



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-017

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: April 17, 2024

Subject: Application for Ontario Heritage Act Approval

Address: 73 Baiden Street (P18-014)

File Number: P18-019-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property with the municipal address of 73 Baiden Street is a two-storey limestone house with an attached modern rear addition, located on the northeastern corner of the intersection of Baiden Street and McDonald Avenue, approximately 225 metres east of the St. Lawrence College campus. The property is designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (P18-019-2024) has been submitted to request approval to repair/restore Period Windows, replace existing aluminum storm windows with wooden storm windows, repair decorative verge board and soffits/fascia, and repair/enlarge the front porch on the southern limestone portion of the house, while also seeking the following alterations on the northern 1970s portion of the house: replacement of two existing windows, replacement of an existing door with a window, replacement of an existing window with a sliding patio door, replacement of existing siding with Maibec overlapping wood siding, replacement of the existing side yard deck with a larger deck

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that has approximately three times the area, and the installation of a wood privacy fence connected to the replaced larger deck.

This application was deemed complete on March 1, 2024. 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(4). This timeframe will expire on May 30, 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 73 Baiden Street be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (P18-019-2024), which was deemed complete on March 1, 2024, with said alterations to include:

Southern Limestone Portion of the Building:

1. Repair/restore existing Period Windows and associated frames in a white colour;
2. Replacement of existing aluminum storm windows with wooden storm sash windows;
3. Repair existing decorative verge board and soffits/fascia;
4. Repair/redesign/enlarge the existing roofless south facing front porch by approximately 1.1 metres, not including the area of the stairs, in a style sympathetic to the building's heritage value;

Eastern Elevation of the Northern 1970s Addition:

1. Replacement of existing aluminum storm windows with wooden storm windows;
2. Replacement of two existing second floor modern windows with new modern windows in the eastern deck alcove;
3. Replacement of an existing door with a window in the eastern deck alcove;
4. Replacement of an existing window with a sliding door in the eastern deck alcove;
5. Replacement of existing siding in the eastern deck alcove with Maibec overlapping wood siding in a charcoal colour;
6. Replacement of the existing side yard deck with a new deck that is approximately three times the area, which will begin in the alcove and extend to the north of the property with an associated wood privacy fence on the southern deck boundary; and

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

1. That Heritage Planning staff review/approve the finalized southern (front) porch details to ensure the style/design is sympathetic to the building's heritage value;
2. Should property research discover the original porch design or a design from a suitable restoration period, that design will also be considered to be sympathetic to the building's heritage value, regardless of its size/orientation;

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3. That Heritage Planning staff review/approve the finalized colour selection of the eastern elevation (side yard) deck and associated privacy fence prior to installation;
4. That Heritage Planning staff review/approve the finalized design of the privacy fence and eastern elevation (side yard) deck railing prior to installation;
5. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
6. Should any Period Windows or transoms require replacement, the request shall be accompanied with a window assessment by a qualified professional for each related window in accordance with the existing Window Policy prior to their removal/replacement;
7. That all repairs to wooden features be done with like materials and match existing features in scale and profile;
8. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
9. That an encroachment and/or temporary access permit be obtained, as necessary;
10. A tree permit shall be obtained, as necessary;
11. A Building Permit shall be obtained, as necessary;
12. That all *Planning Act* approvals are obtained, as necessary;
13. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit and/or *Planning Act* application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
14. 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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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,
Commissioner, Community
Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief
Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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

The subject property with the municipal address of 73 Baiden Street is located on the northeastern corner of the intersection of Baiden Street and McDonald Avenue, approximately 225 metres east of the St. Lawrence College campus.

73 Baiden Street is a two-storey limestone residence built in 1869 that is located close to the front and side property lines on a corner lot in the Portsmouth Village Heritage Character Area (Character Area) (Exhibits A and B). As other visible buildings near this intersection are either further setback or are oriented away from the street, this building has a disproportionately large impact on the character of its immediate area. In addition, due to its location on the property, the sides and front of the building are visible to the traveling public. As the proposed alterations along the front and side elevations of this property will be visible for at least a portion of the year, additional care/consideration on how these alterations will occur and the potential impact to the Character Area is necessary. A review of the impacts to the property and the Character Area are detailed below.

Aspects of this proposal (namely the deck, siding, window restoration and storm window works) reflect a continuation and evolution of the works from two previously approved heritage approvals from 2019 (P18-032-2019DA & [P18-002-2019](#)), which have since expired.

Reasons for Designation/Cultural Heritage Value

The property is designated under Part IV of the *Ontario Heritage Act* by Designation By-Law Number 9360A, which has the following property entry:

“This limestone house built c. 1869 is a typical village dwelling of the period with the verge boards adding a decorative touch to an otherwise simple residence.”

The property is also on the edge of the “Portsmouth Village Heritage Character Area” as shown in Schedule 9 of the City’s Official Plan (Exhibit A).

The 1970s era modern addition has no heritage value but is appropriate in scale.

Cultural Heritage Analysis:**Best Heritage Conservation Practices**

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provides guidance on best practices including on visual relationships, exterior form, entrances/porches, wood/wood products and masonry. The table below organizes the most relevant/important best practices related to this proposal into categories as well as summarizes the guidelines applicable to most categories:

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Standards and Guidelines Section Number & Categories		Best Practices Detailed in the Standards and Guidelines
4.1.5, 4.3.1, 4.3.6, 4.5.2 & 4.5.3	Applicable to Most Below Categories	<ul style="list-style-type: none"> • Understand how the landscape, feature, material, building or attribute contributes to the setting or property; • Document all interventions that impact the setting or property’s heritage value; • Understand the design principles used or exemplified by the original designer and/or building; • Assess the condition of the building, feature and/or attribute early in the planning process; • Protect adjacent features and attributes from accidental damage or exposure during works; • Find solutions to meet accessibility requirements that are compatible with the exterior form and property features; and • Repair/retain attributes/features that contribute to the heritage value of the historic place, this may include limited like-for-like patching/consolidation/piecing-in.
4.1.5	Visual Relationships	<ul style="list-style-type: none"> • Retain sound features that define visual relationships or deteriorated features that can be repaired or rejuvenated; and • Design a new feature that respects the historic visual relationship by matching established proportions and densities.
4.3.1	Exterior Form	<ul style="list-style-type: none"> • Protect/maintain elements of the building’s exterior form through cyclical or seasonal maintenance work; • Select the location for a new addition that ensures that the heritage value of the place is maintained; and • Design an addition that is compatible in terms of materials and massing.
4.3.6	Entrances/Porches	<ul style="list-style-type: none"> • Remove/alter a non character-defining entrance/porch from a period other than the restoration period.
4.5.2	Wood and Wood Products	<ul style="list-style-type: none"> • Understand the properties/characteristics of wood and its finishes/coatings; • Protect wood by preventing water penetration/organic growth; • Use the gentlest means of removing paint when the features is too deteriorated to recoat; • Retain all sound/repairable wood that contributes to the heritage value of the historic place/property; • Select replacement materials based on physical and visual characteristics; and

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		<ul style="list-style-type: none"> • Replace a wood element in kind from the restoration period that is unrepairable based on documentary and/or physical evidence.
4.5.3	Masonry	<ul style="list-style-type: none"> • Retain sound/repairable masonry that contributes to the heritage value of the historic place.

Applicable Local Policy/Guidelines

The City’s Official Plan has identified several areas on Schedule 9 that have a specific heritage character (Exhibit A). To ensure these Character Areas maintain their value, the Official Plan identifies several policies that are meant to conserve the area’s cultural heritage value. The relevant Portsmouth Village Heritage Character Area policies for the subject property include: “conserving and maintaining the cultural heritage value of the built heritage resource...”, to ensure “...compatibility with existing development”, and “supporting the village atmosphere through the preservation and design of streetscapes...”.

Summary of Project Proposal and Impact Analysis:

The applicant seeks to alter the southern limestone portion of the building and the eastern elevation of the northern 1970s addition (Exhibit C). The impact analysis will follow the below summary of proposed alterations:

Southern Limestone Portion of the Building:

1. Repair/restoration of existing Period Windows and associated frames in a white colour;
2. Replacement of existing aluminum storm windows with wooden storm windows;
3. Repair of existing decorative verge board and soffits/fascia; and
4. Repair/redesign/enlargement of the existing roofless south facing front porch by approximately 1.1 metres, not including the area of the stairs, in a style sympathetic to the building’s heritage value.

Eastern Elevation of the Northern 1970s Addition:

1. Replacement of existing aluminum storm windows with wooden storm windows;
2. Replacement of two existing second storey modern 1970s era windows with new modern windows in the eastern deck alcove;
3. Replacement of an existing door with a window in the eastern deck alcove;
4. Replacement of an existing window with a sliding door in the eastern deck alcove;
5. Replacement of existing siding in the eastern deck alcove with Maibec overlapping wood siding in a charcoal colour; and
6. Replacement of the existing side yard deck with a new deck that is approximately three times the area, which will begin in the alcove and extend to the north of the property with an associated wood privacy fence on the southern deck boundary.

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Southern Limestone Portion of the Building Impact Analysis

The proposed works on the limestone portion of the building conform to the Standards and Guidelines and the relevant Character Area policies. The repair/restoration of existing Period Windows and associated frames is consistent with best conservation practices and complies with the City's Window Policy (Exhibit C). Should any of these windows require replacement, the applicant shall submit a window assessment by a qualified professional in alignment with the City's Window Policy. In terms of their colour, white is appropriate as this colour is compatible with existing properties in the Character Area. Further, while the attachment of storm windows is not usually a permanent alteration, the replacement of aluminum storm windows with wooden storm sash windows is a welcome alteration even if they are only used seasonally (Exhibit C). This should improve the heritage value of the property while continuing to protect Period Windows.

The repair of the wooden decorative verge board and the associated soffits/fascia also aligns with widely accepted heritage conservation approaches (Exhibit C). Best conservation practices also call for repair works to use the gentlest means of removing paint and that the owner understand the characteristics of existing/new finishes/coatings with the goal of protecting wooden features from water penetration and organic growth. In addition, should limited replacement be required to restore these important features, it shall be done with like materials and match existing features in scale and profile. Both this and the above Period Window works will conserve and maintain "the cultural heritage value of the built heritage resource."

