



**KINGSTON MUNICIPAL HERITAGE COMMITTEE (L.A.C.A.C.)
MINUTES
MEETING No. 2009-13
Monday 05 October 2009 at 12:00 noon*
in Council Chambers, City Hall**

MEMBERS PRESENT

Mr. Peter Gower, Chair
Mr. R. Bruce Downey, Vice-Chair
Councillor Bill Glover
Mr. David Ariss
Mr. Robert Cardwell
Mr. John Duerkop
Mr. Michael Gemmell
Ms. Christine Synowich (left the meeting at
2:20 p.m. and returned at 2:50 p.m.)

REGRETS

Mr. John Coleman

STAFF PRESENT

Ms. Katrina Guy, Planner
Mr. Marcus Letourneau, Heritage Planner
Ms. Susan Powley, Committee Clerk
Mr. Mark Van Buren, Director, Engineering
Ms. Marni Venditti, Manager, Planning & Development
Mr. George Wallace, Director, Planning & Development

OTHERS PRESENT

Ms. Helen Finley
Mr. Andrew Hill, Frontenac Heritage Foundation

THIS IS NOT A VERBATIM REPORT

MEETING TO ORDER:

Mr. Gower, Chair, called the meeting to order.

RECOGNITION:

WELCOME and INTRODUCTIONS:

POSSIBLE PECUNIARY INTEREST:

Mr. Downey declared a possible pecuniary interest for Application P18-097-053-2009 for a property located at 16 Market Street also known as 37 Clarence Street and for Application P18-196-085-2009 for a property located at 218 King Street East as the firm Hughes Downey Architects is acting as an agent for the properties.

CONFIRMATION OF AGENDA:

*Moved by Councillor Glover
Seconded by Mr. Gemmell*

THAT the agenda and addendum be confirmed as amended:

- *to clarify addresses, property boundaries, and applications pertaining to 128, 132, 134, 136 Ontario Street*
- *to confirm amended addresses for PRE-KMHC-015-2009 for a property located at 271 and 273 Main Street, Barriefield Village (previously noted as 273-275 Main Street and 173-175 Main Street, Barriefield Village)*

CARRIED

CONFIRMATION OF MINUTES:

*Moved by Mr. Downey
Seconded by Mr. Cardwell*

THAT the minutes of the Kingston Municipal Heritage Committee Meeting No. 2009-12 held on 14 September 2009 be confirmed with agreed to amendments.

CARRIED

DELEGATIONS:

BRIEFINGS:

- i. Mr. Mark Van Buren, Director, Engineering regarding placing a sign on the 401 commemorating Sir John A Macdonald.

Resolution of Council 06 January 2009

WHEREAS January 11th is the recognized Birthday of Sir John A. Macdonald; and

WHEREAS Sir John A. Macdonald was a City Councillor, Father of Confederation, Canada's 1st Prime Minister and a key builder of our nation; and

WHEREAS Sir John A. Macdonald's roots in Kingston go far and deep and Kingston has the status as Canada's First Capital, and birthplace of our nation; and

WHEREAS Kingston City Council has previously passed a motion, encouraging the federal government to designate a National Holiday in memory of this visionary Kingstonian;

THEREFORE BE IT RESOLVED THAT City Staff, in consultation with the Kingston Municipal Heritage Committee, and interested community stakeholders and Kingston enthusiasts, develop the wording and design of two bilingual signs commemorating Kingston as the home and final resting place of Sir John A. Macdonald, to be erected along Highway 401 at both the eastern and western entry points to the City of Kingston by June, 2009 and

THAT the destroyed sign on Sydenham Road indicating the way to Sir John A. Macdonald's final resting place at Catarauqui Cemetery be replaced as soon as possible; and

THAT staff, in consultation with the **Kingston Municipal Heritage Committee** investigate the development of a community plan on how to better commemorate Sir John A. Macdonald locally, and continue to work together with enthusiasts locally, regionally and nationally to raise this great

Kingstonian' s profile to properly remember the man and his lasting legacy, with the end goal being his commemoration with a National Holiday.

Mr. Van Buren was present to describe proposed signage. He advised that he is working with the Tourist Oriented Directional Signs company (TODS), and noted specifications to include dimensions for signage for provincial highways, lettering size and minimal text. Mr. Van Buren pointed out samples of signage which have been developed, and that he was also sharing the information with community stakeholders.

During a discussion the following suggestions were made:

- it would be preferable to have an image of downtown Kingston showing City Hall as a background
- an indication of who Sir John A. Macdonald is
- a background and script which doesn't appear faded
- a different sky without clouds shown on the face
- no placement of additional billboards

Mr. Gower noted wording within the Council motion which indicates that the wording and design of signage fulfil the requirement of 'commemorating Kingston as the home and final resting place of Sir John A. Macdonald'.

Mr. Gower thanked Mr. Van Buren for attending. Mr. Van Buren left the meeting at this time.

UPDATES:

A. Planning & Development Department Report – by Planning & Development Staff

Updates were provided regarding:

a) Working Groups:

i. Historic Properties Research Working Group (David Ariss)

Ms. Helen Finley reported that the group are currently conducting research for 82 Beverly Street.

ii. Communications and Education Working Group (John Duerkop)

A meeting for this group will be rescheduled from 28th September due to a staff scheduling conflict.

