



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-008

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 Ontario Heritage Act Approval

Address: 53 William Street P18-401

File Number: P18-075-2023

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property at 53 William Street is located midblock on the north side of William Street, between Wellington Street and King Street East. The property was designated under Part IV of the *Ontario Heritage Act* in 1984 and is also designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District.

An application for partial demolition and construction under Section 42 of the *Ontario Heritage Act* (P18-075-2023) has been submitted to request approval to remove the current entryway vestibule, rebuild it to *Ontario Building Code* standards, and enlarge it by 9.5 square feet (0.88m²) for accessibility purposes.

This application was deemed complete on December 14, 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 42(4). This timeframe will expire on March 13, 2023.

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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 the Kingston Heritage Properties Committee supports Council's approval of the following:

That the alterations on the property at 53 William Street, be approved in accordance with the details described in the applications (File Number P18-075-2023), which was deemed complete on December 14, 2023, with said alterations to include:

1. The partial demolition of the entryway vestibule; and
2. The rebuild of the entryway vestibule, to include;
 - a. An enlargement of 0.88m²;
 - b. Like-for-like detailing, design and proportions;
 - c. The retention and reinstallation of the existing door and transom;
 - d. The use of any reusable materials; and

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

1. Details, including colour(s), materials and dimensions of the new entryway vestibule shall be submitted to Heritage Planning staff, prior to construction, for final review and approval;
2. The conditions of the current entryway vestibule shall be documented and provided to Heritage Planning staff for record purposes;
3. An Encroachment Permit and/or Temporary Access Permit shall be obtained, where necessary;
4. A Building Permit shall be obtained, where necessary;
5. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application;
6. Any alterations to the drainage are to be done entirely on the subject property and in such a way that adjacent properties are not adversely affected;
7. Ensure compliancy with applicable gas regulations; and
8. 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 property, with the municipal address of 53 William Street, is located midblock between Wellington Street and King Street East, on the north side of William Street (Exhibit A – Context Map and Site Photos). The subject property is included in the Old Sydenham Heritage Conservation District (HCD) and contains a two-and-a-half storey, two bay, stucco structure designated under Part IV and V of the *Ontario Heritage Act*.

An application for partial demolition and construction under Section 42 of the Ontario Heritage Act (File Number P18-075-2023) has been submitted to request approval to remove the current entryway vestibule, rebuild it to *Ontario Building Code* standards, and enlarge it by 9.5 square feet (0.88m²) for accessibility purposes (Exhibit B – Cover Letter, Project Drawings and Details).

The existing front entry vestibule was inspected and evaluated by a licensed structural engineer who submitted an associated letter (Exhibit C – Structural Engineer Letter) which identified the vestibule as “lacking a foundation and structurally unsound”. The letter notes that the existing vestibule likely has an “uninsulated floor over subgrade soil” which is “subject to heave and settling”, resulting in further movement and subsequent repairs, and recommends that the vestibule be rebuilt to *Ontario Building Code* standards.

The proposed rebuild and enlargement of the vestibule will be completed using like-for-like detailing and proportions, apart from a slightly wider and deeper entryway. The rebuilt vestibule will have new stucco to match the existing and any reusable materials and/or elements will be incorporated into the reconstruction of the entry vestibule; anything that is non-reusable will be recreated in the applicants’ custom wood shop. The existing front door and transom will be retained and reinstalled into the rebuilt entryway vestibule. The roofing material on the vestibule is currently asphalt and will be changed to a dark grey standing seam metal roof (in accordance with prior heritage approval for File Number P18-055-2023).

This application was deemed complete on December 14, 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 42(4). This timeframe will expire on March 13, 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 subject property was designated under Part IV of the *Ontario Heritage Act* in 1984 and is also designated under Part V of the *Ontario Heritage Act* through the Old Sydenham Heritage Area Heritage Conservation District Plan.

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Designation By-Law Number 84-65 states the following:

“The placement of this double cottage, far back from the street, provides interesting variety to the streetscape. Built for Henry Gildersleeve before 1830, it was added to in 1843 when the west part of Number 55 was built. Number 53 is remarkably unaltered.”

The Property Inventory Form from the Old Sydenham Heritage Area Heritage Conservation District Plan states the following:

“Built c.1840, this simple cottage, adjoined to a neighbouring cottage, located at 53 William Street, is of cultural heritage value and interest because of its physical/design value.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwellings two and a half storey stucco construction, two bays wide with a door in the east bay protected by a stucco gable roofed vestibule. A simple dormer adorns the centre of the gabled roof. Importantly this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street located at the back of the property line.”

The property is considered Significant to the District. The Old Sydenham Heritage Area Heritage Conservation District Plan Property Inventory Form and By-Law Number 84-65 can be found in Exhibit D.

Cultural Heritage Analysis

Staff visited the subject property on December 19, 2023.

The property at 53 William Street stands out within this portion of Old Sydenham HCD as it has one of the largest front yard setbacks in Old Sydenham, which is not a common feature found in this HCD. The small scale and massing of this residential home also contributes to its character defining elements.

The assessment of this application is summarized below through references to the relevant sections of the Old Sydenham Heritage Area Heritage Conservation District (HCD) Plan.

The subject property is located within the North to Bagot sub-area of the Old Sydenham HCD on the north side of William Street, midblock between Wellington Street and King Street East – having views of Lake Ontario. Section 2.3.2 (North to Bagot) lists several heritage attributes, including “views to the lake down each cross street” and “trees along streets and in the centres of blocks”. Within the sub-area of North to Bagot, small setbacks from the streets are the predominating and defining feature found in the Old Sydenham HCD. The subject property has a large setback extending from the street, with the residence located at the rear of the property. The front yard contains gardens and trees, acting as a unique green space on this block along William Street. Other heritage attributes of the North to Bagot sub-area include the views seen

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down streets, specifically views of Lake Ontario. This setback property has views of Lake Ontario when looking southeast down William Street.

Section 4.3 of the HCD Plan - 'Conservation of Heritage Buildings':

Section 4.3.6 (Foundations) speaks to conservation guidelines, stating that a “foundation with noticeable settlement, cracking or leaning should be inspected by a structural engineer and may have to be rebuilt”.

The applicants obtained a licensed structural engineer, McNeely Engineering LTD., to inspect the entryway vestibule and provided staff with a letter (Exhibit C). This letter stated that the entryway vestibule is currently “lacking a foundation”, that an “uninsulated floor over subgrade soil” is prone to heaving, which creates the need for ongoing repairs, and possible irreversible damage, and that the vestibule is “structurally unsound”. The structural engineer’s review provided the professional recommendation that the entryway vestibule should be rebuilt to meet *Ontario Building Code* (OBC) standards, including a proper foundation and insulation. Rebuilding this vestibule to OBC standards will create a safer entryway, prevent further movement, address accessibility issues and allow for long term protection.

Section 5.0 of the HCD Plan - 'Building Alterations and Additions':

Section 5.2.1 (Alterations) states that “if original materials and construction are available, avoid replacing them with contemporary materials and construction methods”, that “original elements such as windows, doors, porches and verandahs and their details should be retained and restored wherever possible”, and that one should “model replacement features and building forms on the originals in style, size, proportions and materials, whenever possible”.