Finally, the repair/redesign/enlargement of the existing roofless south facing front porch is likely to have a large impact on the appreciation of the property due to the location of the porch and building (Exhibits A and C). As such, it is important that the design be in a style that is sympathetic to the building's heritage value. The porch is proposed to extend approximately 1.1 metres east to the edge of the existing concrete walkway and stair orientation, which is not included in the 1.1 metre extension figure, and will change to face Baiden Street (Exhibit C). As the applicant has not yet designed this porch, staff have recommended that the style be simple with minimal decorative features and remain roofless to ensure the southern façade maintains its visual prominence. Alternatively, should additional property research discover the original porch or a suitable restoration period design, that design will also be considered sympathetic to the building's heritage value, regardless of its size/orientation. While the design is not finalized, if the configuration is amended to the proposed orientation it will better frame an existing Period Window that is at the terminus of the walkway (Exhibits C and D). Further, if the porch will be anchored into the limestone it shall only be attached in alignment with the City's Masonry Policy to ensure reversibility. A new appropriately designed porch should improve the value of the property and support the "...village atmosphere through the preservation and design of streetscapes" as the existing/proposed porch abuts or will exceed the front lot line (Exhibit C).

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Eastern Elevation of the Northern 1970s Addition Impact Analysis:

The proposed works on the eastern elevation of the northern 1970s addition conforms to the Standards and Guidelines and relevant Character Area policies. As many of these works will be in the eastern elevation alcove between the bulk of the 1970s addition and the limestone portion of the building, most of the proposed works along this elevation will not draw significant attention especially from the late Spring through early Fall when the side yard flora is in bloom (Exhibits A, C and D). These works include: (1) the replacement of aluminum storm windows with wooden storm windows, (2) the replacement of two upper storey windows, (3) the replacement of an existing door with a window and (4) the replacement of an existing window with a sliding door.

As on the limestone portion of the building, the replacement of aluminum storms with wooden storms, even if seasonal, should improve the appreciation of the property and result in a consistent fenestration strategy for the building (Exhibit C). Further, the two upper storey windows are either aluminum or wooden windows from the 1970s that have different designs. The 1970s era modern windows will be replaced with new double hung sash one-over-one Loewen aluminum clad wood windows, maintaining their existing opening size. This will result in a consistent fenestration pattern across the second floor of the eastern elevation of the 1970s addition (Exhibit C). In addition, the removal of a door and its replacement with a window as well as the removal of a window and its replacement with a sliding door will constitute a neutral impact as neither opening or window/door has heritage value and is not easily visible from the street (Exhibit C).

Despite the minor impacts resulting from the replacement of fenestration, the other two alterations (the expanded side yard porch and the new siding) on this elevation will be more visible and could draw attention from the limestone portion of the building (Exhibit C). The newly proposed siding was approved in 2019 ([P18-002-2019](#)) and has already been installed on the rear portion of the 1970s addition in alignment with that approval. The applicant seeks to extend the charcoal coloured Maibec overlapping wood siding to the alcove area (Exhibit C). This siding is a great improvement over the existing siding as the colour is generally neutral, is a higher quality material, and will allow for the rear addition to have a consistent design while remaining subordinate and sympathetic to the limestone portion of the building.

While the new siding should reduce the visual attention on the eastern elevation, the new porch may draw more attention when compared to other proposed alterations as it will be approximately three times the size of the existing, extend outside of the alcove and will have an associated wooden privacy fence on its southern boundary (Exhibit C). Despite the size increase, the deck and associated privacy fence is proposed to be wood, which is an appropriate material for the property/Character Area. In addition, a large portion of the new area and stairs will be focused on the northern portion of the rear addition away from the important southern façade of the building (Exhibit C). While the new porch may draw increased attention, it will clearly be considered a modern addition and will increase the usability of the property. Nevertheless, if the deck is painted in an inappropriate colour this could draw additional attention. As such, if the deck will be painted staff will review/approve the finalized colour selection to ensure it draws minimal attention. Finally, during late Spring through early Fall this

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porch will be less visible due to existing flora, despite the large side yard setback (Exhibits A and D). The overall impact to the property's heritage value from this new deck is minimal.

Overall, the proposed alterations to the subject property will improve the property's heritage value and its usability.

Previous Approvals

P18-002-2019 – Two storey addition, new skylights, new patio deck and window removals.

P18-032-2019DA – Repair/repaint wood windows, replacement of aluminum storm windows and new front door.

Comments from Department and Agencies

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

Engineering Services:

Development Engineering has no objections to this application. If temporary encroachment for construction purposes is required within the road allowance then a Permit from the City is required in accordance with City By-Law 2004-107.

Utilities Kingston:

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

Planning Services:

The proposed deck complies with the maximum lot coverage for decks in a UR zone and with the required setbacks. No concerns with deck. Porch will continue to require a Permission application for expansion.

Building Services:

No concerns with heritage permit, however a building permit will also be required for structural modifications for window/door changes and extension of deck.

Forestry:

The existing deck and proposed deck redevelopment is located within the critical root zone area of the city owned Blue spruce located at the southwest corner of the property. The applicant will be required to apply for a Tree Permit to address tree preservation concerns during construction. An Arborist Report with tree preservation plan, along with specific fencing and root zone compaction management details will need to be included in the report as part of the submission for the Tree Permit. The Tree Permit can be applied for through DASH and will be processed through Planning Services.

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Consultation with Heritage Properties Committee

The Kingston Heritage Properties Committee was consulted on this application through the Development and Services Hub ([DASH](#)) system. Staff have received one set of comments from circulated Committee members. The Committee's comments have been compiled and attached as Exhibit E.

The commenting member commended the applicant on their window restoration works and newly proposed storm windows as well as stating that the project was "well thought out and... supportable." Finally, they provided suggestions on the finalized porch design for the applicant's consideration.

Conclusion

Staff recommends approval of the application File Number (P18-019-2024), 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

Policy on Masonry Restoration in Heritage Buildings

Policy on Window Renovations in Heritage Buildings

Designation By-Law Number 9360A

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.

Contacts:

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

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

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Exhibits Attached:

