



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-005

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: January 24, 2024

Subject: Application for Heritage Permit

Address: 4156 Highway 2 (P18-042)

File Number: File Number: P18-097-2023

Council Strategic Plan Alignment:

Theme: Business as usual

Goal: See above

Executive Summary:

The subject building with the municipal address of 4156 Highway 2 is located on the north side of Highway 2, across the road from MacAlpine Park and is approximately 1.25 kilometres west from the City's municipal boundary. The property contains a one and a half storey limestone and sandstone farmhouse with a hipped gable and inset dormer windows, located approximately 85 metres north of Highway 2. This property is designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (P18-073-2023) has been submitted to request approval to replace an existing enclosed porch with a new covered porch that includes a handrail and columns; replace the rear shed with a new taller shed on the same footprint with a steel roof and solar panels; replace the basement access structure with a similar structure on the same footprint with a new roof configuration; construct a new addition on the eastern elevation with an approximate 0.1 metre reveal with the same cladding as the shed;

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and add a new deck along the eastern elevation attached to the proposed northern and eastern additions.

This application was deemed complete on December 6, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(7). This timeframe will expire on March 5, 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 property at 4156 Highway 2, 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: P18-097-2023), which was deemed completed on December 6, 2023 with said alterations to include:

- the replacement of an existing enclosed porch with a new covered porch that includes an associated handrail and columns;
- the replacement of the rear shed with a new taller shed on the same footprint with a steel roof and solar panels;
- the replacement of the basement access structure with a similar structure on the same footprint with a new roof configuration;
- a new addition on the eastern elevation with an approximate 0.1 metre reveal in the same design as the new shed; and
- a new deck along the eastern elevation attached to the proposed northern and eastern additions that faces north.

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

1. That the finalized design of the proposed columns, windows, doors and porch railings be provided to heritage planning staff for review and approval prior to installation;
2. That the newly installed columns be subtly dated (away from public view) with the year of completion for legibility purposes;
3. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
4. Any replacement masonry units shall be sourced to match, as close as possible, in colour, size and profile with the existing;
5. A Building Permit shall be obtained, as necessary;
6. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
7. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the 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 4156 Highway 2 is located on the north side of Highway 2, across the road from MacAlpine Park and is approximately 1.25 kilometres west from the City's municipal boundary. The property contains a one and a half storey limestone and sandstone farmhouse with a hipped gable and inset dormer windows, located approximately 85 metres north of Highway 2. This property is designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (P18-073-2023) has been submitted to request approval to replace an existing enclosed porch with a new covered porch that includes a handrail and columns; replace the rear shed with a new taller shed on the same footprint with a steel roof and solar panels; replace the basement access structure with a similar structure on the same footprint with a new roof configuration; construct a new addition on the eastern elevation with an approximate 0.1 metre reveal with the same cladding as the shed; and add a new deck along the eastern elevation attached to the proposed northern and eastern additions.

This application was deemed complete on December 6, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(7). This timeframe will expire on March 5, 2024.

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 exterior of the property is designated under Part IV of the *Ontario Heritage Act* through Designation By-Law Number 30-82 (Exhibit B) with the following relevant attributes:

- "...[l]s a one and a half storey, T-shaped plan farmhouse constructed of coursed, cut sandstone and limestone."
- The south facing façade is the most important elevation of this property.
- "The east façade has two upper and two lower storey windows. The [north] façade has a plain entrance on the east side which lacks voussiors."
- "A two bay, one and a half storey hipped gambrel wing extends from the centre of the north façade. The east and west facades of this wing have two dormer windows and two lower storey windows."
- "A one storey shiplap shed extends from the right side of the north façade."
- "There are two end gabled outbuildings which have been in existence since at least 1878..."

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Cultural Heritage Analysis

Staff visited the subject property on November 28, 2023.

4156 Highway 2 is located approximately 85 metres north of the right of way, on a road with an 80-kilometre speed limit and is accessed by a tree lined driveway. As such, alterations to the main building are not easily visible to the traveling public. The property has several outbuildings in addition to the main farmhouse. Only the farmhouse is proposed to be altered. Further, the alterations will only occur along the sides and rear while the southern façade, which is part of the lime/sandstone heritage building, will remain unaltered.

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provides guidance on best practices regarding exterior form, exterior walls, entrances/porches, and masonry that are considered cultural heritage attributes. Importantly, all the below guidelines note that one should understand how each element relates to the cultural heritage of the property, protect/maintain adjacent character-defining elements during works, repair instead of replace heritage attributes as well as document the existing status and subsequent changes for future reference.

When considering exterior form alterations that could impact a cultural heritage attribute, the Standards and Guidelines note that one should retain the exterior form by maintaining proportions/colour/massing/spatial relationships with adjacent buildings; accommodate new functions/services in non-character defining interior spaces; select a location for a new addition that ensures the heritage value of the place is maintained; design a new addition so that it is compatible in terms of its materials/massing with the exterior form and its related setting; and add new features to meet sustainability requirements (like solar panels) while respecting the exterior form and minimizing impacts to character-defining elements. When considering exterior walls, the Standards and Guidelines note that one should retain sound/deteriorated exterior wall assemblies that can be repaired; test proposed interventions to establish the appropriate methodology; modify exterior walls to accommodate a new use that respects the building’s heritage value; design a new addition in a manner to preserve character-defining exterior walls; and alter a non character-defining exterior wall assembly/elements from a period other than the restoration period.

When considering entrances/porches the Standards and Guidelines note that one should assess the condition of entrances/porches early in the process to ensure changes are based on current conditions; retain sound/repairable entrances/porches and their functional/decorative elements; and replace/design a new entrance/porch required by a new use that is compatible with the building’s style/era/character. When considering masonry, the Standards and Guidelines note that one should protect/maintain masonry by preventing water penetration/maintain proper drainage and retain sound/repairable masonry that contribute to the property’s heritage value.

The proposal fulfils the Standards and Guidelines. Importantly, these alterations are proposed at the rear of the property and will have limited interaction with the main heritage building (which

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refers to the lime/sandstone portion of the main farmhouse). Arguably the largest impact on the property is the increase in massing on the northern elevation of the property, which is proposed to support additional living space and a taller shed. This new shed will have an associated loft on the second floor and solar panels on the southern roof pitch. While this north elevation addition will increase the massing of the overall farmhouse, it will be located on the same footprint as the existing attached garage/shed and will be entirely hidden from public view as it is located behind the width of the main heritage building when viewed from the front (southern) façade (Exhibit C). While this new addition would be seen when moving east to west along Highway 2, the Highway's 80-kilometre speed limit as well as the property's large setback and abundance of surrounding trees will make it challenging to see from the public realm.

The design of the proposed northern addition also ensures that it will be subordinate yet sympathetic to the property and main heritage building. The design achieves this by: being lower in height than the main heritage building, proposing a roof pitch that mirrors surrounding outbuildings for the tallest portion of the addition, having composite board and batten siding (Hardie Board) with a grey pine tar vitriol colour from Sage Restoration that emulates nearby barn outbuildings, proposing a dark graphite matte steel roof in a design like associated outbuildings, using flashing that will match the colour of the roof, using a vertical tongue and groove design for the shed, and proposing windows that match the same lite configuration as the main heritage building (Exhibit C). All these design choices will allow the renovated structures to blend harmoniously into the property by emulating the main heritage building and surrounding outbuildings. On the shed's southern facing roof pitch between six to eight solar panels are also proposed with approximately 0.15 metre tall solar racks. This impact is mitigated by proposing a matte dark graphite coloured steel roof in the same style as the one on the large barn outbuilding on the property (Exhibit C). Due to the large setback, the associated dark solar panels should blend into the dark steel roofing from a distance while also being nearly invisible from many views as they would be located behind the main heritage building (Exhibit C). Overall, the proposed design for the rear addition should improve the cultural heritage value of the property as this addition is better designed than the existing addition while also allowing for increased functionality (Exhibits C and D).

