



**CITY OF KINGSTON**  
**REPORT TO COUNCIL**

Report No.: 12-235

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**TO:** Mayor and Members of Council

**FROM:** Cynthia Beach  
Commissioner, Sustainability and Growth

**RESOURCE STAFF:** Shirley Bailey, Manager, Heritage and Urban Design

**DATE OF MEETING:** June 19, 2012

**SUBJECT:** Review of New Information In Relation to Council's Approval  
Under the Ontario Heritage Act  
370 King Street West, (J.K. Tett Centre)

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**EXECUTIVE SUMMARY:**

This project, which is being undertaken by the City, is to alter the J.K. Tett Centre, which is located at 370 King Street West and is a designated building under the Ontario Heritage Act. In October, 2011, Council approved the application after receiving the recommendation of the Kingston Municipal Heritage Committee. Since that time, the design for the development has advanced and several aspects of the design have changed. The decision of Council dated October 4, 2011 therefore requires amendment for the updated alteration to the design of the building.

**RECOMMENDATION:**

**THAT** Council approve the amendment to their decision of October 4, 2011 as this would be consistent with their earlier endorsement of the proposed alterations to 370 King Street West (J.K. Tett Centre); and

**THAT** various alterations be permitted to the existing building as set out in the correspondence from Colborne and Kembel, dated May 20, 2012, including:

- 1) Reconfiguration of the mechanical penthouse to have less overall massing on the roof;

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- 2) Enlargement of one existing window on the south façade, and removal of two exterior access stairs and a ramp;
- 3) Due to structural requirements, the existing roof deck and trusses will not be retained in the construction of the new roof; and,
- 4) Details regarding to the roofing, soffit, fascia eavestrough and downspout colour as well as the colour of the tinted glass for the curtain wall in the lobby and tower additions, and the elimination of the skylights that were referenced in the previous approval.

**THAT** further adjustments to the Scope of Work for this project which are proposed within a one year time frame under the Ontario Heritage Act be delegated to staff of the Planning and Development Department.

**AUTHORIZING SIGNATURES:**

ORIGINAL SIGNED BY COMMISSIONER Cynthia Beach, P.Eng., MCIP, RPP, Commissioner, Sustainability and Growth
ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER Gerard Hunt, Chief Administrative Officer

**CONSULTATION WITH THE FOLLOWING COMMISSIONERS:**

Lanie Hurdle, <i>Community Services</i>	N/R
Denis Leger, <i>Transportation, Properties &amp; Emergency Services</i>	N/R
Jim Keech, <i>President and CEO, Utilities Kingston</i>	N/R

**(N/R indicates consultation not required)**

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**OPTIONS/DISCUSSION:**

On September 13, 2011, approval was granted by Council for:

*“Removal of brick chimney, removal of exterior canopy and stucco finish on west façade, and uncovering of a set of heritage doors built into west wall of first floor subject to the following terms and conditions:*

- 1) The exposed building be suitably and carefully protected.*
- 2) A building permit application is required for the proposed scope of work.*
- 3) It is recommended that the chimney is documented prior to removal for inclusion in the City’s heritage file for the subject property.”*

On October 4, 2011, approval (attached as Exhibit ‘A’) was granted by Council (Clause 4, Report 97) for:

*“Various alterations and additions to the existing building, with the following revised design details: reduced height of mechanical penthouse, removal of an existing stone gable on south façade to facilitate revised tower design, proposal for a different colour for the tower than originally proposed, revised glazing divisions in the curtain walls below the tower, change in fascia for entrance canopies and three smaller canopies, four additional window openings (amongst the east and west facades), addition of skylights on east slope of main roof, revised shape to entrance canopy (rectangular as opposed to curved) and detached from main structure, and reduced height of lobby addition, subject other following terms and conditions:*

- 1) A building permit application is required for the proposed scope of work;*
- 2) Should any of the repair activities i.e. scaffolding, dumpsters, etc. require use of the City Right of Way, an encroachment permit will be required...*
- 3) The project be completed in accordance with the recommendations of the Heritage Impact Statement (Scheinman, September 6, 2011); and,*
- 4) The project be completed in accordance with the requirements stated on pages 21-22 of the Stage 4 Archaeological Assessment (Past Recovery Archaeological Services, December 7, 2009)”.*

Since the date of those approvals, City staff members have redesigned elements of the Tett Centre which now requires an amendment to the existing Council approvals including the following:

- 1) Reconfiguration of the mechanical penthouse to have less overall massing on the roof;
- 2) Enlargement of one existing window on the south façade, and removal of two exterior access stairs and a ramp;
- 3) Due to structural requirements, the existing roof deck and trusses will not be retained in the construction of the new roof; and,

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- 4) Details regarding the roofing, soffit, fascia eavestrough and downspout colour as well as the colour of the tinted glass for the curtain wall in the lobby and tower additions, and the elimination of the skylights referenced in the previous Council approval.

