City of Kingston
Report to Heritage Kingston
Report Number HK-20-015

To: Chair and Members of Heritage Kingston
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Same as above
Date of Meeting: April 15, 2020
Subject: Application for Heritage Permit under the Ontario Heritage Act
Address: 218 Albert Street (P18-1410)
File Number: P18-001-2020

Council Strategic Plan Alignment:

Theme: Corporate business
Goal: See above

Executive Summary:

The subject property is located on the west side of Albert Street, just north of Union Street. It contains a two storey circa 1877 frame dwelling, known historically as the Meisel House. The property was recently designated under Part IV of the Ontario Heritage Act.

An application under Section 33 of the Ontario Heritage Act (File Number P18-001-2020) has been submitted to gain heritage approval to erect a new 67 square metre gabled-roof secondary dwelling. The new building is to be located directly behind the heritage building, with a driveway, parking and a walkway to the south of the dwellings. The new secondary dwelling is to be clad in beige/buff brick with grey steel roofing. Detailed plans and covering letter, prepared by the applicant, have been included in support of the submission. All zoning parameters and yard requirements are met.

This application was deemed complete on February 13, 2020. The Ontario Heritage Act provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(4). This timeframe will expire on May 13, 2020.
Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

**Recommendation:**

That Heritage Kingston recommends to Council:

That the erection on the property at 218 Albert Street, be approved in accordance with the details described in the application (File Number P18-001-2020), which was deemed complete on February 13, 2020, with said erections to include the following:

1. Construction of an approximately 7 metre by 9 metre two-and-a-half storey secondary dwelling to the rear of, and in line with, the heritage building. The new dwelling is to be clad in bricks with a concrete foundation and a pitched roof with metal roofing, and include a gable roofed covered porch on the south elevation; and

2. Installation of a new driveway and walkway along the southern lot line of the property; and

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

1. A Building Permit shall be obtained, as necessary;
2. The owner shall provide the required servicing plan and gas load summary to Utilities Kingston/Kingston Hydro as part of the Building Permit application;
3. Drawings and specifications submitted as part of the Building Permit process shall be provided to Heritage Planning staff for review to ensure consistency with the Heritage Permit;
4. The new secondary dwelling shall be no taller than the ridgeline of the heritage building;
5. Details related to the colour(s) of the new cladding, trim and roofing shall be submitted to Heritage Planning staff, prior to installation, for review and approval, to ensure it complements the heritage character and attributes of the property; and
6. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Planning Services for review and approval.
Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER
Paige Agnew, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER
Lanie Hurdle, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Peter Huigenbos, Commissioner, Business, Environment & Projects  Not required
Brad Joyce, Acting Commissioner, Corporate Services  Not required
Jim Keech, President & CEO, Utilities Kingston  Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer  Not required
Sheila Kidd, Commissioner, Transportation & Public Works  Not required
Options/Discussion:

Description of the Application
The subject property is located on the west side of Albert Street; just north of Union Street and west of Queen’s University’s main campus (Exhibit A – Context Map and Photographs). It contains a two storey circa1877 frame dwelling, known historically as the Meisel House. The property was recently designated under Part IV of the Ontario Heritage Act (Exhibit B).

The applicant has an active zoning by-law amendment (File Number D14-033-2018), which proposes to rezone the property to permit a total of three residential units on the property in the form of an addition to the current single unit dwelling. Given the recent changes to the City's Zoning By-Laws (amending By-law Number 2019-87), which permits the construction of a detached secondary residential unit without the need for a zoning amendment, the applicant has put his rezoning file on hold and has revised his plans to erect a new detached secondary dwelling unit to the rear of the heritage building - the Meisel House.

An application for erection under Section 33 of the Ontario Heritage Act (File Number P18-001-2020) has been submitted to gain heritage approval to construct a new two-and-a-half storey, 67 square metre, gabled-roof secondary dwelling. The new dwelling is to be located directly behind, and in line with, the Meisel House. A new driveway and a walkway will be added to the south of the existing dwellings in order to access the new secondary dwelling. The new dwelling is to be clad in beige/buff brick with a concrete foundation and grey steel roofing. The windows are to be a mix of sash and casement windows and constructed of PVC/vinyl. A small covered wooden porch with a gable roof is proposed on the south elevation. The large tree in the front yard is to be removed to accommodate the new wider driveway. The applicant wishes to plant a new tree in the front yard.

Detailed concept plans and cover letter, prepared by the applicant, are included hereeto as Exhibit C.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, DASH, using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

This application was deemed complete on February 13, 2020. The Ontario Heritage Act provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(4). This timeframe will expire on May 13, 2020.

Reasons for Designation
The subject property was designated under Part IV of the Ontario Heritage Act in 2019 through By-Law Number 2019-61 (Exhibit B). By-Law Number 2019-61 notes that the property has cultural heritage value due to the house’s interesting Georgian influenced design and its direct association with three prominent former professors from Queen’s University, including highly regarded Political Scientist, Dr. John Meisel, who received the Companion of the Order of
Canada in 1999. The statement of cultural heritage value includes, but is not limited to, the following Cultural Heritage Attributes on subject property as:

- “Two-storey wood framed Georgian influenced residence, clad with underlying lime-based plaster (stucco/rough-cast) finish, on a limestone foundation;
- Its low-pitched hipped roof with deep soffits and brick chimney with corbelled top; and
- The visibility and legibility of the heritage attributes from Albert Street.”

The deep undeveloped rear yard is not noted as a heritage attribute in the designating by-law. The complete by-law, with its full list of Cultural Heritage Attributes, is included as Exhibit B.

**Cultural Heritage Analysis**

The subject property includes a culturally significant heritage resource, built in the late 1870s, with direct association with three former professors from nearby Queen’s University. The dwelling (the Meisel House), its design and detailing, and its visibility from Albert Street is the only heritage attribute noted in the Designating By-law. There are no identified heritage attributes associated with the vacant rear yard or landscaping. The new detached secondary dwelling is proposed to the rear of the Meisel House. The Meisel House itself is not proposed to be altered in any way through this application.

Some improvements are proposed to the existing driveway to accommodate access to the new building, including additional parking and a walkway. One mature tree in the front yard is to be removed in order to accommodate the driveway widening. The owner intends to replace it with a new tree to be planted on the north side of the widened driveway.

The proposed new building is to provide a secondary dwelling unit for rental purposes. The new dwelling is to be two-and-a-half-storeys tall; however it will be lower in height than the ridgeline of the adjacent heritage building. In order to distinguish the new building from the light-coloured horizontal-sided heritage building, without competing with the prominence of the heritage building, the applicant is proposing a beige coloured brick cladding. The brick will provide a distinctly different and contrasting separation between the old and the new yet is a common material in the area and will not look out of place.

Very little of the new building will be visible from the street. Only a glimpse of the south and east elevations may be visible on the south side of the Meisel House when looking west from Albert Street. Those window openings, located near the south east corner of the new building, will be regularly-placed vertical rectangular with concrete sills, filled with multi-pane sash windows, all of which complements the heritage character of the Meisel House. A small covered porch with a gabled roof will highlight a partially glazed front door on the south elevation, providing further interest and character to the main entrance.

Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’ includes: Standard 11 that states: “Conserve the heritage value and character-defining elements...Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place” and Standard 12 that states: “Create any new additions or related new construction so that the essential form and integrity of an historic place will not be
impaired if the new work is removed in the future.” The location and scale of the new building will make it subordinate to the heritage building. The choice of materials, colours and design of openings, will complement the heritage attributes of the Meisel House, while clearly distinguishing it as a new intervention. The choice to erect a detached building, instead of an attached rear addition, allows for its construction with no impact to the heritage resource.

The subject property includes an interesting a culturally significant framed dwelling from the latter half of the 19th century. The proposed works will permit the continued use of the property while conserving its’ cultural heritage value. Heritage Planning staff are of the opinion that the proposal will uphold the heritage conservation objectives set out within the City of Kingston’s Official Plan, the Ministry of Heritage, Sport, Tourism and Culture Industries’ Eight Guiding Principles in the Conservation of Built Heritage Properties, and Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada. Broadly, the application will:

- Achieve the goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the city so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations;
- Achieve Guiding Principle Numbers 6 “Reversibility” and 7 “Legibility” as the erection will be clearly distinguishable from the heritage building and could be removed without impact to the heritage resource; and
- Achieve Standards 11 and 12 of Parks Canada’s Standards and Guidelines as noted as well as Standard 5 which directs one to “find a use for an historic place that requires minimal or no change to its character-defining elements.”

Previous Approvals
None

Comments from Departments and Agencies
This application was circulated to a number of internal departments who provided the following comments:

Building: A Building Permit will be required for the proposed construction. Egress from the third storey will be required to comply with OBC 9.9.9.1. Details of window and door openings on the existing house facing the detached unit are to be provided to review spatial separation requirements. Please provide a dimension from the new unit to the street and from the street to a fire hydrant. All buildings must be within 90m of a hydrant for firefighting purposes. Please confirm overhead clearance in the drive way is minimum 5 metres. Hydraulic calculations will be required to verify the water supply size is adequate. Services must be extended from the existing SFD and are to be shown on the plot plan at permit application. Details of grading and drainage will be required.

Fire & Rescue: The exterior entrance to the second residential unit shall be accessed by a minimum 1.2 metre wide unobstructed walkway provided from the front of the principal dwelling unit building. Where no vehicular access is provided to the second residential unit, the maximum length of the walkway noted above shall be 40 metres.
Forestry: Public Works-Forestry can confirm that the proposed removal of the large Horse Chestnut in the front yard, next to the existing driveway, is not a City of Kingston owned tree and therefore does not require a Tree Permit for removal. Replanting of a tree is recommended. The applicant is invited to contact Public Works through the City's customer service department to review placement of a tree with staff so that it is outside of the road allowance. Selection of species will be important due to the existence of overhead electrical utility lines.

Kingston Hydro: Kingston Hydro has no concerns with the proposed heritage permit. A service request is required if additional metering or a service upgrade is needed.

Land Use Planning: The subject property is designated ‘residential’ in the City’s Official Plan. It is zoned the ‘Residential ‘A’ Zone’ in Zoning By-Law Number 8499. A zoning by-law amendment application (File Number D14-033-2018), which was initially submitted to permit a total of three residential units on the subject property, is currently on hold pending approval of this application. If Heritage Act and Building Code approvals are granted, it is our understanding that the applicant will withdraw his current rezoning application. The proposed plans have been reviewed against the requisite zoning regulations and yard requirements and are found to be in conformity. We have no objection from a zoning perspective.

Utilities Kingston: Utilities Kingston will require a servicing plan showing any existing and proposed services. As per City of Kingston By-Laws only one service is permitted per property. Any existing services not being retained are required to be abandoned at the main(s). A Gas Load summary should be filled out and submitted to a Utilities Kingston Service Advisor as well as provided with the application. If the applicant requires separate metering, please contact Utilities Kingston “Service Advisors”. The applicant is encouraged to contact the Utilities Kingston Conservation Department to discuss their development and inquire as to whether there are any water and gas conservation incentives and energy saving options available.

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the Development and Services Hub (DASH) system. The Committee’s comments have been compiled and attached as Exhibit D. Responding members provided no substantive concerns with regard to this application, however they all noted that the new building should be lower in height than the Meisel House and should not compete with the prominence of the heritage building in design and massing. One responding member provided a number of recommendations regarding the placement of windows and HRV units, as well as orientation of the building. All comments have been provided to the applicant for consideration. It is important to note that given that the property is not located in the heritage conservation district, comments regarding the detailed design of the infill dwelling are outside the scope of this application, which is strictly to review the heritage impact of the new building on the heritage attributes of the subject property.

Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)
City of Kingston Official Plan
By-Law Numbers 2019-61 – Designating By-Laws for 218 Albert Street

Notice Provisions:

Pursuant to Section 33(3) of the Ontario Heritage Act (OHA), notice of receipt of a complete application has been served on the applicant. As per Section 33(4)(b) of the OHA, notice of the decision must be served on the property owner and the Ontario Heritage Trust.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Andrea Gummo, Acting Manager, Policy Planning 613-546-4291 extension 3256

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

Other City of Kingston Staff Consulted:

The application was circulated to a number of internal departments for review and all comments have been incorporated.

Exhibits Attached:

Exhibit A  Context Map & Photographs

Exhibit B  Designating By-Law Number 2019-61

Exhibit C  Concept Plans and Cover Letter, Prepared by Applicant

Exhibit D  Correspondence Received from Heritage Kingston
218 Albert Street

Couper Street

Meisel House

Albert Street
218 Albert Street – Dr. John Meisel House

Photo by J. McKendry, February 9, 2019
View from Albert Street
February 2020
By-Law Number 2019-61

A By-Law To Designate the Meisel House at 218 Albert Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)

Passed: July 9, 2019

Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact By-Laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 218 Albert Street (Part Lots 917 to 918, Plan A12 as in FR422421, City of Kingston, County of Frontenac) on April 17, 2019; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on May 21, 2019; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 218 Albert Street, being called the Meisel House, more particularly described in Schedule “A” attached hereto and forming part of this By-Law;

2. A copy of the designating By-Law shall be registered against the property affected in the property land registry office. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owner of the land described in Schedule “A” hereto and on The Ontario Heritage Trust and to cause notice of the passing of this By-Law to be published in The Kingston Whig-Standard;

3. In accordance with the City’s Procedural By-Law for Heritage, those alterations defined as ‘Maintenance’ herein will not require prior approval under the Ontario Heritage Act. For the purpose of interpretation, the term ‘Maintenance’ will include the following definition (or as otherwise defined in the City’s
Procedural By-Law for Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

4. The City reserves the right to install a designated property plaque or interpretive panel; and

5. This By-Law shall come into force and take effect on the date of its passing.

Given: First and Second Readings: May 8, 2019
Given Third Reading and Passed: July 9, 2019

John Bolognone
City Clerk

Bryan Paterson
Mayor
Schedule “A”

Description and Reasons for
Designation Meisel House

Civic Address: 218 Albert Street
Legal Description: Part Lots 917 to 918, Plan A12 as in FR422421, City of Kingston, County of Frontenac
Property Roll Number: 1011010070047000000

Introduction and Description of Property

The Meisel House at 218 Albert Street is located on the west side of Albert Street, between Couper and Union Streets. The property contains a two-storey frame dwelling that was constructed circa 1877.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The Meisel House has design value as a good example of a Georgian influenced house. The house, of wood frame construction on a limestone foundation, is two-storeys, rectangular plan, with a low pitched hipped roof and deep soffits (now clad in metal). The front (east) elevation has three bays with a symmetrical arrangement of equal size second floor windows with (non-original) shutters. The central window is blind, and clad with permanently closed (non-original) shutters. At the ground floor level, an entrance door and porch sits directly below the northern-most window, and a three- sided bay window centred below the two southern-most windows. Over time, several rear and side additions have been added to the original dwelling.

Currently, the building is clad with vinyl horizontal siding and aluminum corner trim. The wall treatment beneath the cladding is likely a lime-based plaster (stucco) finish with wood board treatment at the base, corners, frieze, and window and door surrounds.

Visible original wood elements include the horizontal base board, bay window, entrance door and flanking pilasters. The bay window displays an original recessed wood base panel, window frames, sashes and storms. Most windows and door still retain a surround/trim with an unusual ‘eared’ profile at the corners and sill. Here, the middle lengths of the trim are thinner, enhancing the vertical lines of the building.