Alterations to east and west elevations are also proposed. Along the east elevation, a new addition and associated deck are anticipated to connect to the northern addition. The addition will also have the same composite board and batten siding and roof pitch as the centralized portion of the northern addition, use the same aluminum storm door proposed on the west elevation, be contained behind the main heritage building's width, and have a 0.1 metre reveal from the stone wall of the main heritage building's eastern elevation. The new deck will approximately be the width of the eastern addition and extend north to the newly proposed shed. New railings are not anticipated since the applicant intends to regrade the site to allow the deck to be close enough to the ground to avoid *Ontario Building Code* railing requirements. However, if railings are necessary, they will have a simple guard design that differs from the existing railing on the retained porch along the eastern elevation (Exhibits C and D). Like the addition on the northern elevation, the new eastern elevation addition and associated porch are located and designed to avoid drawing attention from the southern façade of the main heritage building. The proposed addition is within the width of the main heritage building, will have a

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similar sympathetic design as the proposed addition on the northern elevation, and will have a 0.1 metre setback from the eastern stone wall to ensure legibility between new and old while emphasizing its subordination to the main heritage building.

Despite the appropriate design/location of the northern and eastern additions, more of the main heritage building's masonry will be enclosed along the northern elevation. As such, how both additions attach to the building's masonry is a key consideration to ensure reversibility and preservation of masonry. According to the applicant, the finalized details are still being settled but will "most likely be a combination of ledgers anchored into the stone joints and perhaps a ridge beam set into a pocket in the stone wall" (Exhibit C). The applicant noted they were aware of the City's Masonry Policy and will refer to it as they determine the finalized attachment method (Exhibit C). Following the City's Masonry Policy is a condition of approval.

The west elevation will remove the existing enclosed porch and replace it with a covered porch while also rebuilding the exterior basement entrance. The enclosed porch will be removed and a new longer covered porch with less patio depth is proposed in its place. The new porch will have steps along its entire width, an associated steel or wrought iron handrail and five columns for support. The finalized design of the columns have not been determined but will be approved by staff prior to installation. Further, opening this porch will expose the previously hidden window and the door openings as well as more of the building's masonry. The windows will maintain the same lite pattern as the main heritage building and the door opening will accommodate an aluminum storm door. Moreover, the roof of the porch will now extend to include part of the northern board and batten addition, which will also include the same aluminum storm door. The removal of the porch enclosure is a positive impact as more of the masonry and openings (with related details) will be visible while also proposing windows that will be consistent with the rest of the building. However, there will also be a minor impact associated with this change related to the new roof projecting 1.05 metres past the eastern wall of the main building, which will not be hidden by the basement entrance when looking north (Exhibit C). Despite this, the impact is negligible as the focus on the southern façade will remain unaffected. In addition to the porch, the basement entrance will be rebuilt on the existing footprint, have siding made to match the main heritage building's board and batten dormer design, have the same dark graphite steel roof and vertical tongue and groove door as the northern addition, and have the same roof pitch as the main heritage building. Overall, the proposed alterations will make the basement entrance more sympathetic with the western elevation since the material, design and roof pitch will be consistent with other additions and/or main heritage building.

While there will be limited heritage impacts, namely the enclosure of portions of the northern masonry wall, these works are reversible and allow the property to achieve greater functionality. To counter this impact, more of the building's masonry and associated openings along the western elevation will become visible by opening the porch. In addition, the design of all proposed additions is sympathetic to the main heritage building and the surrounding outbuildings, but, more importantly, have a consistent and coherent design across all newly proposed farmhouse additions (unlike the current additions). Overall, the proposed design changes and updated additions should enhance the heritage value of the subject property while not detracting from the importance of the farmhouse's southern façade.

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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 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, 3, 6 and 7:
 - 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 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.
 - 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.
- Achieve Standards 3, 5 and 9 of Parks Canada's Standards and Guidelines:
 - Conserve heritage value by adopting an approach calling for minimal intervention.
 - Find a use for a historic place that requires minimal or no change to its character-defining elements.
 - Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Previous Approvals

None

Comments from Department and Agencies

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

Building Services:

No comment received by the deadline. As a condition of approval, the applicant is required to contact Building Services and obtain a building permit for the proposed work should it be deemed necessary.

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Engineering Services – General:

Development Engineering has no concerns with this application.

Planning Services:

No concerns.

Consultation with Heritage Kingston

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. Heritage Services has received comments from two 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 congratulated the property owner and their designer for the high-quality proposal.

Another member noted that the project appears to have been carefully considered and designed to complement the existing main farmhouse. However, they expressed concern that the newly proposed windows would be consistent with the existing vinyl windows on the farmhouse and advised that metal clad double hung wood windows with exterior muntin bars should be explored based on historical evidence. Further, they noted that when the existing vinyl windows are due for replacement that they be removed and replaced with more historically appropriate windows. In addition, they noted that the proposed aluminum doors should be substituted with a more sympathetic design, specifically a wood door. Finally, they expressed their preference for a standing seam metal roof over the proposed metal roofing that exists on surrounding outbuildings.

Conclusion

Staff recommends approval of the application File Number: P18-097-2023, 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

Designation By-Law 30-82

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Policy on Masonry Restoration 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

Exhibits Attached:

Exhibit A Mapping Information

Exhibit B Designation By-Law Number 30-82

Exhibit C Architectural Plans, Additional Follow Up Comments & Applicant Site Photos

Exhibit D Site Visit Pictures

Exhibit E Correspondence Received from the Kingston Heritage Properties Committee



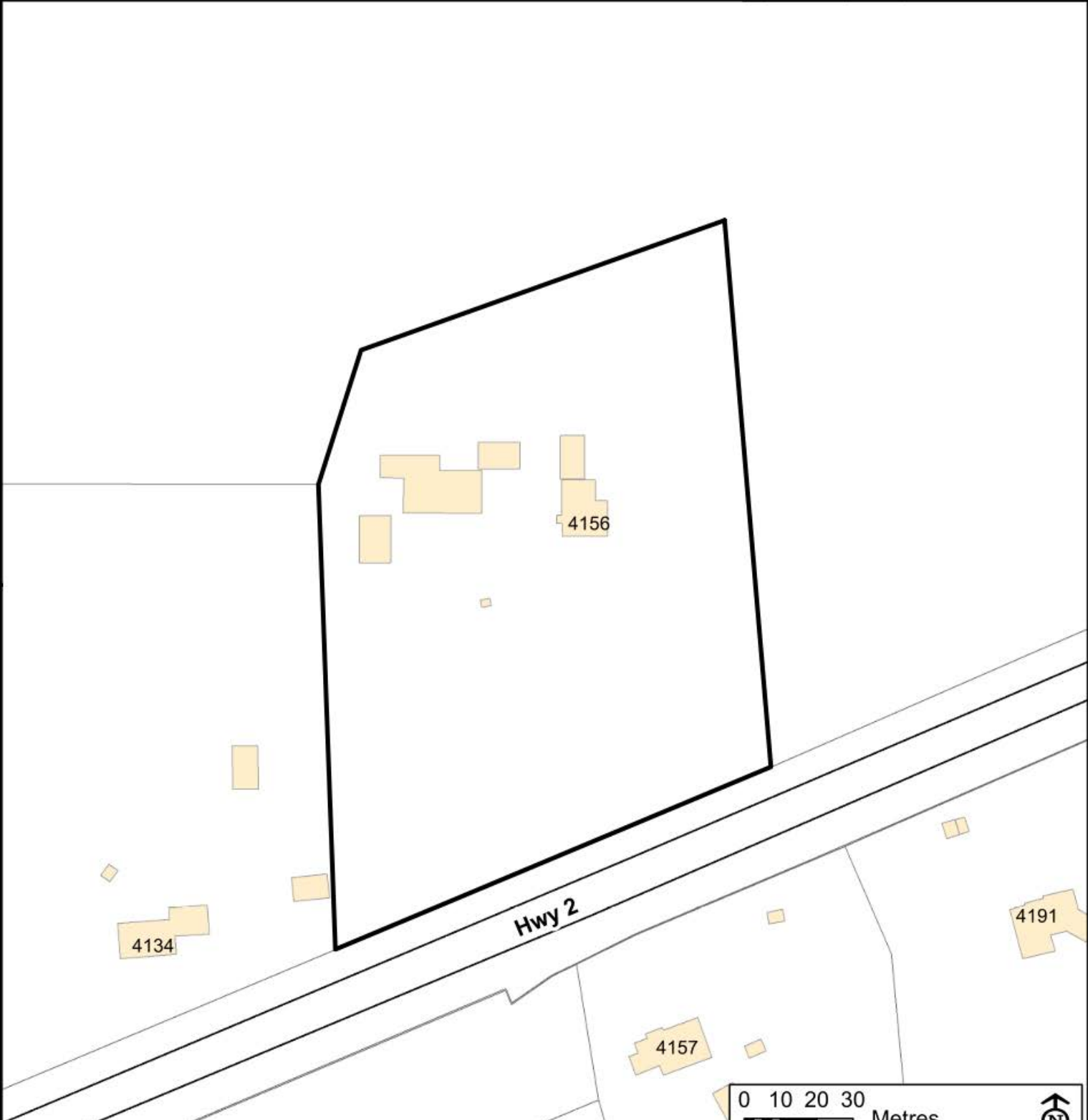
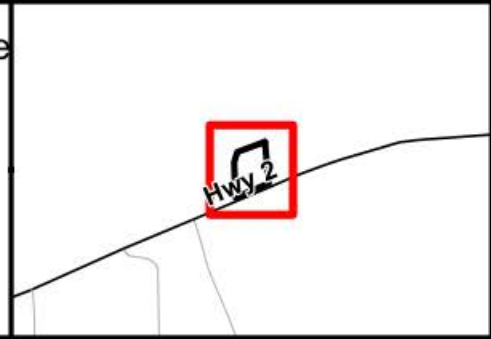
Kingston Heritage Properties Committee

