



**City of Kingston
Report to Council
Report Number 16-167**

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: 171 Bagot Street
File Number: P18-1003-037-2016

Executive Summary:

The subject property at 171 Bagot Street is located on the east side of Bagot Street in the Old Sydenham Heritage Conservation District. It contains the end unit of a four unit brick townhouse building, built circa 1876. An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-1003-037-2016, has been submitted to request approval to repair and repoint the entire north facing wall at the side of the townhouse dwelling, including repairs to the chimney, and repointing select sections of the front (west facing) and rear (east facing) brick walls and portions of the limestone foundation.

Masonry repair and repointing is a necessary and encouraged maintenance procedure in order to conserve this valued heritage building and is a normal cyclical form of maintenance for brickwork of this vintage. The works will be undertaken in accordance with the City's Policy on Masonry Restoration and the Old Sydenham Heritage Conservation District Plan, including repairing the existing chimney to the same profile. Staff recommends approval of the permit application, subject to the necessary conditions.

The Heritage Kingston Committee was consulted on June 1, 2016, as directed by the Director of Planning, Building & Licensing Services, through the Procedural By-Law for Heritage 2013-141. There were no comments received.

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Recommendation:

That alterations to the property at 171 Bagot Street, be approved in accordance with the details described in the application (File Number P18-1003-037-2016), which was deemed complete on April 27, 2016, with said alterations to include the repointing of the entire north facing wall of the building, including repairing/reconstructing the chimney, and repointing select sections of the west and east facing walls and a portion of the limestone foundation; and

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

1. The existing shape, scale and brick pattern of the chimney be retained through the repointing, with as much retention and reuse of brick as is possible and in accordance with prudent construction practice;
2. All masonry work shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings; and
3. Should any of the repair activities i.e. scaffolding, dumpsters, etc., require use of the City right-of-way, an encroachment permit be obtained as required.

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Options/Discussion:**Proposal/Background**

The subject property contains the end unit of a four-unit, two storey brick townhouse dwelling on the east side of Bagot Street in the Old Sydenham Heritage Conservation District.

A description of the works proposed is outlined in a letter prepared by stone mason David Hartwig of Eastern Restoration and Masonry Contractors Limited and included as Exhibit A. The works include brick repointing (removal and replacement of mortar) for a 15 square foot (1.4 square metre) area between the upper two windows on the front wall; a 10 square foot (0.9 square metre) area under the roof on back wall; and 100 percent of the side (northern) wall.

Reasons for Designation

The subject property was designated under Part V of the *Ontario Heritage Act* in 2015 through enactment of the Old Sydenham Heritage Conservation District; prior to this it was a listed property. The Property Inventory Evaluation rates this property as “significant” to the district. The description of the building notes that it was originally wood and roughcast, but was clad entirely in brick by 1908. The brick flat-arches over the window openings are specifically noted in the description.

Previous Approvals

Not applicable

Comments from Agencies and Business Units

The following two internal departments provided comments on the permit application:

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

Engineering: The front wall of this building is located on the City’s road allowance. The applicant will require an encroachment permit for any dumpsters, scaffolding, construction equipment, etc. that will be stored on the City road allowance during construction. Encroachment permits can be obtained from the Engineering Department (613-546-4291 extension 3130, e-mail: bmorton@cityofkingston.ca). There are no further comments or concerns with the requested works.

Consultation with Heritage Kingston Committee

The Heritage Kingston Committee was consulted at their meeting on June 1, 2016. There were no comments received.

Built Heritage Analysis

The subject property is located in the Old Sydenham Heritage Conservation District, within the ‘North to Bagot’ sub-area, which notes “closely packed buildings, forming a strong street edge” as an important heritage attribute of this sub-area and the District.

The north and west facing walls are highly visible from the sidewalk. The proposed works to repair the brick wall will improve the longevity of the building by restricting water penetration into

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the structure. The retention and repair to the existing chimney is consistent with the policies in Section 4.3.1 of the District Plan, which notes: “retain existing chimneys even if they are no longer functional, in order to conserve the symmetry and architectural detailing of the building roofline” and “...replicate original detailing and bond pattern...” of the chimney. Further, Section 4.3.2 of the District Plan outlines a number of best practices when repairing brick or stone exterior wall surfaces, including “...repointing of brick and stone masonry should match the colour and be of the appropriate type and mixture that will not damage the masonry material.” Staff supports the proposed work as it will conserve a prominent element of the streetscape which contributes to the character of the property and area.

Conclusion

Staff recommends approval of permit application number P18-1003-037-2016, subject to the condition outlined herein, as there are no objections from a perspective of built heritage 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

City’s Policy on Masonry Restoration in Heritage Buildings

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.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

Ryan Leary, Senior Planner, Heritage 613-546-4291 extension 3233

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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 Scope of Work Letter from Mason

Exhibit B Photographs of Building



121 Dundas St. E, Suite 107A Belleville, Ontario K8N 1C3	Belleville (613)-962-2915	Peterborough (705)743-8832	Fax 1-855-351-4165
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April 22, 2016

To Micheline Smith:

Description of Work

MASONRY REPAIRS to 171 Bagot St, Kingston, ON, K7L 3E9

Access: Areas of work will be accessed through the use of scaffold or boom lift in accordance with the Ontario Health and Safety Act.

Brick Re-Pointing: Deteriorated mortar joints are to be removed and re-pointed using a lime based mortar and colour additives, if required, to match the surrounding mortar as close as possible. The areas being re-pointed are as follows:

- 15 sq/ft between upper two windows on front wall, 10 sq/ft over roof on back wall
- 100% (712 sq/ft) on the side wall

Brick Replacement: Deteriorated brick are to be removed and replaced with quality reclaimed brick, chosen to match the existing brick in colour and texture, as close as possible. The areas of replacement are as follows:

- 15 brick below chimney on side wall, 20 brick bottom right corner of side wall

Stone Pointing: Deteriorated mortar joints are to be cut out to a minimum of twice the depth or the mortar joint or until sound mortar is found. The joint is then re-pointed using a lime based mortar and colour additives, if required, to match the surrounding mortar, as close as possible. The areas of stone re-pointing are as follows:

- 4 sq/ft on bottom left corner of the front foundation, 4 sq/ft between doors on the front foundation

Clean up and remove all debris from property.

Best Regards,

David Hartwig

Photographs of 171 Bagot Street