While the window frames and sills are over-clad in metal on the exterior, the original two-over-two wood window sashes and frames are intact (as viewed from the interior). Original wood shutters have been replaced with modern aluminum shutters.
The entrance is sheltered by a wooden porch (the frieze is over-clad in aluminum) with hip roof, wooden steps and railing, deck, square posts and pilasters. The pilasters display a modest classical treatment. The main entrance is composed of a door with transom and a similarly finished ‘eared’ surround as on the windows. The door features a pair of tall arched glazed lights protected by decorative patterned cast iron grills above a pair of molded wood panels. Decorative metal door hardware includes a letter slot and a small decorative door knocker.

The house’s hipped roof is covered in asphalt shingles, with its deep soffits clad over in aluminum. A red brick chimney with a corbelled top is located at the rear. The rain gear and eaves are painted metal.

Historical/Associative Value

The property has direct associative value with Dr. Etherington, Dr. Reed and Dr. Meisel. Dr. Fredrick Etherington lived in this house from 1905-1917 and acquired ownership of it in 1910. In the 1911 Census, Etherington is noted as living on Albert Street with his parents, The Reverend Edward Jesse Etherington and wife Sarah. Dr. Etherington studied medicine at Queen’s University where he was an accomplished athlete and the class valedictorian. He worked as a surgeon at Kingston General Hospital before continuing his education in Scotland, London and Paris. Dr. Etherington returned to Kingston to teach at Queen’s University as the first professor of anatomy in Canada. He later became the Dean of Medicine; a position he held for 18 years. Etherington Hall on Stuart Street is named in Dr. Etherington’s memory.

Dr. Professor Guilford Bevel Reed purchased the property in 1919 and lived there with his wife Elsie and his mother Helen Augusta until his death in 1955. Educated at Harvard University, Dr. Reed taught at Queen’s University first in the Biology Department and then as Head of the Department of Bacteriology. He is recognized for his medical research on tuberculosis, tetanus and other diseases.

Dr. John Meisel and his wife Muriel Augusta purchased the property from the estate of Dr. Reed in 1955 and resided there for the next 20 years. Educated at the Universities of Toronto and London, Dr. Meisel began teaching political studies at Queen’s University in 1949. He served as Chair of the Canadian Radio-Television and Telecommunications Commission (1980-1983) and President of the Royal Society of Canada (1992-1995). Dr. Meisel was the founding editor of The Canadian Journal of Political Science and of The International Political Science Review. He was made an Officer of the Order of Canada (1989), and then later promoted to Companion (1999). Professor Emeritus at Queen’s University, Dr. John Meisel is considered one of Canada’s eminent political scientists.
Contextual Value

Albert Street is an example of a suburban residential street developed in the late 19th and early 20th centuries. Its built form displays the architectural trends and styles popular at the time. The Meisel House was constructed in tandem with 208 Albert Street; and together they are good examples of the influence of the Georgian style on vernacular residential buildings of the late 19th century. While being of a different style and cladding than the majority of the red brick houses exhibiting Victorian, Edwardian and Queen Anne design influences, these houses contribute to a visually cohesive residential streetscape.

The Meisel House has contextual value for its contribution to the heritage character of this established residential street. It is noteworthy because of its architectural style and status as the one of the first houses constructed on the block.

Cultural Heritage Attributes

- Two-storey wood framed Georgian influenced residence, clad with underlying lime-based plaster (stucco/rough-cast) finish, on a limestone foundation;
- Its rectangular plan with symmetrical arrangement of original openings on the front (east) elevation;
- Its low-pitch hipped roof with deep soffits and brick chimney with corbelled top;
- Its central blind window on the second floor of the front elevation with fixed shutters;
- The three-sided bay window on the front elevation with original recessed wood base panel, window frames, sashes and storms;
- The original two-over-two wooden sash windows on the north, south and east elevations;
- The unusual 'Eared' window and door surrounds/trim;
- Its wooden entrance porch with hipped roof, wooden pilasters, transom window opening;
- Its wooden front door with a pair of tall arched lights above a pair of wooden panels, decorative cast iron grills on the arched lights, metal letter slot and metal door knocker; and
- The visibility and legibility of the heritage attributes from Albert Street.
January 21, 2020

Ryan J. Leary,
Senior Planner, Heritage
Planning, Building and Licensing Services

Mr. Leary,

I am writing to you to apply for the heritage permit to build a secondary suite on 218 Albert Street.

