City of Kingston
Report to Heritage Kingston
Report Number HK-20-022

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: 10 Rideau Street (P18-345)
File Number: P18-008-2020

Council Strategic Plan Alignment:

Theme: Corporate business
Goal: See above

Executive Summary:

The application is requesting heritage approval to make alterations and/or repair to the central limestone chimney of 10 Rideau Street. The subject property is designated under Part IV of the *Ontario Heritage Act* through By-Law Number 87-151, registered on May 12, 1987.

The scope of work includes the repair and/or reconstruction of the structurally unstable central chimney stack that is shared with 8 Rideau Street to the south. The scope of work directly relates with the heritage application submitted for 8 Rideau Street (P18-006-2020).

The application was deemed complete on February 5, 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 May 5, 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 10 Rideau Street, be approved in accordance with the details described in the application (File Number P18-008-2020), which was deemed complete on Wednesday, February 5, 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. All masonry work shall be completed in accordance with the City’s Policy on Masonry Restoration in Heritage Buildings;

2. A written assessment and plan by an experienced mason/chimney contractor, in addition to the submitted application summary, should be provided to direct chimney restoration works;

3. Specific details related to the material and colour of new chimney elements 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;

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

5. 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.
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 10 Rideau Street is located near the northwest corner of Rideau Street & Barrack Street and is situated within the St. Lawrence Ward Heritage Character Area.

Application (File Number P18-008-2020) is requesting approval to alter and/or repair the existing chimney stack on the southern roofline of the building that is shared with 8 Rideau Street. A summary of work, prepared by the applicant, is provided in Exhibit C.

Purpose of work: The applicant has noted that the limestone chimney stack has deteriorated over the years, leading to ingress of water and debris into the interior of the home. The site condition photos provided in Exhibit C illustrate how the feature has become structurally unstable. Notably, the stone cap of the chimney stack has cracked and deteriorated, exposing the interior to the elements. Previous patching of masonry courses has been performed, unsuccessfully, with an incompatible type of mortar. The result is that water ingress has washed away mortar in some areas and has caused damage to the stone as a result of freeze-thaw cycles. The intention is to carefully disassemble the chimney, evaluate the extent of damage, and determine a solution that will restore the feature to its historical configuration, using original materials to the greatest extent possible. The historic form has been ascertained from researching historic photographs of the property. A new stone cap will be installed to replace the original, which is considered beyond reasonable repair. The sloping chimney structural walls that connect with the chimney shall be capped with metal, if the structural investigation deems it necessary. This too is in keeping with the historic finish of the building. New flashing shall be installed around the chimney base to prevent the future possibility of water ingress. Chimney work shall be undertaken in cooperation with 8 Rideau St, who shares this feature.

This application was deemed complete on February 5, 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 May 5, 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.

The City of Kingston – Buildings of Architectural and Historic Significance (Vol. 6, p. 214) notes;

Significance: Built in 1841, this double dwelling, in size and style like its neighbour number 6, was likely built a year before number 6. The buildings are an important and characteristic section of the earliest Rideau streetscape.
Description: The hammer-dressed stone of this two and a half storey double house has been painted. The first and third bays have simple entranceways with small transoms. The large window openings on the ground floor have been narrowed with wood in-fill to accommodate modern windows. The openings are flat-arched with voussoirs. The four second storey windows have wood frames.

The parapets, supported by simple stepped corbels, rise to massive twin stone chimneys separated by a central parapet. The ridged metal roof has two shed roofed dormers on the front slope.

The end walls are abutted to adjoining buildings.

Cultural Heritage Analysis
The character-defining attributes that contribute to the properties’ significance are noted in the section above. This includes the “twin stone chimneys”, one of which is the focus of restoration, as proposed through this application. The applicant has stated that their intention is to restore the chimney to its historic configuration, as informed by research of historic photographs of the property. Additionally, the intention is to reuse existing materials wherever possible. Should material be deteriorated beyond repair, replacement stone shall be sourced to match the original. As such, the alterations proposed in this application will have a positive effect on restoring this noted attribute and should extend the life of this valued resource.

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 3m 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 powerlines.

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. Note that many of these comments were carried over from the application for 8 Rideau St (P18-006-2020), whose chimney works relate directly to this application:

- Specifics regarding the chimney (metal flashing and replacement stone), along with samples, should be provided to the committee to ensure that what is chosen is historically appropriate for the age of the building.
- A written assessment and plan by an experienced mason/chimney contractor should be provided to direct chimney restoration works
- The application is well-argued, with the applicant well aware that there may be hidden problems (associated with chimney restoration)
- The collaboration between owners is commendable and hope that this cooperation shall continue

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 (Volume 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)
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)
10 - 12 Rideau Street

Built: 1841

Architect:

Significance: This double stone dwelling, in size and style like its neighbour No. 6, was likely built a year before No. 6. The buildings are an important and characteristic section of the earliest Rideau Street streetscape.
Description: The hammer-dressed stone of this two and a half storey double house has been painted. The first and third bays have simple entranceways with small transoms. The large window openings in the ground floor have been narrowed with wood in-fill to accommodate modern windows. The openings are flat-arched with vousoirs. The four second storey windows have wooden frames.

The parapets, supported by simple stepped corbels, rise to massive twin stone chimneys separated by a central parapet. The ridged metal roof has two shed roofed dormers on the front slope.

The end walls are abutted to adjoining buildings.

Owner: Richard Gordon Walker
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](image)
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 2 - Deteriorated Parging Repairs With Exposed interior Masonry (1)

Figure 3 - Deteriorated Parging Repairs With Exposed interior Masonry (2)
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 - Roof of Numbers 6 (left) and 8 (right) with the subject chimney to the right.

Figure 8 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.

![Image](image.png)

Figure 11 - Evidence of Cedar Shake Condition #6/#8 Rideau
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.
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Date: 
Form: Heritage Kingston Reviewer Form 
Reviewer Name: William Kelley Hineman 
Application Type: Alteration and/or repair 
File Number: P18-008-2020 
Property Address: 10 RIDEAU ST

Description of Proposal: 
The subject property is located at 10 Rideau Street, near the intersection of Barrack St. and Rideau St. It is a Part IV Designated property. The applicant is seeking heritage approval to repair a deteriorating chimney stack, found on the parapet wall shared with the neighbouring property to the south (8 Rideau). Restorations will include the disassembly of chimney structure and reconstruction with original materials (where possible) that includes flue repair and water sealing to prevent future ingress. Chimney walls to be recapped with metal flashing, if investigation determines that it is needed. Please note that this work is associated with a heritage application submitted concurrently for 8 Rideau St (P18-006-2020). The uploaded summary of works is borrowed from that application. Specific influences to the subject property are found in the later sections of the report.

Comments for Consideration on the Application: This seems to be a well thought out application. I agree with the work to be done. What metal will be used for the parapet and chimney caps?

Recommended Conditions for the Application: This should be approved with further detail provided concerning the metal to be used.
Date: February 7, 2020  
Form: Heritage Kingston Reviewer Form  
Reviewer Name: Moya Dumville  
Application Type: Alteration and/or repair  
File Number: P18-008-2020  
Property Address: 10 RIDEAU ST

Description of Proposal:
The subject property is located at 10 Rideau Street, near the intersection of Barrack St. and Rideau St. It is a Part IV Designated property. The applicant is seeking heritage approval to repair a deteriorating chimney stack, found on the parapet wall shared with the neighbouring property to the south (8 Rideau). Restorations will include the disassembly of chimney structure and reconstruction with original materials (where possible) that includes flue repair and water sealing to prevent future ingress. Chimney walls to be recapped with metal flashing, if investigation determines that it is needed. Please note that this work is associated with a heritage application submitted concurrently for 8 Rideau St (P18-006-2020). The uploaded summary of works is borrowed from that application. Specific influences to the subject property are found in the later sections of the report.

Comments for Consideration on the Application: Looks good, no comments

Recommended Conditions for the Application:
Description of Proposal:
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Comments for Consideration on the Application: Similar comments to #8. Great to see the cooperation.

Recommended Conditions for the Application: Ensure all City guidelines are followed.
Description of Proposal:
The subject property is located at 10 Rideau Street, near the intersection of Barrack St. and Rideau St. It is a Part IV Designated property. The applicant is seeking heritage approval to repair a deteriorating chimney stack, found on the parapet wall shared with the neighbouring property to the south (8 Rideau). Restorations will include the disassembly of chimney structure and reconstruction with original materials (where possible) that includes flue repair and water sealing to prevent future ingress. Chimney walls to be recapped with metal flashing, if investigation determines that it is needed. Please note that this work is associated with a heritage application submitted concurrently for 8 Rideau St (P18-006-2020). The uploaded summary of works is borrowed from that application. Specific influences to the subject property are found in the later sections of the report.

Comments for Consideration on the Application: The collaboration between owners is commendable.

The application for 8 Rideau has provided a thorough assessment of the masonry areas requiring repairs and further assessment by a contractor specializing in Heritage masonry repairs would outline the steps to be taken for remediation. Masonry repairs should follow City Policy on Masonry Restoration in Heritage Buildings.

Recommended Conditions for the Application:
Date: 
Form: Heritage Kingston Reviewer Form 
Reviewer Name: Bridget Doherty 
Application Type: Alteration and/or repair 
File Number: P18-008-2020 
Property Address: 10 RIDEAU ST 

Description of Proposal: 
The subject property is located at 10 Rideau Street, near the intersection of Barrack St. and Rideau St. It is a Part IV Designated property. The applicant is seeking heritage approval to repair a deteriorating chimney stack, found on the parapet wall shared with the neighbouring property to the south (8 Rideau). Restorations will include the disassembly of chimney structure and reconstruction with original materials (where possible) that includes flue repair and water sealing to prevent future ingress. Chimney walls to be recapped with metal flashing, if investigation determines that it is needed. Please note that this work is associated with a heritage application submitted concurrently for 8 Rideau St (P18-006-2020). The uploaded summary of works is borrowed from that application. Specific influences to the subject property are found in the later sections of the report.

Comments for Consideration on the Application: No concerns.

Recommended Conditions for the Application:
Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name: Don Taylor
Application Type: Alteration and/or repair
File Number: P18-008-2020
Property Address: 10 RIDEAU ST

Description of Proposal: The subject property is located at 10 Rideau Street, near the intersection of Barrack St. and Rideau St. It is a Part IV Designated property. The applicant is seeking heritage approval to repair a deteriorating chimney stack, found on the parapet wall shared with the neighbouring property to the south (8 Rideau). Restorations will include the disassembly of chimney structure and reconstruction with original materials (where possible) that includes flue repair and water sealing to prevent future ingress. Chimney walls to be recapped with metal flashing, if investigation determines that it is needed. Please note that this work is associated with a heritage application submitted concurrently for 8 Rideau St (P18-006-2020). The uploaded summary of works is borrowed from that application. Specific influences to the subject property are found in the later sections of the report.

Comments for Consideration on the Application: See my comments on chimney work at 8 Rideau.

Recommended Conditions for the Application: