City of Kingston
Report to Heritage Kingston
Report Number HK-20-019

To: Chair and Members of Heritage Kingston
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Same as above
Date of Meeting: March 18, 2020
Subject: Application for Heritage Permit under the Ontario Heritage Act
Address: 4-6 Rideau Street (P18-344)
File Number: P18-005-2020

Council Strategic Plan Alignment:

Theme: Corporate business
Goal: See above

Executive Summary:

The application is requesting heritage approval to make alterations and/or repair the roof of 4-6 Rideau St. The subject property is designated under Part IV of the Ontario Heritage Act through By-Law Number 87-151, registered on May 12, 1987. A Heritage Easement Agreement (Number 436930) was registered with the City of Kingston on September 9, 1986.

The scope of work includes the removal of existing cedar shake roofing and installation of a standing seam metal roof system (dark colour), or replacement with like-for-like materials, depending on cost constraints. The work spans across the common roofline shared with the neighbouring property to the north, 8 Rideau St., which is being processed as a separate heritage application (File Number P18-006-2020).

The application was deemed complete on January 29, 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 42(4). This timeframe will expire on April 28, 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 alterations to the property at 4-6 Rideau Street, be approved in accordance with the details described in the application (File Number P18-005-2020), which was deemed complete on January 29, 2020, with said alterations to include additions and alterations noted in this report; and

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

1. Specific details related to the material and colour of replacement roofing elements (standing seam metal or cedar shake) 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 building;

2. The applicant shall obtain power isolates or encroachment permits, as required;

3. Applicant to consider installing an ice guard over the building entrance(s); and

4. 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 at 4-6 Rideau Street is located near the northwest corner of Rideau St & Barrack Street in the St. Lawrence Ward Heritage Character Area.

Application (File Number P18-005-2020) is requesting approval to alter, to remove and replace the existing cedar shake roofing tiles, in favour of a standing seam metal roof (dark colour). A summary of work, prepared by the applicant, is provided in Exhibit C.

Purpose of work: The existing cedar shake roofing, which is not original to the building, has deteriorated over the years. The intention is to replace the roofing with a material that will prevent water infiltration and potential damages that may impact the structural integrity of the building. There are two possible replacement materials proposed through this application, whose selection will be dependent on cost. The first and preferred option is a standing seam metal roof system (dark colour), which appears to be historically appropriate (refer to historic photos in Exhibit C). The second option will be using like-for-like cedar shake. Roof replacement shall be undertaken in cooperation with 6 Rideau St, who shares a common roofline.

This application was deemed complete on January 29, 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 42(4). This timeframe will expire on April 28, 2020.

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.

Reasons for Designation
The subject property is designated under Part IV of the Ontario Heritage Act through By-Law Number 87-151, registered on May 12, 1987. A Heritage Easement Agreement (Number 436930) on the property was registered with the City of Kingston on September 9, 1986.

The subject property of 4-6 Rideau forms part of a row of homes known as 'Rideau Terrace', which occupies the properties of 2-8 Rideau St. It is estimated that the terraced housing complex was built in 1841.

Kingston’s ‘Buildings of Architectural and Historical Significance (Vol. 6)’ describes the building at 6 Rideau;

Significance: This two storey dwelling, originally a double house, was likely built as a part of a range of four dwellings, when Kingston was the capital. In 1842 Grace Bolte was assessed for a two storey stone house with two extra fireplaces.

Description: This hammer-dressed stone dwelling has four bays, one doorway has been blocked. The parapetted gable walls rise to large stone chimneys, though the southern one has been removed. The door is deeply recessed with simple reveals and steps.
leading to the entrance. There are two gable-roofed dormers on the front slope of the roof. The southern wall has been stuccoed; the north wall abuts a similar building.

Note that the stucco on the southern wall has since been removed, exposing the original limestone.

Cultural Heritage Analysis
The character-defining attributes that contribute to the properties’ significance are noted in the section above. This includes some elements of the roofline, but not the type of roofing material itself. The proposed use of a standing seam metal roof or the continued use of cedar shake is supported by staff, as it demonstrates respect for the original fabric of the building by using a material that has previously, or currently, exists. Evidence of this use can be found in the historic photographs provided in the report (Exhibit C). No noted attributes are expected to be altered in the scope of work specific to 8 Rideau St.

