



**City of Kingston  
Report to Council  
Report Number 16-183**

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**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:** 53 King Street East (P18-177)  
**File Number:** P18-030-2016

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**Executive Summary:**

The subject property at 53 King Street East is located on the south side of King Street East in the Old Sydenham Heritage Conservation District. It is a two storey, simple stone house, built in 1841 with a large carriage house situated behind the dwelling. An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-030-2016, has been submitted to request approval to repair and repoint the north, south and east facing stone walls of the carriage house at the rear of the dwelling.

Masonry repair and repointing is a normal cyclical form of maintenance for stone of this vintage and is encouraged to help to conserve this valued heritage building. The works will be undertaken in accordance with the City's Policy on Masonry Restoration and the Old Sydenham Heritage Area Conservation District Plan.

The Heritage Kingston Committee has been consulted on June 1, 2016, as directed by the Director of Planning, through the Procedural By-Law for Heritage 2013-141. Comments noted that the placement of a sill for the windows on the east façade of the carriage house should be encouraged.

Staff have reviewed the proposed alterations and considered the Committee's comments, and recommends the approval of the permit application, subject to the necessary conditions.

**Recommendation:**

**That** alterations to the property at 53 King Street East, be approved in accordance with the details described in the application (File Number P18-030-2016) which was deemed complete

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on April 29, 2016, with said alterations to include the repointing of the mortar joints on the north, south and eastern walls of the carriage house, including resealing around the windows on the south wall, the removal of cement-based pointing on the north and east walls, and replacement of four quoins on the east wall; and

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

1. The existing stone pattern be retained through the repointing, with as much retention and reuse of stones as is possible and in accordance with prudent construction practice;
2. That sills be placed on the east façade of the carriage house, as required;
3. All masonry work shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings; and
4. An encroachment permit be obtained, as required.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Gerard Hunt, Chief Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:****Proposal/Background**

The subject property contains a two-and-a-half storey, Kingston Limestone dwelling and large carriage house on the south side of King Street East in the Old Sydenham Heritage Conservation District. The carriage house walls are constructed in a random rubble pattern, consistent with buildings of this age, function and location.

According to the report prepared by the applicant's stone mason, Craig Beattie of Edgewater Stone Masons (Exhibit A), the mortar joints in the upper section of the south facing stone wall "are in urgent need of repointing". Further, where the windows meet the stone walls, the sealant appears to be insufficient to keep moisture out. The applicant recommends that the existing sealant on the vertical joints on either side of each window be replaced with a flexible sealant that "will accommodate thermal movement between the stonework and the wooden frames". On the east wall, the applicant recommends the removal of the cement-based pointing and sealing of three openings, as well as the replacement of four cornerstones that are "entering an advanced stage of deterioration" with new pieces of Kingston Limestone. On the north wall, the applicant recommends the removal of cement-based mortars surrounding four openings, to be replaced with a flexible sealant, in addition to the removal of the cement throughout the wall.

The applicant has also submitted an application under the City's Heritage Property Grant program, requesting the maximum amount of \$2,000.00. The application will be reviewed by Heritage Kingston at their July 6, 2016 meeting.

**Reasons for Designation**

The subject property was designated under Part IV of the *Ontario Heritage Act* in 1984 through Designation By-Law Number 84-65. It is also designated under Part V of the Act being in the Old Sydenham Heritage Conservation District. The Reason for Designation in the by-law reads:

"Built in 1841 for Mrs. Henry Murney, this symmetrical stone dwelling is, in the simplicity of its design, a contrast to the other buildings in this streetscape."

**Previous Approvals**

P18-177-056-2010EA      Emergency restoration of four chimneys on the existing dwelling, repointing of the east, west and south wall of the existing dwelling and repointing/masonry replacement of portions of the carriageway.

**Comments from Agencies and Business Units**

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

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

CRCA: No concerns.

Engineering: It appears that the east wall is located on the property line, and therefore it is assumed that work will take place on the City of Kingston's right-of-way. Please contact the

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Engineering Department regarding obtaining an encroachment permit in order to resolve this matter.

Fire: No concerns.

Kingston Hydro: Electric service may need to be disconnected to complete the work, if this is the case, please submit a Service Request to Utilities Kingston.

### **Consultation with Heritage Kingston Committee**

The Heritage Kingston Committee was consulted on June 1, 2016. One comment noted that the placement of a sill for the windows on the east façade should be encouraged. Staff have consulted with the stone mason on this matter who agreed that a sill should be placed as well. Staff have included this as a condition to reflect this comment.

### **Cultural Heritage Analysis**

The subject property is located on the corner of King and Maitland Streets, in the Old Sydenham Heritage Conservation District, within the King Street Corridor sub-area, which notes “buildings that form a strong street edge” and “surviving examples of historic landscape features such as stone walls” as important heritage attributes of this sub-area and the District.