Exhibit A Mapping Information

Exhibit B Designation By-Law 9360A

Exhibit C Application Cover Letter & Design Package

Exhibit D Site Visit Photos & Google Streetview Photo

Exhibit E Correspondence Received from the Heritage Properties Committee

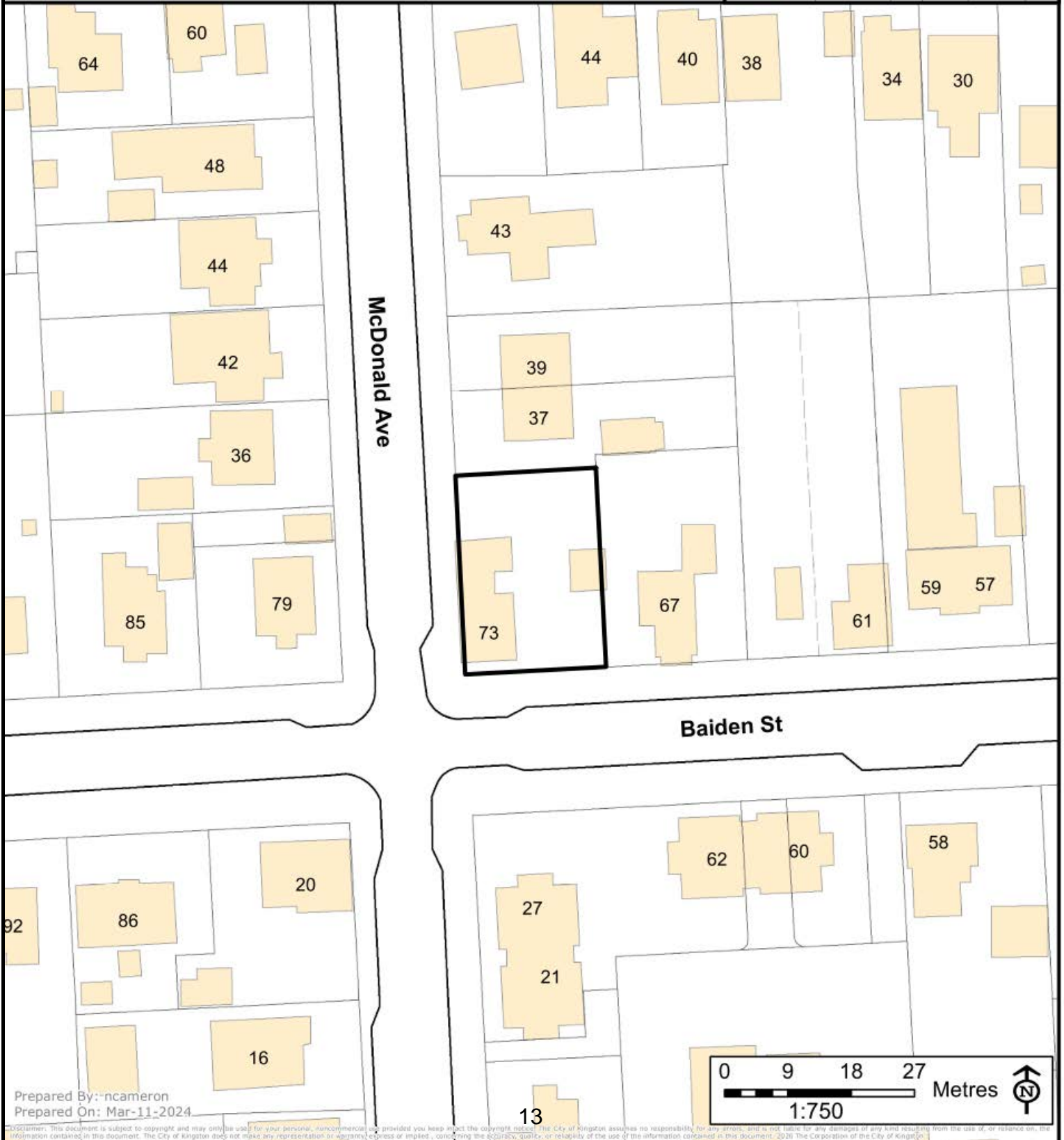


Kingston Heritage Properties Committee

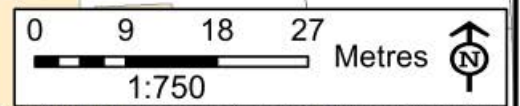
Key Map

Address: 73 Baiden Street
File Number: P18-019-2024
Prepared On: Mar-11-2024

 Subject Lands



Prepared By: ncameron
Prepared On: Mar-11-2024

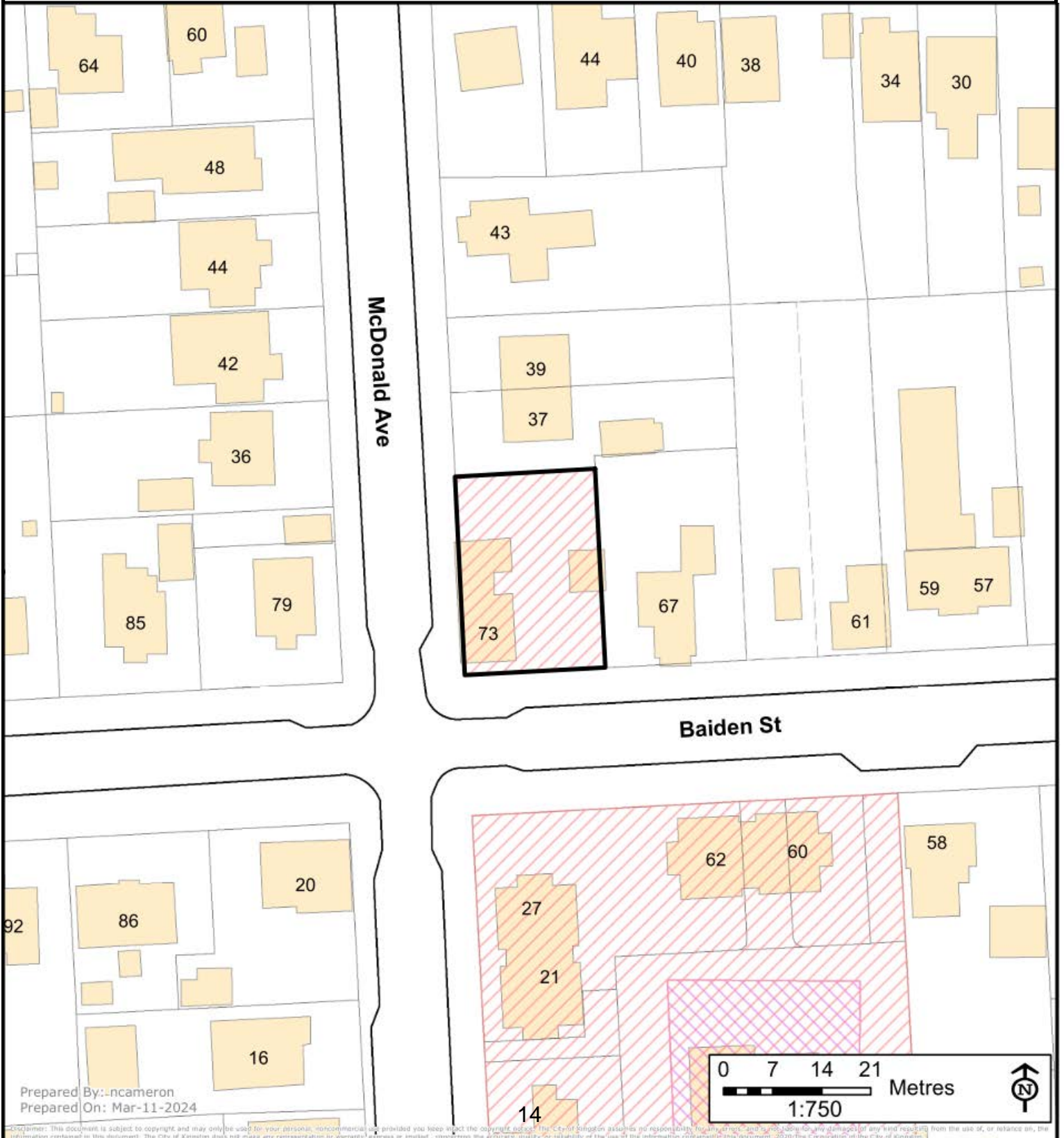




Kingston Heritage Properties Committee City of Kingston Heritage Register

Address: 73 Baiden Street
File Number: P18-019-2024
Prepared On: Mar-11-2024

- Subject Lands
- Designated Property
- Easement



Prepared By: -ncameron
Prepared On: Mar-11-2024



Kingston Heritage Properties Committee Neighbourhood Context

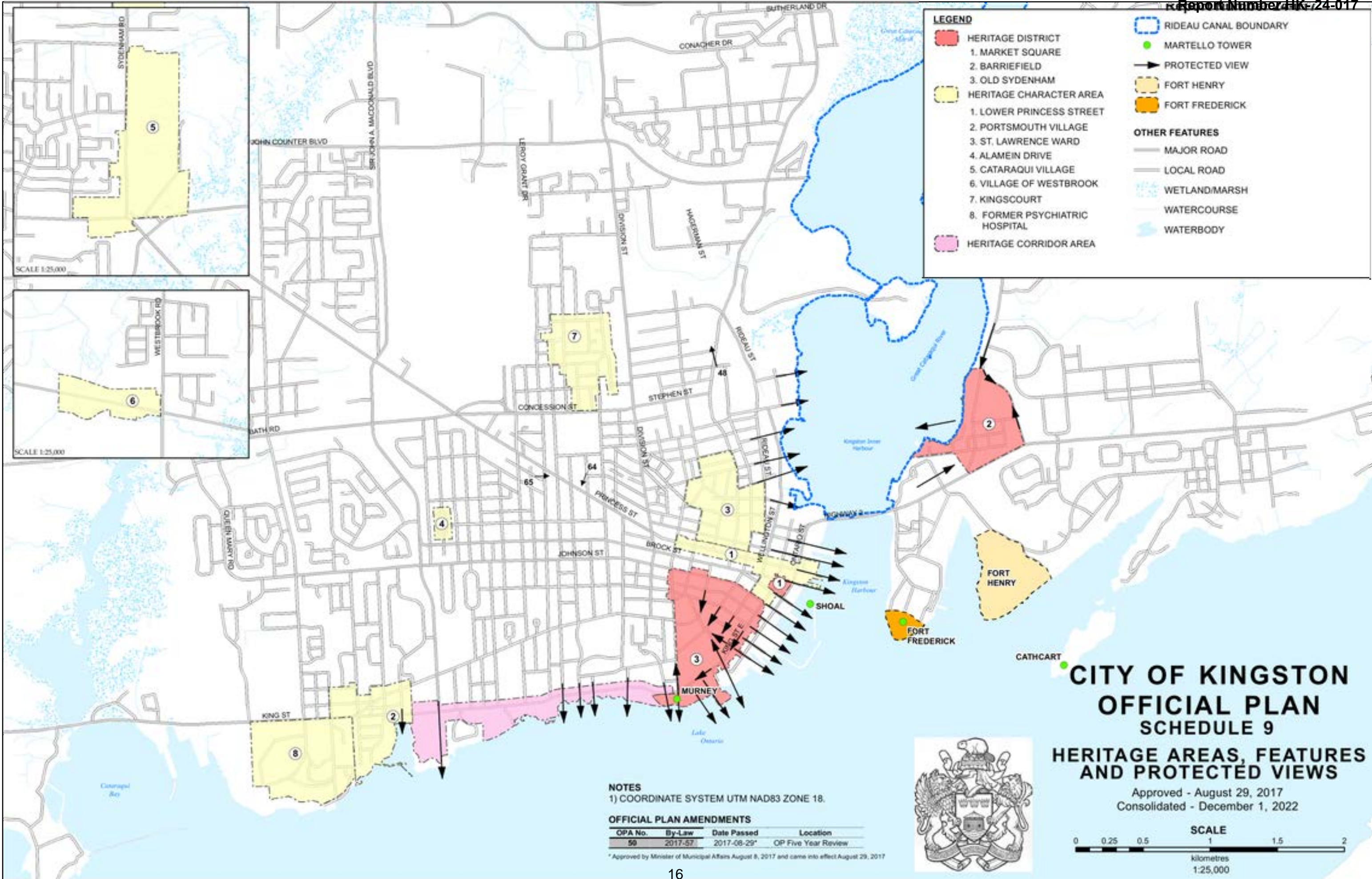
Address: 73 Baiden Street
File Number: P18-019-2024
Prepared On: Mar-11-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ncameron
Prepared On: Mar-11-2024

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Clause 13, Report No. 89, 1977
Clause 5, Report No. 72, 1978
Clause 5, Report No. 83, 1978

BY-LAW NO. 9360A

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

PASSED: October 10, 1978.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 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 was served on the owners of the properties and on The Ontario Heritage Foundation on the 19th of May, 1978 and was published in the Whig-Standard on May 19th, June 2nd and June 16th, 1978; 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 or historic value or interest the following properties in the City of Kingston:

- (1) 2 Alwington Avenue; ✓
- (2) 56 Alwington Avenue; ✓
- (3) 74 Alwington Avenue; ✓
- (4) 77 Alwington Avenue; ✓
- (5) St. John's Anglican Church, 51 Church Street; ✓
- (6) 73 Baiden Street; ✓
- (7) 51 Francis Street; ✓
- (8) Church of the Good Thief, 743 King Street West; ✓
- (9) Presbytery, 743 King Street West; ✓
- (10) Holiness Church, 716 King Street West; ✓
- (11) 738 King Street West; ✓
- (12) Newcourt, St. Lawrence College Grounds; ✓
- (13) 162 Mowat Avenue; ✓
- (14) Rectory, 176 Mowat Avenue; ✓
- (15) 579 Union Street; ✓ 17

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1. (cont'd)

- (16) The Water Tower, Sir John A. Macdonald Boulevard;
- (17) The Penitentiary Farm House, Sir John A. Macdonald Boulevard; ✓
- (18) The Coach House, 443 Union Street; ✓
- (19) Gardener's Building, 443 Union Street; ✓

all as more particularly described in Schedule "A" attached hereto.

2. 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.

3. The Clerk-Comptroller 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.

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

GIVEN THREE READINGS AND FINALLY PASSED the 10th day of
October , 1978.


DEPUTY CITY CLERK

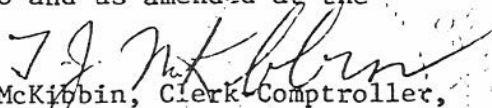

MAYOR

PAGE 6 OF SCHEDULE "A" TO BY-LAW NO. 9360A

73 BAIDEN STREET

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, and being the South 93.49 feet of Lot 17 on the north east corner of Baiden and Macdonald Streets and being part of SE $\frac{1}{4}$ Farm Lot 18 in the First Concession of the Township of Kingston, Plan 54.

I HEREBY CERTIFY THAT the following is a true and correct copy of Clause 5a, Report No. 105 of the City of Kingston Planning Board, which was approved by Council at its Meeting Held on October 10, 1978 and as amended at the meeting of City Council held on October 23, 1978.


T.J. McKibbin, Clerk-Comptroller,
Corporation of the City of Kingston.

Dated: November 2, 1978.