Further to a discussion at the last meeting and a recommendation requesting that staff investigate the French translation of pamphlets, Mr. Wallace advised that translation costs are approximately \$6000 with additional costs of \$7100 each for French and English maps.

Councillor Glover will discuss this matter with Mr. Wallace.

iii. Interior of City Hall Working Group (Bob Cardwell, John Duerkop, Michael Gemmell)

Mr. Letourneau reported that a draft of the reasons for designation for the interior of City Hall is approaching completion.

iv. Exterior Coverings Working Group (Michael Gemmell, Christine Sypnowich)

There is no report at this time.

v. Accessibility and Heritage Working Group (Peter Gower, Bruce Downey)

There is no report at this time.

Mr. Downey noted that accessibility requirements are increasing, and enquired regarding the development of principles of design. He suggested that either the group meet to develop principles, or that principles be developed and then the group will meet.

Mr. Letourneau advised that interim principles are being reviewed, and while Heritage is an area that needs to be dealt with, it has not yet been addressed by the province.

Mr. Letourneau advised that he would call a meeting of this group and share the standards he has seen to include provincial and international standards.

b) Delegated Authority:

c) Technical Circulations:

d) Preliminary considerations for Designation:

i. Status of draft by-laws

Mr. Letourneau noted that the draft by-laws are under review by the Legal Department, and will be provided to the Committee in November.

e) Site Visits:

i. 128-132 Ontario Street relating to Application P18-262-080-2009 (see Business item 10 B iii on page 3)

Mr. Downey reported that a site visit was conducted at the Ontario Street property with Ms. Guy, Mr. Letourneau, Mr. Gower, Mr. Cardwell and himself in attendance together with Ms. Oliver, property owner, Mr. Richard Oomen, window representative and the stone mason from the Stonehouse Group. Access was provided to the second and third floors and uncovered windows were viewed. He noted that there were a mix of windows and a variety of patterning of window systems. The intention was to have windows and frames removed and replaced with new units, and an examination found that in all cases, frames were set into the masonry work along the head piece only, and care would need to be taken if removed. Mr. Downey described the method that would be required to replace the frames, and the addition of molding to match existing detail. He noted there is some question regarding the configuration of the window panes.

ii. 165 King Street East relating to Application P18-186-084-2009 (see Business item 10 B ii on page 3)

Mr. Downey reported that site visit took place.

f) Grant and Tax Applications:

i. Status of grant monies

Ms. Guy advised that the status of grant monies is currently under review.

ii. Postponement of repointing work for grant application HG-02-2009 for 52/56 Earl Street to 2010

Mr. Gower advised that the grant approval is in place for this property until receipts are received in 2010.

g) Other:

i. Archaeological Master Plan Public Meeting

Mr. Letourneau highlighted a public meeting which will be held on 15th October at 6:30 p.m. in the Council Chambers. He noted that the document is available on the City website, and that comments will be received until 16th October.

B. Chair's Report – by Mr. Peter Gower, Chair

Updates were provided regarding:

i. Heritage Plaque Presentations at Council.

Presentations of certificates in a scroll form will be made at the 20th October* meeting of Council. Mr. Gower advised that he will state that the plaques are to stay with the property. A list of those receiving plaques was listed in the addendum.

*Please note: the date for the presentations was later moved to the 03rd November meeting of Council.

ii. Article in Canadian Geographic October 2009 entitled 'Under One Roof'

Mr. Gower noted an article entitled 'Under One Roof – Green builders want to cut energy use. Heritage advocates want to save old buildings. And both camps are concerned about the future'. He also noted an article 'The History Boys' from the RIBA Journal.

iii. Consideration of a 'change of situation' clause

Mr. Gower referenced concerns regarding changes discovered midway through a project which could delay the project by going through the Committee process. He asked that members consider suggestions for this concern.

vi. Resignation of Mr. Craig Sims

Mr. Gower noted that the resignation of Mr. Craig Sims, member of the Committee, which was received prior to the meeting.

BUSINESS:

A. Reports

a) Culture and Heritage Resources

A Report of Cynthia Beach, Commissioner, Sustainability & Growth (KMH-09-004)
The report was distributed with the addendum.

Mr. Gower referenced a report from Commissioner Beach which was distributed with the addendum at the meeting.

Mr. Gower asked members to read the document, and bring any questions forward at the next meeting.

B. Heritage Permit Applications Requesting Approval

1:00 p.m.

Comments for Heritage Permit applications were provided with the addendum, with some revisions and additional comments provided by Ms. Guy at the meeting.

- i. Delegation regarding Application P18-369-070-2009 for a property located at 135-137-139 Alfred Street requesting approval to replace stairs & railings, with details described within a submission filed July 20, 2009 and deemed complete by the Planning and Development Department July 28, 2009.

Schedule Pages 1-2.

Application P18-369-057-2009 was submitted for consideration at the 06 July 2009 meeting and was deferred to the August meeting so an agent could be present for the discussion. The agent requested that consideration be given to a new application. A new application P18-369-070-2009 was filed July 20, 2009, and deemed complete by the Planning and Development Department July 28, 2009. The application was brought forward at the August and September meetings and deferred to receive more details from the applicant.