This application proposes to rebuild and enlarge the front vestibule, a feature that can be seen on the 1908 Fire Insurance map (Exhibit E) and is also identified as a heritage attribute on the Property Inventory Form from the HCD. The rebuild of the vestibule will be modeled based on the vestibule’s original proportions, materials and design. In addition, the applicant has expressed their plans to reuse materials from the existing vestibule wherever possible, including the existing door and transom will be retained during construction and reinstalled into the new vestibule.

Staff supports the proposed removal and rebuild of the entryway vestibule to bring it to OBC standards, and the 9.5ft² (0.88 m²) enlargement of the vestibule for accessibility purposes.

Section 5.2.2 (Additions) states that “additions should avoid causing irreversible changes to the original building” and that “construction of additions should not entail removal” of heritage attributes.

The vestibule has been determined to be structurally unsound by a licensed engineer, who has recommended that the feature should be rebuilt to OBC standards, creating a safer entryway, and ensuring that long term damage to the building is avoided. The rebuild and enlargement of the vestibule will be reconstructed using like-for-like design and proportions, and the existing

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door and transom will be retained and reinstalled. The existing dimensions and plan of the entryway vestibule have been submitted and, as a condition of approval, the applicants will be required to document the existing conditions. This information will be kept on file in our records to allow future renovations to return the vestibule to its current state if desired. Staff agree that modeling the rebuild and enlargement of the vestibule using the existing design and proportions, incorporating any reusable materials, and reinstalling the existing door and transom, this alteration and addition will have a neutral impact on both the property and the District as a whole.

Policy Review

In addition to the above, the application has been reviewed alongside with the City of Kingston's Official Plan, Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada,' as well as the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties. 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.
- Standard 7 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): 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.
- Standard 9 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): 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.
- Standard 10 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- Principle 3 'Respect for historical Materials' (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): Repair/conservate rather than replace building materials and finishes except where absolutely necessary.

Summary

Staff have reviewed the application and assessed it in consideration of the description of heritage value in the HCD Plan, Parks Canada's Standards and Guidelines, and the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage

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Properties. Overall, the application is supported by Heritage Planning staff. The proposal to remove and rebuild the entryway vestibule to meet Ontario Building Code is supportable due to the evidence of the current structural instability, while the modest enlargement is appropriate to allow for accessibility and, moreover, allow the occupants to age in place. Additionally, the enlargement will mimic the existing design and proportions, whilst reusing any salvageable materials, and retaining and reinstalling the existing door and transom. Furthermore, the proposal adheres to Section 4.3.6 and 5.2.1 of the HCD Plan and, due to the subject property's large front yard setback, the modest vestibule enlargement, using like-for-like materials and proportions, will have a neutral heritage impact on property and the District.

Previous Approvals

P18-055-2023: Heritage Act approval to construct a rear addition, construct a new wood deck and change the roof material.

Comments from Department and Agencies

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

Engineering:

No Development Engineering concerns with this application. The applicant may be required to obtain an encroachment permit if they are intending on obstructing municipal property during the proposed works. Information on the required permits can be obtained by contacting transportation@cityofkingston.ca.

Any alterations to the drainage are to be done entirely on this property and in such a way that adjacent properties are not adversely affected.

Utilities Kingston:

Utilities Kingston has no concerns with the Heritage Permit. The applicant is responsible to ensure compliance with applicable gas regulations (B149 etc.) as it relates to the gas metre, etc. on the front.

Building Services:

A Building Permit is required for the proposed construction.

Planning Services:

No concerns.

Environment:

No comments.

Forestry:

No comments.

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Kingston Hydro:

No comments.

Consultation with Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. The Committee's comments have been compiled and attached as Exhibit F.

Conclusion

Staff recommends approval of the application File Number (P18-075-2023), 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:

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties

Old Sydenham Heritage Area Heritage Conservation District Plan

Notice Provisions:

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

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

Nicole (Niki) Kensit, Planner, Heritage Services, 613-546-4291 extension 3251

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Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Context Map and Site Photos

Exhibit B Cover Letter, Project Drawings and Details

Exhibit C Structural Engineer Letter

Exhibit D Property Inventory Form and Designation By-Law Number 84-65

Exhibit E Clipping from the 1908 Fire Insurance Map

Exhibit F Correspondence Received from Heritage Properties Committee

Exhibit G Final Comments from Kingston Heritage Properties Committee January 24, 2024



Heritage Kingston Committee Neighbourhood Context (2022)

- Subject Lands
- Property Boundaries
- Proposed Parcels



Site Photos of 53 William Street



Above: 53 William St. from the sidewalk.

Below: 53 William St. from sidewalk looking northwest and northeast.





Above: Entryway vestibule from driveway.

Below: Entryway vestibule head on.





Above (Left): Entryway vestibule east side.

Above (Right): Entryway vestibule west side.

COVER LETTER
53 WILLIAM VESTIBULE
HERITAGE PERMIT APPLICATION



53 William (right side)

53 William is a simple front to back gable-roofed one and a half storey semi-detached cottage. According to the City of Kingston Property Inventory Evaluation, the Heritage aspect of “this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street, located at the back of the property line.” Built in c. 1840, it has received one modern addition to the rear. The property is both Part IV and Part V Heritage designation and within the Kingston Zoning By-Law HCD3 zone.

The proposal before staff and committee is a rebuild and modest 9.5 sf (.88 m²) enlargement of the existing entry vestibule. The structural state of the vestibule is substandard. The current owners, Dr. and Caroline Davies, have contacted Mark Peabody Custom Builder for the design, permits, and rebuilding of the vestibule.

The design attempts to blend both the client programming requirements and guidelines outlined in the Heritage Conservation District (HCD) Plan for Old Sydenham. We hope staff and the committee will agree that the proposed intervention will have minimal impact on the heritage property and surrounding district. (photo taken from sidewalk)



As well as a structurally sound and insulated vestibule, the owners would like a more functional entry: slightly wider and deeper space. If the application is approved, we will document the existing conditions. The existing entry will then be rebuilt using like-existing detailing and proportions, only slightly wider and deeper per plan. It is our intention to save and reuse any finish materials that are sound. If unsound, we will re-create the detailing in our custom wood shop.

It is of interest to note that according to the City Property Assessment Card the entry in its enclosed version is not original to the structure.

ASSESSMENT DEPARTMENT, CITY OF KINGSTON				For Appraiser's Use			
Ward	Sydenham			34	Building	Area 456 sq. feet	
Street	211 Main			House No.	53	Subd.	12 Sheet 444
Lot	74.15	Block	32	Plan	Frontage 57'6" x 132'		
Unit Value Land	\$28.00			Total Value Land	\$770.00		
Description of Building							
(Place check (✓) opposite each item applicable.)							
Purpose	Ch.	Basement	Ch.	State of Repair (Check ✓)			
Single Dwelling	✓	Basement	✓	Good	✓	Fair	✓
Duplex Dwelling	✓	Basement	✓	Good	✓	Fair	✓
Apartment	✓	Basement	✓	Good	✓	Fair	✓
Commercial	✓	Basement	✓	Good	✓	Fair	✓
Industrial	✓	Basement	✓	Good	✓	Fair	✓
Warehouse	✓	Basement	✓	Good	✓	Fair	✓
Other	✓	Basement	✓	Good	✓	Fair	✓
Roof	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
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Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing	✓	Good	✓	Fair	✓
Asph. Shingle	✓	Asph. Shingle	✓	Good	✓	Fair	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	Fair	✓
Roofing	✓	Roofing</					

The front of the appraisal card labels the entry as “Porch 5.5 x 4.5”. The accompanying sketch on the reverse of the card shows the porch as a dotted line. While there is no date on the appraisal card, Queen’s archive staff helped determine that surrounding properties in the shared file showed appraisal dates in the mid 1970s. This being a porch turned enclosed entry makes sense given the combined façade view of 53 & 55 William. At neighbouring 55 William, the façade door placement matches exactly the placement at 53 William beyond the vestibule. Further, the wall thicknesses of the 53 William vestibule do not match those of the main structure.

