s office spaces. An evaluation is under way to determine the cause of these incursions and whether these roof areas can be repaired or if any replacement will be required. Any repair and/or replacement will be undertaken in a manner which is in keeping with the original design and the existing roof materials, in consultation with Heritage Staff at the City of Kingston.

#### 6. NEW SIGNAGE

New signage will be introduced to the AEAC and is proposed at three locations: along University Avenue, on Bader Lane, and affixed to the new accessible ramp at the north side of the Historic House. These proposed locations are included on page 6 of this addendum. The design of this signage is still under development, but it will be designed in a manner which respects the materiality and palate of the Historic House and the surrounding campus, and it will not be attached to the Historic House or obscure views to Character-Defining Elements. The final designs will be submitted to Heritage Staff at the City of Kingston for approval.

EXTERIOR MATERIAL LEGEND

MATERIAL	TAG	DESCRIPTION	LOCATION	IMAGE	COLOR RANGE
Granite	BT-2	Manufacturer: Polycor Type: Granite, "Concrete Gray" Finish: Honed. Thickness: 38 mm Size of 45 mm x 45 mm Dimensions: as indicated on drawings. For other criteria see General Notes for all Stone types.	Base / Granite		
Wood Panel (Aluminate)	WA-1	Eastern White Cedar Wood RMS 115mm to 225mm smallest DOJ Bark removed, all kerfing smoothed flush Poles to be treated with zinc weathering zinc oxide (WZ) DIECDO or approved equal. Frame spaced at 25 or less.	Level 1, 2, 4, 5		
Aluminum Louvers	AL-1	Type: aluminum louvers Dimensions and quantity as indicated on drawings. Corrosion panel	Level 2, 5, 6		 WHITE TO LIGHT GREY TONES
Corrugated Metal	MT-1	Type: 63mm corrugated aluminum vertical siding Dimensions and quantity as indicated on drawings. Corrosion panel	Level 1, 2, 4, 5		 LIGHT GREY/SILVER TONES

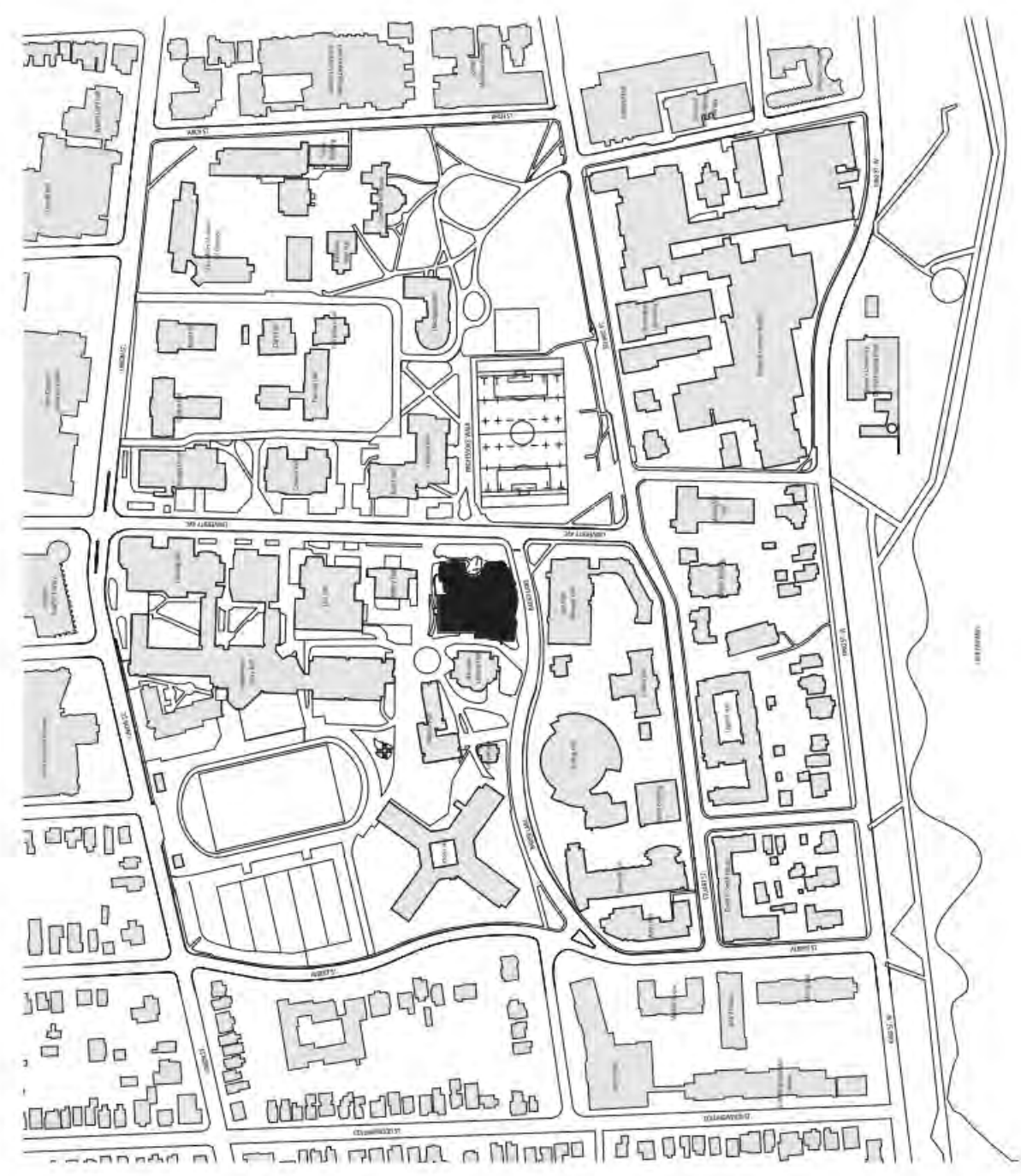






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Table with multiple columns and rows, possibly a schedule or list.





1. The information contained in this report is based on the information provided to the consultant by the client. The consultant is not responsible for the accuracy or completeness of the information provided.

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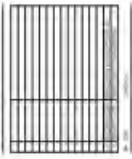
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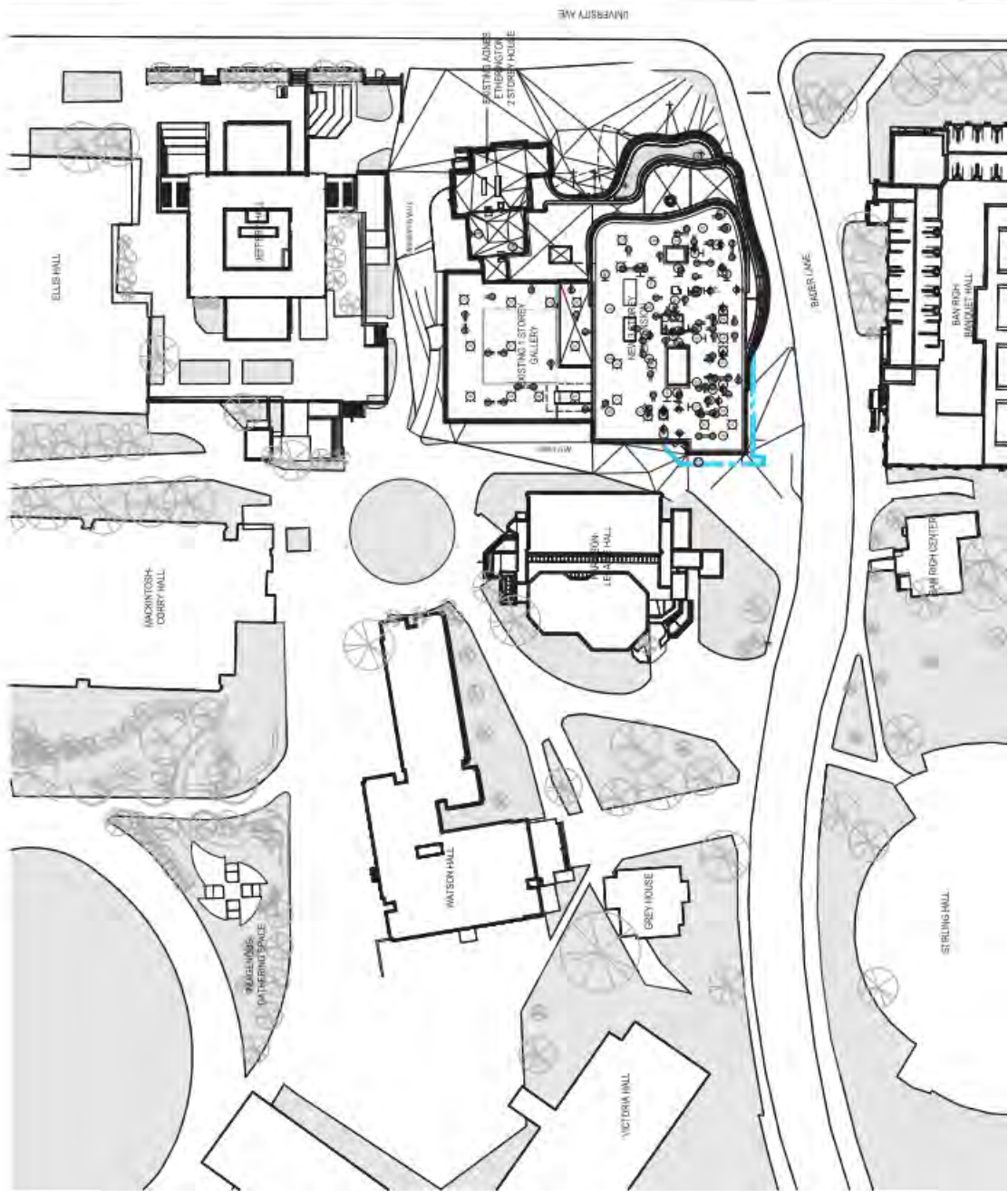
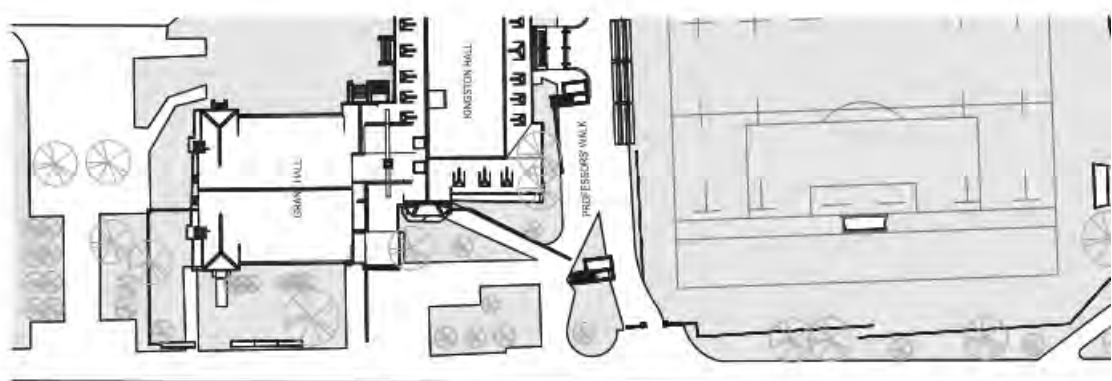
10. The consultant is not responsible for the accuracy or completeness of the information provided. The consultant is not responsible for the accuracy or completeness of the information provided.



**KPMG**  
 Chartered Accountants  
 1000 West Broadway  
 Vancouver, British Columbia V6C 3K7  
 Canada

**Exhibit C**  
**Report Number HP-24-004**

SP-A1.001





KPMB

KPMB Architects  
11111 17th Avenue, Suite 100  
Denver, CO 80202  
Tel: 303.733.1111  
www.kpmb.com

Client: University of  
Alaska Railroad

Project: Lower Level  
Demolition

Scale: 1/8" = 1'-0"

Date: 11/15/2024

Sheet: 114

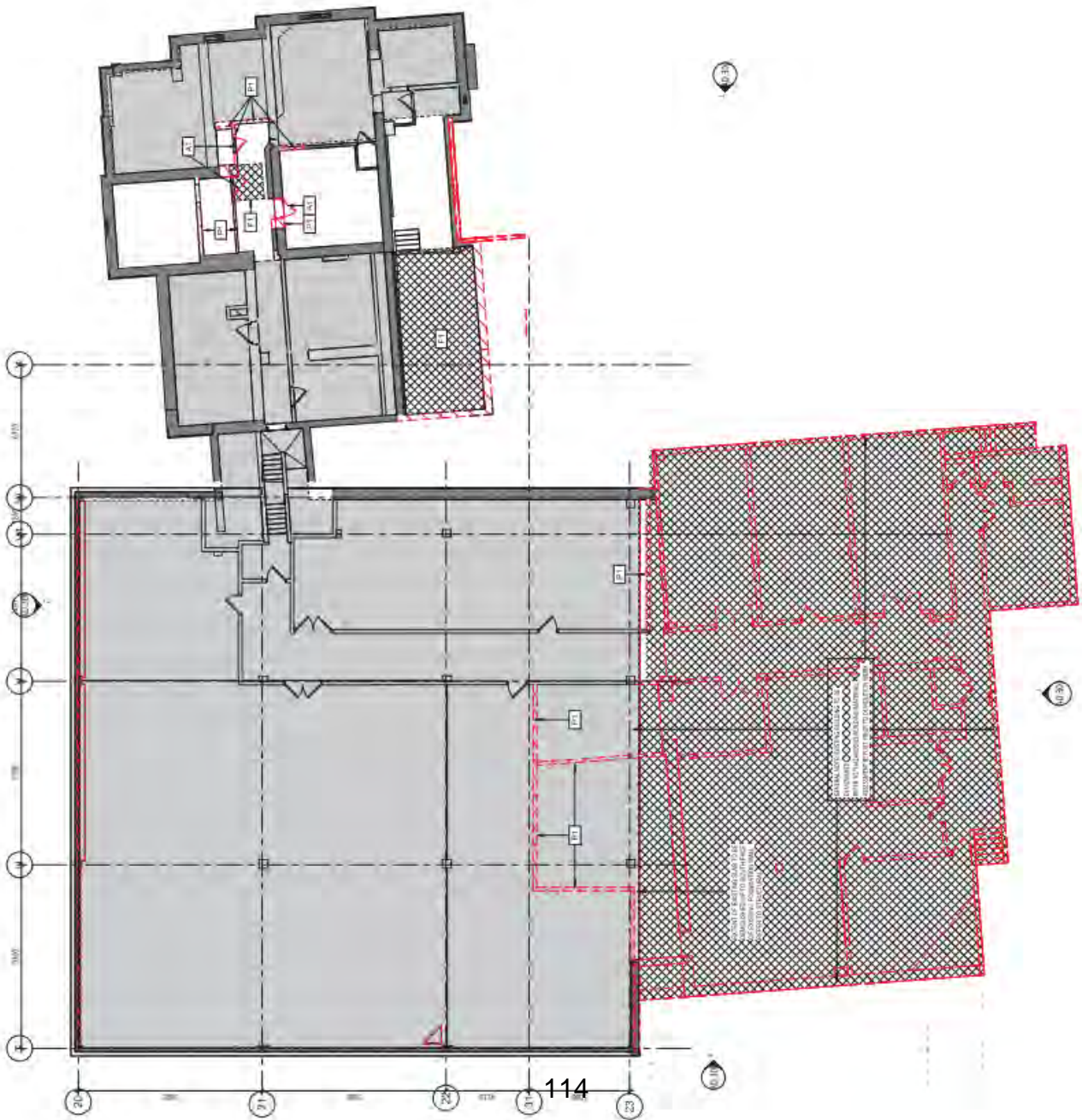
LOWER LEVEL  
DEMOLITION

**DEMOLITION LEGEND**

	EXISTING STRUCTURE
	STRUCTURE TO BE DEMOLISHED
	STRUCTURE TO BE RETAINED
	STRUCTURE TO BE DEMOLISHED BY 12/31/2025
	STRUCTURE TO BE DEMOLISHED BY 12/31/2026
	STRUCTURE TO BE DEMOLISHED BY 12/31/2027
	STRUCTURE TO BE DEMOLISHED BY 12/31/2028
	STRUCTURE TO BE DEMOLISHED BY 12/31/2029
	STRUCTURE TO BE DEMOLISHED BY 12/31/2030

**DEMOLITION GENERAL NOTES**

- EXISTING STRUCTURE TO BE DEMOLISHED IS SHOWN WITH HATCHING AND A DEMOLITION DATE.
- EXISTING STRUCTURE TO BE RETAINED IS SHOWN WITH A SOLID FILL.
- EXISTING STRUCTURE TO BE DEMOLISHED BY 12/31/2025 IS SHOWN WITH A HATCHING PATTERN.
- EXISTING STRUCTURE TO BE DEMOLISHED BY 12/31/2026 IS SHOWN WITH A HATCHING PATTERN.
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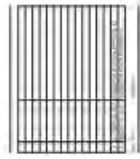