WHEREAS on September 12, 1977, Planning Board, upon the recommendation of the Local Architectural Conservation Advisory Committee, recommended that the following list of buildings be designated as buildings of historic or architectural value:

- 1) 2 Alwington Avenue
- 2) 56 Alwington Avenue
- 3) 74 Alwington Avenue
- 4) 77 Alwington Avenue
- 5) St. John's Anglican Church, 51 Church Street
- 6) 73 Baiden Street
- 7) 51 Francis Street
- 8) Church of the Good Thief, 734 King Street West
- 9) Presbytery, 743 King Street West
- 10) Holiness Church, 716 King Street West
- 11) 738 King Street West
- 12) Newcourt, St. Lawrence College Grounds
- 13) 162 Mowat Avenue
- 14) Rectory, 176 Mowat Avenue
- 15) 579 Union Street
- 16) The Water Tower, Sir John A. Macdonald Boulevard
- 17) The Penitentiary Farm House, Sir John A. Macdonald Boulevard
- 18) The Coach House, 443 Union Street
- 19) Gardener's Building, 443 Union Street

AND WHEREAS the City Solicitor has requested a resolution approving the reasons for designation:

THEREFORE BE IT RESOLVED that the foregoing list of buildings be designated as buildings of historic or architectural value for the reasons indicated on Schedule "A" attached hereto.

REASONS FOR DESIGNATION

2 ALWINGTON AVENUE - of architectural significance. This house, built c.1875 on an important corner, belonged at one time to the Penitentiary Service. The large inset chimneys, regularly spaced large windows and hipped roof porch give distinction to this limestone dwelling.

56 ALWINGTON AVENUE - of architectural significance. This charming cottage, built 1854-55 to the design of Sidney Scobell, is known as The Chimneys because of the unusual spiral stone chimneys on its broad hip roof. The large windows flank an entranceway with fanlight and side lights protected by a Regency style porch with fluted columns.

74 ALWINGTON AVENUE - of architectural significance. This 1860 cottage has had a number of large additions but the important architectural features of the facade, the windows and doorway have been retained and the scale of this stuccoed dwelling is pleasing.

77 ALWINGTON AVENUE - of architectural significance. This large late Victorian brick house is an excellent example of the non-symmetrical plan so popular in the later half of the nineteenth century. It is given added importance by its extensive landscaped grounds.

ST. JOHN'S ANGLICAN CHURCH - of historical and architectural significance. This Gothic style church built in 1849-50 to plans by William Coverdale, was supported in its early years by Kingston families who had large estates in the area.

73 BAIDEN STREET - of historical significance. This limestone house built c.1869 is a typical village dwelling of the period with the verge boards adding a decorative touch to an otherwise simple residence.

51 FRANCIS STREET - of historical significance. This two-storey limestone building is typical of the larger farm houses which once occupied the farm land north of Portsmouth Village. It is one of the few limestone houses in this area with bay windows.

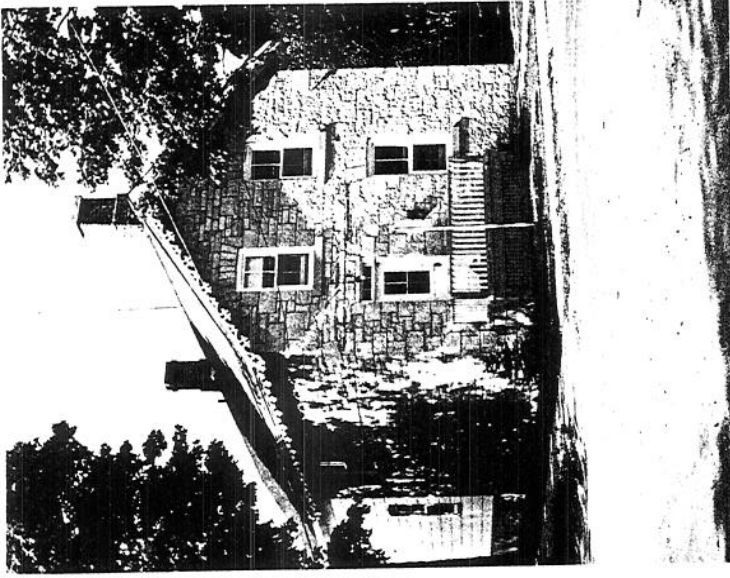
THE CHURCH OF THE GOOD THIEF, 743 KING ST. WEST - of architectural and historic significance. This church, although a mixture of styles, is the most dominant and most important visual aspect of Portsmouth. The limestone was quarried by prisoners and the church named after St. Dismas, the thief crucified with Christ. The large bell tower and the pattern of crosses on the sharply pitched roof are especially notable.

Description: This three bay, storey and a half house has board and batten siding. The house faces south. From the east wall it appears as if the building is a salt-box structure, but this is only because of a one-storey, two bay addition at the east end of the north wall; its roofline is just a continuation of the north slope of the main roof. On the west wall of this addition there is a small addition of horizontal sheathing.

The central doorway is enclosed by a boarded porch of vertical sheathing and its entranceway, as well as the entranceway into the house, has a square-headed transom.

Owner: Thomas Anderson

196



73 Baiden St.

73 Baiden Street

Built: c. 1869

Builder: unknown

Significance: This house does not appear on an 1869 map and the records regarding the lot are confusing. Thomas Evans is the first name identified as the owner - after 1875.

197

This limestone house is a typical village house of the late 1860's. The verge boards add a decorative touch to an otherwise simple residence. A two-storey addition was made to the rear in 1973.

Description: This two-storey house is made of hammer-dressed limestone and has a gable roof. It faces Baiden Street. The main entrance is to one side and has a later door which is half-glazed, and a simple light divided into three sections. One window is in the lower storey and there are two windows in the upper storey. All these windows are two on two and have voussoirs and grey painted ashlar sills. In the front, the stones are square rather than rectangular, and the arrangement of large and small stones suggests a stair-like pattern. Quoins are also suggested, front and rear. An enclosed porch, which dated from the 1920's has been removed and replaced by a simple open porch with a railing and balusters.

The sides and rear of the building are of smaller, rectangular, hammer-dressed limestone. There is a chimney at either end of the ridge pole, one being original, the other added at the time of the addition. Both are made of brick. On the west side there is a small opening at ground level, and another in the first storey towards the rear of the building. On the east, there is only a basement opening. A single window is in the first floor of the rear of the house.

The addition, partly new, replaces an original wooden kitchen wing and is built over the old stone foundation and over a new concrete block. The new section is made an extension of the back kitchen wing by a covering of white aluminum siding. Grey trim on the window mouldings has been used to visually join the old section with the new one.

To the east, a separation of the two building sections creates a small courtyard with an entranceway into the new section. The windows in the addition are, for the most part, double windows with glazing bars in the upper sections. In the back yard, to the east of the house, is a two-storey vertical batten outbuilding with a door and window. At one time it has been stained with barn green, which has weathered to a very mellow colour. The building is high and the gable roof is steep.

Owner: David and Nancy Helwig

Heritage Application Information

Planned renovations/restorations relevant to our Heritage Permit application are listed below with detail:

- 1. Completion of insulation and siding the 1960/70s addition
 - a. Material (already approved): [Maibec overlapping wood siding](#), cove profile
 - i. Colour: [Kendall Charcoal](#) – Benjamin Moore HC-116
- NB. We already own the siding required to complete the work



Left: East side of addition facing south showing colour and profile of new siding

Right: Main level of 'cut-out' showing existing siding

- 2. Restoration of two north facing heritage windows¹
 - a. Lower (dining room) – 2/2 sash window and interior frame restored, exterior planned with mortar repair (using heritage (lime) mortal as per guidelines)
 - b. Upper (library) - complete restoration planned
 - c. Aluminum storms replaced with two new 2/2 storm windows will be built by Chris Chapman and glazed – traditional hardware will be used
 - d. Paint colour (windows and frames): [Cottage White](#)



Dining room
Left: Interior (restored)

Right:



Library

Exterior

¹ Please note, we have already successfully restored 5 heritage windows and frames including mortar repair

3. Repair of remaining section of decorative verge board and box soffits on limestone building and removal last section of verge board on 1960/70s addition (as per previous request from Heritage planning).
 - a. Paint colour: [Cottage White](#) to match all existing trim and verge board.



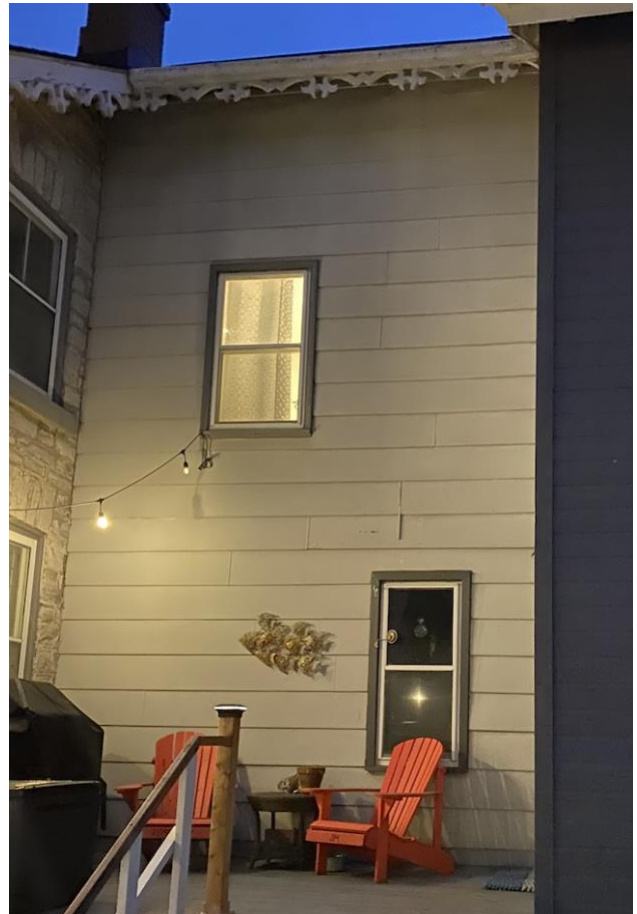
4. Replacement of 1960/70s addition bathroom and bedroom single windows
 - a. Window type: [Loewen aluminum clad wood](#) double hung sash, 1/1 style to match previously approved and replaced bedroom windows
 - b. Colour for windows and trim: Linen for windows, Cottage White for trim



Left: Bedroom window (facing south)

Right: Bathroom window (facing east, second floor)

NB: Both currently have poor quality aluminum storms



Left: East facing replaced bedroom window exterior for reference

Right: Interior for reference



5. Removal of east facing wall of kitchen (see drawings for location, size and beam detail). Replacement with centre-opening sliding glass doors with sidelights².
 - a. Sliding door type: [Loewen](#) Aluminum Clad wood
 - b. Door and trim colour: Black for door, Cottage White for trim



Loewen door picture from website for reference.



Existing kitchen east facing wall where door will be located.