Back in 2018, there was a proposed development plan to demolish the existing single detached dwelling to build a new three units dwelling. During the rezoning process, the existing dwelling went through a heritage study and was later designated as heritage site. The proposal was then changed to maintain the main heritage part of the house while take down the later additions (which were not part of the heritage designation), and build two new units that are attached to the main heritage structure. However, that plan has been put on hold because the process is lengthy and I had to be away from home for extend of time.

The secondary suite proposal will not touch any of the existing house, and it will meet all city bylaw requirements. In recognition of the existing heritage house, the design will focus on blending the new structure into surroundings, and giving a contrast look between new and old to outstand the heritage characters of the existing building. A few highlights of the new design include but not limited to:

1. Siding—the existing house is white vinyl and the surroundings are red brick. The new design will have beige brick to better blend it into buildings around
2. Roof—the existing house is low-pitch while the surroundings are steeper. The new design will have similar steeper roof as surroundings and will use steel to give it a more modern look
3. Window frames—existing house is wooden and the surroundings are vinyl. New construction will use vinyl to match surroundings and differentiate from existing.
4. Front door—existing house is wooden with metal door knocker. New design will have modern door with door bell.

Please contact me should you have any questions.

Sincerely,

Jiasen Song
# Heritage Kingston

## Summary of Input from the Technical Review Process

**P18-001-2020**

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<th>Comments Enclosed</th>
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Date: January 30, 2020  
Form: Heritage Kingston Reviewer Form  
Reviewer Name: Don Taylor  
Application Type: New Construction  
File Number: P18-001-2020  
Property Address: 218 ALBERT ST  

Description of Proposal:

The subject property is located on the west side of Albert Street, just north of Union Street. It contains a two storey c.1877 frame dwelling, known historically as the Meisel House. The property was recently designated under Part IV of the Ontario Heritage Act. The applicant has an active zoning by-law amendment file (D14-033-2018), which proposes to rezone the property to permit additional residential units in the form of an addition to the current single unit dwelling. Given the recent changes to the City's Zoning rules, which permit the construction of a secondary residential unit, the applicant has put his rezoning file on hold and has revised his plans to erect a new two-and-a-half storey detached secondary dwelling unit to the rear of the heritage building - the Meisel House. The applicant is seeking Heritage Act approval to erect a new 67 square metre gabled-roof building. The new building is to be located directly behind the heritage building, with a driveway, parking and a walkway to the south of the dwellings. All zoning parameters appear to be met. The new dwelling is to be clad in beige or red brick with grey steel roofing. The windows are to be a mix of sash and casement windows. A small covered wooden porch is also proposed. The large tree in the front yard is to be removed to accommodate the new driveway. The applicant wishes to plant a new tree in the front yard. Detailed plans are uploaded to DASH.

Comments for Consideration on the Application:

This application differs from the more usual case of an addition to a heritage building as it involves a separate dwelling on the same lot. While competition of new construction with a heritage building is undesirable, a separate dwelling should not necessarily raise more concerns than an addition. It does not appear that the proposed structure should seriously distract from the heritage building. Ideally its height should not exceed that of the Meisel House although a slight additional height could be acceptable. The heritage committee presumably has no concern with zoning requirements or the interior layout. My only comment would be that the two designs provided, apparently for a single-family residence, are somewhat strange in having some luxuries such as 3 full bathrooms and six bedrooms, but rather awkward arrangements of the principal ground floor rooms.
The subject property is located on the west side of Albert Street, just north of Union Street. It contains a two storey c.1877 frame dwelling, known historically as the Meisel House. The property was recently designated under Part IV of the Ontario Heritage Act. The applicant has an active zoning by-law amendment file (D14-033-2018), which proposes to rezone the property to permit additional residential units in the form of an addition to the current single unit dwelling. Given the recent changes to the City’s Zoning rules, which permit the construction of a secondary residential unit, the applicant has put his rezoning file on hold and has revised his plans to erect a new two-and-a-half storey detached secondary dwelling unit to the rear of the heritage building - the Meisel House. The applicant is seeking Heritage Act approval to erect a new 67 square metre gabled-roof building. The new building is to be located directly behind the heritage building, with a driveway, parking and a walkway to the south of the dwellings. All zoning parameters appear to be met. The new dwelling is to be clad in beige or red brick with grey steel roofing. The windows are to be a mix of sash and casement windows. A small covered wooden porch is also proposed. The large tree in the front yard is to be removed to accommodate the new driveway. The applicant wishes to plant a new tree in the front yard. Detailed plans are uploaded to DASH.

Comments for Consideration on the Application:
It is regrettable that the city zoning allows this building. Part of the heritage character of the area, and of 218 Albert is the space which surrounds the area. Soon there will be a row of modern buildings behind the houses on Albert and much of the character of the area will be lost. If this must go ahead, the new buildings must not dominate the old, and probably should be a storey lower, and narrower than the originals, but I presume that is not part of the zoning regulations.
Date: February 3, 2020
Form: Heritage Kingston Reviewer Form
Reviewer Name: Jane McFarlane
Application Type: New Construction
File Number: P18-001-2020
Property Address: 218 ALBERT ST

Description of Proposal:

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Comments for Consideration on the Application:

Although this is not an addition to a heritage building but a separate building on a lot with an existing heritage building, the new building should be complimentary and secondary to the original heritage building and not detract from the existing heritage house. That is, the design style and materials chosen should enhance the existing building and the roof ridge should be no higher than the roof on the existing house. In addition, as a secondary building, the gross floor area of the new building should be equal to or less than that of the original building.
The following comments are based on the plans dated January 17, 2020:

The orientation of the new building seems awkward with the front entrance facing the side yard and would be more complimentary to the existing building if it were rotated 90 degrees with the front door facing the back of the other house. This would free up a little more of the side yard for amenity space. In addition, what is currently the south elevation has the door and windows offset from the centre line of the building. This and the single kitchen window beside the door make this elevation appear lopsided. Reorienting the building and reworking the main floor design to allow for a regular fenestration pattern like the north face would make this building more acceptable and complimentary to the heritage home it will be sharing its lot with. The north face would look better with all of the same style of windows and not casements. All elevations of this two and a half story building are very plain and adding a few details, perhaps around the windows with the lintels and sills, would break up the large expanses of brick. It appears that the venting for the furnace and HRV as well as the main and second floor bathrooms will be on the wall facing the back of the Heritage house and its amenity space. Careful consideration should be given to the location and appearance of this venting so that it does not detract from the view from the heritage house.

The interior configuration of mostly bedrooms and bathrooms as well as the separated dining room and 3 piece bath on the main floor gives the impression of a 6 to 7 bedroom rooming house with kitchen facilities rather than a single family dwelling. The lack of laundry facilities and a rear or side exit seems unusual for a building of this size and number of bedrooms and bathrooms.

There is no mention of cladding material for the foundation, window and trim type, soffit, fascia, gutters or downspouts nor are there any colours given for these items. These should be specified and along with samples of the brick proposed for the siding be approved by heritage staff prior to installation.
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Comments for Consideration on the Application:

This could prove to be an interesting development and somewhat precedent setting, however there is limited information. I look forward to receiving more details regarding materials used, design etc.
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Comments for Consideration on the Application:

The height of the new building should not exceed that of the existing heritage building, and it should not be visually dominant in comparison with the existing structure.

I would be curious to see the approved building materials and whether they will help the new building blend into the surrounding area.