1. The drawings are to be read in accordance with the following notes:  
2. All dimensions are in feet and inches, unless otherwise noted.  
3. All work shall be in accordance with the latest editions of the Building Code of the City of Los Angeles and the California Building Code.  
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
5. The contractor shall be responsible for coordinating with all other trades and utilities.  
6. The contractor shall be responsible for protecting all existing work and utilities.  
7. The contractor shall be responsible for maintaining access to all adjacent properties.  
8. The contractor shall be responsible for maintaining safety and security of the site.  
9. The contractor shall be responsible for maintaining a clean and safe work environment.  
10. The contractor shall be responsible for providing all necessary labor and materials.  
11. The contractor shall be responsible for providing all necessary equipment and tools.  
12. The contractor shall be responsible for providing all necessary insurance and bonding.  
13. The contractor shall be responsible for providing all necessary safety training and instruction.  
14. The contractor shall be responsible for providing all necessary safety equipment and PPE.  
15. The contractor shall be responsible for providing all necessary safety signage and barriers.  
16. The contractor shall be responsible for providing all necessary safety protocols and procedures.  
17. The contractor shall be responsible for providing all necessary safety records and documentation.  
18. The contractor shall be responsible for providing all necessary safety training and instruction to all workers.  
19. The contractor shall be responsible for providing all necessary safety equipment and PPE to all workers.  
20. The contractor shall be responsible for providing all necessary safety signage and barriers to all workers.



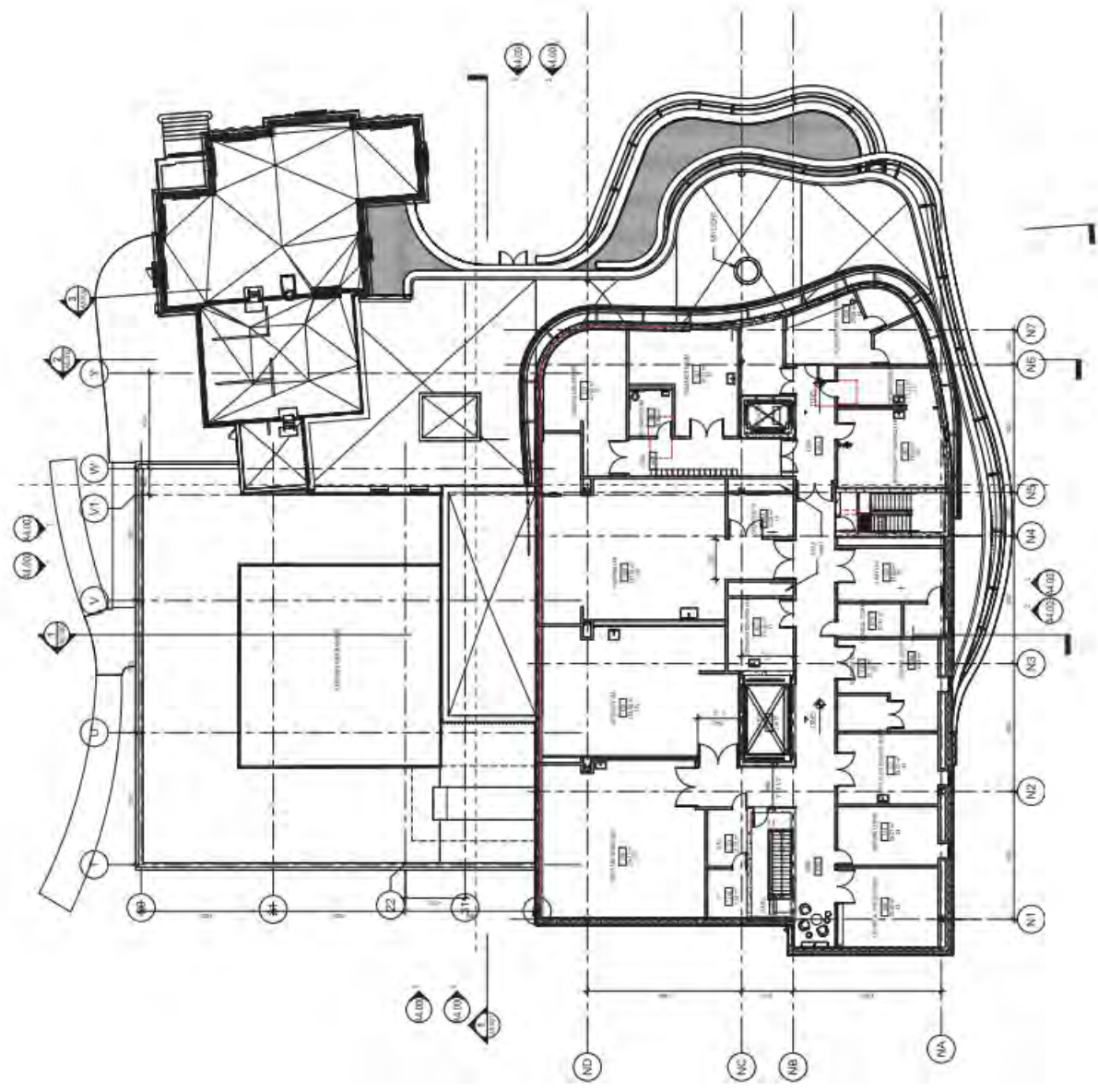
**KPMB**  
KIMBERLY P. MURPHY  
ARCHITECTS  
10000 WILSON BLVD  
SUITE 100  
LOS ANGELES, CA 90024  
TEL: 310.441.1000  
WWW.KPMB.COM

Client: **Agnes Reimann**  
Project: **Agnes Reimann**  
Address: **10000 WILSON BLVD**  
City: **LOS ANGELES, CA**  
State: **CA**  
Zip: **90024**

Scale: **AS SHOWN**  
Date: **10/10/10**  
Sheet: **SP-A2.104**  
Level: **LEVEL 3 FLOOR PLAN**

**Exhibit C**  
**Report Number HP-24-004**

**SP-A2.104**













**LEGEND**

REVISIONS

NO.	DESCRIPTION	DATE
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**LEGEND**