The north, south and east facing walls of the carriage house are highly visible from the sidewalk on Maitland and partly from King Street. As an integral component of the built heritage character of the property as a whole, the proposed works to repair the stone walls of the carriage house will improve longevity of the site by restricting water penetration into the structure. The replacement of the quoins with new limestone meets the policies of Section 4.3.2 of the District Plan, which notes that “replacement stone should match the original as closely as possible”. 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 the permit application (File Number P18-030-2016), subject to the conditions outlined herein, as there are no objections from a built heritage perspective and no significant 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 84-65 Designation By-Law for 53 King Street East

By-Law Number 2005-258 A By-Law to Establish a Heritage Grant Program

City's Policy on Masonry Restoration in Heritage Buildings

Old Sydenham Heritage Area Conservation District Plan

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**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

Mackenzie Kimm, Planner, Heritage 613-546-4291 extension 3251

**Other City of Kingston Staff Consulted:**

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

**Exhibits Attached:**

Exhibit A Report from Mason

Exhibit B Photos of Property



11 April, 2016

Heritage Planning Department  
City of Kingston

Re. 53 King St. East Masonry Repairs

### **Summary**

The following is a summary of observations and a suggested scope of work for the masonry restoration of the Carriage House at 53 King Street East, following a site visit on October 08, 2015.

The Kingston Limestone walls of the carriage house are constructed in a random rubble pattern, which is consistent with buildings of this age, function and location. This style is characterized by the use of stone in a wide variety of shapes and sizes, and is considered an efficient, but informal style of masonry.

The jointing between the stones is made up of mostly original lime mortar which should be considered advantageous given the widespread use of incompatible materials for repair work over the past 40-50 years. As a result, the stone is in good condition, with a few exceptions.

### **South Elevation**

On the South wall, the mortar joints in the upper section are in urgent need of repointing. There are voids and openings throughout this section where the mortar has eroded and is missing. The remainder of the South wall is in a range of conditions. Some of the mortar joints are full and in good repair, while there are pockets in other areas where the mortar is degraded or missing.

There is little to no mortar around the window frames, and no evidence of caulking or other sealants.

The South-West section of wall is covered in vines, and it is difficult to assess the condition of masonry in this area.

### *Scope of work*

The top section of stonework in the South wall should be repointed as soon as possible using a lime-based mortar suitable for heritage repointing. As well, the vertical joints on either side of each window should be cleaned out and finished with a flexible sealant which will accommodate thermal movement between the stonework and the wooden frames of the windows.



Where the vines are covering the wall to the west of the archway, it is difficult to assess the condition of the masonry. Given the detrimental effects of vegetation in terms of not allowing the stonework to 'breathe' and dry out properly, and the way in which the vines can penetrate the mortar joints, it would be reasonable to expect that the stonework would be in a more advanced state of deterioration (more so than the rest of the wall). In a best-case scenario, the stonemasonry would be in a comparable state to the rest of the wall, meaning isolated repairs required.

### **East Elevation**

The stonework on the East wall is similar in condition to that of the South, with the exception that there is evidence of more cement-based repointing (see the dark grey mortar pictured below). This is likely a result of water infiltration through the openings in the top section of wall which has migrated downward through the wall and caused erosion in the mortar joints. Another factor is likely exposure to wind driven rain from the lake to the South.

#### *Scope of work*

Removal of the cement-based pointing should be the priority on the East wall. This would be done through repointing with a suitable lime-based mortar. Also, three openings require sealant around their perimeter, and the base of each opening should be sealed to ensure that water is not able to migrate into the wall at these locations.

There are four quoins (cornerstones) in the wall that are entering an advanced stage of deterioration. Unfortunately there is nothing that can be done at this point to repair these structural stones, and they should be replaced with new pieces of Kingston Limestone.



*The dark grey mortar joints are indicative of cement-based repointing which has low rates of permeability, and is excessively hard. In contrast, the buff coloured mortar pictured on the South wall is the original lime mortar pointing.*



*Areas in red represent existing Limestone quoins that are in need of replacement. (East elevation)*

1809588 Ontario Ltd. O/A Edgewater Stonemasons  
19 Bishop Street | Kingston, ON | K7M 3P5  
T. 613.766.7287 | F. 613.766.4397 | E. info@edgewaterstonemasons.com  
www.edgewaterstonemasons.com

Council Meeting 17 June 21, 2016



*Four quoins on the East wall are in need of replacement. Multiple fractures and spalling stone can be observed in these locations.*



## North Elevation

The North face of the Carriage house is comprised of more random rubble Limestone, with 4 openings, and a vaulted tunnel through the building.

There is more evidence of past repointing work, again with cement-based material. The stone appears to be in good condition, and the wall has likely benefitted from reduced exposure to weather from the lake.

### *Scope of Work*

The cement pointing around each opening has cracked and is no longer effective as a barrier to wind and moisture. The cement should be removed, and replaced with a flexible sealant that will accommodate movement between the wood frames and stonemasonry.

It would be advisable to remove the cement throughout the wall by repointing with a lime-based mortar.

## West Elevation

Not investigated at this time.

## Summary

In comparison with other similar buildings of this age and location, the Carriage House at 53 King Street East is in good condition, and has held up remarkably well given its proximity to the Lake.

It would not be uncommon for a building of this age to require more substantial stone replacement and even reconstruction of the stonework in some areas. The repointing work that is recommended as a result of my assessment is at the lower end of the range of potential interventions, and is a reflection of quality workmanship and materials, and an avoidance for the most part of damaging repair materials.

Photographs of 53 King Street East



Figure 1: East wall of carriage house



Figure 2: North of carriage house



Figure 3: South wall of carriage house



Figure 4: North wall of carriage house