6. Removal of south facing addition 'back' door. Replaced by previously installed east facing door. Space will be filled in and sided as in #1 above.
7. Installation of 2 side by side 1/1 double-hung sash windows to match those installed in the bedroom (see photo above) in the south facing space as per drawings.



Addition back door and space for windows.

² We acknowledge the comments from the Heritage Committee re: use of French doors in this space but respectfully disagree. Our kitchen is very narrow with a passageway space directly inside the area connecting the main house to the back of the addition. We have selected a door solution that maximizes space in the kitchen and lets in maximal natural light.

8. Replacement and enlargement of existing deck (photos below) in 'cut-out' space with connection to entrance porch and stairs to new back door (see drawings for elevations and detail). Stairs to the yard will be included in the east facing side and a privacy screen will be included on the south/street facing side (we will seek Heritage approval for the design when we have plans for this). Railing and stairs as per code requirements³.
 - a. Material: Wood



³ We acknowledge the comments in the previous Heritage Committee report about steps to a stone patio rather than a deck. We will eventually build a stone patio between the barn and the deck but wish to have deck space directly outside the kitchen to allow us to expand our usable dining space as weather allows.

73 Baiden Street
Heritage Committee Information - Front Entrance Deck



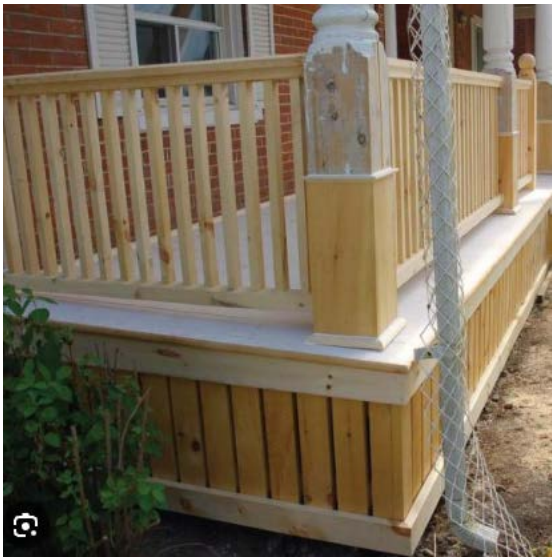
Current deck is 14' wide by 4'4" feet deep. Railing was in serious disrepair so was temporarily replaced with that shown in the photo. Deck skirting is rotten and in need of replacement.

Proposed deck to extend 5'4" from the top platform across under the window to the far side of the concrete pad (19'4" total). Stair orientation to align with concrete path facing South to Baiden street.

Advantage will be better access for our guests and window will be more visible and essentially highlighted by the stairs and railings.

Plan for design - we would seek Heritage advisement for appropriate trim for the skirting and railing.

Some examples under consideration





Measurement Result

5.37 Feet

Clear

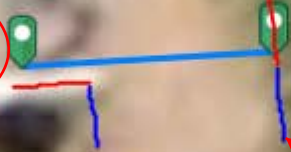
Red Circle:
Existing porch (not including stair) that is approximately 4.27 metres wide by 1.32 metres deep.



Red Line:
Approximate area of new deck (not including stairs) is proposed to be 5.33 metres long



Blue Line:
Approximate area of new stairs.



PLAN OF SURVEY

PART OF LOT 17

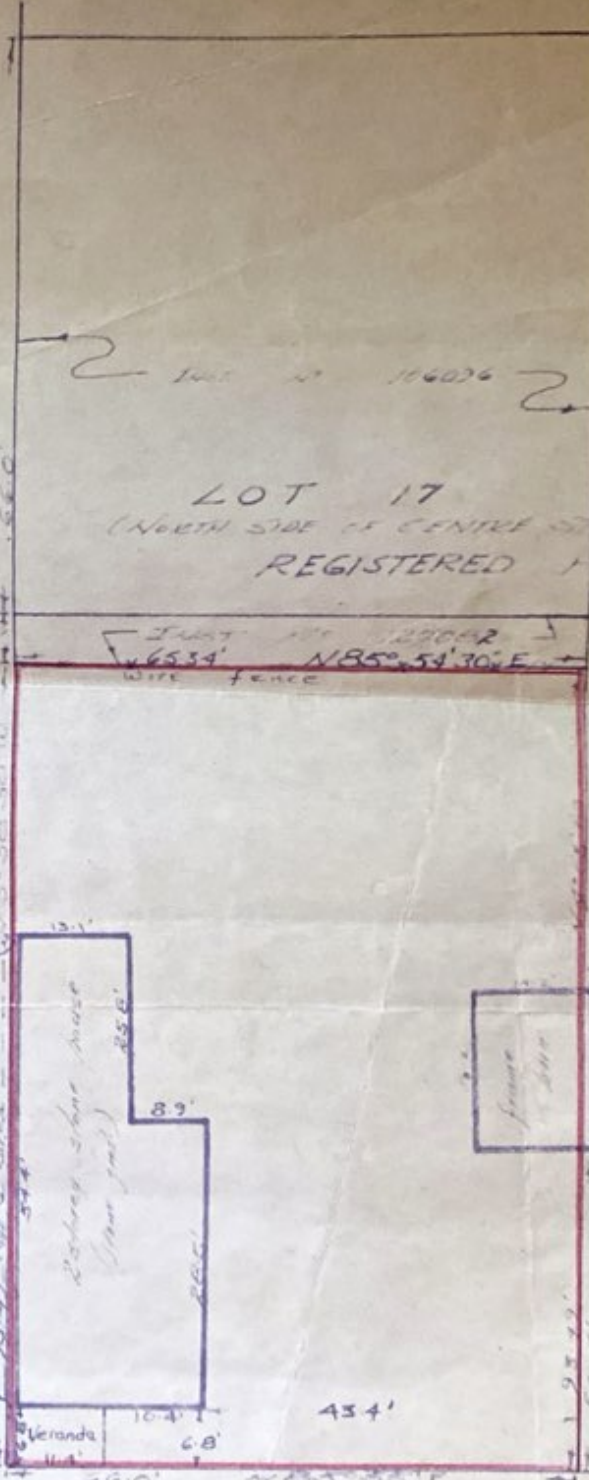
(NORTH SIDE OF CENTRE STREET NOW BAIDEN STREET)

REG'D PLAN NO.54

CITY OF KINGSTON



MACDONALD STREET



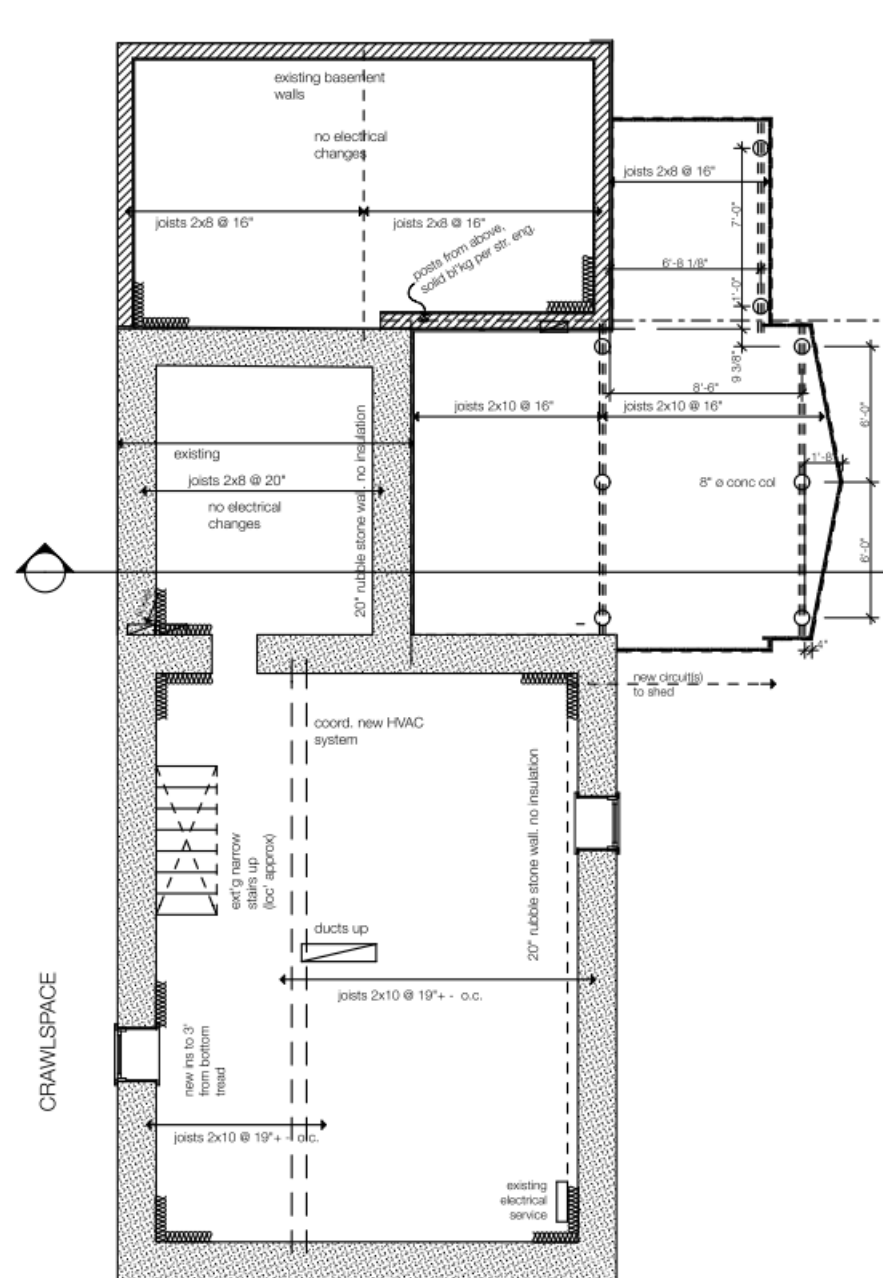
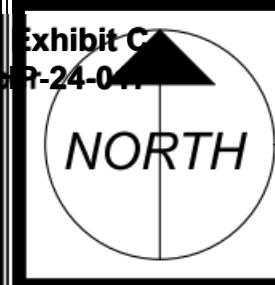
LOT 17 LOT 16
 (NORTH SIDE OF CENTRE STREET NOW BAIDEN STREET)
 REGISTERED PLAN NO 54