Given the existing Council approvals have been granted under the Ontario Heritage Act within the last twelve months, the present requirement is for Council to amend its previous decision. The application was circulated to the various departments of the City, as is the normal practice and the information was discussed during a briefing to the Kingston Municipal Heritage Committee dated June 4, 2012. As a result of that briefing, the following motion was approved by the Committee:

**THAT** *The Kingston Municipal Heritage Committee receive the correspondence from Colbourne and Kembel dated May 10<sup>th</sup>, 2012 and correspondence from Mr. Andre Scheinman dated May 8<sup>th</sup>; and,*

**THAT** *the Kingston Municipal Heritage Committee recommend that staff and Council consider the correspondence from Colbourne and Kembel dated May 10<sup>th</sup>, 2012 and correspondence from Mr. Andre Scheinman dated May 8<sup>th</sup>.*

Both pieces of correspondence noted in the motion are attached, namely the correspondence from Colborne and Kembel dated May 10, 2012, is attached as Exhibit 'B' with the associated drawings, and the correspondence from Andre Scheinman dated May 8, 2012, is attached as Exhibit 'C'.

**EXISTING POLICY/BY LAW:**

N/A

**NOTICE PROVISIONS:**

N/A

**ACCESSIBILITY CONSIDERATIONS:**

This report is available in accessible formats upon request.

**FINANCIAL CONSIDERATIONS:**

N/A

**CONTACTS:**

Cynthia Beach, Commissioner, Sustainability & Growth Group, 613 546-4291, ext. 1150  
Grant C. Bain, Director, Planning & Development Department, 613 546-4291, ext. 3252

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Shirley Bailey, Manager of Heritage and Urban Design, Planning & Development Department,  
613 546-4291, ext. 3253

Rob Crothers, Project Engineer, Real Estate and Construction, 613 546-4291, ext. 3162

**OTHER CITY OF KINGSTON STAFF CONSULTED:**

Alan McLeod, Senior Legal Counsel, Legal Services

**EXHIBITS ATTACHED:**

Exhibit 'A' - Previous Scope of Work – dated October 11, 2011

Exhibit 'B' - Correspondence, from Colbourne & Kembel Architects Inc., May 10, 2012 including  
associated Drawing Nos. 1, 2, and 3

Exhibit 'C' - Correspondence from André Scheinman, May 8, 2012



The Corporation of the City of Kingston  
 Planning and Development Department  
 Sustainability and Growth  
 216 Ontario Street  
 Kingston, Ontario K7L 2Z3  
 Phone 613-546-4291, Ext 3180  
 Fax 613-542-9965

Located at: 1211 John Counter Boulevard

**SCOPE OF WORK  
 FOR A HERITAGE PERMIT  
 UNDER THE ONTARIO HERITAGE ACT  
 APPLICATION NO P18-229-070-2011  
 LOCATION OF WORK: **370 King Street West****

Note that the following works have been approved by the Council of the Corporation of the City of Kingston, pursuant to the *Ontario Heritage Act* on *October 4, 2011 (Clause 4, Report 97)*.

Various alterations and additions to the existing building , with the following revised design details: reduced height of mechanical penthouse, removal of an existing stone gable on south façade to facilitate revised tower design, proposal for a different colour for the tower than originally proposed, revised glazing divisions in the curtain walls below the tower, change in fascia for entrance canopies and three smaller canopies, four additional window openings (amongst the east and west facades), addition of skylights on east slope of main roof, revised shape to entrance canopy (rectangular as opposed to curved) and detached from main structure, and reduced height of lobby addition, subject to the following terms and conditions:

- 1) A building permit application is required for the proposed scope of work;
- 2) Should any of the repair activities i.e. scaffolding, dumpsters etc., require use of the City Right Of Way, an encroachment permit will be required. The encroachment permit can be obtained from Brad Morton of the City's Engineering Department;
- 3) The project be completed in accordance with the recommendations of the Heritage Impact Statement (Scheinman, September 6, 2011); and
- 4) The project be completed in accordance with the requirements stated on pages 21-22 of the Stage 4 Archaeological Assessment (Past Recovery Archaeological Services, December 7, 2009).

October 11, 2011  
 Date

Copy  
 Lindsay Lambert  
 Planner

**POST THIS NOTICE IN A CONSPICUOUS PLACE**

This notice must be displayed in a prominent place during the work in progress. All works must adhere to the works approved above. Once completed, the Heritage Planner must be notified.

Please call 613-546-4291 ext 3180  
 Council Meeting 17 June 19, 2012

**RECEIVED**

J.K. Tett Centre  
370 King Street West  
Application for a Heritage Permit

Revision 1 – May 10, 2012.

MAY 11 2012

PLANNING & DEVELOPMENT  
DEPARTMENT  
CITY OF KINGSTON

This is a revision of our original permit application submitted to the Committee on July 18, 2011, and subsequently approved by Council on October 4, 2011. Revisions and additional details of the original description have been underlined, with explanations in *italics* following. Refer to attached sketches 1, 2, and 3 for illustration of revision to mechanical penthouse design (due to mechanical system requirements), and minor revisions in fenestration (due to functional and structural requirements inside building).

Please note that during the development of the construction and design details of this project, many minor revisions have been made in the drawings. For example, the fins in the lantern at the top of the tower spire were shown in concept in our initial application. The revised drawings accompanying this submission show those fins as they will actually appear based on products available on the market and that will best suit the performance requirements of the building. In describing and highlighting variations between this submission and our initial submission, we have strived to point out changes that are particularly relevant to heritage concerns, or that were notable parts of the dialogue during our previous meetings. We will be happy to address any questions or comments on any other details of the project that may arise based on these submitted documents.

**Description of Work to be Undertaken (as response to Question #4 in the application):**

1. Restoration of all existing heritage windows, including stripping off existing lead-based paint, repairing all glazing, muntins, sash, sills, and action. Replacement of any components will be done with matching species and form. All restored operable windows to have new weather-stripping, as recommended by the Heritage Committee, installed. Paint colour: 'Deep Caviar' Benjamin Moore 2130-20 (charcoal grey). *(Some restored windows are going to be fixed in place for operational/security reasons. These will be restored to their operable condition, but will be secured in place with brass screws and removable caulking, thus, they will not need weather-stripping.)*
2. Where existing heritage windows are missing (e.g. have been replaced with vinyl, or have been turned into doors) construction and installation of exact replica wood windows, stamped in an inconspicuous location with the date of manufacture.
3. The removal of limestone in-fill in historical window openings, and installation of new heritage profile, painted wood windows with true divided lites. These windows will be of current construction, with thermal glazing and high-quality weather-stripping and components, but will be configured to closely match in general appearance the existing heritage windows. *(The reason for not installing*



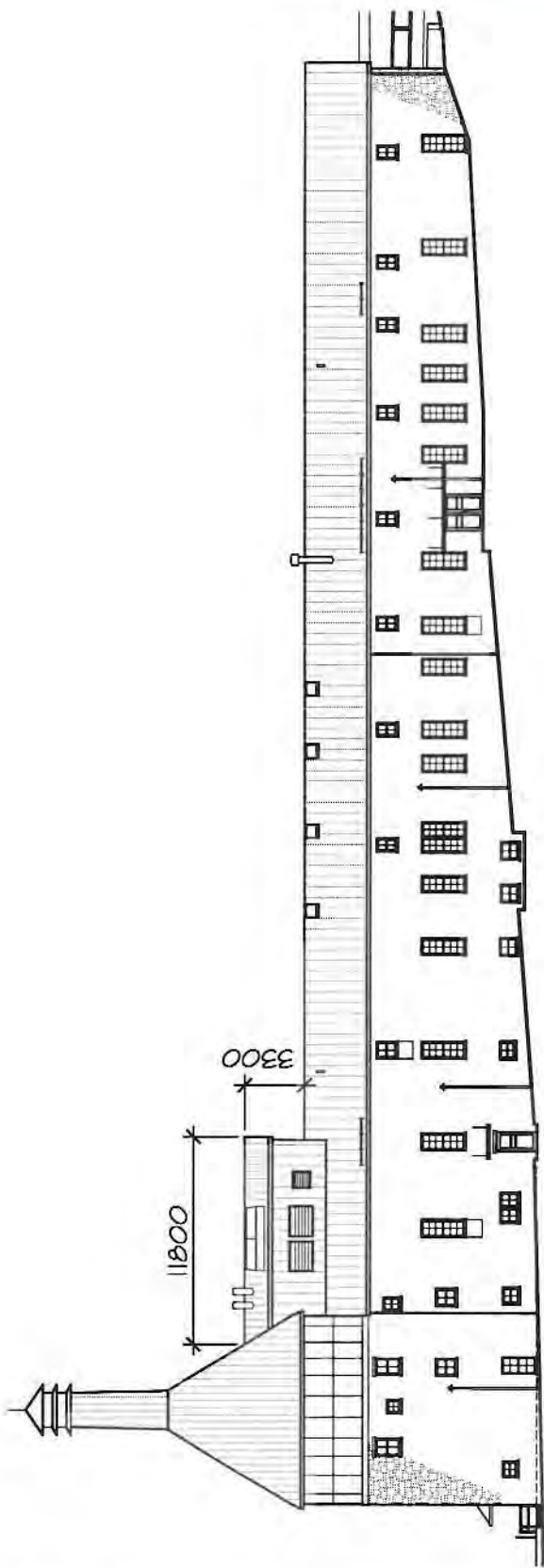
*replica windows in these openings is that it is unlikely these openings ever had the existing style of window in them, as the existing windows date from the renovation that occurred when the building was converted into a hospital, which is roughly when the current fenestration was created. This strategy was included in discussions with the Heritage Committee during initial review, with no objections raised at that time).*