Key Map

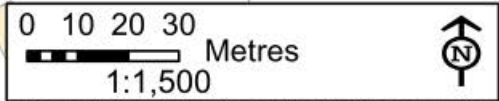
Address: 4156 Highway 2

File Number: P18-097-2023

Subject Lands



Prepared By: lchu
Date: Dec-18-2023






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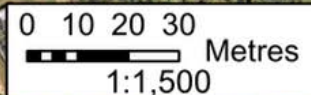
Kingston Heritage Properties Committee
Neighbourhood Context (2023)

Address: 4156 Highway 2
 File Number: P18-097-2023

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Hwy 2



Prepared By: lchu
 Date: Dec-18-2023

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THE CORPORATION OF THE TOWNSHIP OF PITTSBURGH
BY-LAW NO. 30-82

A By-law to designate certain properties as properties of historic or architectural value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate property to be of historic or architectural value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality was served on the owners of the properties and on The Ontario Heritage Foundation on the 20th day of January, 1981 and was published in the Whig Standard, a newspaper having general circulation in the municipality, on January 24th, 31st and February 7th, 1981;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto;

AND WHEREAS no notice of objection to the following proposed designations have been served on the Clerk Administrator.

THEREFORE the Council of The Corporation of the Township of Pittsburgh ENACTS AS FOLLOWS:

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

- a). Lot 18, Plan 744, Norma Whitney, owner.
- b). Part of the east half of lot C, adjoining the Military Reserve; Ruth L. Stanley, owner.
- c). Parts of lots 1 and C, East of the Great Cataraqui River; Jennie Grace McBroom, owner.
- d). Part of lot 74, Plan 1139, Fort Henry Reserve; Henry Cartwright, owner and Jean Graves, lessee.
- e). Part of lot 37, Concession 3; Gordon Robertson Sparks and Sandra Madeline Sparks, owners.

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

- a). Part of lot D, adjoining the Military Reserve; Marion Fleming, owner.
- b). Part of lot 35, Concession 3; Grant Maitland, owner.
- c). Part of the west half of lot 33, Concession 3; Percival Millious, owner.

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

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4. This by-law shall come into force and take effect on the day of passing.

READ A FIRST AND SECOND TIME THIS 18th DAY OF October, 1982.

Beulah N. Webb
Mrs. Beulah N. Webb AMCT
Clerk Administrator

Hans Westenberg
Hans Westenberg
Reeve

READ A THIRD TIME AND FINALLY PASSED THIS 18th DAY OF Oct. , 1982.

Beulah N. Webb
Mrs. Beulah N. Webb AMCT
Clerk Administrator

Hans Westenberg
Hans Westenberg
Reeve



- a). ARCHITECTURAL DESCRIPTION: The Ramsay/Sibbit House is a two storey residence which is rectangular in plan. The north facade is of coursed, cut limestone, and the other walls are of squared rubble. The south-east and south-west corners are articulated with hammer-dressed quoins, flush with the wall surface. The medium pitched end gabled roof has two joined limestone chimneys, one at the east and one at the west end of the gable.

All the windows are original; all are flat headed and are double hung with six lights per sash. Radiating voussoirs and stone lugsills finish each window opening.

The north facade is composed of three bays. The centered doorway is recessed, has a semi-elliptical fanlight, and is framed by a pair of four-paned sidelights with moulded side panels. The opening is flat-headed with radiating voussoirs. There is a window on either side of the door on the first storey, and three windows in the upper storey. A low pitched, hipped roof verandah runs the length of the main facade, supported by four wooden tuscan columns. It is a later addition.

There are two lower storey windows on both the east and west facades. The small vent on the upper right attic section of the west facade has a lugsill and radiating voussoirs and was formerly a window opening.

The south facade has three windows on the upper storey, the centre window being of a slightly lower elevation. Two windows flank the plain trim central doorway on the lower storey.

A three foot limestone dry wall fence extends along the north end of the property, parallel to the highway.

HISTORY: James Ramsay acquired Lot D in 1839, and built the stone house between 1846 and 1851. He was a prominent resident of Pittsburgh Township, being a writer who specialized in literary, scientific and political topics. His talks were often reported in the Kingston Chronicle and Gazette. Ramsay sold the land to Edward Sibbit in 1874, and the house has remained in the family's possession ever since. The Sibbits named the house Allerdean Hall after the family home in Ancroft, Scotland.

- b). Part lot 35, Concession 3 owner: Grant Maitland

Original Owner: William Stark

Date of Construction: c. 1850

ARCHITECTURAL DESCRIPTION: The Stark House is a one and a half storey, T-shaped plan farm house constructed of coursed, cut sandstone and limestone.

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- b). The medium pitched hipped gambrel roof and the intersecting dormer windows on the south facade are a unique feature in this area. According to an illustration of the house in Meacham's Historical Atlas of Frontenac, Lennox and Addington Counties, 1878, the original roof was end gabled and the roof line was uninterrupted. Three gable dormer windows intersect the roof line and are incorporated into the limestone/sandstone facade. The sides of the dormers are trimmed with decorative fretwork brackets. There are quoins at the side of each dormer window.

Single brick chimneys are located at the centre of the east and west ends of the roof.

The south facade is articulated by squared ashlar quoining at the corners and around the door and window openings. The doorway consists of a semi-elliptical fanlight, sidelights of delicate curvilinear tracery and moulded side panels. There are alternating radiating ashlar voussoirs above the doorway. Single windows on either side of the door have limestone lugsills and ashlar lintels. The door and both these windows have dropped keystones. On the second storey are the dormer windows, previously described.

All the windows are double hung with two lights per sash, unless otherwise mentioned. The remaining windows to be described have radiating voussoirs and stone lugsills.

The west facade has one window on the lower north side, and two upper storey windows. A gable roofed stone shed extends from the centre of the lower storey. The east facade has two upper and two lower storey windows. The south facade has a plain entrance on the east side which lacks voussoirs.