With the above noted sections considered, it is staff’s determination that this proposal upholds the heritage conservation objectives set out within the City of Kingston’s - ‘Official Plan’, the Ministry of Heritage, Sport, Tourism and Culture’s – ‘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 Principle Number 1 – Respect for Documentary Evidence (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Tourism, Culture and Sport): Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence
- Achieve Standards 13 - (Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada): Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Previous Approvals
None

Comments from Departments and Agencies
This application was circulated to a number of internal departments, who provided the following comments:
Engineering: If temporary encroachment for construction purposes is required within the road allowance then a Permit from the City is required in accordance with City By-Law Number 2004-107. The Encroachment Permit application can be found on the City website at Encroachment Permit.

Kingston Hydro: Kingston Hydro has no concerns with the proposed Heritage Permit; however, there is an existing multi-circuit line in close proximity with voltages ranging from 240V to 44,000 Volts. The applicant/contractor is to exercise extreme caution when working near these power lines and must maintain a minimum of 3 metre clearance from the lines including personnel, tools and equipment. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant will need to contact Utilities Kingston service advisors at 613-546-1181 x 2285 for isolation of the power lines.

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.

A synthesis of responses from HK members are found below, with full text visible in Exhibit D:

- Specifics regarding the roofing material, along with samples, should be provided to the committee to review and approve to ensure heritage appropriateness. Generally speaking, the following specifics should be considered:
  - Wider pans (widths of 20"+) of a higher gauge material would be closer to a traditional standing seam roof.
  - A dark grey colour would be most appropriate.
  - Because this metal roofing sheds ice and snow easily, an ice guard should be installed over the entrance.
- The collaboration between owners is commendable.

Note that the application was circulated with standing seam metal roof being the only roofing option proposed. Since the initial circulation, the applicant has noted that cedar shake might be an option, due to possible cost constraints. An email was circulated to members of the HK Committee on February 13, 2020, notifying them of this possible change of intention.

Existing Policy/By-Law:
Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)
City of Kingston Official 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:
None

Financial Considerations:
None

Contacts:
Andrea Gummo, Acting Manager, Policy Planning 613-546-4291 extension 3256
Brendan McKee, Planner, Heritage 613-546-4291 extension 3251

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  City of Kingston - Buildings of Architectural and Historic Significance (Vol. 6)
Exhibit C  Application Summary
Exhibit D  Correspondence Received from Heritage Kingston
Subject Properties:
4 – 10 Rideau Street
4-6, 8 & 10 Rideau St

10 Rideau St (P18-008-2020)
8 Rideau St (P18-006-2020)
4-6 Rideau St (P18-005-2020)

Barrack St
Rideau St
4-6, 8 & 10 Rideau St

Chimney reconstruction
Roof replacement
10 Rideau St (P18-008-2020)
8 Rideau St (P18-006-2020)
4-6 Rideau St (P18-005-2020)
6 Rideau Street

Built: 1841

Architect:

Significance: This two-storey stone dwelling, originally a double house, was likely built as part of a range of four dwellings, when Kingston was the capital. In 1842 Grace Bolte was assessed for a two-storey stone house with two extra fireplaces.
Description: This hammer-dressed stone dwelling has four bays, one doorway has been blocked. The parapeted gable walls rise to large stone chimneys, though the southern one has been removed.

The door is deeply recessed with simple reveals and steps leading to the entrance.

There are two gable roofed dormers on the front slope of the roof. The southern wall has been stuccoed; the north wall abuts a similar building.

Owner: Michalski Waclaw
Attachment for Heritage Permit P18-006-2020

8 Rideau Street – Chimney Repair Application

Applicant: William Allan.

Situation: The dwelling was purchased in 2015. It shares a limestone wall with #10 Rideau and is part of the original duplex: #6 + #8. The shared #8/#10 wall has two chimney stacks integral to it, one on the street-side and one on the back side. The latter services three disused chimneys from the #10 property. The street-side chimney services three flues from #8, all of which are active or potentially active: From back to street: the furnace exhaust in its own conduit, a capped flue to a disused fireplace on the second floor, and finally an active flue to an ornamental but usable fireplace on the first floor. There was evidence of water ingress in the past, water combining with creosote or some other old chimney deposit, staining the inner brick. It became apparent after a violent storm in 2018 that high southern winds with a lot of rain will result in debris and water ingress in the second-floor fireplace of #8. Blocking off that chimney did not solve the problem. Contracting a chimney specialist led to a survey of the chimney exterior and a clearer idea of the cause of water ingress to #8. Figure 1 presents how the stone cap of the parapet between the chimney stacks has structurally failed, and how the interior is open to the elements. This is one of the suspected causes.