We believe the enclosed entry is a heritage attribute to this property. We also believe it to be relatively structurally unsound and uninsulated. An attached letter from Scott McNeely, structural engineer, attests to that. Therefore, a rebuild and modest enlargement of the front vestibule is proposed to proper code compliance. It should not negatively impact the property’s heritage attributes.

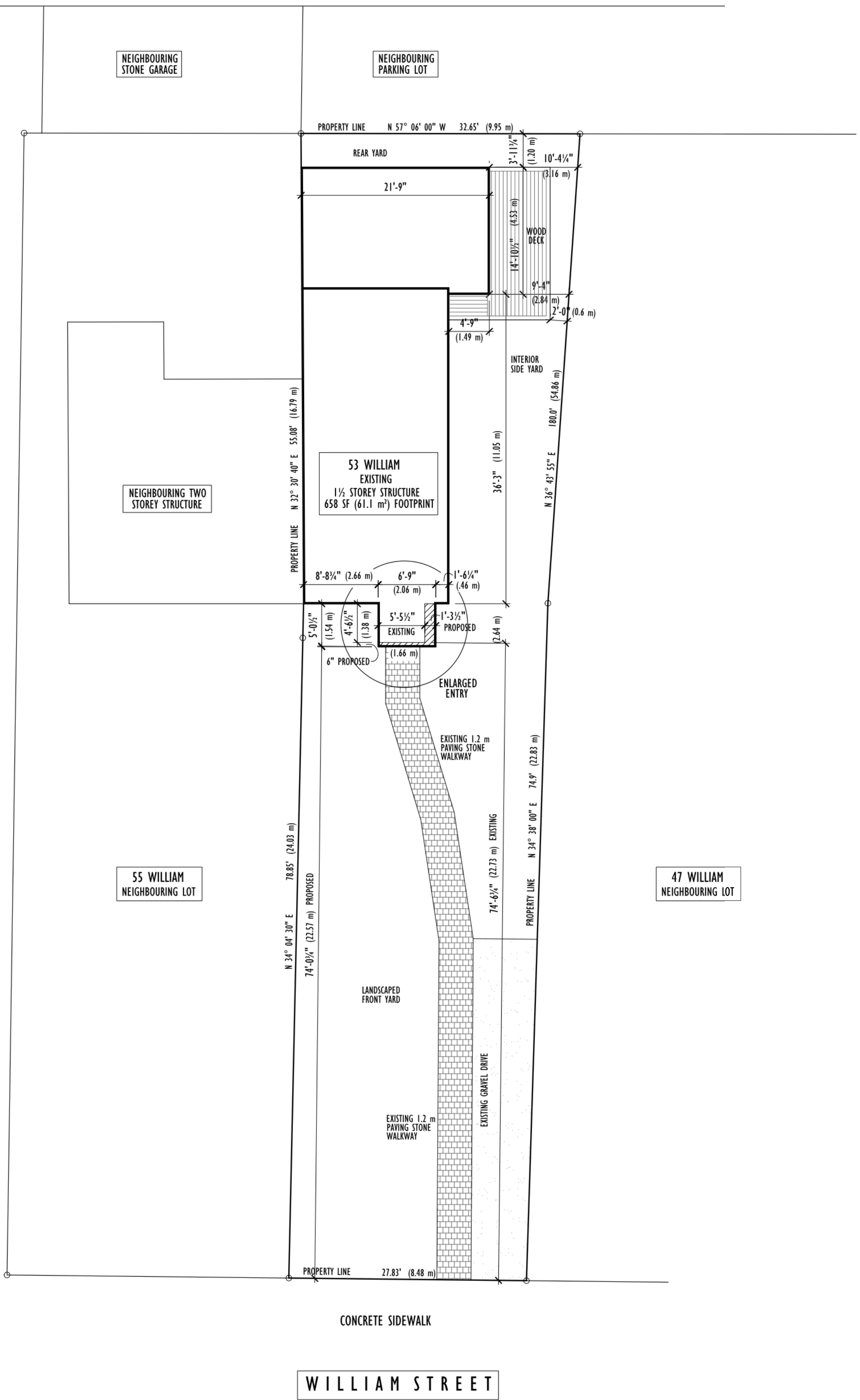
Section 5 of the HCD plan suggests addressing a couple questions regarding the proposed work:

1. In what ways will the proposed alteration affect the overall character of the streetscape of Old Sydenham? We believe there to be very little streetscape impact given the great distance from street line and that the reconstruction of the vestibule is to be with like for like materials and proportion.
2. What will be the impact of the proposed alteration on the property’s heritage attributes? Minimal impact. While the original vestibule is to be demolished, a like for like rebuild should still showcase the architectural element in the same way as existing.