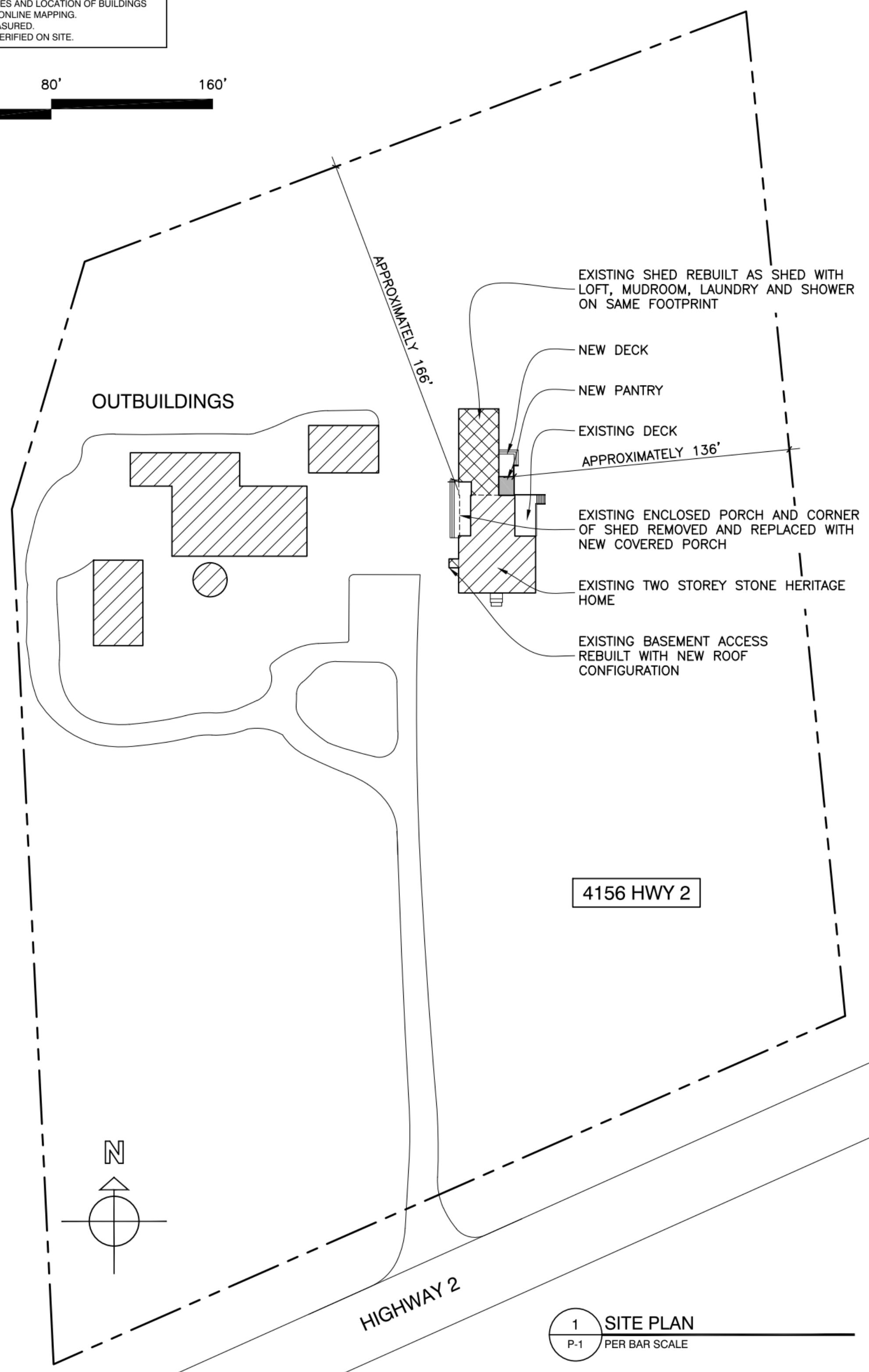
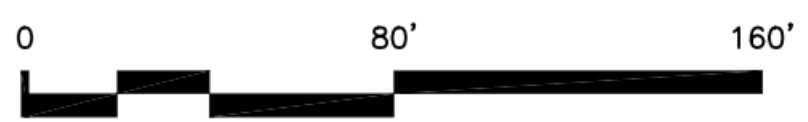
A two bay, one and a half storey hipped gambrel wing extends from the centre of the north facade. The east and west facades of this wing have two dormer windows and two lower storey windows. The dormers are similar to those on the front facade, but lack the brackets and quoining decoration. A one storey shiplap shed extends from the right side of the north facade.

There are two end gabled outbuildings which have been in existence since at least 1878: a driveshed located just west of the house, and a smaller building south west of the house. Both are of random coursed sandstone, rectangular in plan and one and a half storeys high.

HISTORY: In 1825, Alexander Stark bought Lot 35, Concession 3, from John Small. His son William built the stone farmhouse about 1850 and it remained in the Stark family until 1918, when Thomas C. Stark sold it to George Maitland. The Starks are remembered as a prosperous farming family and they won many prizes at the local agricultural fairs. The farm has been in the Maitland's possession for over sixty years.

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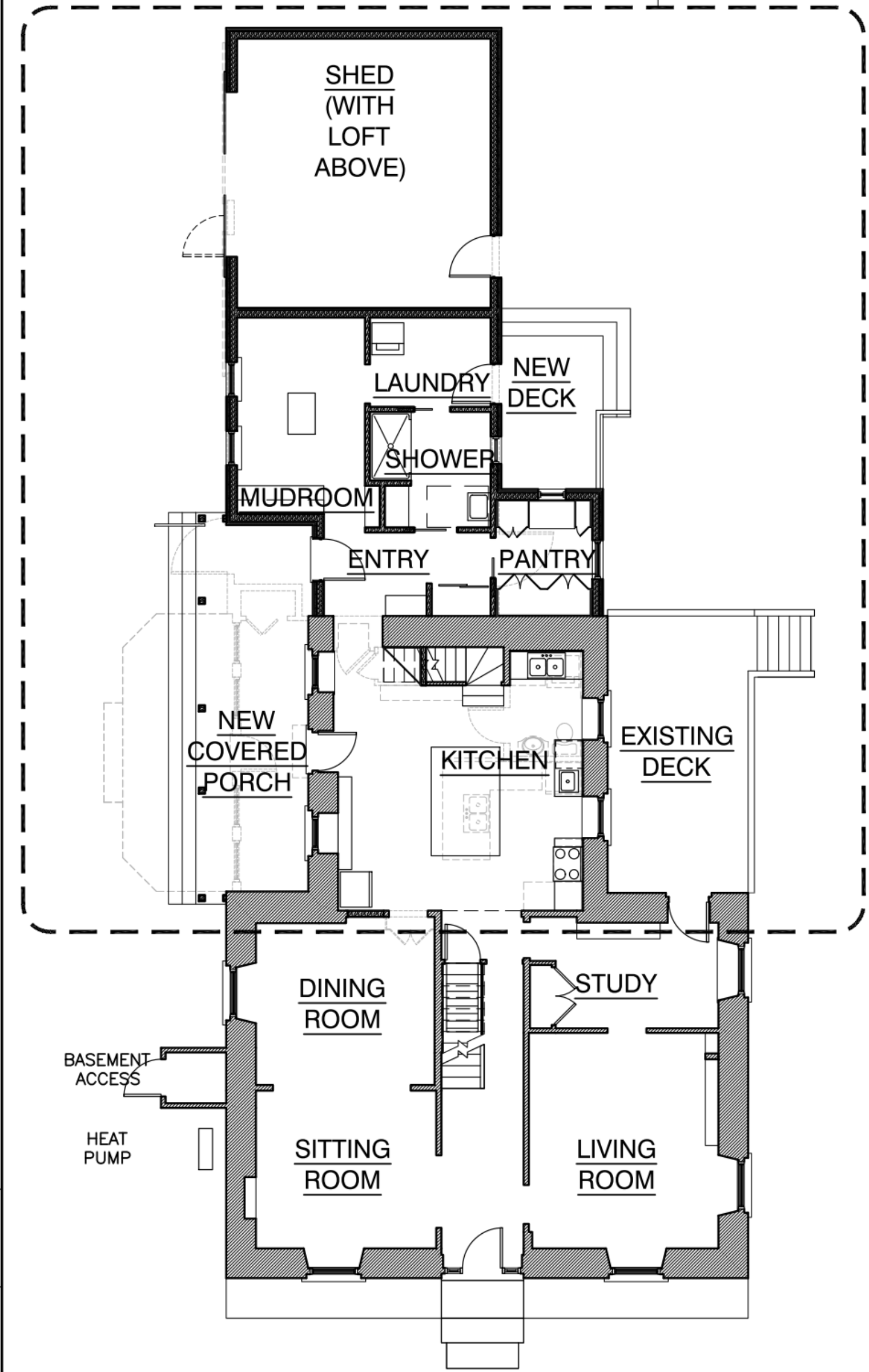
PLOT PLAN NOTES
 1. SITE PLAN, PROPERTY LINES AND LOCATION OF BUILDINGS ARE APPROXIMATED FROM ONLINE MAPPING.
 2. SECOND FLOOR NOT MEASURED.
 3. ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 SITE PLAN
 P-1 PER BAR SCALE

WALL KEY

 EXISTING WALL RETAINED
 EXISTING WALL REMOVED
 NEW WALL



2 FULL GROUND FLOOR PLAN
 P-1 1/8" = 1'-0"



MikaelaArchitect@gmail.com
 Certificate of Practice 3867

THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED WITHOUT REFERRING TO THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED AND ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTS.