A motion approved by the Committee on 14 September 2009 to defer the application to the October meeting was referenced.

Mr. Peter Bryant, agent for the application, was present for the discussion.

Mr. Downey who had been requested by the Committee to submit details to staff for consideration by the applicant, provided sketches and explained the porch railing system. He noted that the second page of sketches incorporated the comments from the last meeting.

Mr. Bryant agreed with the options provided.

It was clarified that either configuration for the top of the post could be added to either option.

*Moved by Mr. Downey
Seconded by Mr. Cardwell*

THAT Application P18-369-070-2009 for a property located at 135-137-139 Alfred Street requesting approval to replace stairs & railings **BE APPROVED** noting details described within a submission filed July 20, 2009 and deemed complete by the Planning and Development Department July 28, 2009, and with the understanding that either Option A or Option B provided on pages 1 and 2 of the submission within the 05 October 2009 agenda be implemented,

- and further –

THAT a Building Permit is required for deck replacement with post fastening detail to be in accordance with S.B. -7, or that an engineered design be submitted.

CARRIED

- ii. Delegation regarding Application P18-186-084-2009 for a property located at 165 King Street East requesting approval for the replacement of four windows on the third floor of the building with details described within a submission filed August 28, 2009 and deemed complete by the Planning and Development Department September 4, 2009.

Schedule Pages 3-9.

This application was considered at the September meeting and it was agreed to defer the matter until the October meeting so a site visit could take place.

Mr. Downey reported regarding a site visit he made at the property together with Mr. Gower and Ms. Guy, and information which had been provided to the owner regarding how original windows could be retrofitted rather than replaced.

*Moved by Mr. Downey
Seconded by Mr. Gemmell*

THAT Application P18-186-084-2009 for a property located at 165 King Street East requesting approval for the replacement of four windows on the third floor of the building with details described within a submission filed August 28, 2009 and deemed complete by the Planning and Development Department September 4, 2009 **BE DENIED**,

- and further -

THAT the applicant be invited to submit a new application for the restoration of the existing windows,

- and further -

WHERE Council refuses the application, the owner may, within thirty days after receipt of the notice under Subsection (4) of Section 33 of the Ontario Heritage Act, apply to Council for a hearing before the Conservation Review Board;

- and further -

THAT applications requesting a hearing before the Conservation Review Board may be filed with the office of the Clerk of the City of Kingston, 216 Ontario Street, Kingston, ON K7L 2Z3 within 30 days of the receipt of this notice.

CARRIED

It was requested that correspondence be directed to the applicants to highlight the invitation to submit a new application for restoration of the existing windows.

- iii. Delegation regarding Application P18-262-080-2009 for a property located at 128 Ontario Street (previously noted as 128-132 Ontario Street) requesting approval for the installation of new windows on the second and third levels of the Ontario Street facade, the installation of new windows at the back of the building facing King Street, painting of all doors and window frames on the Ontario Street facade, painting of all doors and window frames at the back of the building facing King Street with details described within a submission filed August 27, 2009 and deemed complete by the Planning and Development Department September 04, 2009.

Schedule Pages 10-14.

A previous application was denied at the August meeting. Consideration was requested for a new submission. This application was considered at the September meeting and it was agreed to defer the matter until the October meeting so that a site visit could take place.

Recommendation at KMHC 14th September

THAT consideration of Application P18-262-080-2009 for a property located at 128-132 Ontario Street requesting approval for the installation of new windows on the second and third levels of the Ontario Street facade, the installation of new windows at the back of the building facing King Street, painting of all doors and window frames on the Ontario Street facade, painting of all doors and window frames at the back of the building facing King Street **BE DEFERRED** to the 05th October 2009 meeting with the understanding that a site visit will take place and the applicant will provide information on the specific process for window replacement.

Ms. McCready, agent for the property, was present for the discussion.

Mr. Letourneau provided a GIS document which indicated that there are two properties, and corrected previous information as the document indicated that 128 Ontario Street is a separate property from 132-134-136 Ontario Street. To a question regarding the map in relation to the photos, Mr. Letourneau confirmed that the GIS map is an official document. He also confirmed that a pre-existing firewall had been removed.

Mr. Downey summarized the findings of the site visit, referencing pictures and noting proposed window replacements. He emphasized the importance of new windows having the same appearance of what is there presently.

To concerns by Ms. Sypnowich regarding replacement of existing windows in order to retain the original appearance, Mr. Downey replied that the owner is willing to have new windows installed in the stone openings that replicate the configuration of the old window, and to continue the aesthetic integrity of the structure. He explained that in most cases the sills of all frames were decayed, and frames have been damaged to install other windows. Thus, the use of existing frames would mean they would likely be covered and clad, and the configuration of the windows would be changed. The aesthetic quality of the building would be retained by replacement of the whole frame.

Mr. Cardwell noted that while the best case scenario is to have the windows restored; however, many windows have deteriorated, and most have already been replaced. He agreed that original profiles would work best, and that the proposals are close to what is there. He noted that a multiple light configuration isn't technically possible with through muntins.

Ms. Helen Finley added that multiple lights would be possible, but that separate storms and screens would also be required. She expressed concern regarding the William Street façade.

*Moved by Mr. Duerkop
Seconded by Councillor Glover*

THAT Application P18-262-080-2009 for a property located at 128 Ontario Street requesting approval for the installation of new windows on the second and third levels of the Ontario Street facade, the installation of new windows at the back of the building facing King Street, painting of all doors and window frames on the Ontario Street façade, painting of all doors and window frames at the back of the building facing King Street **BE APPROVED** in accordance with details described within a submission filed August 27, 2009 and deemed complete by the Planning and Development Department September 04, 2009, with the understanding that the windows will be two over two on the second and third floors with a spacer bar placed between the glass and a muntin bar placed on the outside and inside of each window,

- and further –

THAT a preference for colours under consideration noted on page 12 of the submission not include bronze,

- and further –

THAT a photographic record of all windows be made prior to initiation of the works,

- and further –

THAT a renewed application for an encroachment permit for the appropriate time period required to complete the work be obtained by contacting Brad Morton at 613-546-4291 ext. 3147 or via email at bmorton@cityofkingston.ca.

CARRIED

- iv. Delegation regarding Application P18-262-091-2009 for a property located at 128 Ontario Street (previously noted as 128-132 Ontario Street) requesting approval for new signage for the building with details described within a submission filed September 18, 2009 and deemed complete by the Planning and Development Department September 22, 2009.

Schedule Pages 15-19.

Mr. Matt Bowles was present for the discussion. He advised that each letter is attached to rails so there would be minimal drilling into the building.

Concern was expressed that the proposed signage with separate lights does not fit with the character of the building. Members queried if consideration had been given to a mast iron sign.

It was agreed that further investigation should be made for signage more consistent with the character of the building. Mr. Downey recalled previous sketches for signage on the building which will be researched.

Mr. Bowles agreed to consider alternatives to the proposal.

*Moved by Ms. Sypnowich
Seconded by Mr. Duerkop*

THAT Application P18-262-091-2009 for a property located at 128 Ontario Street requesting approval for new signage for the building **BE DEFERRED** to the 02 November 2009 meeting to ask the owner to consider signage more in keeping with the character of the building.

CARRIED

- iv. Delegation regarding Application P18-263-092-2009 for a property located at 132-134-136 Ontario Street (previously noted as 134-136 Ontario Street) requesting approval for new signage for the building with details described within a submission filed September 18, 2009 and deemed complete by the Planning and Development Department September 22, 2009.

Schedule Pages 20-26

Further to the previous discussion for 128 Ontario Street, it was agreed to defer a decision regarding signage to the next meeting.

*Moved by Mr. Downey
Seconded by Councillor Glover*

THAT Application P18-263-092-2009 for a property located 132-134-136 Ontario Street requesting approval for new signage for the building **BE DEFERRED** to the 02 November 2009 meeting to ask the owner to consider signage more in keeping with the character of the building.

CARRIED

- v. Delegation regarding Application P18-263-093-2009 for a property located at 132-134-136 Ontario Street (previously noted as 134-136 Ontario Street) requesting approval for the replacement of a window and painting of trim with details described within a submission filed September 18, 2009 and deemed complete by the Planning and Development Department September 22, 2009.

Schedule Pages 27-31.

Mr. Richard Oomen, contractor, was present for the discussion.

Mr. Letourneau confirmed that a recommendation for approval could be made with conditions, and that details could be provided at a subsequent meeting.

It was agreed that a site visit would take place to view the windows.

*Moved by Mr. Duerkop
Seconded by Councillor Glover*

THAT Application P18-263-093-2009 for a property located at 132-134-136 Ontario Street requesting approval for the replacement of a window and painting of trim **BE APPROVED** in accordance with details described within a submission filed September 18, 2009 and deemed complete by the Planning and Development Department September 22, 2009 and that the approval be subject to a site visit to view windows at 136 Ontario Street,

- and further –

THAT a renewed application for an encroachment permit for the appropriate time period required to complete the work be obtained by contacting Brad Morton at 613-546-4291 ext. 3147 or via email at bmorton@cityofkingston.ca.

CARRIED

- vi. Delegation regarding Application P18-660-098-2009 for a property located 136 Ontario Street requesting approval for the replacement of a window and painting of trim.

This application was not considered separately on the agenda as the work is covered within Application P18-263-093-2009 for a property located at 132-134-136 Ontario Street.

- vi. Delegation regarding Application P18-660-099-2009 for a property located 136 Ontario Street requesting approval for new signage for the building.

This application was not considered separately on the agenda as the work is covered within Application P18-263-092-2009 for a property located at 132-134-136 Ontario Street.

- vii. Delegation regarding Application P18-633-089-2009 for a property located at 151 Earl Street requesting approval for the replacement and refurbishment of existing front porch railings with details described within a submission filed September 09, 2009 and deemed complete by the Planning and Development Department September 16, 2009.

Schedule Pages 32-38.

A recommendation of KMHC 01 June 2009 was noted for the adjoining property at 149 Earl Street. It was agreed that this recommendation would reflect the wording for the 149 Earl Street approval.

