1 King Street East
Richardson Bath House

Designated under Parts IV & V of the *Ontario Heritage Act*
Old Sydenham Heritage Area Conservation District
Application for Alteration
1 King Street East

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Cultural Heritage Value:

• Designed by Toronto architect, Barnard H. Park in 1918

• Donated to City by Richardson family in memory of George T. Richardson (killed in action in 1916)

• This random coursed ashlar stone building; views from City Park to the Lake; and commemorative monuments are parts of the character of the Old Sydenham HCD
Proposed Renovation Layout

- Consideration of re-use or replacement of existing finishes – stucco, terracotta tile and marble wainscot (subject to condition and availability)
- Terrazzo floor slab on grade floor in change room wings unlikely to be salvageable (due to plumbing reconfiguration).
- Complimentary, to period, finishes and millwork (subject to availability)
- Removal of existing ticket booth and existing change room privacy wings in central vestibule to enlarge space for public gathering and access
Canteen Serving Window

Restore to Original

- Unused interior space of the abandoned canteen, on west end of building, is to be reclaimed to accommodate washroom renovation and accessibility upgrades.
- Canteen was not original, estimated to have been adapted into the building in the mid/post 1950’s.
- Current space not functional for modern vending due to access, food serving trends, financing, business models.
- Future vending opportunities to be preserved for mobile equipment on existing and future dedicated exterior site locations.
**Canteen**

**Exterior masonry work**

Original cut jamb stones bonded longitudinally consistent size and finish around all the window openings on the building.

The existing rough ashlar wall coursing on the lower portion of the canteen opening was cut out without the use of cut jamb stones of matching or consistent size or fineness of finish quality as the original.

Masonry opening will be reinstated to match original.
Canteen

Original Windows

- All three original wood change room windows are preserved under plywood.
- To be restored.
Providing a Space for Public Art

Creation of a multi-level atrium space

- Second floor space in the Bath House has been abandoned for many years (25+).
- Adaptive reuse and creation of two level atrium space to allow for appreciation of the existing upper floor space, the recently renovated upper steel windows and natural light and to improve the quality of public space in the main vestibule to be more inviting to the public and the display of public art.
Opening Up Second Storey over Vestibule

- Second floor space in the Bath House is infeasible to be made suitably accessible for public use and programming.
- Decentralized location, unstaffed facility, small area and useable only seasonally – prohibitive/infeasible to manage as publically useable space.
- Use as storage space is undesirable from an access perspective.
Status Quo

- No long term plans to repurpose or program second floor space in the bath house
- Dormancy of the space expected to perpetuate abandonment with upper floor area to be possibly/likely mothballed indefinitely.
Recommendation

That Heritage Kingston supports Council’s approval of the following:

That alterations to the property at 1 King Street East, be approved in accordance with the details described in the application (File Number P18-094-2017), which was deemed completed on November 22, 2017, with said alterations to the Richardson Bath House to include:

1. cleaning, repointing and repair of all masonry on the structure;
2. repairs to all wooden features on the building, including windows and soffits;
3. repainting all painted surfaces in a like colour;
4. repairing clay roofing as necessary; and
5. in-filling the former canteen window and door on the western wall with limestone and the installation of a period appropriate double-window; and

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

1. A Building Permit shall be obtained;
2. All masonry works shall be completed in accordance with the city’s Policy on Masonry Restoration on Heritage Buildings;
3. All window repairs shall be completed in accordance with the city’s Policy on Window Renovations in Heritage Buildings;
4. Tree protection details be provided to the Public Works Forestry department; and
5. New in-fill stones shall be sourced to match the existing stone and sills, as closely as possible.