DESIGN ONLY - NOT FOR CONSTRUCTION
 PLOTTED: Dec 05, 2023, 1:59pm

#	D/M/Y	REVISION DETAILS
1	09/11/23	FOR HERITAGE

PROJECT: RENOVATIONS TO THE WHEELER KEILLOR HOME
 4156 HWY 2, KINGSTON
 DRAWING PROPOSED
SITE AND FULL GROUND FLOOR PLANS
 DRAWN BY: MJH
 DATE: 8 Nov., 2023
 SCALE: AS NOTED
 PRINT ON 18x24 PAPER

Mikaela Hughes Architect Inc.
 82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183

JOB NO. **2304**
 DWG. NO. **P-1**
 REV. NO. **1**

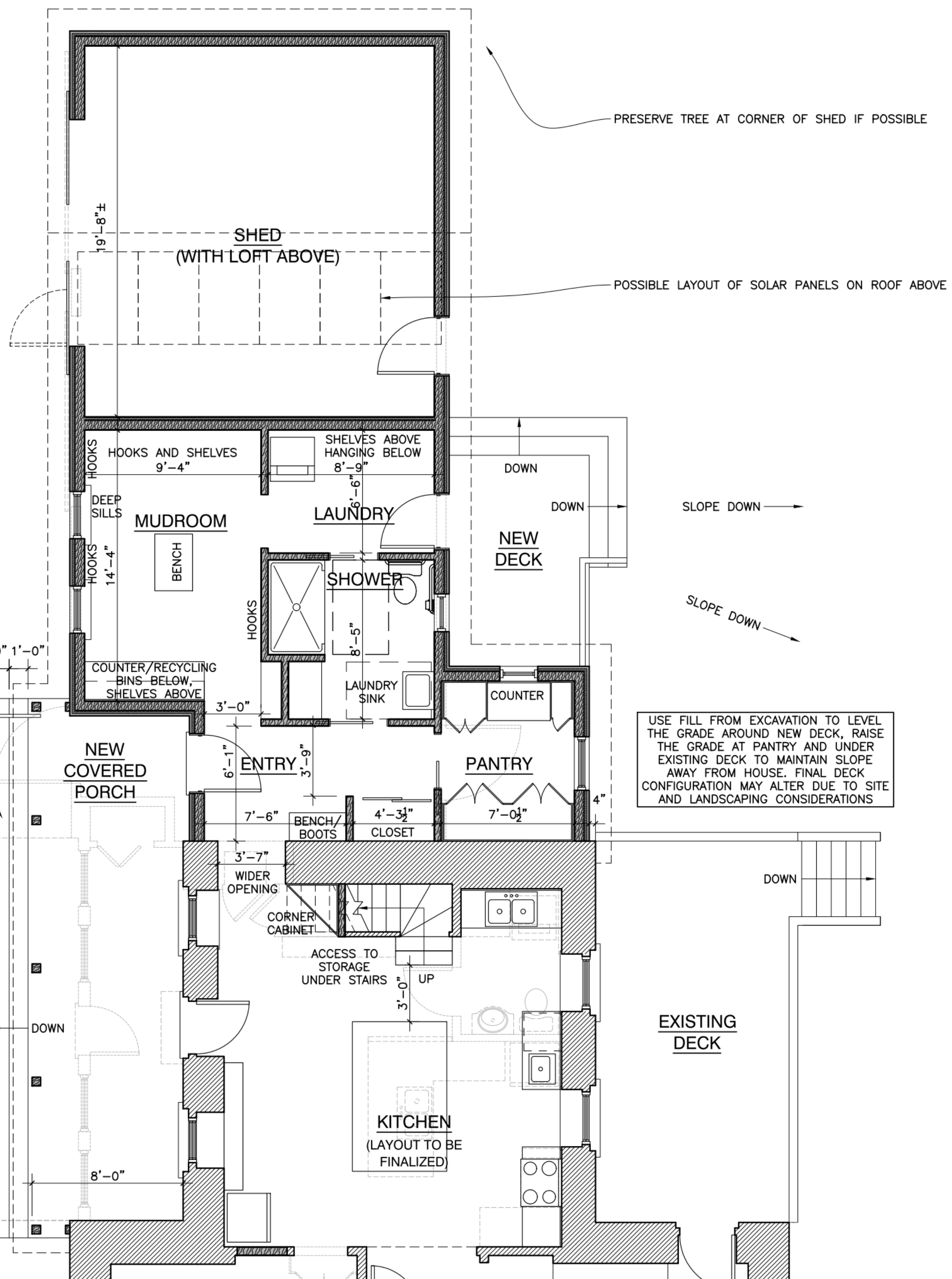
WALL KEY

- EXISTING WALL RETAINED
- EXISTING WALL REMOVED
- NEW WALL



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PRESERVE TREE AT CORNER OF SHED IF POSSIBLE

POSSIBLE LAYOUT OF SOLAR PANELS ON ROOF ABOVE

SLOPE DOWN

SLOPE DOWN

USE FILL FROM EXCAVATION TO LEVEL THE GRADE AROUND NEW DECK, RAISE THE GRADE AT PANTRY AND UNDER EXISTING DECK TO MAINTAIN SLOPE AWAY FROM HOUSE. FINAL DECK CONFIGURATION MAY ALTER DUE TO SITE AND LANDSCAPING CONSIDERATIONS

CONTINUOUS STAIRS ALONG WEST SIDE OF PORCH

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Dec 05, 2023, 1:59pm

#	D/M/Y	REVISION DETAILS
1	09/11/23	FOR HERITAGE

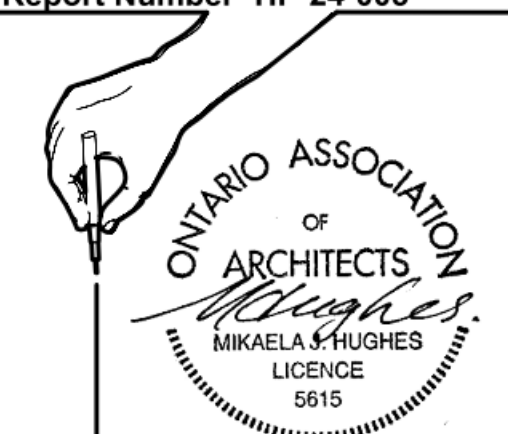
Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183