FINISHES

1	CONCRETE
2	BRICK
3	GLASS
4	PAINT
5	WOOD
6	ROOFING
7	LANDSCAPE
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	HVAC
12	INSULATION
13	FOUNDATION
14	STRUCTURE
15	CLADDING
16	SCREENING
17	GLASS CURTAIN WALL
18	GLASS BALCONY
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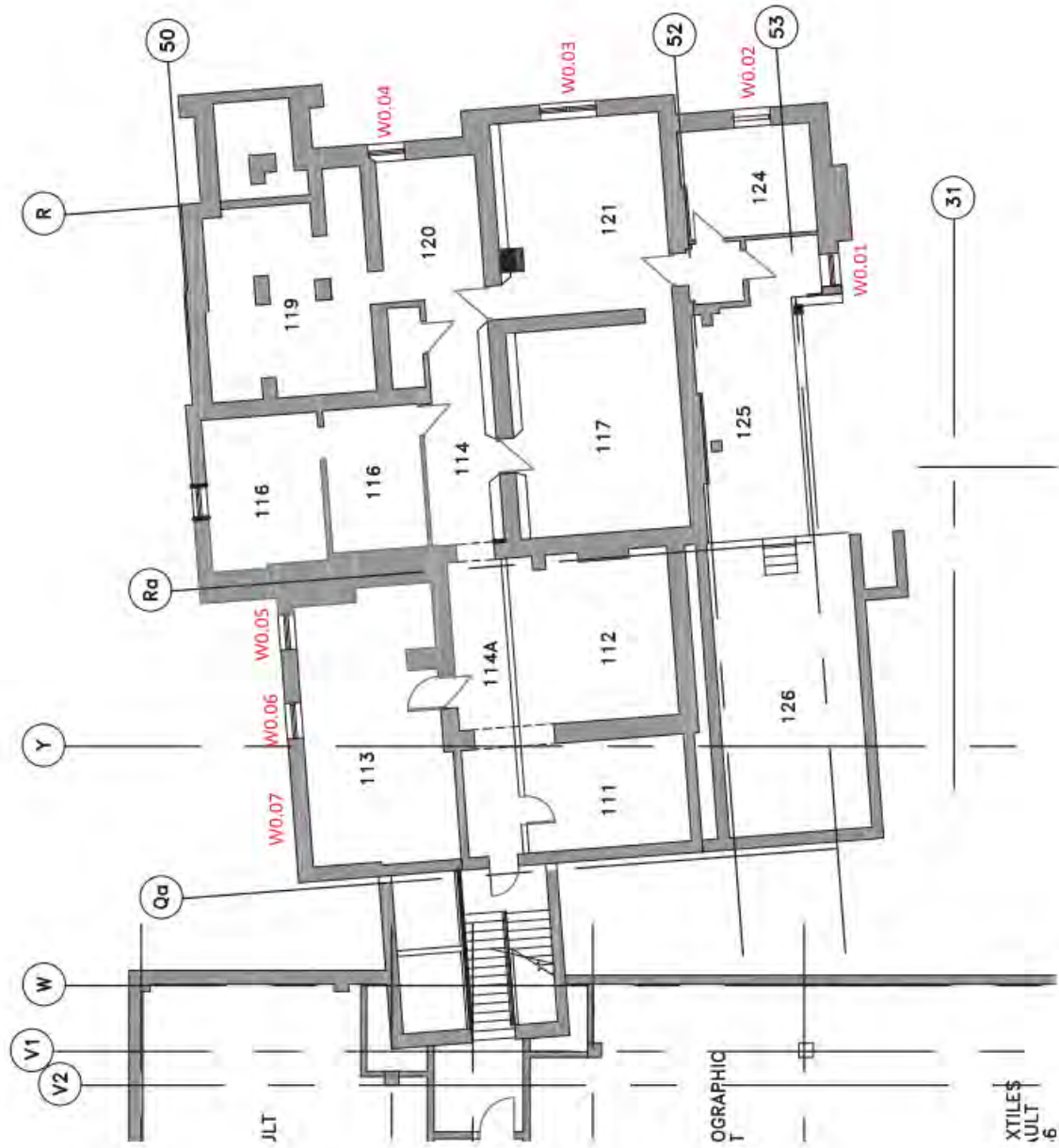
## AEAC Window Conservation Approach

As stated in the City of Kingston's 2012 Policy of Window Renovations in Heritage Buildings, Kingston recognizes that Period Windows are an integral component of heritage buildings, and that their conservation is of great importance to the City's character. The rehabilitation of the AEAC will include the retention and refurbishment of existing period windows, apart from one set of French doors at the north façade. The policy also acknowledges that the thermal efficiency of windows is an important part of improving the energy use of a building, and that older windows can be upgraded to maximize their efficiency. The section below outlines the strategy for the window at the Historic House portion of the AEAC. A condition assessment of the original French door proposed for removal can be found in the HIS

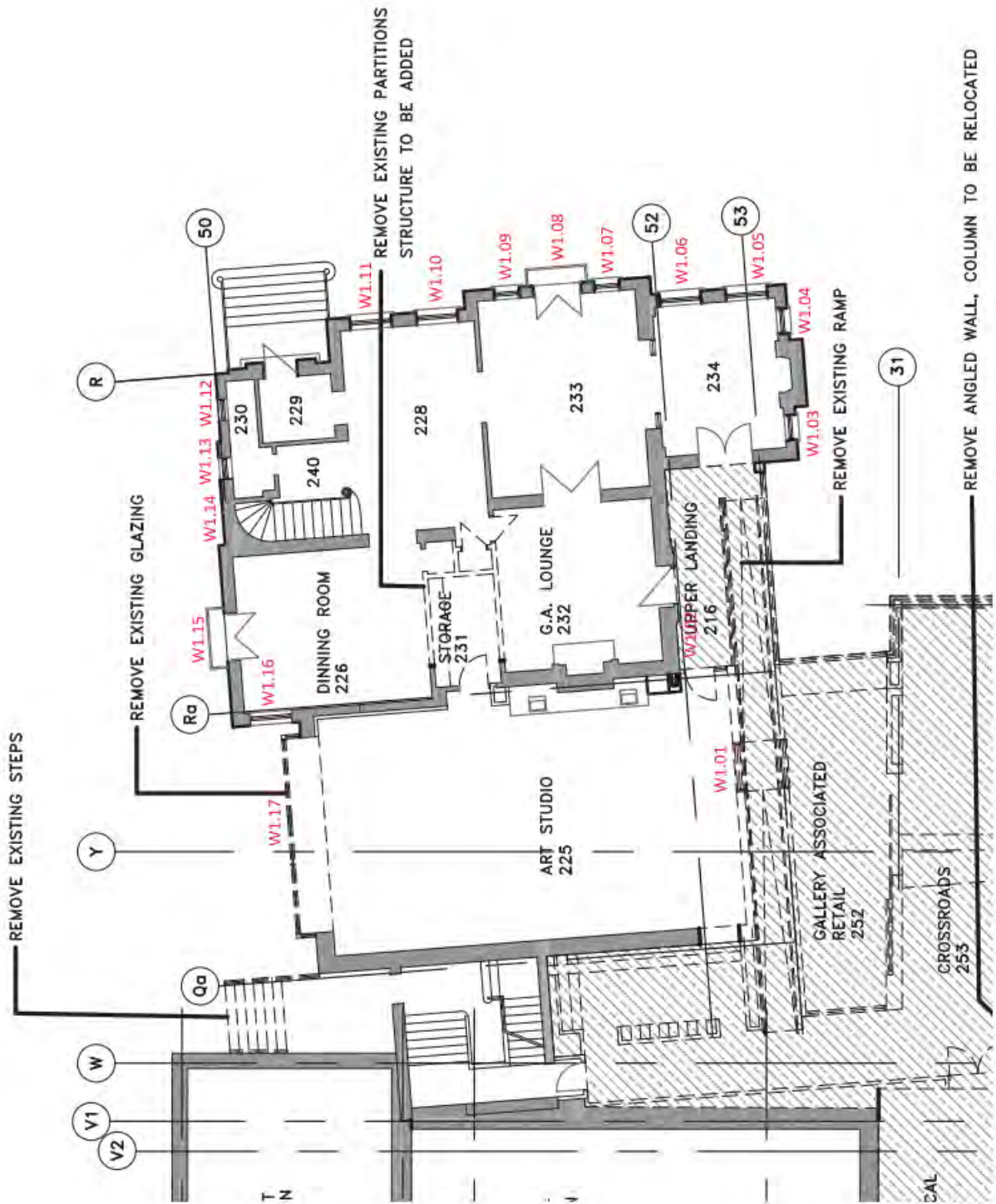
- Where exterior storm windows are missing or have been replaced with unsympathetic aluminum framed storms, new 1-over-1 wood frame storm windows are proposed for single glazed windows at the first and second floor. These storm windows will be historically appropriate and will have a single horizontal division that lines up with the interior sash. This design will maximize the visibility of the existing original windows and the new exterior storms will be installed in a manner which is reversible and causes minimal impact to the existing historical windows.
- The new exterior storm windows will be fastened into the wood frame, to match the location within the opening of the existing wood sashes that are to be retained. Although the fasteners will make holes in the wood frame, these holes will be easily repaired with wood filler if the storm windows are ever removed. There will be no impact on the existing wood sashes.
- The original French door proposed for removal will accommodate a new accessible entrance, which responds to existing patterns of travel on the campus and is in keeping with the Queen's University Accessibility Standards. While this intervention will require the removal of a Character-Defining Element, another example of the French doors and its associated iron balustrade also exist at the primary elevation of the house along University Ave. These Character-Defining Elements will be refurbished and remain in-situ in their more prominent location on the Historic House. The proposed removal is a reversible intervention, and the original doors will be salvaged and safely stored.
- The removal of this Character-Defining Element will not impact the identified heritage value of the property as another more prominent example of these attributed will remain on the primary facade of the Historic House. The proposed new intervention will be sensitively designed to minimize any visual or physical impacts.
- The new accessible door at the north elevation will be designed in a manner which is sensitive and sympathetic to the original door. The masonry opening will not be altered and a new door will be installed to meet the Queen's Accessibility Standards requirement for a 950mm clear door opening. Design details will be finalized in the conservation plan, and new hardware will be selected in keeping with the spirit of the existing Historical House and its existing fixtures.