-Respectfully submitted,

Todd Biggerman, M. ARCH

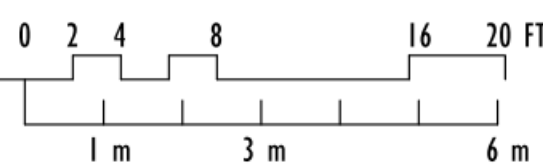
Mark Peabody Custom Builder



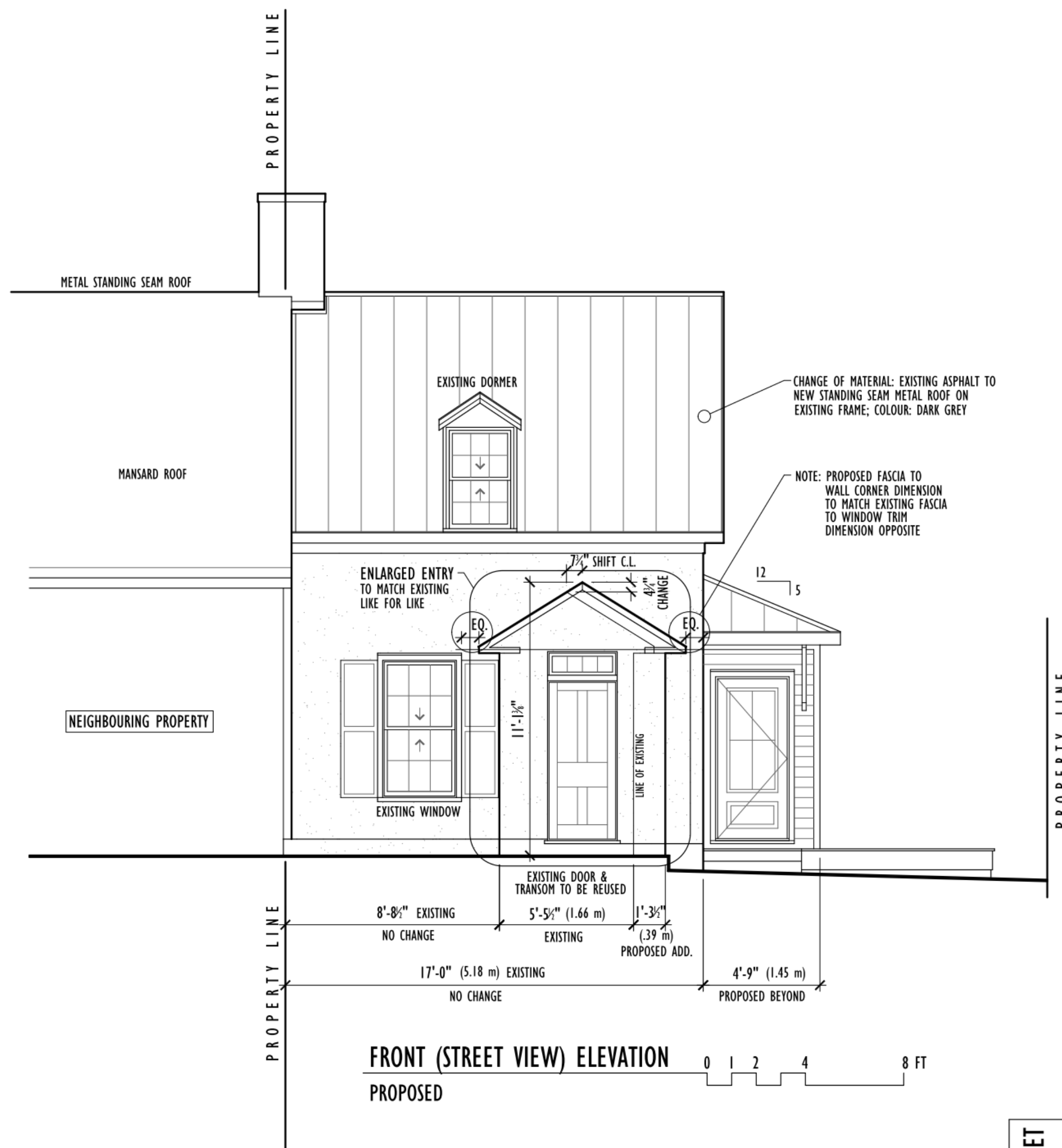
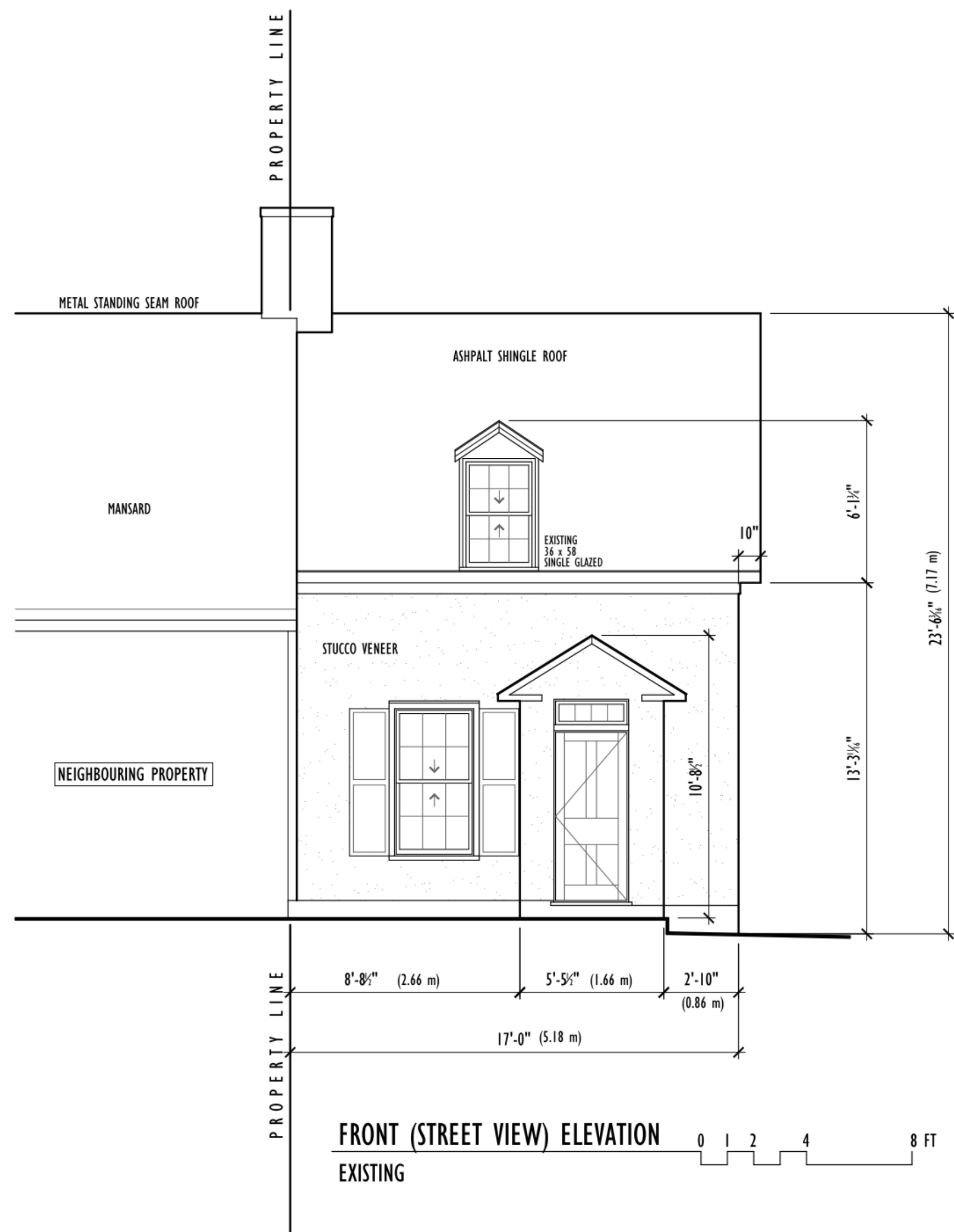
NOTE: INFORMATION ON THIS DRAWING IS EXTRAPOLATED FROM GRANGE W. ELLIOTT, LTD SURVEY MAY 1, 1996