PROJECT: RENOVATIONS TO THE WHEELER KEILLOR HOME
4156 HWY 2, KINGSTON

DRAWING PROPOSED: PARTIAL GROUND FLOOR PLAN

DRAWN BY: MJH
DATE: 8 Nov., 2023
SCALE: 1/4" = 1'-0"
PRINT ON 18x24 PAPER

JOB NO. **2304**
DWG. NO. **P-2**
REV. NO. **1**

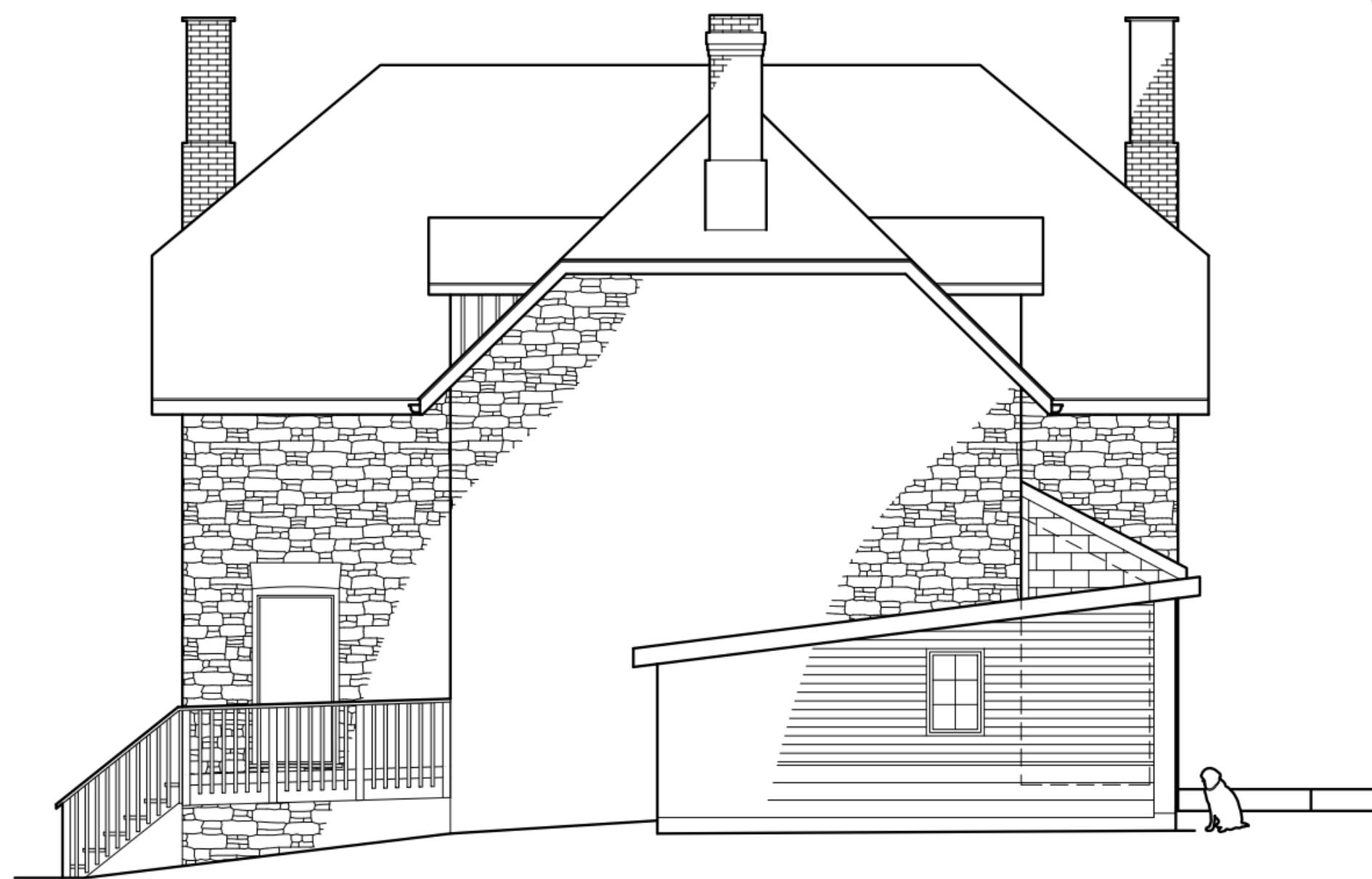


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X-S EXISTING SOUTH ELEVATION
P-3 3/16" = 1'-0"

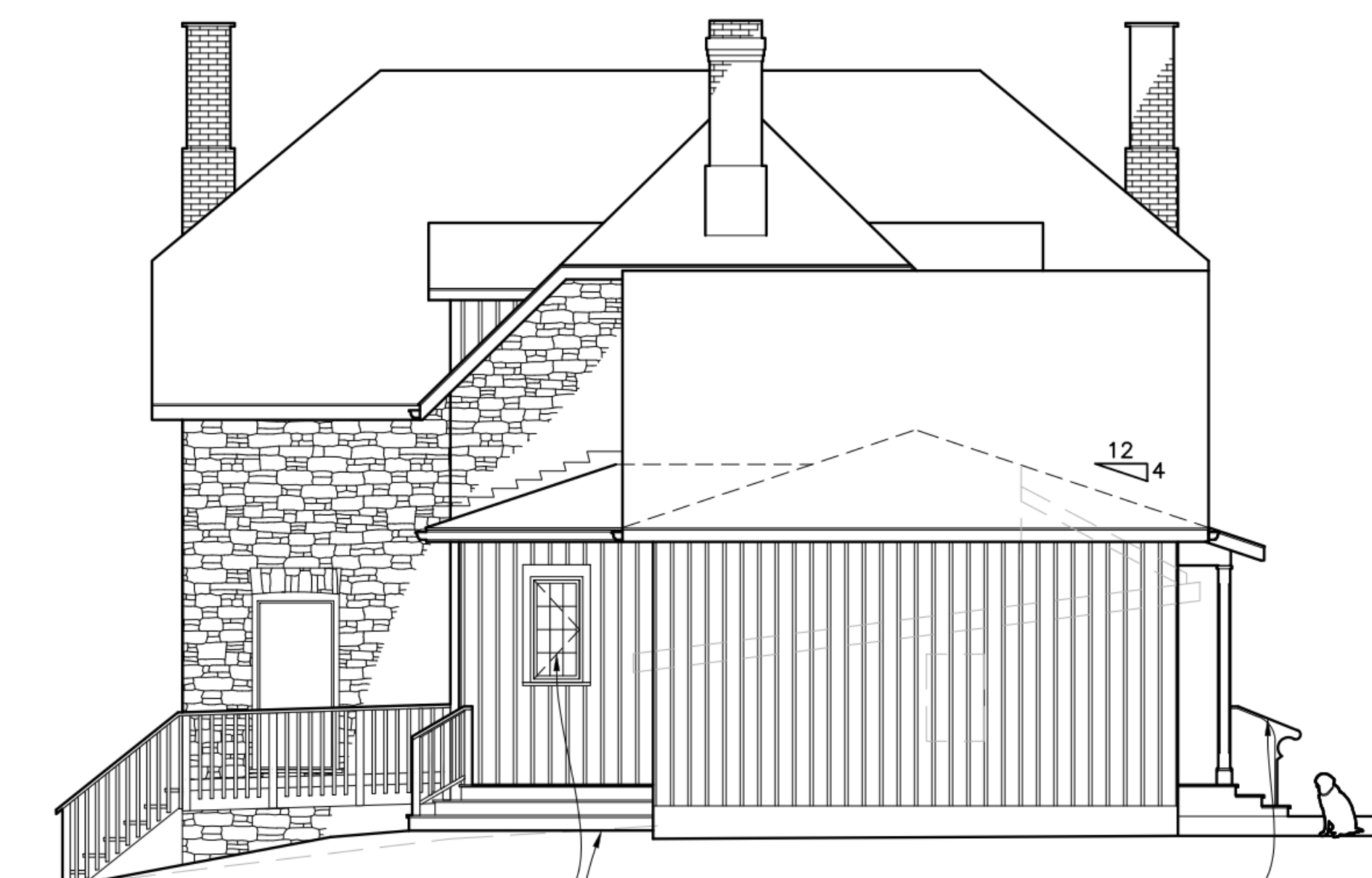


X-N EXISTING NORTH ELEVATION
P-3 3/16" = 1'-0"



BASEMENT ACCESS ALTERED TO MATCH DORMERS (SEE WEST ELEVATION)

P-S PROPOSED SOUTH ELEVATION
P-3 3/16" = 1'-0"



PANTRY AND BATHROOM WINDOWS: SEE NOTE ON DRAWING P-5

HANDRAIL TO BE DESIGNED

LEVEL PAVERS AT BOTTOM OF STEPS

P-N PROPOSED NORTH ELEVATION
P-3 3/16" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Dec 05, 2023, 1:59pm

#	D/M/Y	REVISION DETAILS
1	09/11/23	FOR HERITAGE

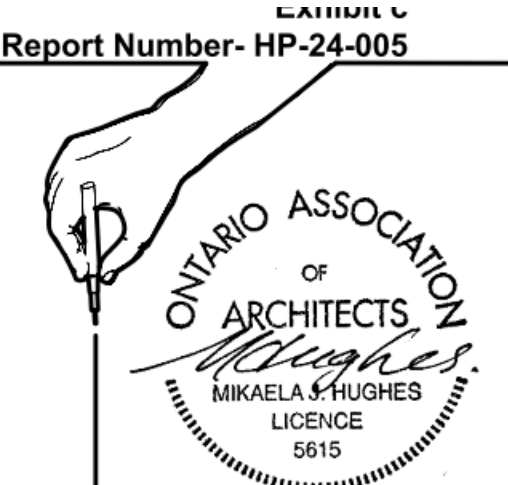
PROJECT
RENOVATIONS TO THE
WHEELER KEILLOR HOME
4156 HWY 2, KINGSTON
DRAWING
EXISTING & PROPOSED
SOUTH & NORTH
ELEVATIONS

DRAWN BY MJH
DATE 8 Nov., 2023
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2304
DWG. NO.
P-3

Mikaela Hughes Architect Inc.
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REV. NO.
1