Agnes Etherington Art Centre: Window Inventory

Type	Description	Location	Proposed Strategy
Type 1	Single-glazed wood window at basement	WH0.01, WH0.03, WH0.04	Retain and refurbish - no storm to be added.
Type 2	Opening infilled w. masonry	WH0.02, WH0.05, WH0.06, WH0.07, WH1.14, WH2.02	To be left as is.
Type 3	Non-original window	WH1.01, WH1.17	New openings created in the 2000s renovation. Openings to be adapted.
Type 4	Infilled opening	WH1.02	Re-open infilled opening and convert to doorway.
Type 5	Wood window and exterior wood storm	WH1.03, WH1.04, WH1.08, WH1.12, WH1.13, WH2.05, WH2.08, WH2.09, WH2.15, WH2.16	Retain and refurbish wood window and exterior wood storm.
Type 6	Single-glazed wood window	WH1.05, WH1.06, WH1.07, WH1.09, WH1.10, WH1.11, WH1.16	Retain and refurbish and add new wood storm.
Type 7	French door with wood frame and storm window	WH1.15	Replace w. accessible glazed door to match existing style.
Type 8	Single-glazed wood window with aluminum storm window	WH2.01, WH2.03, WH2.04, WH2.06, WH2.07, WH2.10, WH2.11, WH2.12, WH2.13, WH2.14, WH2.17, WH2.18, WH2.19, WH2.20	Retain and refurbish single-glazed wood window and replace aluminum storm w. new wood storm.







# QUEEN'S UNIVERSITY AGNES ETHERINGTON ART CENTRE

ISSUED FOR SPA - 2023.08.02

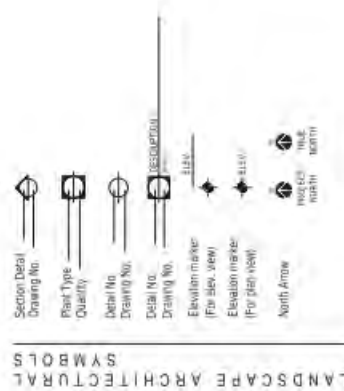
## LANDSCAPE ARCHITECTURE

- L0.00 COVER PAGE
- L1.00 MATERIALS PLAN
- L2.00 LAYOUT PLAN
- L3.00 GRADING/LANDSCAPE FEATURES
- L4.00 PLANTING PLAN
- L7.00 SECTIONS
- L7.01 SECTIONS
- L8.01 DETAILS - PAVING
- L8.02 DETAILS - SEATWALL
- L8.03 DETAILS - SEATWALL
- L9.04 DETAILS - SITE FURNITURE
- L9.05 DETAILS - SITE FURNITURE
- L9.06 DETAILS - PLANTING

## DRAWING LIST

## GENERAL NOTES

- 1) Existing survey information is based on the following drawings:  
 a) dep. 2023-03-30/CADC PDS, email: 230615.dwg  
 firm: HOPKINS CHITTY LAND SURVEYORS INC.  
 date: June 16, 2023
- 2) Prior to commencement of construction, the contractor must make careful examination of existing site surface conditions and topography and advise the Landscape Architect of any unsatisfactory site surface conditions and topography. No allowances will be made later for any expenses incurred through failure to note unsatisfactory existing site surface conditions and topography.
- 3) Do not scale drawings. Use dimensional info as noted on drawing. Contact the Landscape Architect immediately if there is any ambiguity. Lack of information or inconsistency (discrepancy of this note and extra costs incurred) will not be accepted.
- 4) The Contractor will clean and regrade all areas adjacent or affected by works outside the line of work to the conditions that existed prior to construction to conform with the satisfaction of the Landscape Architect.
- 5) The Contractor shall verify dimensions shown on drawings and notify the Landscape Architect of any discrepancies or inconsistencies prior to construction.
- 6) The Contractor shall be responsible for establishing the property line for the purpose of review and approval by City of Kingston prior to commencement of construction.
- 7) Contractor shall be responsible for verifying all underground utilities and taking the necessary precautions prior to and during construction. For comprehensive utility servicing plan, refer to E/W drawings.
- 8) All lines and dimensions are parallel to the lines from which they are measured unless noted otherwise. Contractor to provide a stake-out/locational on site for review by Landscape Architect prior to any excavation or installation. Verify all dimensions on SW.
- 9) All curves transitions shall be smooth and shall not transition abruptly. On site adjustments may be necessary to achieve smooth transitions between the curve data provided on the drawings. Curves shall be laid out and reviewed by the Landscape Architect prior to installation.



SYMBOL	DESCRIPTION	UNIT	QUANTITY
AD	Area Drain		
ALT	Alternate		
ALUM	Aluminum		
ARCH	Architect/Architectural		
AVS	Average		
B	Bottom		
BC	Bottom of Curve Elevation		
BUDS	Building		
BOLL	Ballast		
BS	Bottom of Slope/Slit Elevation		
BTW	Between		
BW	Bottom of Wall Elevation		
CB	Center Basin		
CV	Civil		
COJ	Construction Joint		
COMP	Compacted		
CONC	Concrete		
DEG	Degree		
DET	Detail		
DIA	Diameter		
DIM	Dimension		
DN	Down		
DWG	Drawing		
EJ	Expansion Joint		
ENG	Engineered Engineering		
EQ	Equal		
EX	Existing		
FC	Flush Curb		
FDS	Finish Grade		
FG	Finish		
FTG	Footing		
GALV	Galvanized		
HFE	Horizontal Earth Face		
HP	High Point		
HT	Height		
ID	Inside Diameter/Dimension		
INCL	Include/Including		
JT	Joint		
LA	Landscape Architect		
LOW	Level of Work		
LT	Light		
M	Memory Mark		
MAX	Maximum		
MIN	Minimum		
MISC	Miscellaneous		



Report Number HP-24-004

Exhibit C

OF:

L0.00

PROJECT NAME	QUEEN'S UNIVERSITY AGNES ETHERINGTON ART CENTRE
DRAWING TITLE	COVER
PFS PROJECT NUMBER	2023-03-30
DATE	2023-08-02
SCALE	AS SHOWN
DATE	2023-08-02
SCALE	AS SHOWN
DATE	2023-08-02
SCALE	AS SHOWN
DATE	2023-08-02
SCALE	AS SHOWN
DATE	2023-08-02
SCALE	AS SHOWN



STAMP

PROJECT NAME

QUEEN'S UNIVERSITY AGRI-ETHERINGTON ART CENTRE

DRAWING TITLE

MATERIAL PLAN

PFS PROJECT NUMBER

DATE

2024.08.28

DRAWN BY

CHM

CHECKED BY

SMI

SCALE

1:200

PWS NO.