SITE PLAN



MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD
RENOVATE



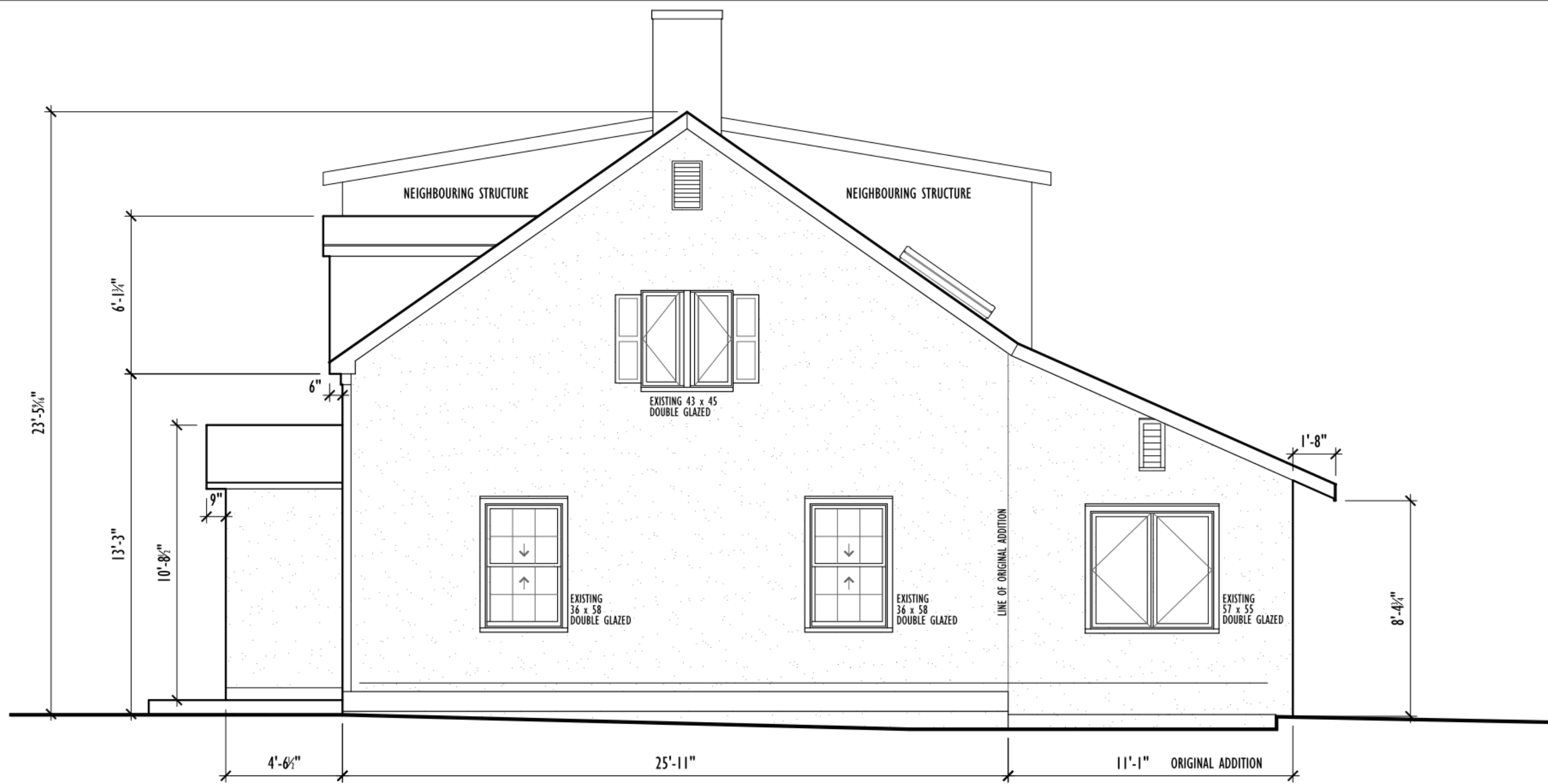
53 WILLIAM STREET
KINGSTON ONTARIO

01 AUG 2023

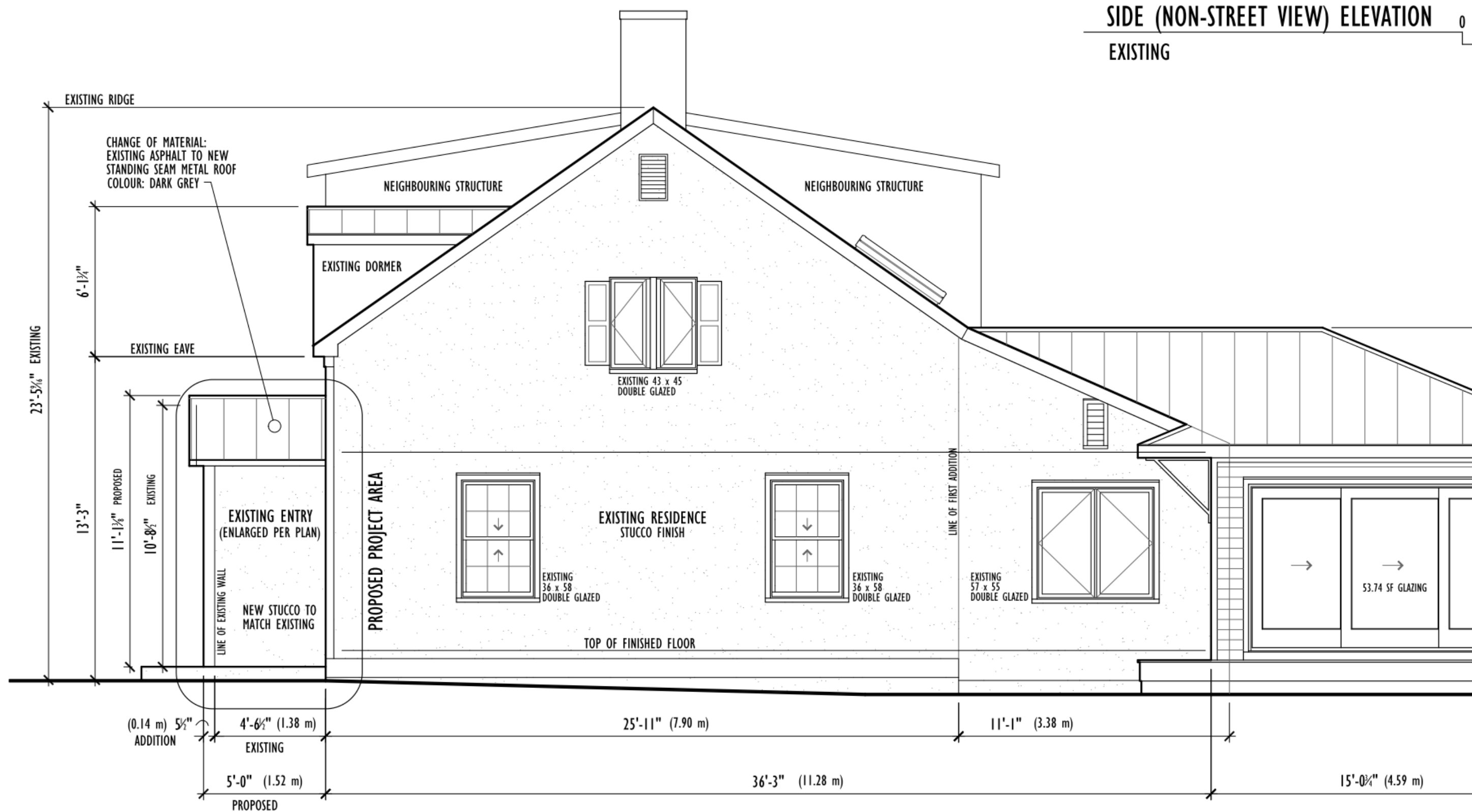
FRONT ELEVATION

A-102