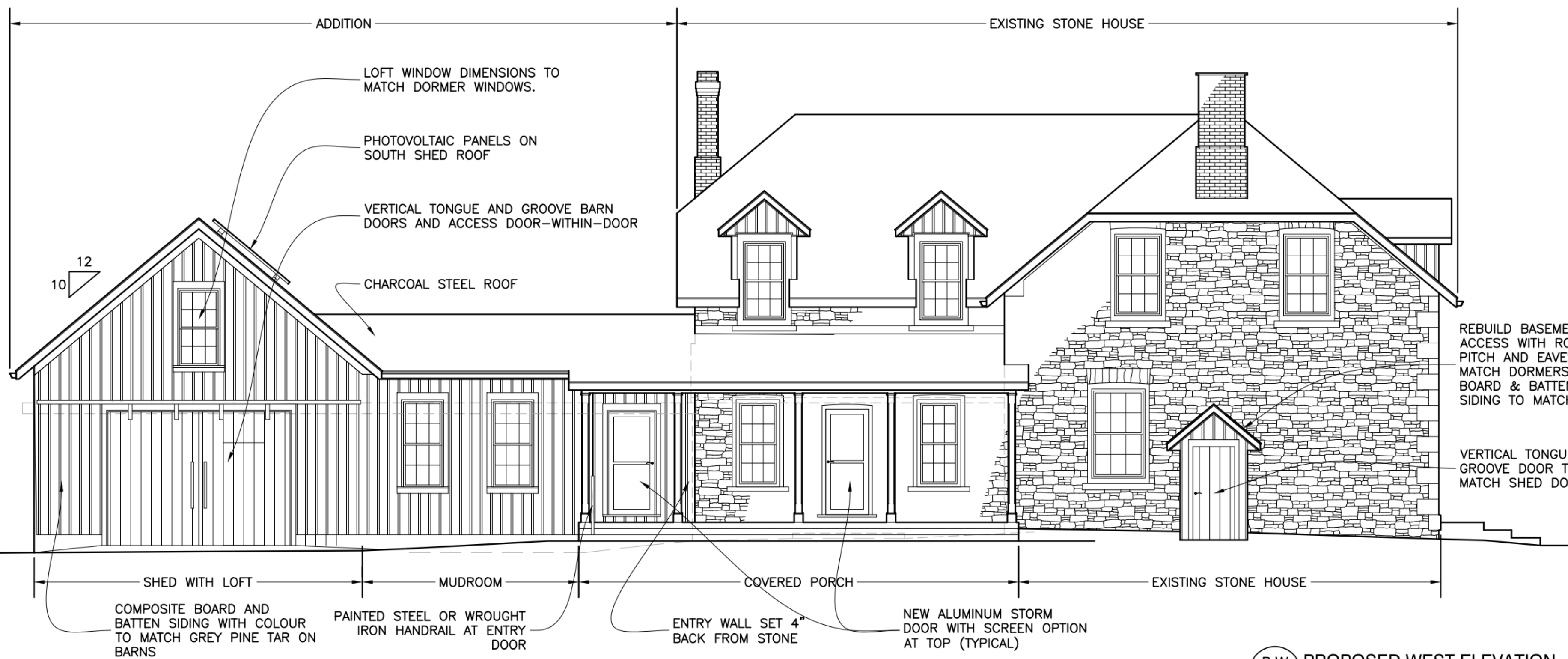


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X-W EXISTING WEST ELEVATION
P-4 3/16" = 1'-0"



P-W PROPOSED WEST ELEVATION
P-4 3/16" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Dec 05, 2023, 1:59pm

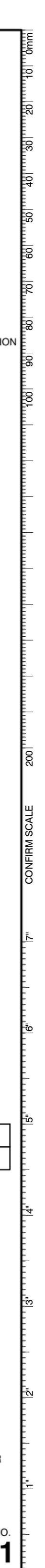
#	D/M/Y	REVISION DETAILS
1	09/11/23	FOR HERITAGE

PROJECT: RENOVATIONS TO THE WHEELER KEILLOR HOME
4156 HWY 2, KINGSTON
DRAWING: EXISTING AND PROPOSED WEST ELEVATION

DRAWN BY: MJH
DATE: 8 Nov., 2023
SCALE: AS NOTED
PRINT ON 18x24 PAPER

JOB NO. **2304**
DWG. NO. **P-4**
REV. NO. **1**

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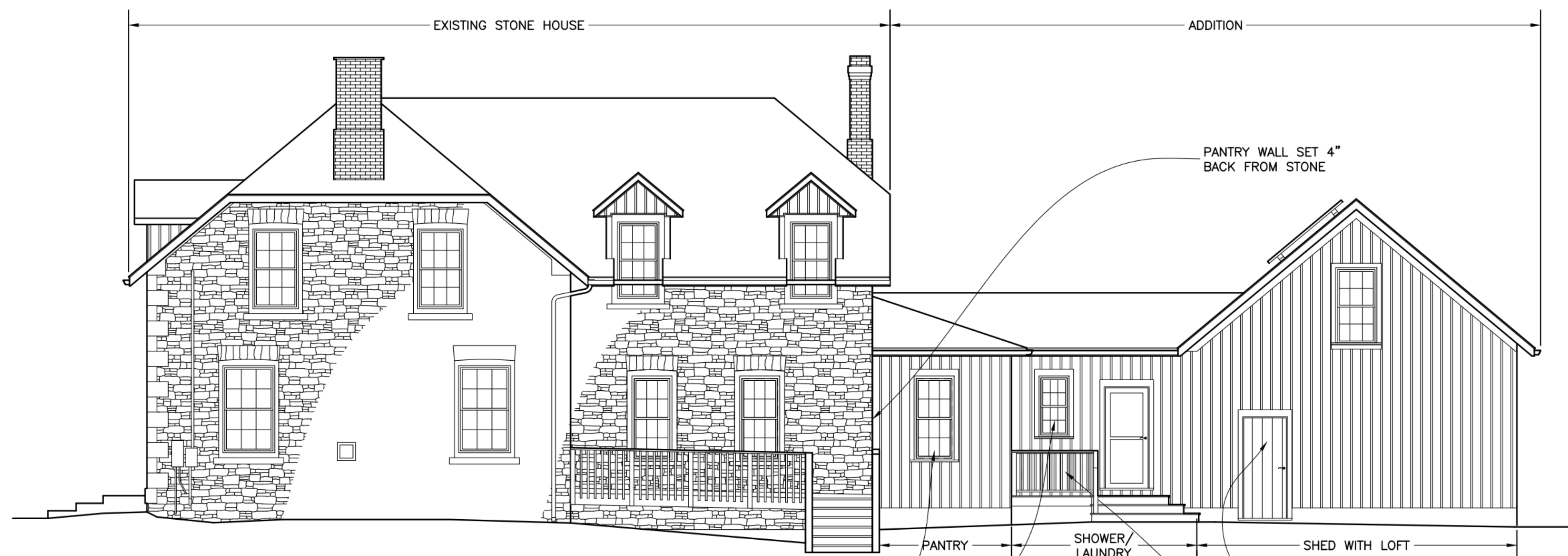


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X-E EXISTING EAST ELEVATION
P-5 3/16" = 1'-0"



PANTRY WALL SET 4" BACK FROM STONE

PANTRY SHOWER/LAUNDRY SHED WITH LOFT

WINDOW TO MATCH MUDROOM WINDOWS

WINDOW SIZE AND HEIGHT IN BATHROOM AND PANTRY TO BE DETERMINED (TO MATCH DOOR HEIGHT OR PANTRY WINDOW HEIGHT). WINDOWS MAY BE CASEMENT OR DOUBLE HUNG AT OWNER'S DISCRETION

ACCESS DOOR TO MATCH BARN DOORS ON WEST SIDE OF SHED
GUARD IF DECK > 2' ABOVE GRADE

P-E PROPOSED EAST ELEVATION
P-5 3/16" = 1'-0"

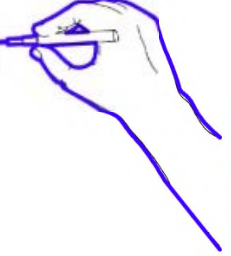
DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Dec 05, 2023, 1:59pm

1	09/11/23	FOR HERITAGE
#	D/M/Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
WHEELER KEILLOR HOME
4156 HWY 2, KINGSTON
DRAWING
AS-EXISTING
NORTH AND EAST ELEVATIONS
DRAWN BY MJH
DATE 8 Nov., 2023
SCALE AS NOTED
PRINT ON 18x24 PAPER

Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183

JOB NO.
2304
DWG. NO.
P-5
REV. NO.
1



Phillip Prell, M.Pl, RPP, MCIP
Intermediate Planner, Heritage Services
216 Ontario Street
Kingston Ontario, K7L 2Z3

December 5, 2023

Dear Philip,

Re: 4156 Hwy 2 - P18-097-2023

In consultation with the owners of 4156 Highway 2, I have put together this package to answer some of your initial questions and include some additional details to clarify the intention of the design.