6534' N85°54'30"E
 Wire fence

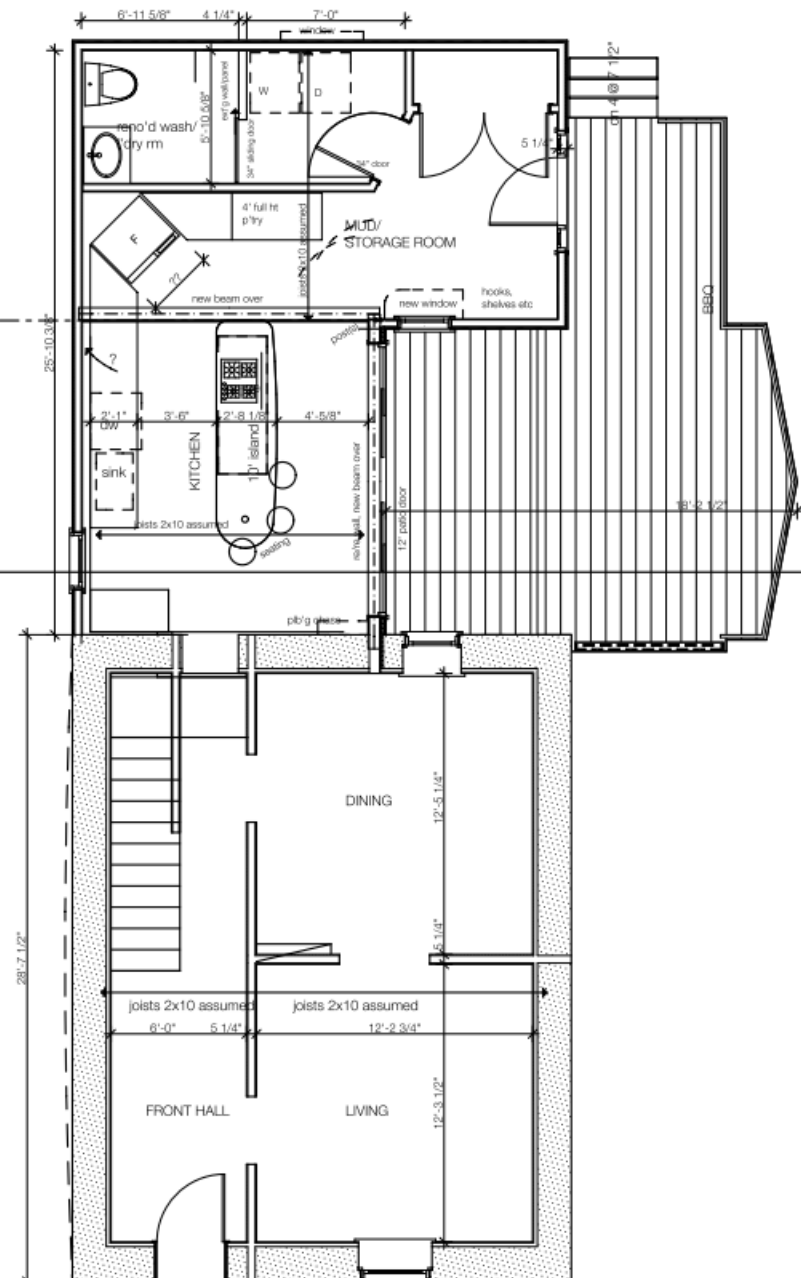
The plan and map are
 prepared and shown
 for the purpose of a
 Mortgage Certificate
 Bearings shown hereon
 are assumed and are
 derived from the original
 plan of Baiden Street
 as N85°54'30" E
 Registered Plan No 54



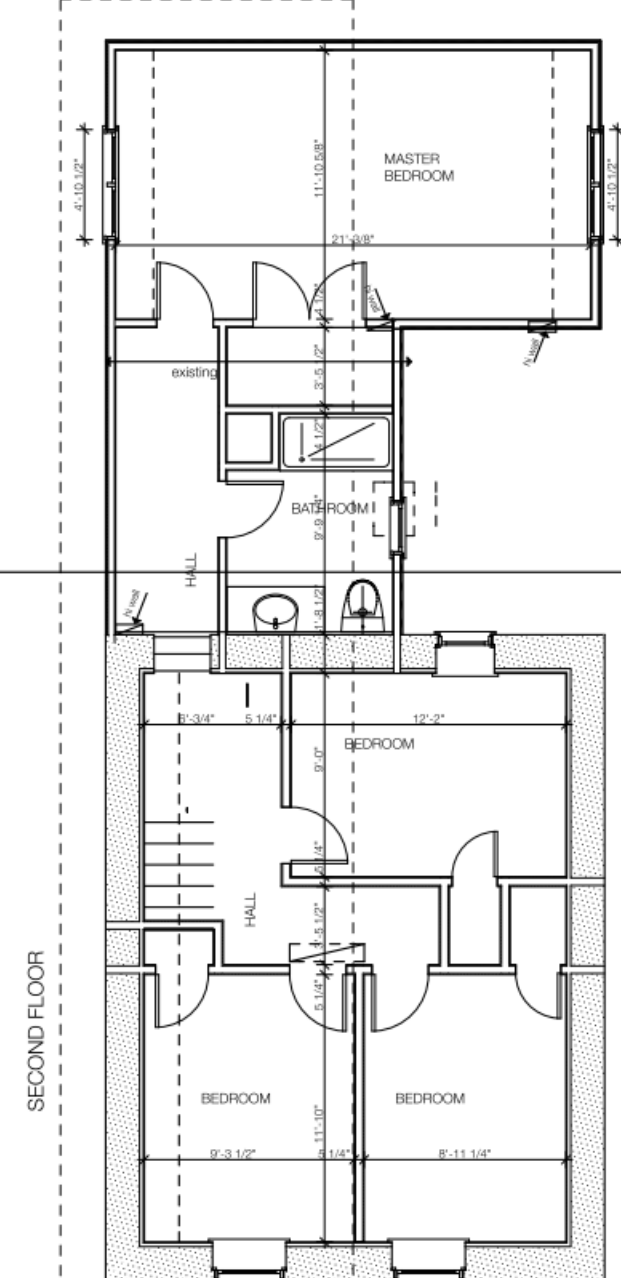
BAIDEN STREET



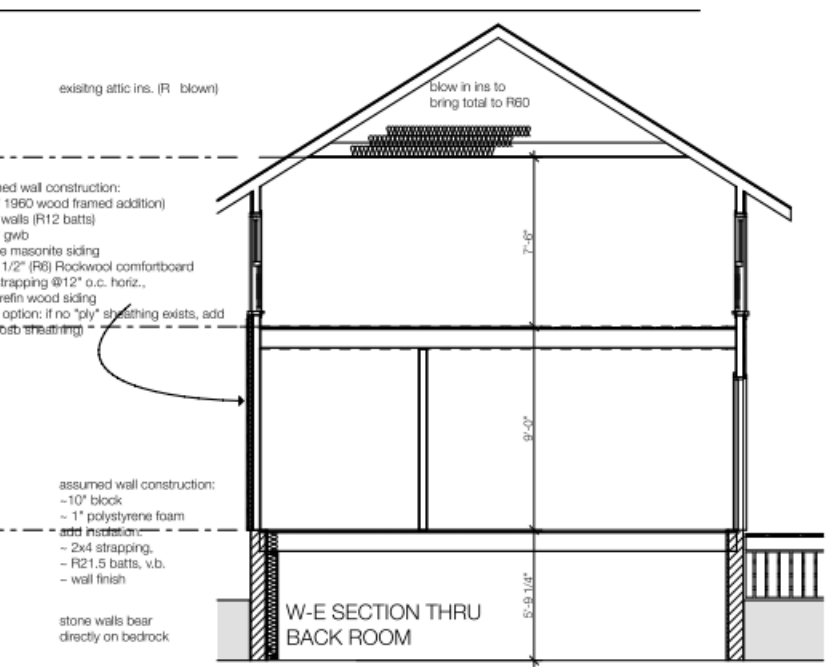
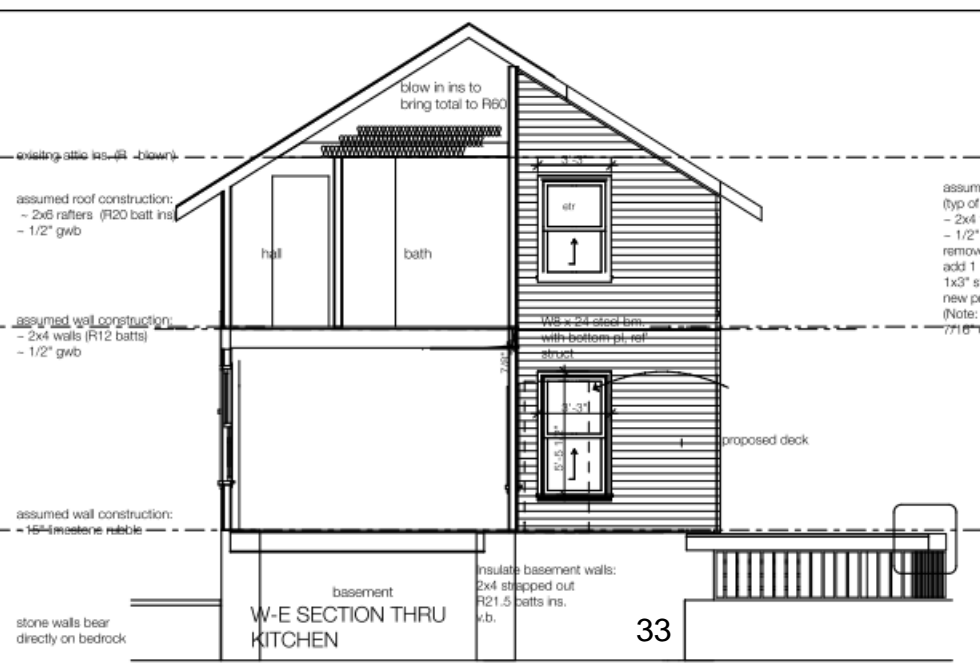
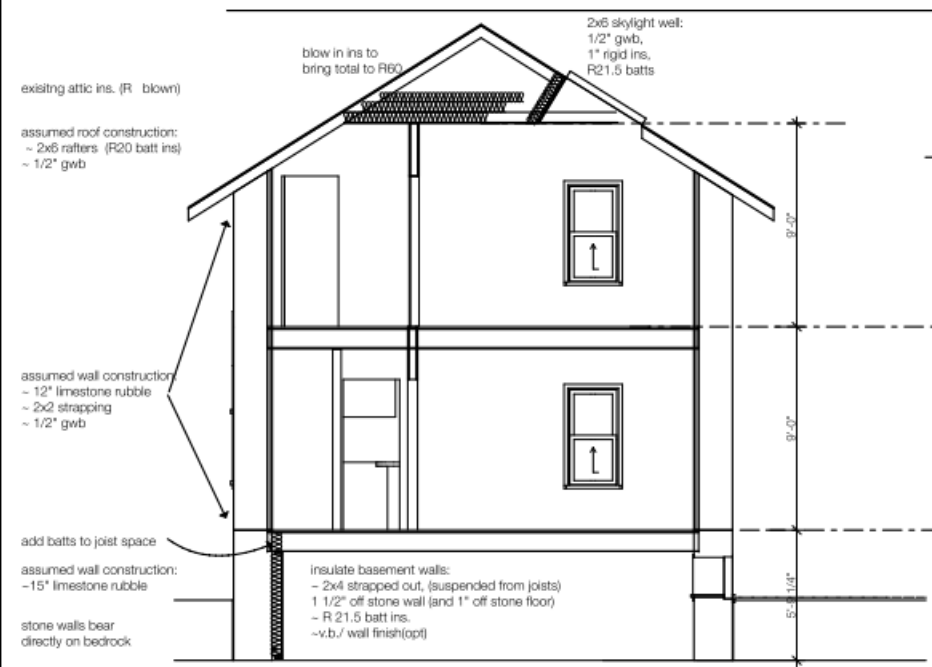
BASEMENT PLAN
(and electrical)