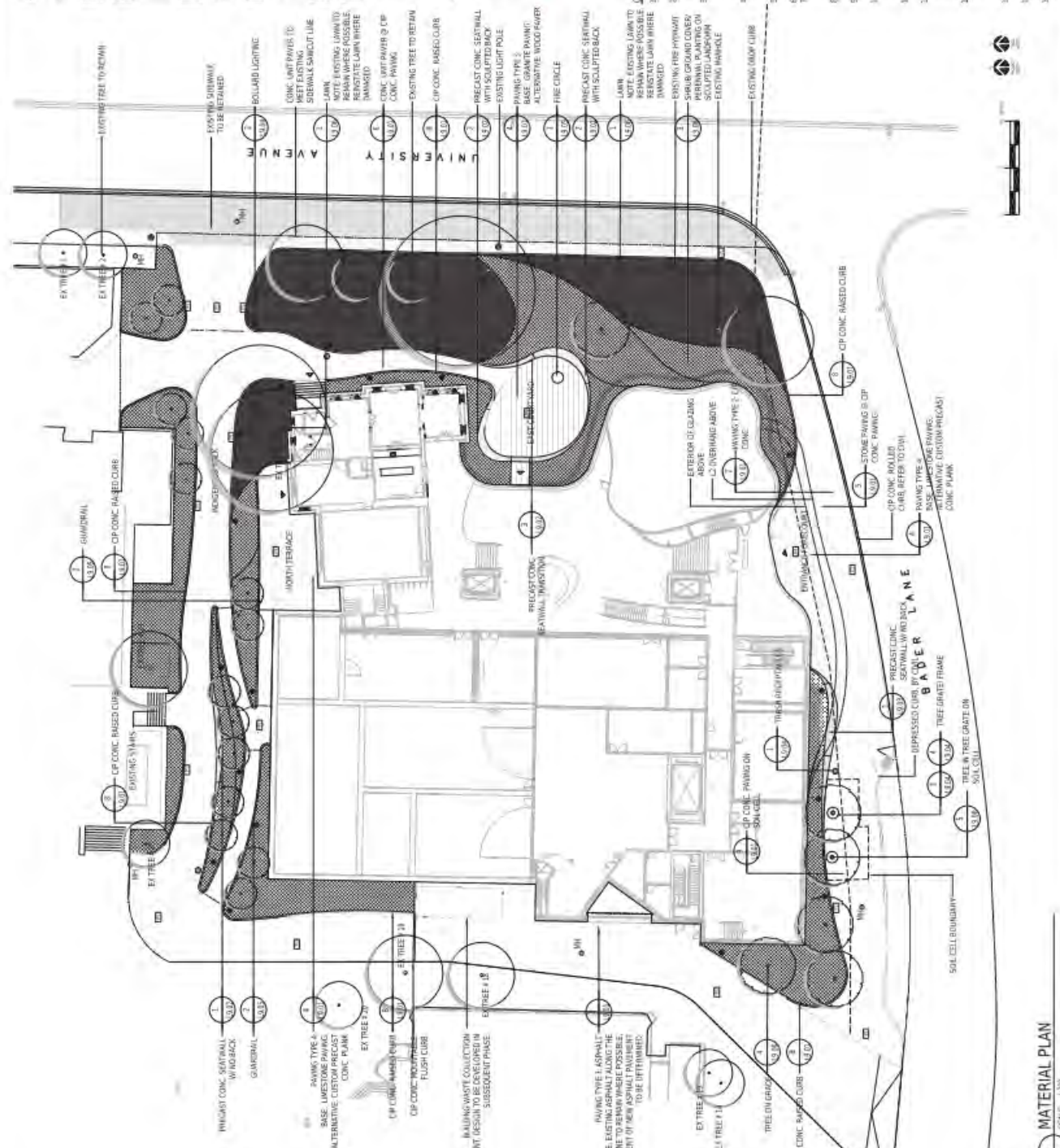
L1.00

LEGEND

- LIMIT OF WORK
- P1 PAVING TYPE 1 BASE PRECAST CONCRETE UNIT (W/WH)
- P2 PAVING TYPE 2 BASE C/P CONCRETE, MEDIUM SAGBUST
- P3 PAVING TYPE 3 BASE ASPHALT
- P4 BASE LIMESTONE PAVING ALTERNATE CUSTOM PRECAST CONCRETE PLAN
- P5 SAND GRANITE FINISH ALTERNATE WOOD PAPER
- EXISTING CONC. SIDEWALK
- PRECAST CONCRETE
- LANDSCAPE PLANTING
- UMH
- EXISTING TREE
- PROPOSED TREE
- C/P CONCRETE CURB
- FRESH RECEPTRALES
- TREE GRAVE
- TRIE HOLE
- BOLLARD LIGHTING
- EX-STREET LIGHTING
- THE KIOSKWAY
- MH
- MANHOLE

GENERAL NOTES

- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE WITH THE CITY OF KINGSTON DESIGN STANDARDS HANDBOOK, ARCHITECTURAL AND ENGINEERING DRAWINGS, REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- EXISTING LIGHTING FIXTURES OF THE LANDSCAPE PLANS ARE TO BE MAINTAINED AND REPLACED AS NECESSARY. NEW LIGHTING SHALL COMPLY WITH THE CITY OF KINGSTON DESIGN STANDARDS HANDBOOK, REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- IN SUBSEQUENT PHASES SHALL CONFIRM LIGHTING REQUIREMENTS AND COORDINATION WITH THE CITY OF KINGSTON DESIGN STANDARDS HANDBOOK, REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- REFER TO CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND LIGHTING AND POSITIONING OF CURBS (REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND LIGHTING).
- REFER TO LANDSCAPE DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- ALL UNDESIRABLE VEGETATION SHALL BE REMOVED AND NOT LIMITED TO TREE PROTECTION, REMOVAL OF EXISTING HARDWARE CURBS, SEAWALL.
- VERIFY ALL MEASUREMENTS ON SITE. PROVIDE AS-BUILT SHOWINGS FOR DETAILED COORDINATION.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT TO BE CONCRETE STRUCTURES.
- ALL LANDSCAPE PLANTING INCLUDING TREES, SHRUBS, GRASSES, PERENNIALS AND GROUNDCOVERS SHALL CONFORM TO THE CITY OF KINGSTON DESIGN STANDARDS HANDBOOK, REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF KINGSTON DESIGN STANDARDS HANDBOOK, REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- PAVING P1, P2 & P3 ON SUB-BASE. REFER TO GEOTECHNICAL REPORT FOR POSSIBLE EXISTING ASPHALT TO BE MAINTAINED AS EXISTING OR W/ W/ ASPHALT AND NOT ASPHALT TO BE REGENERATED AS REQUIRED.
- PAVING P4 BASE LIMESTONE TO BE SET ON SUB-BASE PAVING P4 ALTERNATE CUSTOM PRECAST PLANK TO BE SET ON SUB-BASE AT 10% COMPACTED FORECOURT AND ON STRUCTURE AT THE HOUSING TERRACE.
- PAVING P5 ALTERNATE WOOD PAPER (BLACK LOCUST SPECIES) FROM PFS (www.pfs.com) OR (www.blacklocust.com). QUANTITIES FOR EXTERNAL SITE FINISHINGS TO BE CONFIRMED.
- PROVIDE TREE PROTECTION MEASURES IN ACCORDANCE TO THE CITY OF KINGSTON DESIGN STANDARDS HANDBOOK.



MATERIAL PLAN SCALE: 1:200



APPENDIX 1 (REVISED 2014):  
 The information contained in this Appendix is for informational purposes only. It is not intended to be used as a contract document. The user of this information is responsible for ensuring that it is used in accordance with the intended purpose. The user of this information is responsible for ensuring that it is used in accordance with the intended purpose.

NO.	DATE	DESCRIPTION
1	2014	ISSUED FOR PERMIT
2	2014	ISSUED FOR PERMIT
3	2014	ISSUED FOR PERMIT
4	2014	ISSUED FOR PERMIT
5	2014	ISSUED FOR PERMIT
6	2014	ISSUED FOR PERMIT
7	2014	ISSUED FOR PERMIT
8	2014	ISSUED FOR PERMIT
9	2014	ISSUED FOR PERMIT
10	2014	ISSUED FOR PERMIT

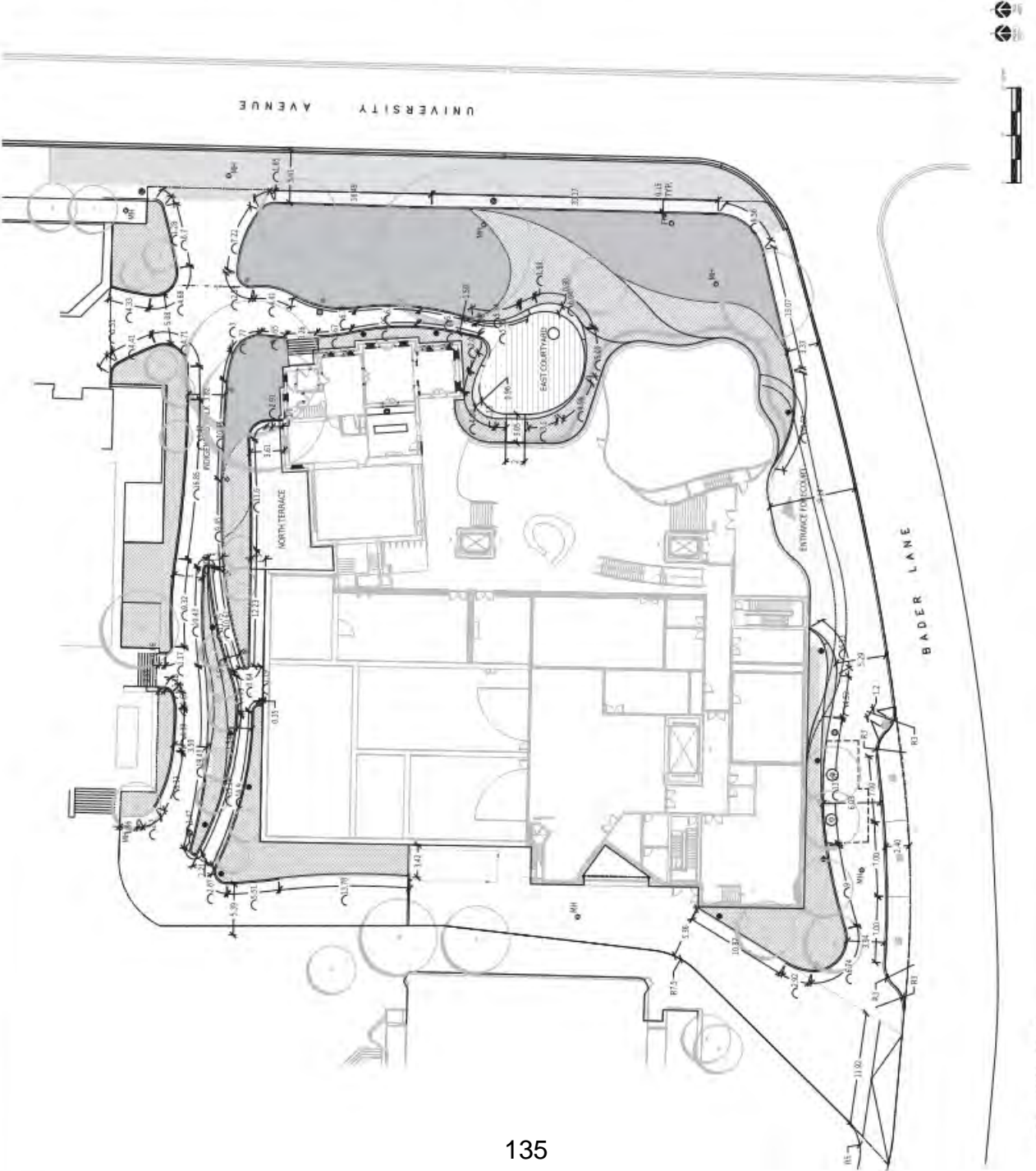


PROJECT NAME	QUEEN'S UNIVERSITY AGRI-ETHERRINGTON ART CENTRE
DRAWN BY	CLIRT
CHECKED BY	SM
DATE	2014
SCALE	1:200
DWG. NO.	

**LEGEND:**

- LIMIT OF WORKS
- P1 PAVING TYPE 1: BASE, PRECAST CONCRETE UNIT PAVIN
- P2 PAVING TYPE 2: BASE, C/P CONCRETE, MEDIUM SAND/STUST
- P3 PAVING TYPE 3: BASE, ASPHALT
- P4 BASE, LIMESTONE PAVING ALTERNATE, CUSTOM PRECAST CONCRETE PLANK
- P5 BASE, GRANITE PAVING ALTERNATE, WOOD PAWER
- EXISTING CONC. SIDEWALK
- PRECAST CONCRETE
- LANDSCAPE PLANTING
- LAWN
- EXISTING TREE
- PROPOSED TREE
- C/P CONCRETE CURB
- TRASH RECEPTACLES
- TREE GRATE
- BIKE RACK

**LAYOUT NOTES:**  
 1. ALL DIMENSIONS MEASUREMENTS TO BE VERIFIED ON FIELD



1 LAYOUT PLAN  
 SCALE: 1:200



CLIENT



PROFESSIONAL DESIGNER  
 PFS STUDIO  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1B 2Y1  
 TEL: (416) 291-1111  
 WWW.PFSSTUDIO.COM

NO.	DATE	DESCRIPTION
1	2023	ISSUED FOR PERMIT
2	2023	ISSUED FOR PERMIT
3	2023	ISSUED FOR PERMIT
4	2023	ISSUED FOR PERMIT
5	2023	ISSUED FOR PERMIT
6	2023	ISSUED FOR PERMIT
7	2023	ISSUED FOR PERMIT
8	2023	ISSUED FOR PERMIT
9	2023	ISSUED FOR PERMIT
10	2023	ISSUED FOR PERMIT



- LEGEND**
- LIMIT OF WORK
  - SLOPE PERCENTAGE
  - STORMWATER FLOW
  - EXISTING GRADE
  - DESIGN GRADES
  - SURVEY GRACES (PARK, DRIVE, HWY, MAHOLE, SIDEWALK, AND PROPERTY LINE ELEVATIONS)
  - EX. 10M/40
  - 10M/40

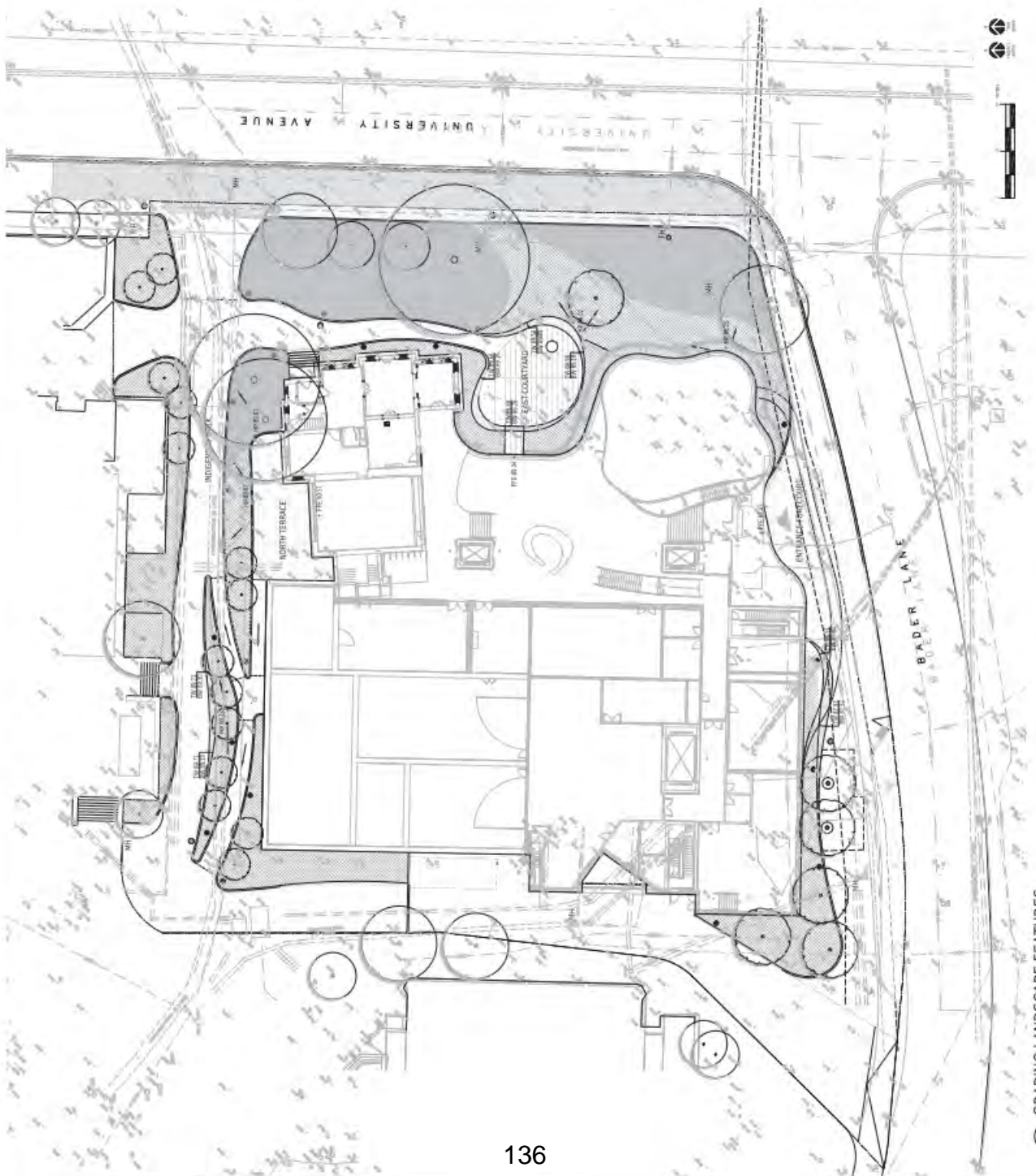
**NOTE:**  
 5% MAX SLOPE AT PAVED SURFACES,  
 10% MAX SLOPE AT DROP CURB,  
 30% MAX SLOPE AT PLANTING/GRASS

**GRADING KEY:**

- CB CATCH BASIN REFER TO CIVIL
- BS BOTTOM OF STEP STAIR ELEVATION
- TS TOP OF STEP STAIR ELEVATION
- BM BOTTOM OF WALL ELEVATION
- TM TOP OF WALL ELEVATION
- FG FINISH GRADE
- HP HIGH POINT
- LP LOW POINT
- TC TOP OF CURB ELEVATION
- BC BOTTOM OF CURB ELEVATION
- TB TOP OF HEIGHT TOP ELEVATION
- FC FLUSH CURB
- RC RASSED CURB

**GRADING NOTES:**

1. REFER TO CIVIL DRAWING FOR ALL SITE GRADING
2. REFER TO SURVEY CITY BENCH MARK FOR ORIGINAL POINT OF BEGINNING
3. INSURE GRASSES MEET EXISTING FINISH GRADES AND BE BUNKED TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW AND THE EXISTING WORK AND NO POINING OCCURS
4. CONTRACTOR SHALL ADJUST ALL UTILITY ELEMENTS TO MATCH FINISH GRADES AND BE BUNKED TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW AND THE EXISTING WORK AND NO POINING OCCURS
5. ALL SITE ELEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION SHALL ENSURE POSITIVE SURFACE DRAINAGE AND UNIFORM SLOPES IN ALL AREAS, IN PARTICULAR, ALL GRADINGS SHALL BE COMPLETED TO MATCH POSITIVE DRAINAGE AWAY FROM ALL UTILITY ELEMENTS AND BE BUNKED TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW AND THE EXISTING WORK AND NO POINING OCCURS
6. CONTRACTOR SHALL REPORT ALL CONFLICTS FOR RESOLUTION PRIOR TO FINAL GRADES
7. FOR CB PM ELEVATIONS, REFER TO CIVIL DRAWINGS AND CIVIL ENGINEER'S CONTRACT BETWEEN LANDSCAPE ARCHITECT AND CIVIL ENGINEER
8. 5% MAX SLOPE AT PAVED SURFACES, 10% MAX SLOPE AT DROP CURB, 30% MAX SLOPE AT PLANTING/GRASS ARE HEAVY ARE TO BE SMOOTH AND CONTINUOUS WITH NO ABRAPT CHANGES IN ANGLE, NO SEGMENTATION



1. GRADING LANDSCAPE FEATURES  
 SCALE: 1:300





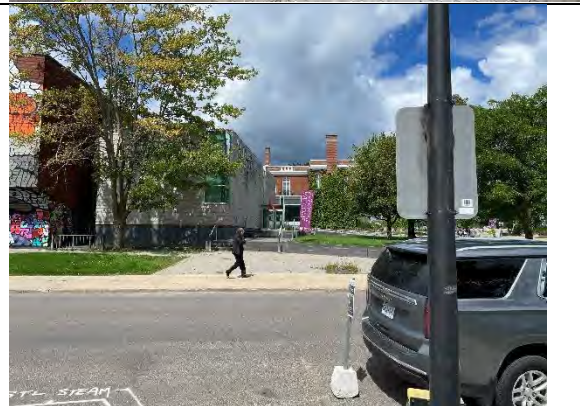


Site Visit Photos from 6-14-23 & 8-18-23:















# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

### P18-073-2023

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor	X		
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane	X		
Ann Stevens	X		
Peter Gower	X		



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

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

where history and innovation thrive

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Date:	September 12, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-073-2023
Property Address:	36 University Avenue

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Description of Proposal:

An application for alteration under Section 37 of the Ontario Heritage Act (P18-073-2023), as per the Queen's Easement Agreement, has been submitted to request approval to demolish select additions of the museum (specifically the 1974, 1989 and the southeast portion of the 2000 addition) and replace those additions with a three-storey glazed, tiered addition along the south elevation that steps down to a one storey addition along the eastern elevation as well as a glazed two storey addition that connects to the historic Agnes Etherington House, and a three storey addition comprised of corrugated metal with limited glazing along the northwestern and western facades of the building.

Comments for Consideration on the Application:

Agnes Etherington complex. I support all f the work to be done on the house, as long as it is done to the highest standards (which Queen's work usually is) and that any changes necessary are able to be reversed. I have concerns with the expansion of the Art Centre. I do not believe it should impinge on the integrity of the house in any way. Access between the two should be minimal and not intrusive at all. The height of the new building should be no higher than Ban Righ, or Kingston Hall. It should not be a backdrop to the Etherington house as you walk from Union, and it should not hide it when you come from Stuart Street or Bader Lane. I would rather see a long, low building which reflects Queen's traditional architecture.

Recommended Conditions for the Application:



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

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

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Date:	November 14, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jennifer Demitor
Application Type:	Heritage Permit
File Number:	P18-073-2023
Property Address:	36 University Avenue

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Description of Proposal:

An application for alteration under Section 37 of the Ontario Heritage Act (P18-073-2023), as per the Queen's Easement Agreement, has been submitted to request approval to demolish select additions of the museum (specifically the 1974, 1989 and the southeast portion of the 2000 addition) and replace those additions with a three-storey glazed, tiered addition along the south elevation that steps down to a one storey addition along the eastern elevation as well as a glazed two storey addition that connects to the historic Agnes Etherington House, and a three storey addition comprised of corrugated metal with limited glazing along the northwestern and western facades of the building.

Comments for Consideration on the Application:

I find the thought that has gone into the project commendable. I think using the wood poles adds a poetic contextual element as well as tactility and human scale to the facade. I'm not convinced replacing them with aluminum textured versions would have the same effect. It might be my recent tour of the local maximum security prison but think a lot of attention to patterning, shaping and even variation in sizing would be necessary to give the same feeling to the vertical aluminum louvers. Not that it couldn't be done. I won't be opposed if the design team was interested in proposing a third option that would have a similar function and feel to the wood poles or even looked at another colour besides white/grey for the aluminum ones. The other concern that I have is the railings for the terrace. It would be good to see them in one of the renders.

Recommended Conditions for the Application:



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Date:	November 15, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-073-2023
Property Address:	36 University Avenue

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Description of Proposal:

An application for alteration under Section 37 of the Ontario Heritage Act (P18-073-2023), as per the Queen's Easement Agreement, has been submitted to request approval to demolish select additions of the museum (specifically the 1974, 1989 and the southeast portion of the 2000 addition) and replace those additions with a three-storey glazed, tiered addition along the south elevation that steps down to a one storey addition along the eastern elevation as well as a glazed two storey addition that connects to the historic Agnes Etherington House, and a three storey addition comprised of corrugated metal with limited glazing along the northwestern and western facades of the building.

Comments for Consideration on the Application:

The house, once owned by Agnes Etherington and donated to Queen's for an art gallery, is the only heritage building on that side of University Avenue. As such, its red brick construction gives colour to the streetscape and harkens back to the era in which it was built.

Over the years I've been interested how the gallery has expanded as its renowned collection grows. I understand the need for renovations and new building.

But the project, as it has so far been presented, really overwhelms the old building. The new glass-covered structure looks as if it is colliding with the heritage building. I'd really like to see if thought could be given to expand the building to the rear, perhaps even linking up with the music school building to have an arts hub. The glass would look stunning behind the heritage building, but also would give energy to that ugly back path of mixed surfacing materials. Accessible entrances would be easier there too. The University Avenue streetscape would still let Grant Hall and the heritage house to be prominent.

Am also concerned about heritage elements of the old house to be affected by someone living there The French doors need to be retained.

I'd also like to know if the Richarson/Benedickson families have been asked for their feedback. The late former Queen's chancellor Agnes Benidickson was Agnes

Etherington's niece. The Benidickson children live and work in the Peterborough/Ottawa areas.

Recommended Conditions for the Application:



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Date:	November 15, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-073-2023
Property Address:	36 University Avenue

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Description of Proposal:

An application for alteration under Section 37 of the Ontario Heritage Act (P18-073-2023), as per the Queen's Easement Agreement, has been submitted to request approval to demolish select additions of the museum (specifically the 1974, 1989 and the southeast portion of the 2000 addition) and replace those additions with a three-storey glazed, tiered addition along the south elevation that steps down to a one storey addition along the eastern elevation as well as a glazed two storey addition that connects to the historic Agnes Etherington House, and a three storey addition comprised of corrugated metal with limited glazing along the northwestern and western facades of the building.

Comments for Consideration on the Application:

This massing of this proposal would present as less intimidating for Ban Righ Hall if the new three storey extension could be visually softened and possibly scaled down along the entire frontage on Bader Lane. As designed it seems to present a blocky wall and utilitarian face along much of Bader Lane and across from Ban Righ.

Recommended Conditions for the Application:

The recommendations in the ERA September 3, 2023 HIS should be followed.