*Moved by Councillor Glover
Seconded by Mr. Downey*

***THAT** Application P18-633-089-2009 for a property located at 151 Earl Street also known as the Vosper House requesting approval for repair and replacement of front porch (railings, balusters, newel posts) and minor repairs and painting of the platform that is located only on 151 Earl Street and which are not shared with 149 Earl Street **BE APPROVED** in accordance with details described within a submission filed September 09, 2009 and deemed complete by the Planning & Development Department September 16, 2009 with the understanding that the work will complement the porch at 149 Earl Street and will follow the original proportions.*

CARRIED

- viii. Delegation regarding Application P18-252-096-2009 for a property located at 16 Market Street also known as 37 Clarence Street requesting approval for the installation of a wood window unit within the existing frame with details described within a submission filed September 14, 2009 and deemed complete by the Planning & Development Department September 22, 2009.

Schedule Pages 39-44.

A previous application P18-097-053-2009 for the alteration of existing dormer windows was noted.

Mr. Downey declared a possible pecuniary interest.

Mr. Gower invited Mr. Downey, agent for the owner, to present the application.

Mr. Downey explained the work to be done and that the windows will be one over one. He noted that sashes are the vintage of when the building was renovated in the 1940's. Also, the frames are older than the sashes but are not original. The aluminum storm windows will be taken off, and options are being explored. A half screen would be applied to the outside.

Ms. Guy provided a comment from the Engineering Department.

*Moved by Councillor Glover
Seconded by Mr. Downey*

THAT Application P18-252-096-2009 for a property located at 16 Market Street also known as 37 Clarence Street requesting approval for the installation of a wood window unit within the existing frame **BE APPROVED** in accordance with details described within a submission filed September 14, 2009 and deemed complete by the Planning & Development Department September 22, 2009,

- and further –

THAT a submission for a temporary encroachment permit for the alteration encroaching in the public right-of-way (i.e. scaffolding, dumpsters) be made by contacting Brad Morton at 613-546-4291 ext. 3147 or via email at bmorton@cityofkingston.ca.

CARRIED

Mr. Downey returned to the discussion.

- ix. Delegation regarding Application P18-434-094-2009 for a property located 404 Regent Street, Barriefield Village requesting approval for the replacement of 3 vinyl windows with wooden metal clad windows within existing window openings with details described within a submission filed September 17, 2009 and deemed complete by the Planning and Development Department September 22, 2009.

Schedule Pages 45-49.

Ms. Carol Ann Curry was present for the discussion. She advised that they are looking for flexibility for the transom. The size of window and openings are not changing, and muntins are being considered.

Members suggested plain windows rather than three panes in the top, and that divisions that snap in or are placed between the glass are not preferred.

It was clarified that Marvin Windows with a true divided light are being suggested.

*Moved by Mr. Cardwell
Seconded by Mr. Downey*

THAT Application P18-434-094-2009 for a property located 404 Regent Street requesting approval for the replacement of 3 vinyl windows with wooden metal clad windows within existing window openings **BE APPROVED** in accordance with details described within a submission filed September 17, 2009 and deemed complete by the Planning & Development Department September 22, 2009 with the understanding that interior and exterior applied muntins will be applied for either option,

- and further –

THAT a submission for a temporary encroachment permit for the alteration encroaching in the public right-of-way (i.e. scaffolding, dumpsters) be made by contacting Brad Morton at 613-546-4291 ext. 3147 or via email at bmorton@cityofkingston.ca.

CARRIED

- x. Delegation regarding Application P18-214-095-2009 for a property located 297 King Street East also known as the Bank of Montreal requesting approval for the replacement of the roof, repointing of chimneys and relocation of interior attic/roof access with details described within a submission filed September 18, 2009 and deemed complete by the Planning and Development Department September 22, 2009.

Schedule Pages 50-58.

Mr. Dave Morrison was present for the discussion. He explained the urgency of the repairs. He further noted that they are trying to match the flashing with the copper, and that other roofing is more cost effective than copper flashing.

Ms. Finley noted that this building is an important building on the Market Square, and that other recent renovations have included copper flashing.

Ms. Guy read comments from the Building and Engineering Departments.

To a question regarding repointing on the chimney, Mr. Morrison explained that it is unknown if it is still used, that it may be shared with the next building and that it will be prudent to bring it up to standard. It was recommended that the chimney not be sealed to allow venting.

*Moved by Mr. Gemmell
Seconded by Mr. Cardwell*

THAT Application P18-214-095-2009 for a property located 297 King Street East also known as the Bank of Montreal requesting approval for the replacement of the roof, repointing of chimneys and relocation of interior attic/roof access **BE APPROVED** in accordance with details described within a submission filed September 18, 2009 and deemed complete by the Planning & Development Department September 22, 2009 subject to the application of copper for the flashing,

- and further -

THAT a submission for a temporary encroachment permit for the alteration encroaching in the public right-of-way (i.e. scaffolding, dumpsters) be made by contacting Brad Morton at 613-546-4291 ext. 3147 or via email at bmorton@cityofkingston.ca.