Figure 1-Parapet Damage
Figures 2 and 3 display areas on the chimney (south) faces which demonstrate how previous short-term repairs have failed due to incompatible mortar, water ingress and the freeze-thaw cycles.
Figure 4 shows a south-west facing section of the street-side (#8) chimney, the pointing for which, even if it were repaired in the past, has long since disappeared, exposing the vulnerable internal structure of the chimney to water ingress.

Figures 5 and 6 display how mortar repairs have been effected at some point in the past, using brittle materials that have failed or are failing, allowing water to infiltrate the top of the structures.
Current State of the Chimneys:

The project seeks to repair the chimney structure of #8 chimney to prevent further ingress of water and associated debris. Due to the chimney being integrated with that of #10, every effort is being made to determine any damage and to effect appropriate repairs to the #10 chimney coincidentally. Due to the uncertainty of the depth of damage, initial exploratory work will determine how deep the rebuild will be. The building materials and methods applicable to the property’s origins are to be retained during this project. Historical research has revealed that even at the time of taking the following photos, damage existed to the caps and crown. The images that follow were taken from City archives and are used without permission, but likely in keeping with their initial intent: to support the sustainment of historic elements of the city’s structures: Figure 7 shows the roof of #8 with its dormer and chimney structure to the right. The left dormer is part of adjacent #6, the other half of the original duplex which shares the roof and an interior (non-stone) wall. While blurry, the cap on the vertical structure following the roofline is evident and the crown of the chimney can be seen to have been repaired, as evidenced by the colour discrepancy between the left and right sides. Dark areas in the masonry seem to indicate pointing damage even at the time of the photograph.
Figure 7 is a clearer view of the chimney structure which is the subject of this permit request. The parapet between this street-side triple flue and the back-side triple flue servicing #10 is just visible. The sloped structure with metal cap in the foreground appears to remain in good condition.
The negative presented in Figure 9 was taken during the drama of a fire which destroyed a wooden structure that was adjacent to #6. This property remains an empty lot belonging to the #6 landowner. The image is extremely useful to this application, since both #6 and #10 chimneys are clear with their dividing parapet. It is interesting to note that the flues for #10 are visible (at least 2) while none are apparent for #8.

Figure 9 - Negative image of Fire-fighters seeking to save burning buildings next to #6. Chimneys from #8 and #10 are visible

Figure 10 displays a sample of the emergency repairs effected in November of 2019 after the 31 Oct 2019 storm that ravaged Kingston and surrounding areas. Sealant has been used to fill the gaps between the flashing and the chimney structure. Mortar repairs have filled the obvious holes in the chimney structure to buy time until proper repairs can be undertaken (the subject of this application).

Figure 10 - Temporary repairs - Nov 2019
Proposed Work:

The intended work is expected to include the following, subject to the surprises that will be revealed as work commences:

a. Structural assessment of the #8 and #10 roofs to determine a means to safely and securely erect scaffolding around the chimneys;
b. Installation (and eventual removal) of secure base for scaffold and worker support on both #8 and #10 sides of the chimney structure;
c. Installation (and eventual removal) of sidewalk protection structure to prevent injuries to people and/or property on the street-side;
d. Careful disassembly and evaluation of residual chimney structure;
e. Reconstruction of chimney structure, including inner water sealing (lead lining) and any necessary flue repair;
f. Reconstruction of any affected chimney structure;
g. Replacement of the stone caps on #6 and on the parapet. Vented protective metal caps are intended for the parapet and for the back-side (#10) chimney which is permanently disused and virtually invisible from the streets. It will be protected with a metal cap rather than restored as the street-side #8 chimney is.
h. Sloping chimney structural walls will be recapped with metal if inspection reveals that they need it.
i. Allowance will be made for proper flashing sealing slots for the roof of #8.
j. Related proposed work: Per the comment below regarding influences on #6 Rideau. A separate and coincident permit application has been submitted by the #6 owner covering the replacement of the common roof of the #6-#8 duplex. Inspection from the #8 front dormer window reveals numerous missing shakes. Figure 11 provides a detailed image of a sample of the cedar shake condition higher up the roof.
a.) The work is expected to involve the following:
b.) Replacement of the existing cedar shake roof with a standing seam metal roof. This appears to be more in keeping with the apparent covering discernible in Figures 8 and 9.

Influence on #10 Rideau.

The adjacent, chimney sharing property does not suffer from water or debris ingress. While fully supportive of the restoration work on #8, this owner is prepared to make essential repairs, as revealed by the contractor. A separate permit exists for this work. It should be expected to contain the material in this attachment, since every effort has been made to describe the problems and proposed repairs for the shared feature: the pair of triple-flue chimneys in the common stone wall to numbers 8 and 10 Rideau Street. The roof to #10 has been recently replaced and care will be taken not to damage it. The owner of #10 is prepared to support access to the chimney from the #10 side for workers and scaffolding. The owner of #10 is fully aware of all the details of this proposed project and supports the efforts.

Influence on #6 Rideau.

The inspection to the chimneys for #8 and #10 revealed serious degradation of the cedar-shake roof that is common to the duplex #6/#8. While roof repair or replacement is independent of the proposed work it is briefly presented above. Nonetheless, the interface between the roof and chimney needs to be addressed by accommodating flashing access on the #8/#10 chimney structures. Otherwise there is no direct influence on #6 Rideau. The owner has graciously allowed a small workspace to be designated from her revenue-generating parking area on the south end of #6 (the vacant lot left after the fire depicted in Figure 9). The owner of #6 is fully aware of all the details of this proposed project. #8 (the Applicant) is fully engaged in the re-roofing project proposed by the #6 owner.
## Heritage Kingston

### Summary of Input from the Technical Review Process

**P18-005-2020**

<table>
<thead>
<tr>
<th>Heritage Kingston Members</th>
<th>Comments Enclosed</th>
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<td>Chair, Peter Gower</td>
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<td>Councilor Bridget Doherty</td>
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<td>Councilor Gary Oosterhof</td>
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<td>Moya Dumville</td>
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Date: February 6, 2020
Form: Heritage Kingston Reviewer Form
Reviewer Name: Matthew McCartney
Application Type: Alteration and/or repair
File Number: P18-005-2020
Property Address: 4 RIDEAU ST

Description of Proposal:
The property is 4-6 Rideau St, a Part IV Heritage Designated property that also includes an easement agreement. The applicant is seeking heritage approval to replace their roof, from the existing cedar shake roofing to an historically appropriate standing seam metal roof (dark colour). Refer to uploaded historical photos that indicate that standing seam metal roofing was previously used. The roofing work is expected to encompass the shared roofline of both 4-6 and 8 Rideau. An application for 8 Rideau St will be submitted concurrent to this.

Comments for Consideration on the Application:
Submission of specific roofing material and proposed colours for review would be helpful. Wider pans, of a higher gauge material would be closer to a traditional standing seam roof. Pan widths of 20" or more would be in keeping with historic roofs.

Recommended Conditions for the Application:
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<td>Moya Dumville</td>
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Comments for Consideration on the Application:
This seems fairly straightforward, and reasonable that all three roofs will be worked on together.

Recommended Conditions for the Application:
No further comments.
**Description of Proposal:**
The property is 4-6 Rideau St, a Part IV Heritage Designated property that also includes an easement agreement. The applicant is seeking heritage approval to replace their roof, from the existing cedar shake roofing to an historically appropriate standing seam metal roof (dark colour). Refer to uploaded historical photos that indicate that standing seam metal roofing was previously used. The roofing work is expected to encompass the shared roofline of both 4-6 and 8 Rideau. An application for 8 Rideau St will be submitted concurrent to this.

**Comments for Consideration on the Application:**
I am pleased that the three roofs are being worked on together.

**Recommended Conditions for the Application:**
When we see the actual metal roof requested, I will look forward to an agreement that it is historically appropriate.
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<tr>
<td>Reviewer Name:</td>
<td>Jane McFarlane</td>
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Comments for Consideration on the Application:
The collaboration between owners is commendable. Specifics regarding the roofing material along with samples should be provided to the committee to ensure that what is chosen is historically appropriate for the age of the building.

Recommended Conditions for the Application:
{Please enter your recommended conditions here}
Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name: Don Taylor
Application Type: Alteration and/or repair
File Number: P18-005-2020
Property Address: 4 RIDEAU ST

Description of Proposal:
The property is 4-6 Rideau St, a Part IV Heritage Designated property that also includes an easement agreement. The applicant is seeking heritage approval to replace their roof, from the existing cedar shake roofing to an historically appropriate standing seam metal roof (dark colour). Refer to uploaded historical photos that indicate that standing seam metal roofing was previously used. The roofing work is expected to encompass the shared roofline of both 4-6 and 8 Rideau. An application for 8 Rideau St will be submitted concurrent to this.

Comments for Consideration on the Application:
No concerns with the proposed work, although specific roofing information should be provided to the committee. As in previous similar applications, modern roofing panels would best resemble traditional standing-seam roofing if panels with a flat and wide pan (20-22") are chosen. A dark grey colour would be most appropriate. Also because this metal roofing sheds ice and snow easily, an ice guard should be installed over the entrance.

Recommended Conditions for the Application:
{Please enter your recommended conditions here}