GROUND FLOOR PLAN



SECOND FLOOR PLAN
no electrical changes



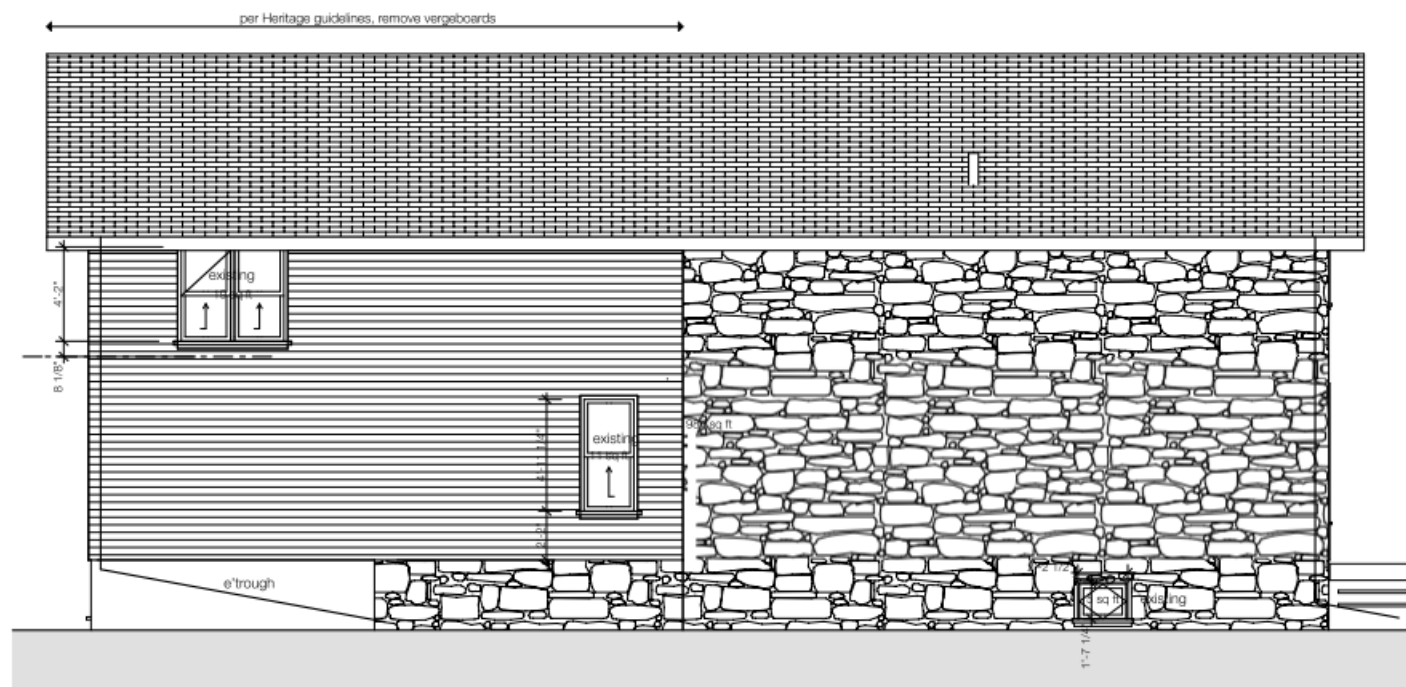
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Alterations to
Wilson~ Colquhoun Residence,
73 Baiden St., Kingston, Ontario,

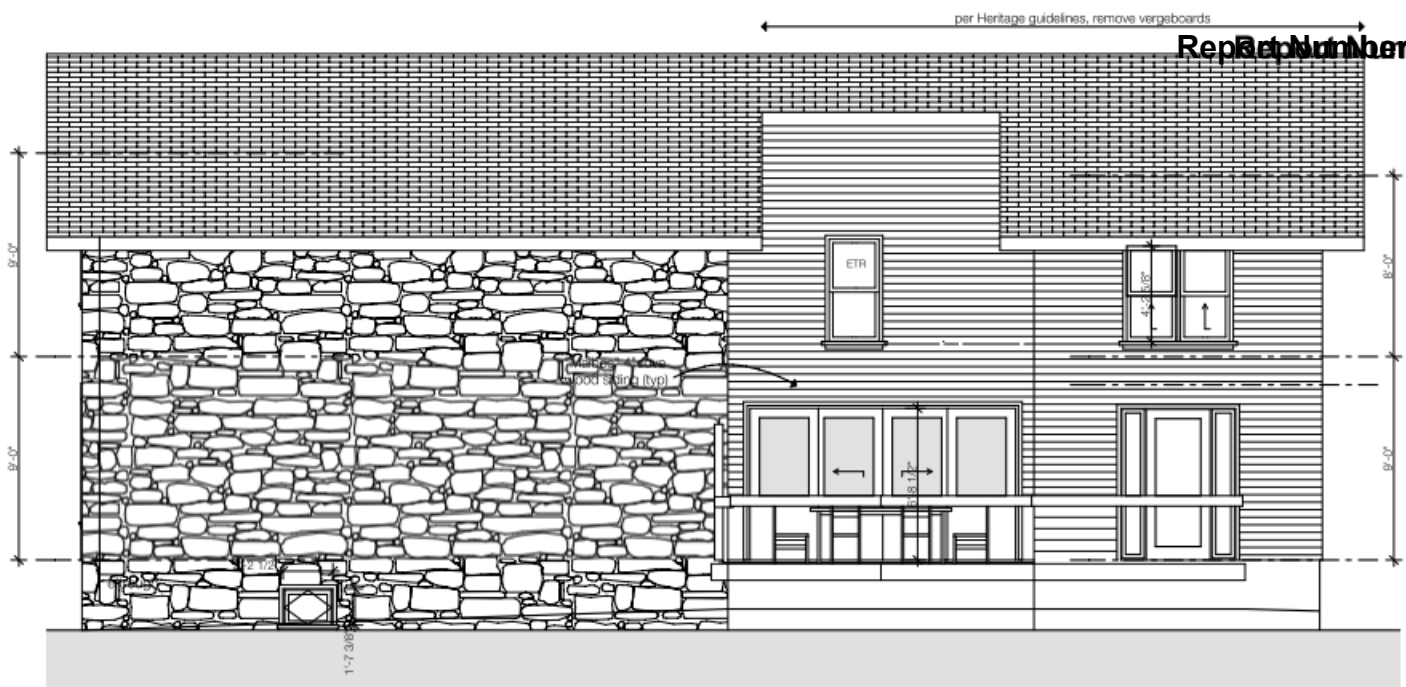
N. Peter Cohrs, M.A.A.T.O
411 College Street,
Kingston, Ontario, K7L 4M8
(613) 217-2108
pstudio@cohrs.ca

date 2024 Feb 26
scale 1/4" = 1'0" / 1" details
drawn pc, maato
issued for permit

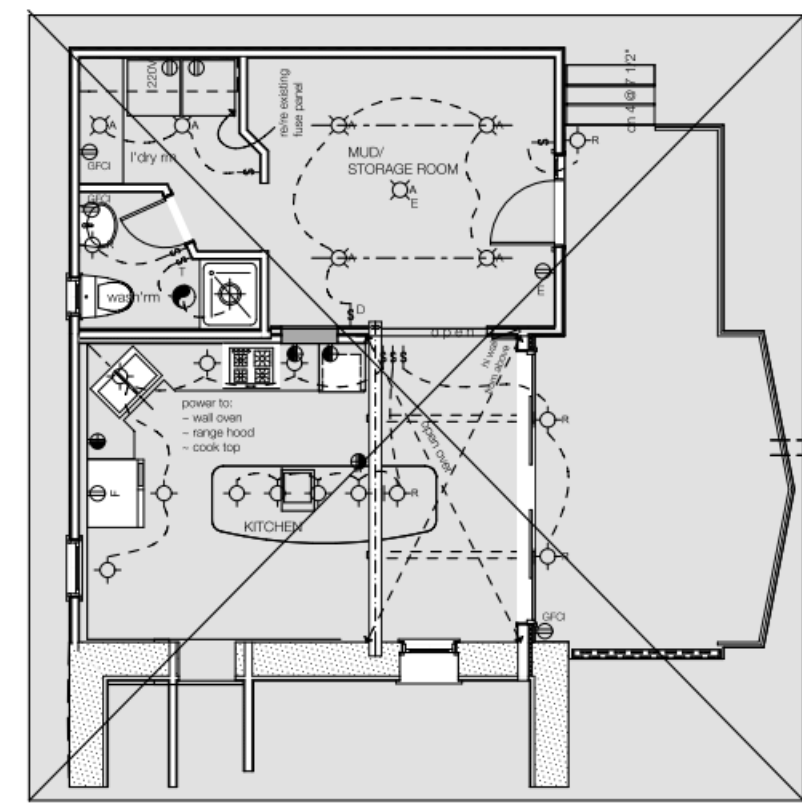
PLANS,
ELEVATIONS,
SECTIONS,
DETAILS.