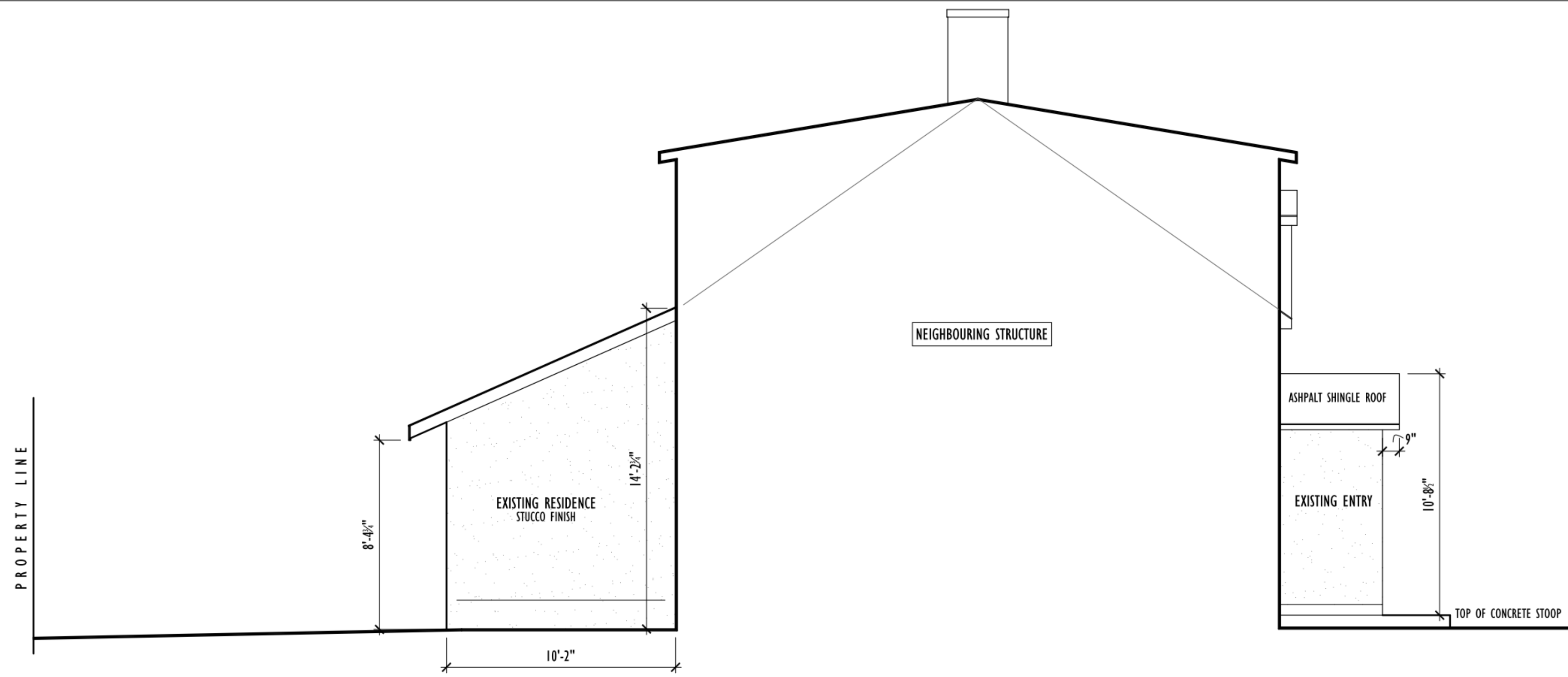
MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD RENOVATE
peabody@kingston.net
613-561-2687



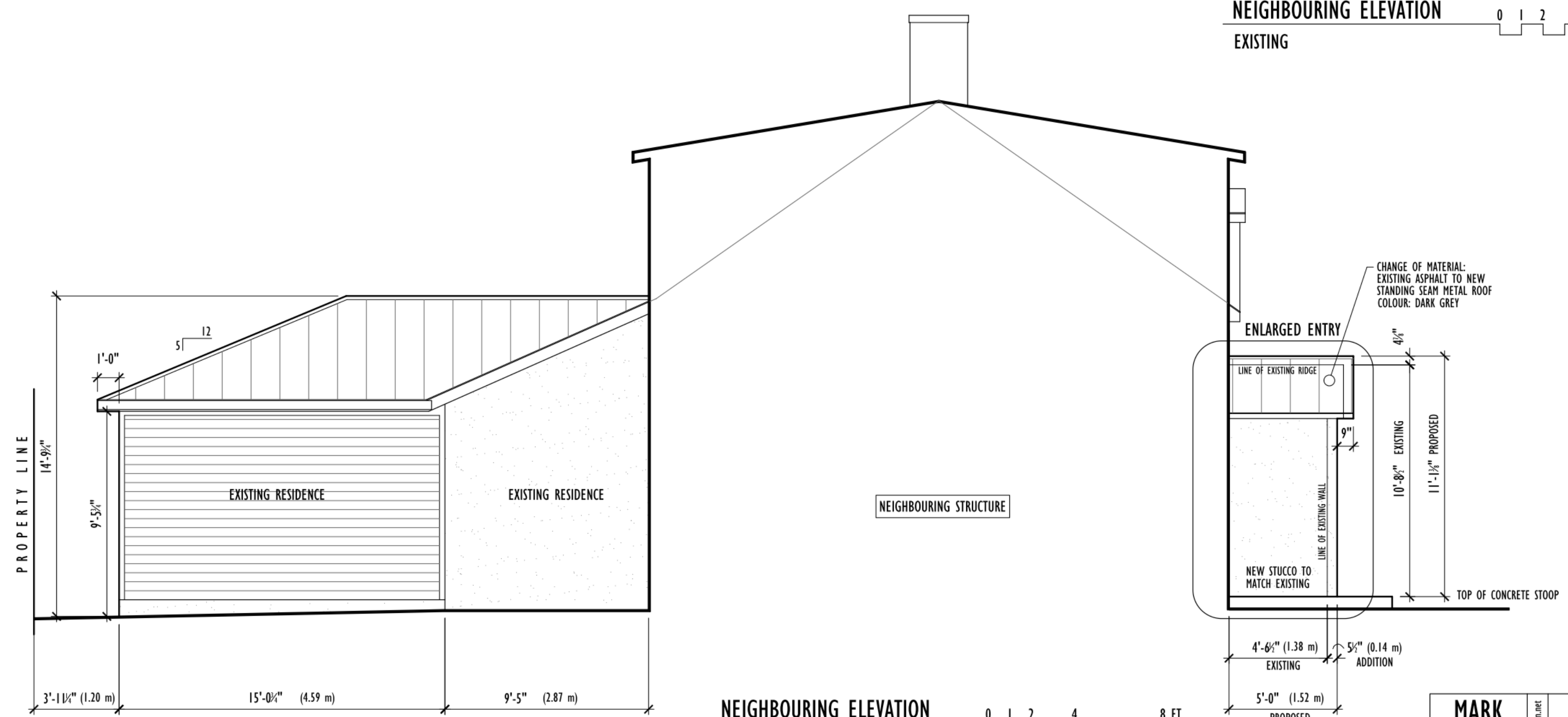
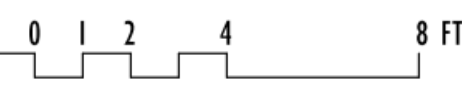
SIDE (NON-STREET VIEW) ELEVATION
EXISTING



