



**KINGSTON MUNICIPAL HERITAGE COMMITTEE (L.A.C.A.C.)
MINUTES
SPECIAL MEETING No. 2010-09
Monday 26th July 2010 at 7:00 p.m.
in Memorial Hall, City Hall**

MEMBERS PRESENT

Mr. Peter Gower, Chair
Mr. R. Bruce Downey, Vice-Chair
Mr. David Ariss
Mr. Robert Cardwell
Mr. John Duerkop
Ms. Christine Sypnowich
Mr. Don Taylor

REGRETS

Councillor Bill Glover
Mr. John Coleman
Mr. Michael Gemmell

STAFF PRESENT

Mr. Rob Crothers, Project Manager, Real Estate & Construction
Ms. Lindsay Lambert, Planner
Ms. Susan Powley, Committee Clerk
Ms. Marnie Venditti, Manager, Planning & Development

OTHERS PRESENT

Representatives from Queen's
Approximately 37 members of the public

THIS IS NOT A VERBATIM REPORT

MEETING TO ORDER:

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

WELCOME and INTRODUCTIONS:

Mr. Gower welcomed representatives from Queen's, members of the public in attendance, and introduced members of the Committee and staff.

Mr. Gower described the history of the proposal noting that some changes which have occurred since the original proposal. He explained the purpose of the meeting to describe the changes which have been made and to receive public input in accordance with a recommendation from the Committee and endorsement by Council within a resolution 01st June 2010. Mr. Gower noted that the Committee will be considering the application at a regular meeting to be held on 09th August.

Mr. Gower asked Ms. Ann Browne, Associate Vice Principal (Facilities), Queen's University to introduce representatives from Queen's.

Ms. Browne introduced Mr. Rick Carpenter, Queen's and Mr. Robert Matthews, ema Architects/Snohetta.

POSSIBLE PECUNIARY INTEREST:

None was declared.

CONFIRMATION OF AGENDA:

*Moved by Mr. Downey
Seconded by Mr. Duerkop*

THAT the agenda be confirmed as presented.

CARRIED

DELEGATIONS:

- a) Ms. Ann Browne, Associate Vice Principal (Facilities), Queen's University provided opening remarks regarding the proposed alterations for 390 King Street West also known as the Stella Buck Building and the Queen's University Performing Arts Centre. Mr. Robert Matthews, ema Architects/Snohetta provided a PowerPoint presentation to describe details of the project.

Ms. Browne noted complications related to financial and procurement of materials challenges. She noted two outstanding concerns regarding the chimney and the windows which are under discussion with the architects and engineers. She noted that concerns relating to the east wall have been resolved.

Mr. Robert Matthews provided a PowerPoint presentation at this time. A copy has been requested for the record.

Mr. Gower thanked Mr. Matthews for his presentation.

PUBLIC INPUT

**The public were invited to provide input in regard to proposed alterations for
390 King Street West
also known as the Stella Buck Building and
the Queen's University Performing Arts Centre.**

Requirements for an 'Application for Alteration under the *Ontario Heritage Act*' for 390 King Street West were outlined in a resolution of Council on 01st June 2010 as noted below:

THAT any 'Application for Alteration under the *Ontario Heritage Act*' for 390 King Street West (also known as the Stella Buck Building and the Queen's University Performing Arts Centre) must include the results of a public meeting hosted by the Kingston Municipal Heritage Committee, a Heritage Impact Statement prepared by a qualified heritage consultant, and a structural engineers report to the satisfaction of the municipality, in addition to the information already required for an 'Application for Alteration under the *Ontario Heritage Act*';

- and further –

THAT the Committee be authorized to request additional information identified through submissions received at the Public Hearing necessary to make a decision on the application.

Mr. Gower invited comments from the public at this time.

Dr. Paul Christiansen

Dr. Paul Christiansen, Professor, Emeritus, Queens, and Chair of the History Department when he retired, noted that in 2007, he had written to Mr. Andrew Simpson about this building, other industrial buildings that Queen's owns, as well as Morton House. He said that this is a very important industrial site, and a

very early one for industrial Ontario. It is likely the only industrial site in North America where the home of the owner of the industry is on the site which makes preservation of the site extremely important. He recalled a meeting with Vice Principal Simpson, and the person in charge of the project at that time, and it was noted that the buildings would be preserved.