WEST ELEVATION
 (new powder rm window)
 wall area, 984 sf (gr to crown)
 ext'g windows: 35sf (3.5%)
 proposed add'l: 4sf total window area, (3.9%)



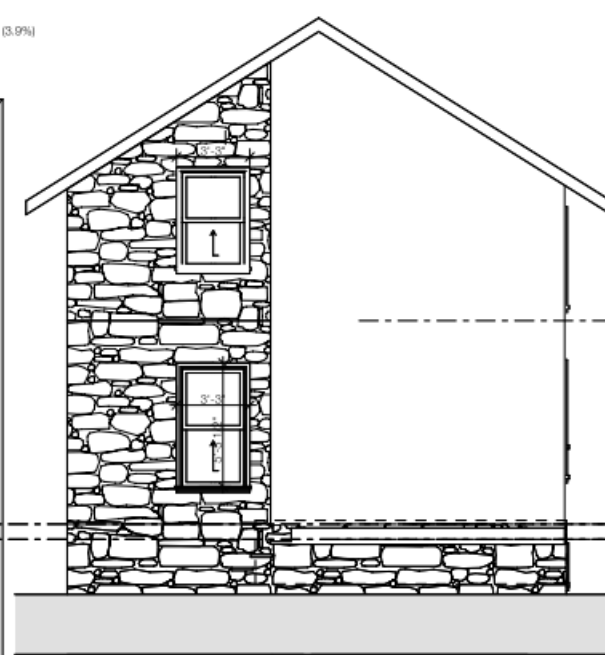
EAST ELEVATION
 6'8" patio door



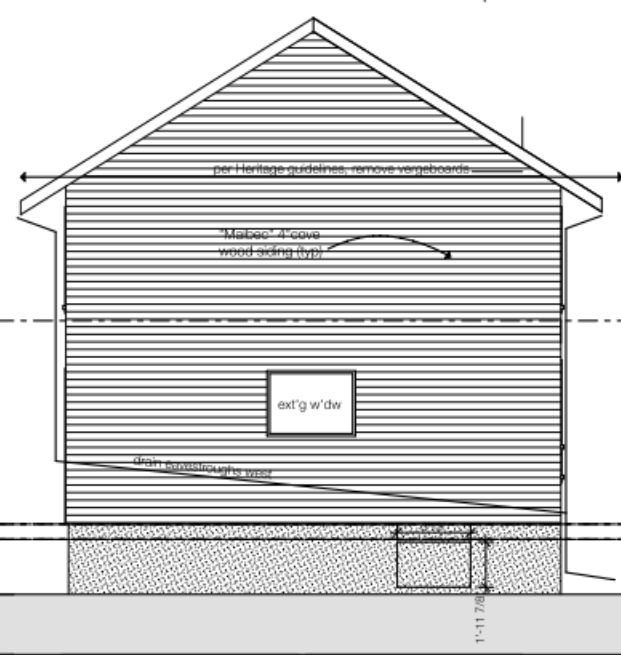
GROUND FLOOR ELECTRICAL

ELECTRICAL LEGEND

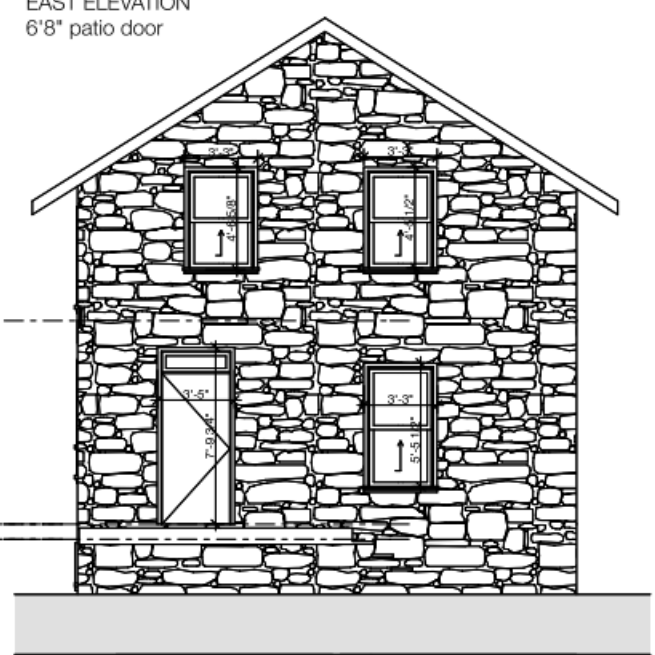
220V	220V duplex receptacle,	⊙R	wall midt fixt
⊕	120V duplex receptacle,	⊙	recessed pot light
⊕	duplex receptacle,GFCI	⊕	waterproof recessed potlight
GFCI	split circuit receptacle	⊕A	ceiling mounted light fixture
⊕	single pole switch	⊕	electrically interconnected smoke and/or co detector
D	D = dimmer or variable	⊕	exhaust fan
2	2 way switch		
3	3 way switch		



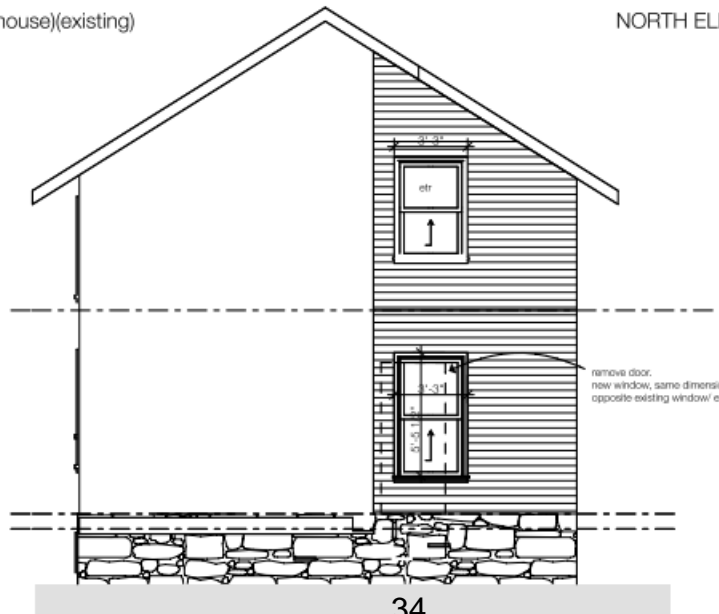
NORTH ELEVATION (orig house)(existing)



NORTH ELEVATION (existing)



SOUTH ELEVATION (existing)



SOUTH ELEVATION (60's add'n)(existing)

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 Kingston, Ontario, K7L 4M8
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Alterations to
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date 2024 Feb 26
 scale 1/4" = 1'0"/ 1" details
 drawn pc, maato.
 issued for permit

PLANS,
 ELEVATIONS,
 SECTIONS,
 SPEC

Staff Site Visit (2-27-24) & Google Streetview Photo:





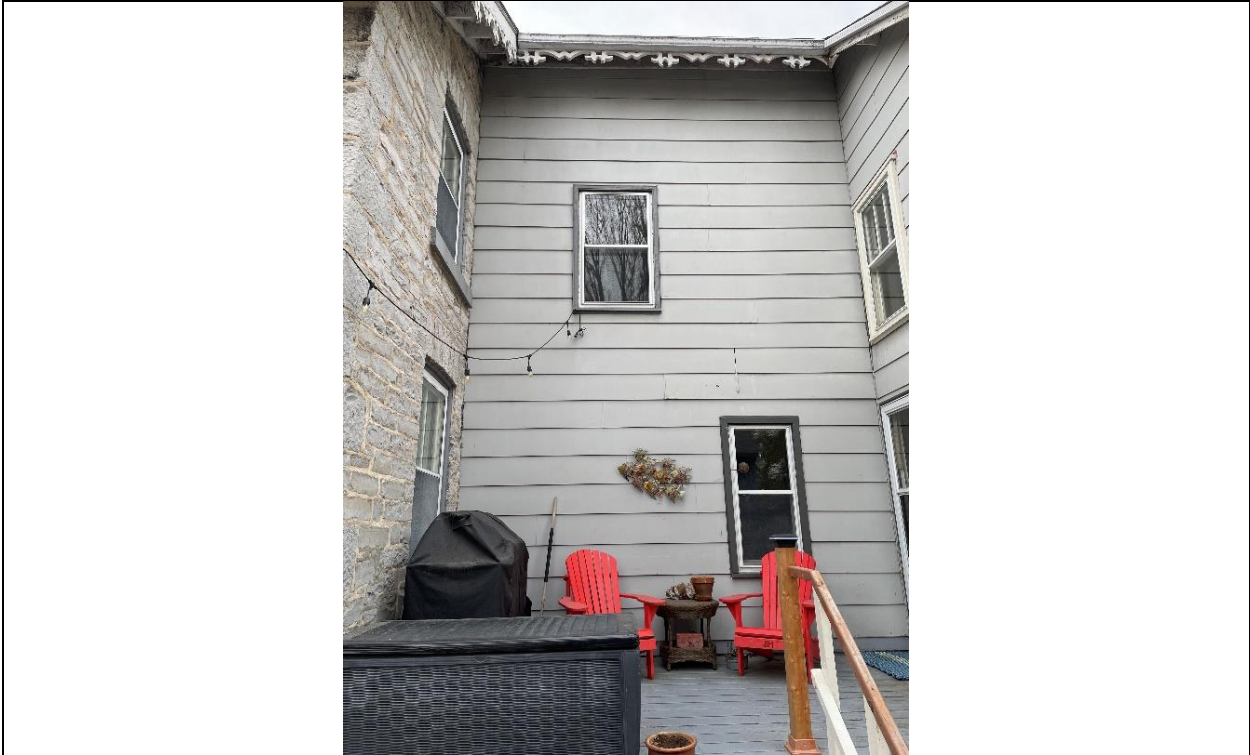


Image from Google Streetview – August 2021



Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-019-2024

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:	March 11, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-019-2024
Property Address:	73 Baiden Street

Description of Proposal:

The proposal includes the repair/restoration of historic windows in alignment with the City's Window Policy, the repair/enlargement of the front (south facing) porch by approximately 1.1 metres with new railings and (potentially) a new design that will not include a roof (see description of work with examples and approximate plot plan), replacement of two existing windows on the 1970s addition on the eastern elevation (see bedroom floor plan), the replacement of an existing door with a window on the 1970s addition on the eastern elevation (see mudroom floor plan), replacement of an existing window with a sliding patio door on the 1970s addition on the eastern elevation (see kitchen floor plan), replacement of existing siding with Maibec overlapping wood siding on the 1970s addition on the eastern elevation (see alcove area), replacement of the existing side deck on the eastern elevation with a new deck with approximately three times the area (see deck drawing), and the installation of a wooden privacy fence abutting the new deck facing south.

Comments for Consideration on the Application:

The applicants are commended for the window restoration plans including the fabrication of heritage appropriate storm windows on the original building.

The proposed plans seem well thought out and are supportable.

If railings are required by code for the side (east) deck these should be simple in design so that they do not compete with the main entrance.

For the front porch, it is suggested that plain "square" wood balusters could be used on the railing for this "simple residence" and would be appropriate for the age of the original building.

Recommended Conditions for the Application: