



**City of Kingston
Kingston Heritage Properties Committee
Meeting Number 03-2024
Agenda**

**Wednesday, February 21, 2024 at 9:30 a.m.
Hosted at City Hall in Council Chamber**

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or isullivan@cityofkingston.ca

Committee Composition

Councillor Glenn, Chair
Councillor Oosterhof
Jennifer Demitor
Peter Gower
Gunnar Heissler
Alex Legnini
Jane McFarlane
Daniel Rose
Ann Stevens

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
 - a) That** the minutes of Kingston Heritage Properties Committee Meeting 02-2024, held Wednesday, January 24, 2024, be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**

6. Briefings

7. Business

a) Pre-consultation

i. Subject: Request for Information

Address: 5 Lower Union Street

File Number: P01-004-2023

The Report of the Commissioner of Community Services (HP-24-011) is attached.

Schedule Pages 1 – 31

Recommendation:

This report is for information only.

b) Policy Development and Implementation

c) Stream Two Permits – Approval through Delegated Authority

d) Stream Three Permits – Approval through Council Authority

i. Subject: Application for Heritage Permit

Address: 47 Wellington Street

File Number: P18-096-2023

The Report of the Commissioner of Community Services (HP-24-012) is attached.

Schedule Pages 32 – 91

Recommendation:

That the Heritage Properties Committee supports Council approval of the following:

That alterations to the property at 47 Wellington Street, be approved in accordance with details as described in the application (File Number: P18-096-2023), which was deemed complete on January 4, 2024 with said alterations to include the construction of a rear yard, four-storey flat-roofed addition attached to the existing former schoolhouse and landscape/schoolhouse alterations, specifically:

1. Rear Addition:

a. The addition will include 11 of the 17 condominium units;

- b. The design includes a service elevator/staircase to the roof top amenity space/mechanical units approximately 4 metres above the four-storey addition parapet wall and approximately 5 metres about the roof of the rear addition;
 - c. The roof will include glass guards, solid parapet walls and a fenced mechanical unit screen approximately 0.7 metres taller than the guards and wall;
 - d. The addition will be clad in exterior insulation and finish system (EIFS), fiber cement shiplap siding and/or stone masonry;
 - e. The design includes multiple modern windows on each storey and glazed doors at grade with associated canopies;
 - f. Installation of four LED wall lights along entrances at grade;
2. Landscaping:
- a. The rear of the property will be paved in asphalt to accommodate up to 17 parking spaces;
 - b. The asphalt area will also include sidewalks, a charging station, accessible parking signage and a parking lot light fixture;
 - c. The northeastern alcove will include a 2.4 metre tall, 3.9 metre wide and 1.4 metre deep structure attached to the schoolhouse that will house 14 bicycles;
 - d. A relocated transformer and a new fire hydrant will be located in the northern corner;
 - e. The southwestern elevation will support three outdoor amenity spaces at grade;
 - f. Various tree removals and replacements are necessary to reconfigure the site;
 - g. Removal of three concrete planters;
 - h. Removal of the concrete vault on the northeastern elevation;
 - i. Installation of four bollard style LED light fixtures along the northwestern elevation to highlight the building;
 - j. Installation of 11 LED bollards and one LED pole mounted parking light to illuminate the parking lot and driveway;

- k. Replacement of existing northeastern fencing with new wood fencing approximately 1.9 metre tall;
3. Schoolhouse:
 - a. The schoolhouse will include 6 of the 17 condominium units;
 - b. The existing wooden front steps will be replaced with textured concrete stairs in a grey tone, but will maintain/restore the existing metal handrail/limestone retaining walls;
 - c. The Period Windows that make up the northwestern façade will be repaired/repainted to the greatest extent possible;
 - d. The replacement of 38 non-period windows will occur on all elevations of the building with metal-clad wood windows that match the existing window patterns/styles, where appropriate, and with modern style windows, where appropriate;
 - e. Installation of new dark coloured asphalt architectural shingles similar to the existing;
 - f. To accommodate the rear addition, portions of the enclosed rear wall will be opened/enlarged while two rear yard facing dormers and existing windows/doors will be removed;
 - g. The rear yard facing roof will be modified to support a shed dormer with modern windows and fiber cement shiplap siding attached to the four-storey addition;
 - h. Portions of select rear (southeast) facing openings with stone will be infilled and recessed to accommodate new windows;
 - i. Repair/replacement of the main front door with a new wooden door with glazing, and repair the arched transoms above;
 - j. Replacement of eavestroughs/downspouts with a similar grey aluminum product;
 - k. Installation of one wall-mounted LED light on the building;
 - l. Installation of a firehose outlet near grade on the northern most double bay on the northwestern façade;
 - m. Removal of a portion of a small retaining wall along the north elevation while salvaging the masonry to repair the schoolhouse;
 - n. Reinstatement of tower cresting based on historical photographs;

- o. Repair of existing wooden features as needed, with like materials while matching existing profiles and repaint in a light grey tone;
- p. Repair/repoint of masonry as needed; and

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

1. That Heritage Planning staff review/approve the finalized material/design/location of the proposed bicycle parking structure and sidewalk, prior to installation;
2. That Heritage Planning staff review/approve the finalized design/location and installation strategy of the proposed firehose attachment, prior to installation;
3. That details related to the colour(s) of the new windows/trim, roofing and rear addition cladding be submitted to Heritage Planning staff for review/approval, prior to installation;
4. That details related to the final cladding materials be submitted to Heritage Planning staff for review/approval, prior to installation;
5. That Heritage Planning staff be provided an opportunity to review/comment on the exterior building lighting performance, once installed, to confirm no negative impacts to the heritage attributes of the property;
6. That Heritage Planning staff be consulted on the installation strategy of the LED light fixture attached to the schoolhouse prior to installation;
7. That the transformer on the northern portion of the property be screened with foliage/trees, and that Heritage Planning staff review/approve the species/location/age of the proposed foliage/trees, prior to installation;
8. That the new tower cresting be designed to match the profile of the original, as shown in historic photographs, and be subtly dated with the year of creation;
9. All replacement windows shall sit within existing openings without the use of “in-fill” windows, and all muntin bars shall be on the exterior of the glass;
10. Infilling portions of southeast facing door openings with matching limestone, recessed approximately 7centimetres, to accommodate new windows. The other opening will be blinded;

11. That the existing limestone knee-walls with arched basement access opening and metal railing that form part of the front stairs, be repaired/retained in their existing profile, as needed;
12. That the proposed “textile warning indicator” strips on the replaced front steps, be a dark (non vibrant) colour in accordance with accessibility requirements, as applicable;
13. That the new concrete steps have a grey tone to minimize contrast with limestone patina;
14. That as much of the small southeast elevation masonry wall be retained as possible while still allowing for safe access, and salvage the rest for use on the property;
15. That the owner retain a qualified heritage carpenter/joiner to assess the condition of the existing main front doors to determine the extent of the deterioration and feasibility of their repair, to the satisfaction of Heritage Planning staff. Should the doors be beyond a reasonable ability to repair, their replacement with new wooden doors that mirror the style, proportions, detailing and material of the existing doors shall be permitted, with glazing only permitted in the top panels;
16. 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 according with the existing Window Policy prior to their removal/replacement;
17. That all repairs to wooden features be done with like materials and match existing features in scale and profile;
18. All window works shall be completed in accordance with the City’s Policy on Window Renovations in Heritage Buildings;
19. All masonry works shall be completed in accordance with the City’s Policy on Masonry Restoration in Heritage Buildings; and
20. 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.

ii. Subject: Application for Heritage Permit

Address: 141 King Street East

File Number:P18-004-2024

The Report of the Commissioner of Community Services (HP-24-013) is attached.

