



**City of Kingston
Report to Council
Report Number 16-165**

To: Mayor and Members of Council
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: June 21, 2016
Subject: Application for Heritage Permit
Address: 204 King Street East (P18-193)
File Number: P18-035-2016

Executive Summary:

The subject property at 204 King Street East is located on the west side of King Street East in the Old Sydenham Heritage Conservation District. It contains a two storey, hammer-dressed stone building with attached carriage-way, built in 1851. An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-035-2016, has been submitted to request approval to replace existing asphalt shingles with standing seam metal roofing.

Roofing repair and replacement is a normal cyclical form of maintenance for any building of this vintage and is encouraged to help to conserve this valued heritage building. The works will be undertaken in accordance with the Old Sydenham Heritage Conservation District Plan and District Guidelines pertaining to building alterations.

The Heritage Kingston Committee was consulted on June 1, 2016, as directed by the Director of Planning, through the Procedural By-Law for Heritage 2013-141. Comments noted that a wide, flat panel profile for the steel roofing should be encouraged, as well as the inclusion of snow cleats on the gable roof. There was also some concern regarding the use of steel as the material for the modern dormer. Staff have considered these comments and incorporated them in this report.

Recommendation:

That alterations to the property at 204 King Street East be approved in accordance with the details described in the application (File Number P18-035-2016), which was deemed complete on May 17, 2016, with said alterations to include the replacement of the existing asphalt shingles with standing seam metal roofing; and

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

1. All alterations shall be completed in accordance with the Old Sydenham Heritage Conservation District Management Plan;
2. Snow cleats be installed on the slope of the gable; and
3. An encroachment permit be obtained, as required.

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Options/Discussion:**Proposal/Background**

The subject property is a four bay, two storey hammer-dressed stone building with a large, modern, flat-roofed dormer on the front slope of the gable roof and attached carriage way. It is located in the Old Sydenham Heritage Conservation District.

The asphalt shingles in place on the front slope of the gable and the modern dormer, while partly visible from the street, have reached the end of their serviceable life. The applicant has proposed standing seam metal roofing as a replacement, in black steel - a material which is historically appropriate.

Additionally, similar proposals to replace existing roofs with standing seam metal roofing have recently been approved for 40 Simcoe Street and 36 Simcoe Street, which are in the District as well. This property, as part of the King Street corridor, contributes to the strong street edge, one of the identified attributes of the "ceremonial entrance to the downtown". Staff are of the opinion that the replacement materials will ultimately enhance the existing streetscape character by ensuring the longevity of the property and improving the visual appearance of the roofline from street level.

Reasons for Designation

The subject property was designated under Part IV of the *Ontario Heritage Act* in 1987 through Designation By-Law Number 87-157. It is also designated under Part V of the Act as being located in the Old Sydenham Heritage Conservation District. The 'Reason for Designation' in the by-law reads:

"Duncan Sinclair, shipwright, built this stone house with arched carriageway in 1851. A typical town house of the period built at the street edge, its symmetry is maintained with one blind window over the door."

Previous Approvals

Not applicable

Comments from Agencies and Business Units

The following four internal departments were circulated the permit and grant application:

Building: A building permit is not required for the proposed scope of work.

Engineering: It appears that the front of the building is tight to the property limits. Should any construction equipment need to occupy the City's road allowance, or should any work be located within the road allowance, a temporary encroachment permit will be required. Please contact the Engineering Department regarding obtaining encroachment permit information in order to resolve this matter.

Kingston Hydro: An electric service disconnect may be required to complete the work safely. If this is the case, please submit a Service Request to Utilities Kingston.

Environment: No concerns.

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Consultation with Heritage Kingston Committee

The Heritage Kingston Committee was consulted at their meeting on June 1, 2016. One comment noted that it should be encouraged that the steel roofing should have a wide and flat profile, and that snow cleats should be installed on the slope of the gable roof. Staff have included a condition to reflect this comment. Additionally, there was some concern regarding the proposed steel material for the modern, flat roofed dormer. Staff have completed a brief review of several other properties in the area that have used similar modern materials for dormer roofs and are of the opinion that the use of steel for the dormer, in addition to the gable, will not detrimentally impact the character of the property or the District.

Built Heritage Analysis

The subject property is located in the Old Sydenham Heritage Conservation District, within the King Street Corridor sub-area, which notes “buildings that form a strong street edge” as an important heritage attribute of this sub-area and the District.

Although the front slope of the gable and dormer are visible from the sidewalk, the proposed works to replace the asphalt shingles will improve the longevity of the building by restricting water penetration into the structure. The replacement of the current asphalt shingles with new standing seam metal roofing meets the policies of Section 4.3.1 of the District Plan, which note that “where existing roofing materials have been replaced by asphalt shingles, and the replacement with materials that match the existing is not feasible, [the use of] plain solid coloured dark shingles are preferred...” Further, the replacement meets policies Section 5.3.1 which note that “replacement roofing material should be compatible with the age and architectural style of the specific property”. Other properties of similar style and age within the District at 36 and 40 Simcoe Street have previously received heritage permit approval to install metal roofing. Staff supports the proposed work, as it will conserve a property that contributes to the identified streetscape elements of the King Street Corridor, and are of the opinion that the changes in material will not detract from the character of property or the District.

Conclusion

Staff recommends approval of the permit application (File Number P18-035-2016), subject to the conditions outlined herein, as there are no objections from a built heritage perspective and no concerns have been raised by the relevant internal departments.

Existing Policy/By-Law:

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

By-Law Number 2013-141 Procedural By-Law for Heritage

By-Law Number 87-151 Designation By-Law for 204 King Street East

Old Sydenham Heritage Conservation District Plan

Notice Provisions:

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

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Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

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Other City of Kingston Staff Consulted:

The application has been circulated to internal departments for review and comment.

Exhibits Attached:

Exhibit A Photographs of Building

Photographs of 204 King Street East



Figure 1: 204 King Street E, showing existing asphalt shingles



Figure 2: Existing asphalt shingles on shed dormer



Figure 3: 204 King Street East (centre)



Figure 4: Focus on shed dormer and gable, showing existing condition