CARRIED

- xi. Delegation regarding Application P18-351-097-2009 for a property located 110 Rideau Street requesting approval for an addition at the rear of an existing rear wing with details described within a submission filed September 18, 2009 and deemed complete by the Planning and Development Department September 22, 2009.

Schedule Pages 59-68.

Ms. Ivey and Ms. Kelly, owners of the property, were present for the discussion.

Mr. Letourneau described the slab on grade construction to avoid disturbing the archaeology. He noted that the addition is not on the original structure, and is designed to be reversible.

To a request for clarification by Councillor Glover, Mr. Letourneau confirmed that there is no requirement for an archaeological assessment when there is a slab on grade.

It was confirmed that the Frontenac Heritage Foundation had no objection for proceeding with the application. Mr. Letourneau prepared a clause for inclusion as part of the motion.

Ms. Ivey advised that this construction won't affect the easement or access by the neighbour; a gate in the fence allows the neighbour to go through.

Ms. Guy advised that a comment was provided by Ms. Laura Willing, and that she will provide contact information to the owners the next day.

*Moved by Mr. Gemmell
Seconded by Mr. Cardwell*

THAT Application P18-351-097-2009 for a property located 110 Rideau Street requesting approval for an addition at the rear of an existing rear wing **BE APPROVED** in accordance with

details described within a submission filed September 18, 2009 and deemed complete by the Planning & Development Department September 22, 2009,

- and further –

THAT *as the property is subject to an Ontario Heritage Act easement held by the Frontenac Heritage Foundation, that prior to the issuance of any permit under the Ontario Building Code, the applicant provide the Planning and Development Department with correspondence from the Frontenac Heritage Foundation indicating their approval of the proposed works and outlining any relevant conditions,*

- and further –

THAT *the applicant is to confirm Clear Title to Part 4 of Registered Plan 13R-5348 as it would seem that Part 4 may have been provided right-of-way access to the rear of 112 Rideau Street,*

- and further –

THAT *it be understood that the slab on grade foundation will leave archaeological resources undisturbed.*

CARRIED

- xii. Delegation regarding Application P18-714-090-2009 for a property located at 390 King Street West also known as the former Stella Buck Building requesting approval for the removal of a garage (a non-character defining element) with details described within a submission filed September 18, 2009 and deemed complete by the Planning and Development Department September 22, 2009.

Schedule Pages 69-74.

Mr. Gary Betzel was present to represent ema Architects.

Mr. Letourneau clarified that conditions located in the Heritage Impact Statement which was distributed with the addendum would need to be carried out.

To concerns regarding the demolition of the building, and a process that building plans be approved before demolition, Mr. Wallace advised that this is not a typical process; however in this case Official Plan and Zoning By-law approvals would be required so the Committee could ensure that those approvals are in place prior to the demolition.

The garages were noted and future plans were queried. Mr. Letourneau noted his agreement with the suggestion by Mr. Wallace.

It was recognized that demolition which could take place at the time of construction is premature at this time as there are other requirements to be fulfilled.

*Moved by Mr. Duerkop
Seconded by Mr. Gemmell*

THAT *Application P18-714-090-2009 for a property located at 390 King Street West also known as the former Stella Buck Building requesting approval for the removal of a garage (a non-character defining element) **BE APPROVED** upon Site Plan approval in accordance with details described within a submission filed September 18, 2009 and deemed complete by the Planning & Development Department September 22, 2009,*

- and further –

THAT *the following conditions identified within the Heritage Impact Statement be carried out:*

- *the building be photographed prior to demolition*
- *demolition be monitored in case there is any sign of an earlier structure encased within it*
- *if there is to be work which extends below grade, that the necessary archaeological review and monitoring be undertaken*

CARRIED

xiii. Delegation regarding Application P18-196-085-2009 for a property located at 218 King Street East requesting approval regarding the addition of two peaked dormers on the King Street side and the addition of a second level over the brick addition at the rear of the stone building with a third level gabled dormer.

Schedule Pages 75-85.

Mr. Downey declared a possible pecuniary interest.

Mr. Gower invited Mr. Downey, agent for the owner, to present the application.

Ms. Guy read revised comments from the Engineering Department.

A Heritage Impact Statement (HIS) prepared by Mr. Andre Scheinman was noted, and Mr. Downey provided drawings depicting the proposal. He noted the retraction of the eave of a dormer depicted on page 85, and an exterior staircase added from the balcony to street grade as required by the Building Department.

To a question by Mr. Letourneau, Mr. Downey confirmed that Mr. Scheinman has had an opportunity to view the drawings, and that he didn't provide comments regarding the staircase. Mr. Letourneau asked if Mr. Scheinman could provide this confirmation in writing.

Ms. Finley expressed concerns of adjacent property owners on Earl Street who have a bedroom window and small garden facing that side. She said they have lost some privacy due to extensions at the other side. She said that the owners are prepared to meet, and that two other houses are also affected.

Mr. Downey clarified that owners are aware of plans to have a screen extended to 6' high on the roof deck along both elevations with perforation details left to discussions between the property owners. This is being proposed rather than a wall which would block sunlight.

Mr. Letourneau advised that if additional comments are received from the Planning process, the HIS would need to be amended.