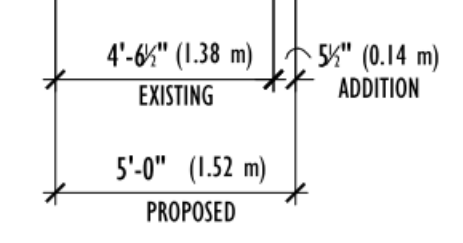
SIDE (NON-STREET VIEW) ELEVATION
PROPOSED



NEIGHBOURING ELEVATION
EXISTING



NEIGHBOURING ELEVATION
PROPOSED



MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD RENOVATE
peabody@kingston.net
613-561-2687

53 WILLIAM STREET
KINGSTON ONTARIO
01 AUG 2023
BLIND SIDE ELEVATION
A-104

21 June, 2023

To Heritage Kingston Staff,

This letter is meant to document the structural instability of the existing vestibule at 53 William Street, and to act as engineering letter to that effect in support of Heritage Application P18-055-2023. The vestibule in its current state has likely become an enclosed livable space from originally a covered porch. Given its current state, we suspect the vestibule to be lacking a foundation and structurally unsound. An uninsulated floor over subgrade soil is subject to heave and settling. Over time the vestibule is prone to more movement resulting in ongoing repair.



The images above show the street-facing wall four inches out of plumb. Its top leans toward the street. This is likely due to lack of a proper foundation.



These photographs show the bottom of the side wall three inches out of plumb.



The above photographs show the soffit pulling away from the main structure. The transom is out of level in relation to the front door. Both cases likely due to structural settling.



Finally, the above photographs document a lack of perimeter foundation. Soil is up into the floor plenum.

In front of the vestibule is a mortared flagstone stoop nearly flush with the ground that is broken and failing. The floor plenum of the vestibule is likely either wood frame bearing on this stoop, or a thin concrete slab that has been undermined as shown above. It is our opinion that the vestibule be rebuilt to Ontario Building Code standard including proper foundation to solid bearing.



Property Inventory Evaluation – William Street

53 WILLIAM STREET

Built: c. 1840

Rating: S (Part IV)

Built c.1840, this simple cottage, adjoined to a neighbouring cottage, located at 53 William Street, is of cultural heritage value and interest because of its physical/design value.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwellings two and a half storey stucco construction, two bays wide with a door in the east bay protected by a stucco gable roofed vestibule. A simple dormer adorns the centre of the gabled roof. Importantly this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street located at the back of the property line.



53-55 William Street
J.McK.

Clause 5, Report No. 23, 1984

BY-LAW NO. 84-65

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC AND/OR ARCHITECTURAL VALUE OR INTEREST, PURSUANT TO SECTION 29 OF THE ONTARIO HERITAGE ACT

PASSED: March 1, 1984

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1080, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 1 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 14th day of December, 1983 and was published in the Whig-Standard on December 14, December 21 and December 28, 1983;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 2 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 21st day of December, 1983 and was published in the Whig-Standard on December 21 and December 28, 1983, and on January 4, 1984;

AND WHEREAS no notices of objection to the proposed designations have been served on the Clerk of the City of Kingston:

THEREFORE the Council of The Corporation of the City of Kingston enacts as follows:

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

- (a) 276 Brock Street
- (b) 132-134 Earl Street
- (c) 5 Emily Street

- (d) 113 Johnson Street
- (e) 228-230 Johnson Street
- (f) 261 Johnson Street - St. Mary's Cathedral
- (g) 279 Johnson Street - Archbishop's House
- (h) 53 King Street East
- (i) 81 King Street East
- (j) 156 King Street East
- (k) 203 King Street East
- (l) 11 Ontario Street - Pump House Steam Museum
- (m) 55 Ontario Street - Kingston Marine Museum
- (n) 157 Ontario Street
- (o) 32, 36 and 40 Simcoe Street
- (p) 82 Sydenham Street - Sydenham Street United
Church
- (q) 126 Wellington Street
- (r) 23-25 West Street
- (s) 207 William Street

2. There are designated as being of architectural value, or interest the following real properties in the City of Kingston:

- (a) 90 Bagot Street
- (b) 116 Bagot Street
- (c) Barrie Street - Chalmers United Church
- (d) 66-68 Earl Street
- (e) 98 Earl Street
- (f) 100-102 Earl Street
- (g) 114 Earl Street
- (h) 195-197 Earl Street
- (i) 1-3 Emily Street
- (j) 76-78 Gore Street
- (k) 89-91 Gore Street
- (l) 90 Johnson Street - Anglican Diocesan Centre
- (m) 121 Johnson Street - Greek Orthodox Church
- (n) 150-152 Johnson Street

- 3 -

- (o) 160-162 Johnson Street
- (p) 186 Johnson Street
- (q) 218 Johnson Street
- (r) 222 Johnson
- (s) 231-233-235 Johnson Street
- (t) 237-239-241 Johnson Street
- (u) 31 King Street East
- (v) 45 King Street East
- (w) 49 King Street East
- (x) 85 King Street East
- (y) 95 King Street East
- (z) 161 King Street East
- (aa) 165-167 King Street East
- (bb) 169 King Street East
- (cc) 198 King Street East
- (dd) 202 King Street East
- (ee) 208 King Street East
- (ff) 212-214 King Street East and 46 Earl Street
- (gg) 254-256 King Street East
- (hh) 75 Lower Union Street
- (ii) 115 Lower Union Street
- (jj) 73 Sydenham Street
- (kk) 86-88 Sydenham Street
- (ll) 92-94 Sydenham Street
- (mm) 25-27 Wellington Street
- (nn) 47 Wellington Street
- (oo) 96 Wellington Street and 70 William Street
- (pp) 118-120 Wellington Street
- (qq) 65 West Street
- (rr) 112 William Street
- (ss) 129 William Street
- (tt) 185 William Street
- (uu) 203-205 William Street.

.../4

3. There are designated as being of historic value or interest the following real properties in the City of Kingston:

- (a) 5 Clergy Street East - Sydenham Public School
- (b) 178-180 Johnson Street
- (c) 194 Johnson Street
- (d) 211 Johnson Street - First Baptist Church
- (e) 260 Johnson Street
- (f) Johnson Street - St. James Chapel
- (g) Richardson Bath House - Macdonald Park
- (h) 13 Maitland Street
- (i) 16 Maitland Street
- (j) 123 Sydenham Street - Hotel Dieu Hospital
- (k) 53-55 William Street

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

5. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the properties described in Schedule "A" hereto in the Land Registry Office at Kingston, Ontario.

6. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the properties described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Whig Standard once for each of three consecutive weeks.

7. This by-law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS February 14, 1984

GIVEN THIRD READING AND FINALLY PASSED March 1, 1984


CITY CLERK


MAYOR

53-55 William Street

Owner: 53 William Street
Elizabeth Leslie Taylor, 55 William Street

55 William Street
Donald Robert Taylor, 55 William Street

Description:

53 William Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of all of that Part of Lot 144 on the north side of William Street, according to the Original Survey of the Town of Kingston, now the City of Kingston, and more particularly described in Instrument No. 205116.

55 William Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of the southeast half of Lot No. 157 according to the Original Survey of the town of Kingston, now the City of Kingston, and more particularly described in Instrument No. 203750.

112 William Street

Owner: Marie C. McCann,
112 William Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of part of Lot 5 on Bagot Street according to Registered Plan B-27, and more particularly described in Instrument No. 147369.