Schedule Pages 92 – 169

Recommendation:

That the Heritage Properties Committee supports Council approval of the following:

That alterations to the property at 141 King Street East, be approved in accordance with details as described application (File Number: P18-004-2024), which was deemed complete on January 25, 2024 said include restoration/alteration of rear elevation main building and carriage house well alter yard, specifically:

1. Rear Elevation of the Main Building:
 - a. A previously bricked in door opening will be reinstated and one existing window opening will be enlarged while extending associated brick headers to support modern doors and/or a window;
 - b. Blinding of two openings while retaining existing surrounds;
 - c. Replacement of an existing garage door with modern doors/windows and metal accents;
 - d. Installation of a new fire pit against the base of the rear elevation;
 - e. Installation of a stainless-steel flue for the associated firepit along the entire height of the rear elevation;
 - f. Attachment of two concrete decks with associated staircases and concrete pillars;
 - g. Installation of six surface mounted down lights;
 - h. Removal of a non original rear elevation chimney;
 - i. Repair of all Period Windows;
 - j. Repair rear elevation masonry, as needed;
2. Carriage House Alterations:

- a. Installation of new wood doors and aluminum windows in all major existing/proposed openings that face the rear yard;
 - b. Exposure of additional foundation/building wall on the northwestern façade due to adjustments to grade;
 - c. Creation of additional openings on the northwestern façade below existing openings that are in similar dimensions to the existing;
 - d. Extension of an existing window opening on the southwestern elevation to accommodate a door;
 - e. Blinding of an existing window opening on the southwestern elevation with metal charcoal siding;
 - f. Addition of concrete underpinnings along the newly proposed grade;
 - g. Repainting/repair of the wooden frame of the dormer surrounds;
 - h. Replacement of the blinded dormer window with a painted wooden window;
 - i. Replacement of the partially blinded opening along the northern and southernmost rear yard facing openings with aluminum modern windows, wooden doors, and/or dark stained wood siding;
 - j. Addition of nine new down lights;
 - k. Installation of a new storage structure with charcoal flat profile metal siding and a concrete base that abuts the carriage house with an associated patio, wood trellis/screen and mechanical unit above;
 - l. The creation of 10 new openings along the rear (eastern) elevation facing Ontario Street that will accommodate steel fire rated windows;
 - m. Repair masonry, as needed;
3. Rear Yard Alterations:
- a. Reduce the grade of the rear yard within the width of the main building to accommodate an updated landscaping strategy;
 - b. Installation of two hot tubs on the northeastern portion of the rear yard;

- c. Installation of a sauna on the southwestern portion of the rear yard;
- d. Installation of a new reinforced concrete wall abutting an existing concrete wall;
- e. Installation of a small concrete retaining wall between the main building and carriage house with charcoal metal louvers and black steel flat bar fencing above;
- f. Installation of a seating area surrounding the fire pit, various planters and ground-oriented lights; and
- g. Installation of four new trees;

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

1. That the applicant provides written permission from all property owners whose lands will be altered to support the proposed work prior to this permit being in effect;
2. That the applicant consider best conservation/maintenance practices related to those portions of the property that will be exposed to moisture/temperatures changes or interacts with organic matter;
3. That the applicant consider retaining as much of the rear elevation masonry proposed for removal to support the expanded window opening as possible;
4. That the applicant consider not expanding the voussoirs on the rear elevation to avoid legibility concerns;
5. That the applicant consider the creation of a Temporary Protection Plan in consultation with their retained structural engineer and heritage consultant;
6. That the applicant consider an alternative acceptable cladding for the storage shed as listed in section 5.3.3 in the HCD Plan;
7. That the two blinded windows use recessed brick infill for legibility purposes;
8. That the removed limestone masonry units be retained for future property maintenance;

9. That the finalized colour of wood elements on the carriage house and rear elevation be provided to Heritage Planning staff for review/approval prior to installation;
10. That the finalized lighting strategy, including the location of associated wiring, be provided to Heritage Planning staff for review/approval prior to installation;
11. That the carriage house and storage structure concrete underpinnings be a colour sympathetic to the limestone patina, while also remaining visually distinct;
12. Should any additional masonry wall openings or roof alterations be required on the carriage house to support the project, that those details shall be provided to Heritage Planning staff prior to alteration for review/approval;
13. That the stainless-steel flue associated with the fire pit does not exceed the height of the mansard roof;
14. That interior/exterior photos of the southwestern elevation of the carriage house and roof top photos of the chimney proposed for removal be provided to Heritage Planning staff prior to their alteration for documentation purposes;
15. That the attachment of the concrete platforms/retaining wall to the rear elevation and the attachment of the carriage house to the addition's concrete foundation use a bond breaker to ensure maximum reversibility;
16. That the new openings on the carriage house that face the rear yard be the same width as the existing openings;
17. That the finalized design/installation strategy of the carriage house windows visible from Ontario Street, the storage shed/trellis and fire pit (and its related water feature) be provided to Heritage Planning staff for review/approval prior to installation;
18. That all repairs to wooden features be done with like materials and match existing features in scale and profile;
19. Should any Period Windows on the rear elevation of the main building require replacement, the applicant shall provide an assessment by a qualified heritage professional that is reviewed/approved by Heritage Planning staff prior to removal;

20. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
21. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
22. That all necessary studies, permits and survey information (i.e. Grading Plan, Stormwater Management Plan and Tree Permit, Load Calculation, Down Stream Sewer Assessment, etc.) be completed/provided to the satisfaction of the City prior to commencing related works;
23. That the applicant ensures all structures remain sound during and post construction works;
24. A Building Permit shall be completed, as necessary;
25. All Planning Act applications and Pre-Applications shall be completed, as necessary;
26. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit and Planning Act applications for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
27. 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.

e) Notice of Intention to Designate under the Ontario Heritage Act

- i. Addresses: 2045 Middle Road, 281 Princess Street, 322 Division Street, 3578 Highway 38, 384 Division Street, 390 King Street East / 42 Queen Street, 3994 Howes Road, 605-607 Bagot Street, 45 Charles Street, 75-77 Princess Street / 52056 Queen Street and 84 Yonge Street**

The Report of the Commissioner of Community Services (HP-24-009) is attached.

Schedule Pages 170 – 247

Recommendation:

That Kingston Heritage Properties Committee recommends to Council:

That Council direct staff to serve a Notice of Intention to Designate the property located at 2045 Middle Road, known as the Clarke House, as a

property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2045 Middle Road, attached as Exhibit B to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 281 Princess Street, known as Turk's Furniture Store, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 281 Princess Street, attached as Exhibit C to Report Number HP-24- 009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 322 Division Street as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 322 Division Street, attached as Exhibit D to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 3578 Highway 38, known as the Vanluven Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 3578 Highway 38, attached as Exhibit E to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 384 Division Street, known as the Hoagie House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 384 Division Street, attached as Exhibit F to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 390 King Street East/42 Queen Street, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 390 King Street East/42 Queen Street, attached as Exhibit G to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and **That** Council direct staff to serve a Notice of Intention to Designate the property located at 3994 Howes Road, known as the Stevens Farmhouse, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 3994 Howes Road, attached as Exhibit H to Report Number HP-24-009, be presented to

Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 605-607 Bagot Street, known as the Calvary Church, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 605-607 Bagot Street, attached as Exhibit I to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 45 Charles Street, known as the Calvary Church, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 45 Charles Street, attached as Exhibit I to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 75-77 Princess Street/52-56 Queen Street, known as the Moore House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 75-77 Princess Street/52-56 Queen Street, attached as Exhibit J to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 84 Yonge Street, known as McCammon Bakery, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 84 Yonge Street, attached as Exhibit K to Report Number HP-24-009 be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

- f) **Working Groups**
- g) **Permit Approvals / Status Updates**
 - i. **Permit Reporting to Committee**

Schedule Page 248

- 8. **Motions**
- 9. **Notices of Motion**
- 10. **Other Business**
- 11. **Correspondence**
- 12. **Date of Next Meeting**

The next meeting of the Kingston Heritage Properties Committee is scheduled for Wednesday, March 20, 2024 at 9:30 a.m.

- 13. **Adjournment**