Dr. Christiansen said that the present presentation pays more attention to preservation than one he had heard a year ago in the spring, although there are still some difficulties. One concern is the south wall of the Stella Buck building which is now concrete, and not redone in stone. He noted that there are plenty of stone masons in the City who could do that work, and he was surprised to see that it wasn't being done. He assumed conservation would include the reconstruction of a 19th century wall.

Dr. Christiansen also expressed concern regarding the integrity of the upper section of the central portion of the Stella Buck which is going to be destroyed by removing the stone structure from that area. Once it is removed, it no longer exists as a Heritage structure in that particular part.

In regard to the presentation this evening, Dr. Christiansen advised that it is better than the previous one. He requested clarification regarding the fenestration of the Stella Buck Building, noting he would be concerned if the fenestration was not preserved. He asked regarding reconstruction in 19th Century terms as a whole, or if parts would be filled in by stone. He noted Mr. Andre Scheinman's ability to design 19th Century windows.

Mr. Matthews responded that the south wall, which is currently concrete block, is in the field of the restoration taking place. There were discussions whether to recreate the architecture which had been there before, or whether to leave it in its present state. He noted that what was introduced as new is a contemporary design.

In regard to the integrity of the central tower, there are now earthquake requirements so it had to be strengthened. They are working with Andre Scheinman for the nubs in the wall, and have reinforced a visual portrayal of where the tower was. He noted the decision to take existing stone to rebuild the east west walls and reinforce the structure as it was, so it has been a compromise solution.

Regarding the fenestration, he said they don't want to reuse the existing windows. It has been determined that the Brewery Period is the significant period for this property. Based on that philosophy, casement windows won't be recreated and contemporary windows will be added. 80% have been left on west walls and new one will be added. For larger openings, there would be contemporary interpretation. Mr. Matthews noted that they will not be filling in some windows, and if a current opening can be used, it will be kept to include those used for passageways when the windows are extended to the floor. The plans for using existing openings are so people can appreciate them as an opening. He noted that regarding the Military Period, openings were not respectfully placed and some of these openings are still visible to the eye, so they will be left exposed. On the east side, a sample of how the windows were built will be left so people will know what was there.

Dr. Christiansen noted that this may not be the most appropriate model for the Stella Buck Building as it is a relatively short broad window and would look strange in that area. He noted that the casement windows shown in the presentation may not be the most appropriate type of windows.

Ms. Dorothy Young

Ms. Young advised that during 2005-2007, she was a member of the JK Tett Association. From 2005-2006, the Association was assured that buildings would be respected and preserved. She indicated doubt that the association would have supported the sale in the absence of those assurances, and noted her position of Chair of the Association at that time. She expressed concern regarding the outcome which was described in the spring.

Ms. Young referenced Dr. Christiansen's remarks regarding the significance of the site. At the corner of Beverley and King Streets are houses that Mr. Morton built for the workers, and which were used not only for the industrial period. She noted Springmount Cottage. She indicated that there is no reference anywhere to such a complete site, and that attention needs to be paid to this.

Heritage is valued in the City, to include industrial built Heritage. This site is one of the City's last remaining remnants of Heritage. Our history isn't just about leaders, as there are foot soldiers in our history too – those who did the work in tanneries, shipyards, breweries and distilleries. That employment supported their families and helped this community to grow. Mortons Brewery is a testimony to this. Ms. Young advised that the reason Springmount Cottage was named as it was is that were springs there which were developed as spas. In archaeological work which was done, a large well was found buried under the corner of the building which could be part of a lower spa. She noted records which contain a chemical analysis of the waters.

Ms. Young further noted a wonderful staircase in the Stella Buck Building which was an industrial staircase, on which the hands of the people can be felt. She expressed hope that it not be lost. She commended the reuse of the beams.

Mr. Mac Gervan

Mr. Gervan queried whether the stone showing on the lower part of the building will be natural limestone.

Mr. Matthews responded that it would be proper stone.

Mr. Gower thanked the public for coming.

NEXT MEETING DATES:

The next regular meeting is scheduled for 09 August 2010 in the Council Chambers.

ADJOURNMENT:

The meeting adjourned at 8:15 p.m.