- How will the rear addition be anchored to the stone?
 - o The details of the addition are still being worked out but will most likely be a combination of ledgers anchored into the stone joints and perhaps a ridge beam set into a pocket in the stone wall. We are aware of the City's Masonry Policy and will be referring to it when the details are developed.
- What is the colour/finish of the flashing that will abut the stone building?
 - o The flashings will match the colour of the roofing. The portion of the house where the additions will be added does not have regular stone courses, so the coordination of the flashings with the stone joints will need to be carefully worked out on site.
- What is the proposed design for the charcoal steel roof? Will it be a matte finish? Can you send a colour sample for review?
 - o Roof colour and profile: <https://www.havelockmetal.com/product/delta/> Colour: dark graphite, matte finish. This is the product that is on the big barn as seen in the photo below.
 - o We can bring a sample to the roundtable.



- Staff advocate for standing seam where possible (with at least 16 to 20 inch seams). Would your client be okay with a standing seam roof or just the steel one?
 - o The owners would prefer to use the steel roof to match the barn.
- Is there any interest in applying the charcoal steel roof to the rest of the house/basement access?
 - o Yes, there is interest, but when finances permit and/or the shingles need to be replaced. Can this future modification be approved now so that a new heritage permit will not be required?
 - o The basement access will have the new roofing to match.
- Can a colour sample be provided for the board and batten siding that is noted as grey pine tar finish?
 - o The siding for the addition will be a composite material by James Hardie or similar (<https://www.jameshardie.ca/>) with dimensions and factory applied colour to match the grey pine-tar finished board and batten siding of the barns (pine tar vitriol from Sage Restoration: <https://sagerestoration.com/collections/pine-tar/products/grey-pine-tar-vitriol?variant=13684113604654>).
 - o A photo of the existing barns is included below and a close-up of the siding colour on the right.

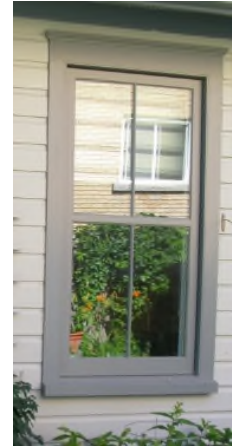


- Samples of possible colours will be requested from the manufacturer(s) so that the owners can compare them to the barns on site for the most accurate match. The samples and/or photos of them against the barn siding can be provided at that time.
- Regarding the solar panels, how many will be added and how much will they project off the roof?
 - There will be 6 portrait orientation (or 8 landscape orientation) panels measuring 64.5" x 38.5".
 - The racks are approximately 5" high.
 - Photos of solar panels on the big barn are included below. They pretty much disappear against the dark roofing, particularly from a distance.

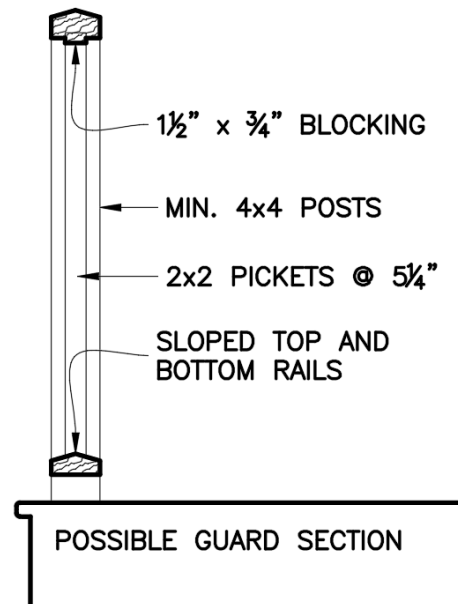


- Will the new windows have true divided lites? It is our preference that these features have exterior muntin bars where possible.
 - No. The intention is for the new windows to match the existing ones, which unfortunately were replaced by previous owners. The existing ones are white vinyl with interior muntins. The new ones would most likely be fiberglass or vinyl.

- The intention of having the interior muntins is so that the new windows will match the existing ones during the day (reflections on the glass will be the same) or at night (muntins will be visible because of the light inside the house) and not stand out as something different.
- What design for casement windows are you considering as an alternative?
 - If casement windows are used in the pantry and/or shower room, they would be the same overall dimensions as the equivalent double hung window.
 - Since all the other windows are double hung, casements could be made with a horizontal bar at the centre to emulate a double hung window, similar to the photo at the right but with muntins as described above.



- Can additional information be provided on the guards and handrails? What will their colour/finish be? What is their design/spacing? Even examples that generally show what is proposed can be helpful.
 - We are trying to avoid any new guards and are hoping to raise the grade sufficiently at the back deck that they won't be required.
 - If a guard is necessary, it will not match the ones on the existing deck, which are minimum building code guards without a bottom rail. A simple guard with sloped rails and infill pickets is the likely choice for the guard itself.



- The newel posts and handrail are still at the design stage. These, and the porch columns, are an opportunity for the owners to put their own creativity and craft into the details, as illustrated by the preliminary sketches below.
- As any designer knows, details like this take time to develop, and can include historical research and perhaps even finding original examples of the same vintage as the house at architectural salvage companies like Legacy and Balleycanoe for reuse, inspiration or replication. The owners have the tools and skills to turn wood, and can make the new porch a very special addition to the house.



Best wishes,

M. Hughes

Mikaela Hughes

B. Arch., M. Phil., O.A.A, MRAIC

























Staff Site Visit Photos 11-28-23







Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-097-2023

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
Daniel Rose			X



where history and innovation thrive

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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	December 19, 2023
Form:	Kingston Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-097-2023
Property Address:	4156 Hwy 2

Description of Proposal:

The applicant seeks to remove an existing enclosed porch and uninsulated sheds at rear of house and replace with a new covered porch, shed and finished interior space on the same footprint with the new pantry and deck extending on the east side. In addition they seek to, replace the existing basement access with a new versions of similar size but with details to match the rest of the house. Further, one tree will need to be removed where the pantry is to be located and a second one may be irreparably damaged when the new foundation is excavated. The owners continue to plant mature trees on the property, but not associated specifically with this project. They also seek to install solar panels on the roof of the rear shed/loft.

Comments for Consideration on the Application:

Recommended Conditions for the Application:



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

Date:	December 19, 2023
Form:	Kingston Heritage Properties Committee Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-097-2023
Property Address:	4156 Hwy 2

Description of Proposal:

The applicant seeks to remove an existing enclosed porch and uninsulated sheds at rear of house and replace with a new covered porch, shed and finished interior space on the same footprint with the new pantry and deck extending on the east side. In addition they seek to, replace the existing basement access with a new versions of similar size but with details to match the rest of the house. Further, one tree will need to be removed where the pantry is to be located and a second one may be irreparably damaged when the new foundation is excavated. The owners continue to plant mature trees on the property, but not associated specifically with this project. They also seek to install solar panels on the roof of the rear shed/loft.

Comments for Consideration on the Application:

The proposed addition seems to have been carefully considered and designed to complement the existing 1850s house and it is unfortunate and perhaps shortsighted that previous unsuitable window modifications to this property may be influencing some of the current decisions.

The choice of vinyl windows with interior muntins to match existing unsympathetic window alterations should be reconsidered. Given the expected lifetime of roughly 20 years for replacement vinyl windows, the option of selecting suitable new windows with exterior muntins should be explored. Best practice would have the applicant investigate whether historic physical (on the property) or photographic evidence exists of the original windows, and doors, before deciding on their design. If this evidence is unavailable the windows on the new addition could reference the original designation description of windows "double hung with two lights per sash" made of metal clad wood with exterior muntins, similar to the photo example provided by the Architect on page 4 of December 5, 2023, letter to Planner. These windows would be more appropriate and sympathetic to the main building but different from what currently exists, just as the addition should be designed as complimentary but distinct from the main building. In the future when the vinyl windows on the main house are due for replacement the option for choosing more historically appropriate windows remains viable.

The proposed two aluminum doors on the west elevation and one on the east, should also be reconsidered. More sympathetic to the design would be to source and repurpose old historically appropriate doors or perhaps have half or 2/3 lite 2 over 2 exterior wood doors fabricated along with a removable seasonable screen door for ventilation made to match.

Regarding the roofing material, the most appropriate, complementary and recommended choice would be wide (16 to 20" seams) standing seam metal. The barn is clearly an outbuilding, well removed from the main house and as such it is not necessary or advisable to match the roofing. Again, moving forward choosing the most historically suitable, complementary roofing material for the new addition, will enable a more appropriate choice of roofing for the main building when that becomes necessary.

Recommended Conditions for the Application: