Heritage Properties Working Group
Briefing Notes

Members Present:
Don Taylor
Bob Cardwell
Helen Finley
Jane McFarlane

Regrets
Ed Grenda

Guests
Peter Gower
Mathew McCartney

Date
February 26, 2020

Time
1:00pm – 3:00pm

Location
Station View Room, City Hall, 216 Ontario Street, Kingston

Contact
Ryan Leary, Senior Planner, Heritage
rleary@cityofkingston.ca

Notes:

35 Johnson Street &
- Quick overview of the Working Group’s January review comments.
- Jane mentioned stone garden wall at the rear. Ryan to review ownership.
- Don mentioned that the Lynch family was not well known in Kingston; local Inn Keepers.
- Don will make changes and send revised report to Ryan.

416 Bagot Street
- Does this property warrant designation or listing? Seems vacant. Stone building, but not overly ornate.
- Helen suggested the Lawyer, Geraldine Tepper, may be a resource for information. She noted that the City does not have a lot of small stone “cottages” left. With the military history in this area, Helen suggested that it may be worth contacting the military archives.
- Matthew mentioned that the red washing was likely done on purpose, as it was felt it helped "fancy up" the cheap limestone construction material of the day.
- Don to do some further review and report back to the Working Group.

City’s Residential Energy Retrofit Program
- Ryan provided an overview of this initiative, which is in its early stages of garnering public feedback.
- Helen feels that having them attend a Working Group meeting would be beneficial, particularly at an early stage in their programing. Ryan to extend invitation to the City’s Climate Change division.

Update to the City’s Masonry Policy
- Matthew spoke to some of the challenges with the current Policy, including:
  1. The need for more emphasis on “conserving” rather an “restoring” masonry;
  2. Salt usage, and providing alternatives (e.g. beet juice, volcanic rock or oyster shells);
  3. Proper cleaning options;
  4. Changes to mortar types in industry (e.g. 1:1:6 “Heritage Mix” is not always appropriate, and the advances in “hot lime” mix);
  5. Lack of a requirement to source original mortar types;
  6. Improvements to the Policy wording to be more accessible to home owners;
  7. Addressing the challenges with horizontal joints; and
  8. Addressing some of the miss-conception with masonry, such as “it lasts forever”.
- Don asked if the “Perma chink” product was a good alternative to the Heritage Mix in some cases; to which, Matthew noted that it was not good for walkable surfaces, and that options such as constructing an awning over the stairs/landing may be a better option to protect the mortar.
- Helen noted that we need to educate people on what are appropriate replacement products.
- Matthew offered to draft an amendment to the Policy for discussion. When ready, Ryan offered to arrange a meeting with members of the industry to discuss Matthew’s amendment from a technical perspective.

134 Albert Street
- Don gave overview of his research and draft statement of significance. He notes that the building appears small from the road but includes a full two stories, plus attic, at rear. Lots of Arts and Craft style features, including interesting front bay windows, and arched windows throughout. There does not appear to be an architect associated with the building.
- Don noted that the building, albeit a smaller footprint, appears on 1924 Fire Insurance map. The owner sent a picture of “1926” inscribed in the concrete floor, however did not indicate where in the house the floor was. Don is hoping to learn more from the owner. The rear extension appears to be slightly newer, but matches perfectly with the original dwelling; it is possible that it was built in 1926. The Rev. John Williams Jones of St. George’s Church took ownership in 1924 but didn’t move in until 1927, indicating that perhaps the house was still under construction until 1927.
- Helen suggested that the archives of the Anglican Arch Diocese may be a good source of information. She asked if Don had found any connection with Queen’s University? Don indicated that he had not, but would keep looking.

- The Working Group reviewed the list of Heritage Attributes and noted the brick colour, roof with flared ends, glazing pattern and varied of window sizes and shapes, and the arched front door as important attributes.

- Peter noted that the central dormer was off-centre, and so are the front bay windows. Bob noted that it appeared that the roof ridge was also off-centre.

- Helen feels this is an “English” style cottage. Jane notes that this type of window glazing pattern is known as “prairie” style windows.

- Don to edit his report and send to Ryan.

390 King Street East

- Jane provided her draft statement of significance. She indicated that the building was noted as a two-and-a-half storey building on earlier maps, but was lower in later maps. The Working Group felt that that may simply be an interpretation by the map drawer. She noted the remnants of a large rear opening on the west end of the building with voussoirs. The Working Group agreed that this may have been a loading dock.

- Helen asked for consistency in the reference of “King Street East” and suggested that the term “collapse” may not be the best term to describe the fall of the former Bank business. Helen provided various other edits.

- Don suggested the use of the term “wing” instead of “tail” for the Queen Street portion. He noted the lack of quoins to the ground floor as unusual.

- Peter and Helen noted that this particular intersection has historic significance, based on its varied past and current buildings.

- Jane to make edits to the statement and report back to the Working Group.

Next Meeting: Wednesday, March 25, 2020, 1 pm, Station View Room, City Hall