4. Creation of new window and door openings, including the installation of new heritage profile, painted wood windows with true divided lites. These windows will be of current construction, with thermal glazing and high-quality weather-stripping and components, but will be configured to closely match in general appearance the existing heritage windows.
5. The enlarging of a couple existing window openings to allow them to be used as door openings.
6. The in-filling of a few existing openings to meet the requirements of the new uses of the building. Most of these in-fill areas will be in fairly recent openings that were created when the elevator was installed in the Tercentennial Lodge and to make historical windows into fire doors, so the in-filling will re-instate them as windows.
7. The removal of some areas of concrete block in-fill that was installed after the hospital phase of the building's history. These will be left as large, glazed openings, with painted wood components and thermal glazing. These larger windows will be differentiated from the restored and new window openings in that they will not have divided lites.
8. Complete new roof assembly with prefinished ribbed metal roofing, with a relatively low profile VicWest Grand Rib (CL4012), and a galvalume finish similar to the tone of the stainless steel cladding being used on the adjacent Isabel Bader Performing Arts Centre. Fascia, soffit, eaves trough, and downspouts all of galvalume to match roof. The existing soffit has exposed fascia blocking, which will be removed with the rest of the roof, and replaced with pre-finished metal soffit to match fascia and roof. (The original intent was to preserve the existing roof trusses and decking, but structural requirement have forced us to remove and replace the entire roof system. We are proposing a galvalume metal roof, similar in tone to the proposed stainless steel wall panels on the Isabel Bader Centre, but a lot more affordable. )
9. Construction of a new lobby and stairway addition at the north end of the west façade. This addition will be mostly of glazed curtain wall, leaving the façade of the heritage building as exposed as possible. The curtain wall will be glazed with grey tinted glass and spandrel panels, and will have clear anodized aluminum around the perimeter. A monolithic limestone wall will be aligned with the stairs within the addition, echoing the material of the heritage building, but with a modern coursing and cut in order to differentiate it from the older portion of the building. The masonry wall will be three-height, random width, coursed, split-face dolomite limestone to differentiate it from the existing roughly coursed, stone-faced limestone.

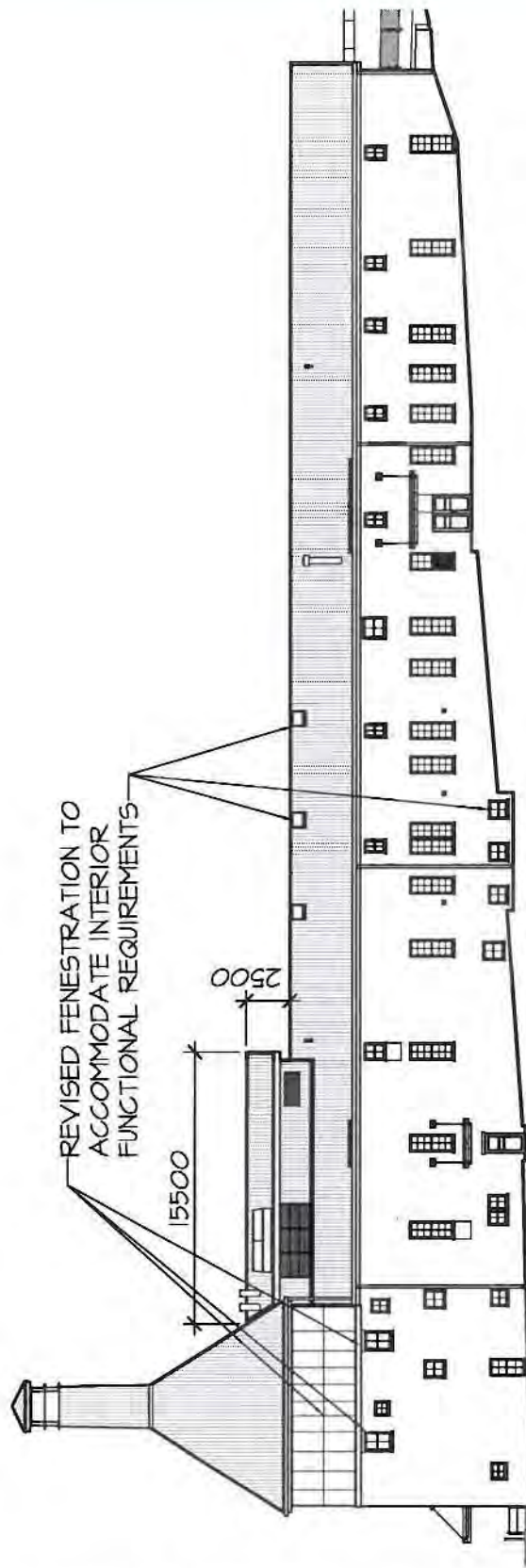




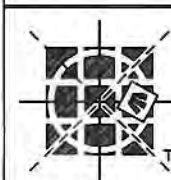
10. Construction of a steel and glass tower on top of the south end of the building, reminiscent of the historical malting tower that existed there in the late 19<sup>th</sup> Century. The roof, fascia, and soffit on this feature will be the same material as on the main roof, with a matching galvanized finish. The glazing in the curtain wall on the east, west, and south facades of the tower will be grey tinted (similar in tone to limestone wall), with anodized clear aluminum around the perimeter. The small triangular portions of wall on the north façade will be identical to the roofing material in finish and profile. The mechanical penthouse roof and walls will also be identical to the main roof, with galvanized fascia, soffit, and eaves trough.
11. Construction of new interior demising walls and partitions, and the installation of an elevator in the building interior. Interior work will leave exposed virtually all of the existing heritage fabric, including limestone walls, concrete slab floors, the underside of the wood roof deck, and steel beams, trusses & columns. The elevator will, of course, require penetration through the slab floors. *(Structural requirements have forced us to replace the entire roof structure, so we will no longer be able to preserve the existing roof deck or trusses.)*
12. Complete landscaping around building, including the lowering of grade at the north and west facades to uncover additional wall area and historical window openings. The installation and construction of hardscape features will be of modern materials, but will be sympathetic to the heritage building, consisting mostly of pre-cast concrete and sand-blasted concrete finishes.
13. Removal of two painted steel fire stairs on the east façade, one painted steel entrance stair on the north façade, and one wood frame ramp on the west façade. All these structures are in a deteriorated state, do not meet current building code requirements, and are not relevant to the new layout and uses of the building. *(This was inadvertently left off the original description of work, but has always been shown on the drawings.*



PREVIOUSLY PROPOSED & APPROVED ELEVATION



PENTHOUSE REVISED AS PER MECHANICAL SYSTEM REQUIREMENTS



**COLBOURNE & KEMBEL,  
ARCHITECTS INC.**

739D ARLINGTON PARK PLACE  
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info@ckal.ca www.ckal.ca

PROJECT No. 09043  
**TETT CENTRE FOR  
CREATIVITY & LEARNING**

LOCATION 370 KING STREET WEST  
KINGSTON, ONTARIO

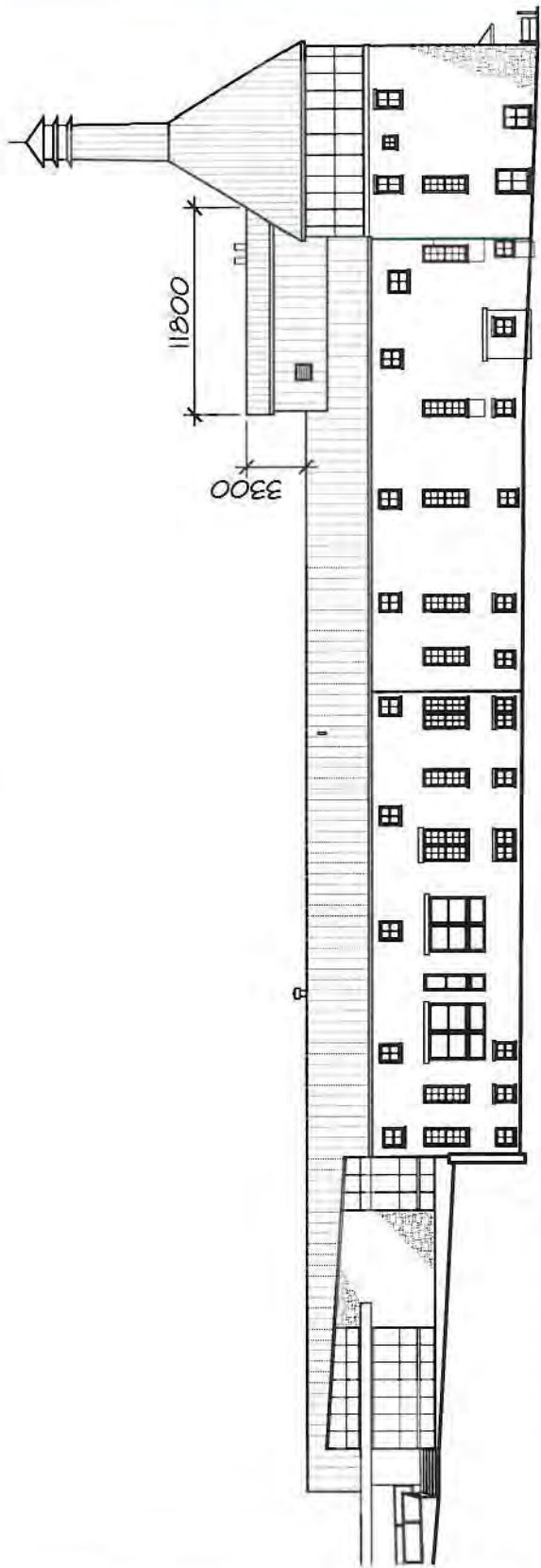
CLIENT CITY OF KINGSTON

DRAWING  
**EAST FACADE  
PENTHOUSE REVISION**

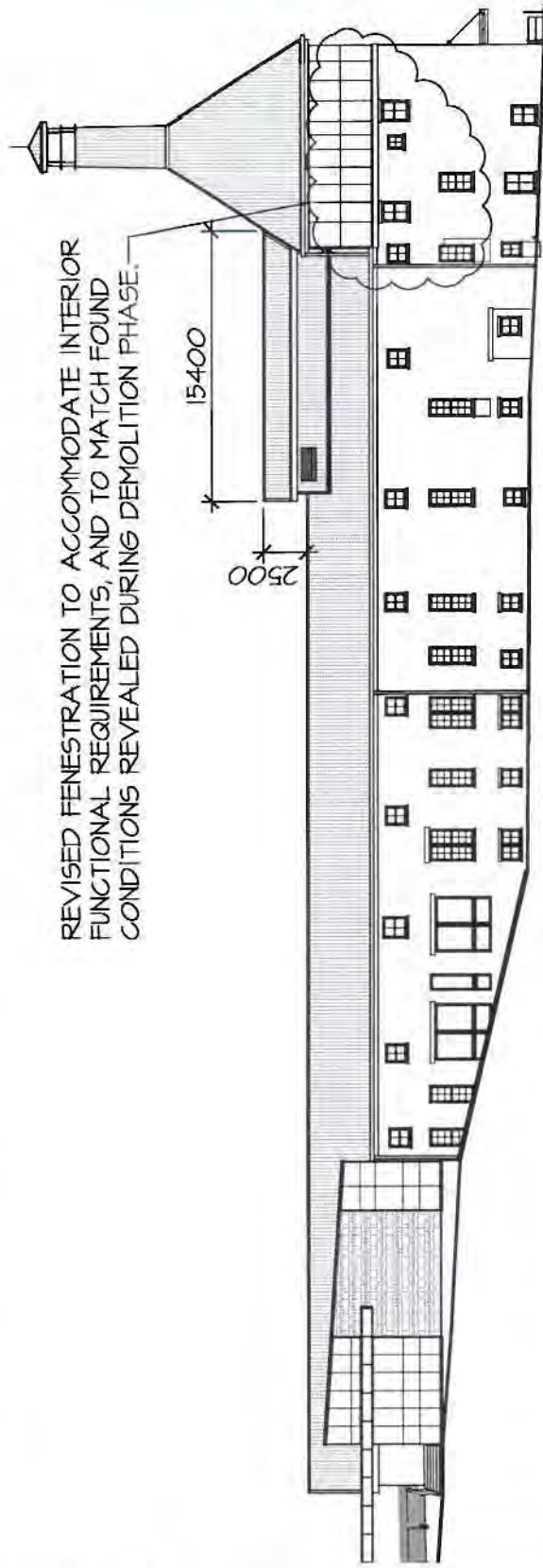
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DATE May 10, 2012 | REVISED

DWG. No.  
1



PREVIOUSLY PROPOSED & APPROVED ELEVATION



REVISED FENESTRATION TO ACCOMMODATE INTERIOR FUNCTIONAL REQUIREMENTS, AND TO MATCH FOUND CONDITIONS REVEALED DURING DEMOLITION PHASE.

PENTHOUSE REVISED AS PER MECHANICAL SYSTEM REQUIREMENTS



**COLBOURNE & KEMBEL,  
ARCHITECTS INC.**

734D ARLINGTON PARK PLACE  
KINGSTON ONTARIO K7M 8M8  
TEL 613-384-2240 FAX 613-384-1271  
info@ckal.ca www.ckal.ca

PROJECT No. 09043  
**TETT CENTRE FOR  
CREATIVITY & LEARNING**  
LOCATION 370 KING STREET WEST  
KINGSTON, ONTARIO  
CLIENT CITY OF KINGSTON

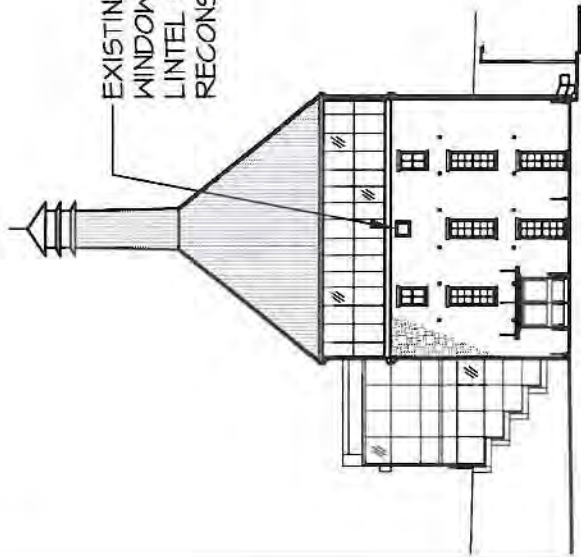
DRAWING  
**WEST FACADE  
PENTHOUSE REVISION**

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DATE MAY 10, 2012 | REVISED

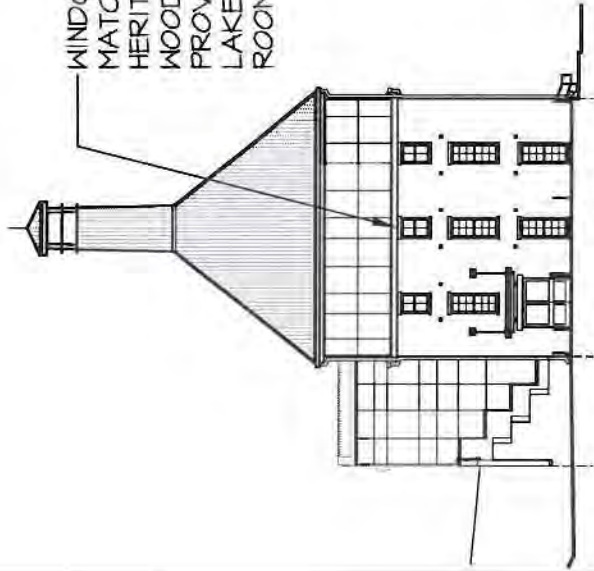
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**2**

EXISTING SMALL VINYL WINDOW WITH STEEL LINTEL SET IN RECONSTRUCTED WALL.

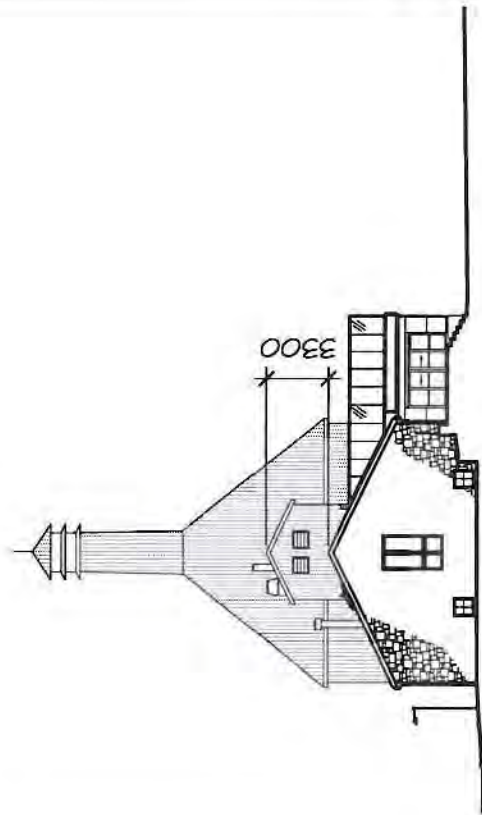


PREVIOUSLY PROPOSED & APPROVED ELEVATION

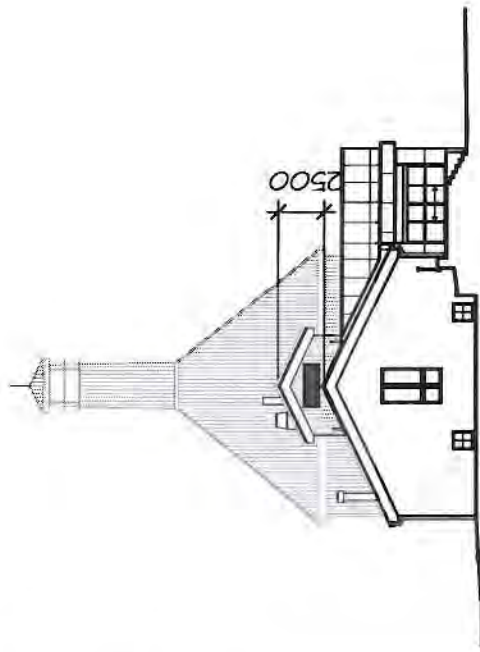
WINDOW ENLARGED TO MATCH OTHER NEW HERITAGE PROFILE WOOD WINDOWS & TO PROVIDE VIEW TO LAKE FROM TOWER ROOM.



FENESTRATION REVISED AS PER OPERATIONAL REQUIREMENTS



PREVIOUSLY PROPOSED & APPROVED ELEVATION



PENTHOUSE REVISED AS PER MECHANICAL SYSTEM REQUIREMENTS



**COLBOURNE & KEMBEL,  
ARCHITECTS INC.**

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PROJECT	No. 09043
TETT CENTRE FOR CREATIVITY & LEARNING	
LOCATION	370 KING STREET WEST KINGSTON, ONTARIO
CLIENT	CITY OF KINGSTON

DRAWING	NORTH & SOUTH FACADE WINDOW & PENTHOUSE REVS.
SCALE	0 M 2 4 6 8 1:200
DATE	MAY 10, 2012 REVISED

DWG. No.	3
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**André Scheinman** Heritage Preservation Consultant

May 8, 2012.

Todd Colbourne  
Principal  
Colbourne and Kembel Architects  
(by email)

Dear Todd:

**Re: J.K Tett Center – Heritage Permit Application – Review of Revisions to Design**

Having now had the opportunity to review the proposed revisions to the Tett exterior design please find below the following comments (Note: Numbers coincide with item #'s associated with Description of Work):

- Item #1: The charcoal gray tone selected is a generally appropriate choice both from a heritage and aesthetic perspective, being a colour used throughout the late 19<sup>th</sup> and early 20<sup>th</sup> century for trim and will complement the appearance of the galvalume roof as well as the surrounding stonework. In this case historic paint analysis is not all that relevant as the sash is c.1920 yet the whole treatment is not directly focused on that period.
- Item #3: The stated approach to those openings is consistent with the overall window strategy developed for the site and presented previously to the MHC.
- Item #8: While it would appear that the building always had a form of shingle roof, with the current interlocking shingle/panel roofing likely dating from c.1920 this form of metal roofing is no longer commercially available (except in a residential grade which is intended to mimic slate but not very successfully) and very expensive as a custom roofing. Given this situation the approach of retaining a metal roof, but going to a relatively low profile (somewhat mimicking the flat lock treatment of the existing pans) commercially available form would seem justified. Galvalume (zinc and aluminum alloy over steel) is a long lived material, closely related to the earlier galvanized treatment and should have a somewhat 'industrial' look as well as complementing the IBC roofing.
- Item#9: It is appropriate that at this new element the limestone coursing be treated differently than that of the historic stonework.

Item #10: This choice of materials for the Tower would seem to address the objective of matching form but in a clearly modern, though complementary, expression.

Item#13: The items indicated for removal would not be considered heritage features of the building.

- Revision to Penthouse Dimensions

While the original intention was to match the historic dimensions of the penthouse as closely as possible, functional necessity has caused it to be lengthened. In association, in order not to have it become too large an element its height has been lessened which actually decreases its profile when viewed from King St. and the lake. Overall the ability to use this feature in something approaching its historic manner remains a worthy achievement.

- Revisions to fenestration at the east and west Tower Walls

It is understood that the decidedly more asymmetrical spacing of the openings now proposed is based on the required spacing of structural elements within that area. While somewhat less aesthetically satisfying than the earlier configuration, given that this was an industrial building, where, over time, openings were placed as required by functionality, this can be rationalized.

- Revision in scale to upper central window at south Tower Wall

Though there was initially an attempt to retain this small opening in its original form the opportunity for providing greater light and a more expansive view would justify the expansion of this opening in the context of the overall project objectives.

I trust this is the information that you require for the moment. Please feel free to contact me with any questions or if further information is required.

Sincerely,

André Scheinman

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**1000 King St. W., #1002, Kingston, Ontario K7M 8H3** e-mail: [preserve@cogeco.ca](mailto:preserve@cogeco.ca)  
Tel: 613-546-1121

*Research, Historic Structures Investigations, Condition Reports, Feasibility Studies, As Found Recording,  
Concept Plans, Restoration Plans, Drawings and Specifications, Site Review, Education, Cultural Heritage Landscapes*