To questions and a suggestion that the dormers look as compatible to this period of house as possible, Mr. Downey confirmed that the dormer window width would be approximately the same width as the other windows as they are seeking more light. Proportions of the dormers were discussed in reference to other properties with dormers on Queen and Barrie Street.

To questions, Mr. Downey clarified the position of the stairs in front of the wall and overlapping slightly, wood windows in the dormers, and that there will be sliding doors.

A suggestion was made to scale down the front doors.

Ms. Finley expressed concern regarding sliding doors on a Heritage property.

*Moved by Mr. Cardwell
Seconded by Mr. Duerkop*

THAT Application P18-196-085-2009 for a property located at 218 King Street East requesting approval regarding the addition of two peaked dormers on the King Street side and the addition of a second level over the brick addition at the rear of the stone building with a third level gabled dormer **BE APPROVED** in accordance with details described within a submission filed August 28, 2009 and deemed complete by the Planning & Development Department September 22, 2009,
- and further -

THAT the Engineering Department have confirmed that parking will not be permitted on the boulevard in accordance with By-Law No. 10 'A By-Law Respecting Streets', and that it be noted

that there are currently two spaces available for parking with the garage, and additions and alterations to the building may require additional parking which can be confirmed with the Planning Department.

CARRIED

Mr. Downey returned to the discussion.

C. Heritage Permit Applications for Emergency Works requiring Reaffirmation

D. Pre-Consultation Requests

- i. Delegation regarding Application PRE-KMHC-018-2009 for a property located at 390 King Street West requesting advice regarding the removal of non-character defining elements of the Stella Buck building and stable structures.*

Representatives from ema Architects were present to show the intention for moving elements from the Stella Buck building. Members were advised that additions of décor block are now cracking and they wish to remove the elements in order to determine what is behind them. They noted the intersection of the new building, and in regard to the chimney at one end, advised that it will be reinforced structurally from inside.

It was confirmed that the elements under discussion are all additions to the original building.

Mr. Letourneau advised that the applicant is aware that no archaeological assessment is required.

- ii. Delegation regarding Application PRE-KMHC-015-2009 for a property located at 271 and 273 Main Street, Barriefield Village (previously noted as 273-275 Main Street, Barriefield Village) requesting advice regarding building two new bungalows with a walk out at the water side of the lot.*

Mr. Letourneau clarified that the properties under consideration are 271 and 273 Main Street, and that the address of 275 Main Street has been assigned to the existing Marks House.

Ms. Guy confirmed that the owner would not be attending this meeting.

- iii. Delegation regarding PRE-KMHC-017-2009 for a property located 294 King Street East also known as the Customs House requesting advice regarding the stabilization of existing limestone, replacement of window wells and installation of a drywell system.*

Schedule Pages 86-99.

A representative of Base 3 Architect Inc. was present for the discussion.

Members recognized that while this is a Federal property and the municipality has no jurisdiction over the construction, they are pleased to be asked to assist in providing advice.

It was suggested that clarification regarding stabilization be obtained in reference to notes on page 91.

The representative confirmed that the top step will be removed and restabilized, and that a handicapped access for the building is in the rear of the building off Wellington Street.

Ms. Finley suggested that work be completed by a Heritage stone mason.

Mr. Gower thanked the representative for attending.

E. Heritage Property Grant Applications

F. Heritage Grant Applications Requesting Release of Funding

G. Heritage Property Grant Abandoned Applications

H. Heritage Property Tax Refund Applications

I. Property Designations

J. Technical Circulations

K. Motions

L. Other Matters

i. Signage at 72 Princess Street

It was requested at the August meeting that this matter be discussed in September. The signage by-law will be considered by Council within the report of the Administrative Policies Committee on 06 October 2009.

An update will be provided in November.

ii. Fort Henry Ad in the Kingston Life Magazine

Recommendation of KMHC 14 September 2009

THAT the an item of business in regard to the 'Fort Fright' program being held at Fort Henry be placed on the October agenda for discussion.

It was agreed that no further discussion is necessary in regard to this matter.

Ms. Finley suggested that a more suitable image for the ad could be developed for this program, and that she will bring this forward to Ms. Susan Clair, St. Lawrence Parks Commission – Product Development and Marketing.

iii. Walkway in Barriefied Village

Schedule attached to the addendum

Mr. Downey referenced photos he had taken of this area noting that the wall is a distance from the walkway. He suggested that instead of a snowfence, that posts and a rail could be placed as a guard.

Mr. Cardwell concurred that something appropriate should be put in place. Concern was expressed that a corner of the concrete wall encroaches on the walkway property. He highlighted that the walkway is a right-of-way and a shortcut pathway for pedestrians which has fallen into disuse due to the snowfence. Fencing needs to be addressed.

Mr. Gower asked Mr. Wallace to further advise on this matter.

iv. 220 Green Bay Road

Schedule attached to the addendum.

Mr. Downey referenced photos of this area, and noted concern by a neighbour that the excavation could affect the trees.

Mr. Wallace confirmed that the City's Tree By-law wouldn't apply with an existing residential property of a particular size, unless trees were part of the Designation of the property.

Changes within recent legislation were noted, but it is unknown if younger trees are protected..

Demolitions and Alterations

Ms. Finley advised that she has learned that unless there is 10% demolition, it is considered an alteration. She expressed concern that an alteration permit doesn't specify what is being demolished so there is a lack of awareness within the current system. She suggested that awareness could be raised by adding information regarding alterations to the City website weekly.

Mr. Letourneau said that this issue could be added to the Heritage Planners network.

To a question regarding requirements for approvals in the proposed Sydenham Heritage District, Mr. Letourneau advised that although the district hasn't been finalized, all properties within the boundaries are listed which requires a 60-day delay in demolition, and an HIS can be requested for alterations.

Councillor Glover requested clarification regarding necessary authorization for the posting of permits on the website.

Mr. Wallace advised that he will speak with Mr. Willing to determine if a process regarding posting of permits on the website could be put in place.

OTHER BUSINESS:

UPCOMING EVENTS:

2009 Heritage Conservation Speaker and Tour Series sponsored by the Frontenac Heritage Foundation beginning at 7:30 p.m.

- i.* **13th October** - 185 Queen Street – 2009 Heritage Conservation Awards Ceremony held by the Frontenac Heritage Foundation 7:30 – 9:30 at the Renaissance Event Venue on Queen Street
- ii.* **10th November** – Queen's University Archives – Queen's University Archives Tour
- iii.* **08th December** – Royal Canadian Horse Artillery, 193 Ontario Street – 226 King Street East restoration

Other Events:

- i.* **05-07 October** – 2009 National Historic Sites Alliance of Ontario Annual Conference (NHSAO) Conference at the Diefenbunker NHS in Carp.
- ii.* **15 October** – Archaeological Master Plan Public Meeting – Planning Meeting begins at 5:30 p.m. in the Council Chambers.
- iii.* **20th October** – Presentations of plaques will be made to property owners at City Council meeting.
- iv.* **22nd October** – Unveiling of a provincial plaque commemorating 'The Hungerford Smallpox Epidemic of 1884 at 2:00 p.m., Lions Hungerford Hall, Tweed.

CORRESPONDENCE/CIRCULATIONS:

A. Reports to/from Council

- i.* 14 September 2009 – Heritage Report No. 12A submitted to Council for consideration on 15 September 2009.

Schedule Pages 100.

- ii.* 14 September 2009 – Heritage Report No. 12B submitted to Council for consideration on 06 October 2009.

Schedule Pages 101-103.

Copies of the following correspondence were sent out from the Clerks' Department, and will be available at the meeting if a member wishes to review the full document:

B. Correspondence Received as Information

C. Correspondence Sent as Information

Memorandum dated 17 September 2009 from Ms. Susan Powley, Committee Clerk:

- i.* Ms. Cynthia Beach, Commissioner, Sustainability & Growth – KMHC Motion regarding consideration off Walking Tour Pamphlets provided in French-language.

Correspondence dated 18 September 2009 from Mr. Peter Gower, Chair, Kingston Municipal Heritage Committee and Ms. Susan Powley, Committee Clerk:

- i.* Mr. & Mrs. Peter Davy - Application P18-186-084-2009 regarding 165 King Street East.
- ii.* Mr. Peter Bryant, Queen's University - Application P18-369-070-2009 regarding 135-137-139 Alfred Street.
- iii.* Ms. Dijana Oliver - Application P18-262-080-2009 regarding 128-132 Ontario Street.

Correspondence dated 16 September 2009 from Ms. Carolyn Downs, City Clerk to:

- i.* Ontario Heritage Trust – Application P18-269-076-2009 - revised correspondence regarding approval (Clause 1, Report No. 93).
- ii.* Mr. Agas Senis – Application P18-269-076-2009 regarding 189 Ontario Street - revised correspondence regarding approval.

DOCUMENTS:

- i.* Archaeological Master Plan: <http://www.cityofkingston.ca/residents/culture/heritage/archaeology/>

- ii.* List of Designated Heritage Property Plaque Recipients and addresses

Schedule attached

- iii.* Technical Circulation – Information regarding Application for Site Plan Control Approval – 72, 74, & 6 Johnson Street

Distributed Separately in agenda package

- iv.* Technical Circulation – Information regarding Application for Site Plan Control Approval – St. Lawrence College

Distributed Separately in agenda package

HERITAGE LINKS:

- i.* Ontario Heritage Act: www.e-laws.gov.on.ca:81/ISYSquery/IRLC6BE.tmp/16/doc
- ii.* Ontario Heritage Connection: www.ontarioheritageconnection.org
- iii.* Provincial Policy Statement: www.mah.gov.on.ca/userfiles/HTML/nts_1_23137_1.html
- iv.* Accessibility in Museums: <http://www.culture.gov.on.ca/english/heritage/museums/munote12.htm>
- v.* General Accessibility: <http://www.mcass.gov.on.ca/NR/rdonlyres/F8C53147-3A0E-41F1-9C95-C8829DD5485C/1118/AGUIDETOANNUALACCESSIBILITYPLANNINGJan07E.pdf>

NEXT MEETING DATES:

The following meeting has been scheduled at 12:00 noon:

- 07 December – Councillors' Lounge

ADJOURNMENT:

The meeting adjourned at 4:00 p.m.