129 William Street

Owner: Michael P. O'Connor,
129 William Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Lot 30 on the north side of William Street according to Registered Plan B-27, and more particularly described in Instrument No. 179707.

185 William Street

Owner: Valerie Thompson, C/o Townhouse Fashions
LaSalle Mews, 303 Bagot Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lot 22 on the north side of William Street, between Clergy and Sydenham Streets, as shown on a plan of Subdivision of Park Lot 2, and more particularly described in Instrument No. 30451.

Being part of Lot 22 Plan B-27
75 .../22

16 Maitland Street

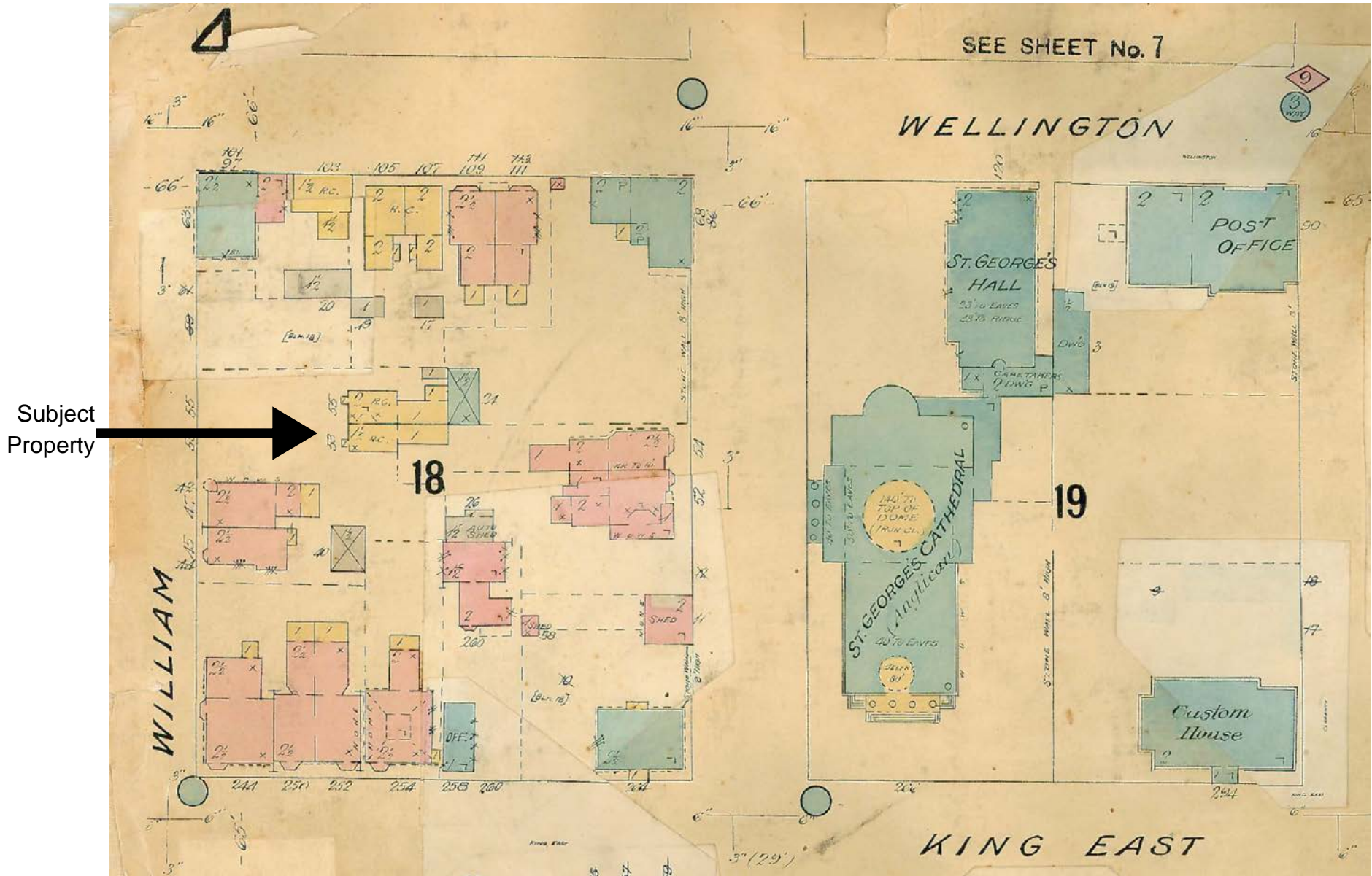
This row of stone buildings, originally stables, carriage house and servants quarters, now apartments, is all that remains of Maitland House, built for the Honourable John Hamilton.

123 Sydenham Street - Hotel Dieu Hospital

The central section of the hospital was built in 1838-1842 to be a Roman Catholic Seminary. Regiopolis College occupied the building from 1842 to 1869. In 1891 the Sisters of the Religious Hospitallers of St. Joseph moved here from across Brock Street.

53-55 William Street

The placement of this double cottage, far back from the street, provides interesting variety to the streetscape. Built for Henry Gildersleeve before 1830, it was added to in 1843 when the west part of Number 55 was built. Number 53 is remarkably unaltered.



Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-075-2023

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



where history and innovation thrive

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

Date:	December 17, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-055-2023
Property Address:	53 WILLIAM ST

Description of Proposal:

The subject property is designated under Part IV and V of the Ontario Heritage Act, and is within the Old Sydenham HCD. The application is seeking Heritage Act approval to construct a 337 sqft (31.3 m²), one storey rear addition to the existing residence using fiber-cement clapboard siding (colour to be determined), build a new wood deck (finish to be determined), to rebuild and enlarge the existing entry vestibule, and change the roof material from asphalt shingles to a dark grey metal standing seam roof on the entire residence. The applicant has submitted plans which can be found on DASH.

Comments for Consideration on the Application:

I appreciated attending the Roundtable where the applicants came to tell us about their renovation. The home is set quite far back on the lot which makes any changes hard to see. The plan to enlarge the front vestibule for accessibility concerns does affect the property view from the street. It just seems a bit off scale. I do understand the porch expansion of this porch is for accessibility issues but I would hope any changes will not be permanent in nature.

Recommended Conditions for the Application:

None.



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:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-075-2023
Property Address:	53 WILLIAM ST

Description of Proposal:

The subject property is designated under Part IV and V of the Ontario Heritage Act, and is within the Old Sydenham HCD. The application is seeking Heritage Act approval to remove the current entry vestibule, rebuild it to code, and enlarge it by 9.5 square feet (0.88m²) for accessibility purposes. The existing entry will be rebuilt using like-existing detailing and proportions (only slightly wider and deeper). It should be noted that any salvageable finish material will be reused in the rebuild and the existing front door and transom will both be retained and reinstalled in the new entry. The applicant has submitted plans and supporting documentation which can be found on DASH.

Comments for Consideration on the Application:

The engineers report regarding the current vestibule is noted. Reuse of existing front door and transom and salvage of finish material is commendable. However, increasing the size of the porch will alter the appearance of this property from the public realm and in order to understand and justify the proposed increase in size more explicit detail about the accessibility features this proposal aims to address needs to be provided.

Recommended Conditions for the Application:

None.

Summary of Final Comments at the January 24, 2024 Heritage Properties Committee Meeting

[To be added following the meeting.]