



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-030

To:	Chair and Members of the Kingston Heritage Properties Committee
From:	Jennifer Campbell, Commissioner, Community Services
Resource Staff:	Kevin Gibbs, Director, Heritage Services
Date of Meeting:	June 19, 2024
Subject:	Application for Ontario Heritage Act Approval
Address:	81 Gore Street (P18-938)
File Number:	P18-051-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property with the municipal address of 81 Gore Street is located midblock between Wellington Street and King Street East, approximately 200 metres east from City Park. The property consists of a 2-storey building, with a brick façade and side-gable roof that is currently undergoing construction activities in accordance with a previous approval ([P18-006-2021](#)). The property is designated under Part V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-051-2024) has been submitted to request approval to install wood clapboard siding on all elevations/additions and reinstate previously existing wooden trim (i.e. plinth board, corner trim and frieze board) based on physical evidence found beneath the existing siding/façade, as well as install similar sympathetic wood trim on the new additions. This application was deemed complete on May 21, 2024. 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 33(7). This timeframe will expire on August 19, 2024.

June 19, 2024

Page 2 of 12

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 Kingston Heritage Properties Committee supports Council's approval of the following:

That alterations to the property at 81 Gore Street, be approved in accordance with details as described in the application (P18-051-2024), which was deemed complete on May 21, 2024 with said alterations to include the installation of wood clapboard siding with a 0.1-0.125 metre reveal on all elevations/additions, recreation of previously existing wooden trim (i.e. plinth board, corner trim and frieze board) based on physical evidence, and installation of sympathetic wood trim on the new additions; and

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

1. That the applicant consider using a slightly different colour tone for the rear addition to further differentiate new versus old;
2. That Heritage Planning staff review/approve the finalized window surrounds/trim and other wood accents for the rear addition to ensure they are appropriately sympathetic but differentiated from the original building;
3. Repair and replacement of windows undertaken in conformity with the City of Kingston Window Policy and Guidelines;
4. Should any siding require a different design/material due to Building Code concerns, those changes shall be provided to Heritage Planning staff for review/approval prior to installation;
5. An Encroachment/Temporary Access Permit shall be obtained, as necessary;
6. A Tree Permit shall be obtained, as necessary;
7. A Building Permit shall be obtained, as necessary;
8. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
9. 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 Heritage Services for review and approval.

June 19, 2024

Page 3 of 12

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,
Commissioner, Community
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

June 19, 2024

Page 4 of 12

Options/Discussion:**Description of Application/Background**

81 Gore Street is located midblock between Wellington Street and King Street East, approximately 200 metres east from City Park (Exhibit A). The property consists of a 2-storey building, with a brick façade and side-gable roof, that is currently undergoing construction activities in accordance with a previous approval ([P18-006-2021](#)). The major goals of this past approval were to increase the height of the historic building by approximately 2.2 metres, add a recessed but visible addition/entry way, and add a new two-and-a-half storey addition at the rear of the property. This proposal also envisioned keeping the brick façade of the original building, which appears to have been added by at least 1892, as this is an important attribute of the property and is an example of how the District evolved (Exhibits B and C). During construction it was determined that retention of the brick façade in its current state was not possible without complete reconstruction with modern bricks and that the uncovered original simple wood siding/details indicated a property with more “humble” beginnings (Heritage Studio, Project Summary - Exhibit C). This proposal weighs heritage impacts of the loss of the brick façade with the reinstatement of simple wood siding/details in a style/material that reflects the features uncovered during the approved construction works.

Reasons for Designation/Cultural Heritage Value

The property is designated as a part of the Old Sydenham Heritage Area Heritage Conservation District. The property entry provides the following relevant information:

- “This 2-storey building, with a brick façade and side-gable roof, appears on the 1892 fire insurance map of Kingston.”
- “Alterations to the brickwork indicate that this structure once had a pediment-topped hood over its front entranceway. It is now topped by a flat arch of yellow brick, matching those found above the two rectangular windows on the southwest bays of its first storey. The upper storey contains three rectangular windows.”

The submitted project summary by Heritage Studio (Exhibit C) provided additional information on the property including:

- “[T]he frame house...[is likely]...constructed circa 1846 with clapboard siding, and the brick facade likely being added in the late 19th century.”
- “It is certain that the brick veneer was added to the façade by 1892, as it is identified on the 1892 Fire Insurance Plan of Kingston.”
- During initial construction activities, suspected original siding and window have been revealed:
 - “It appears that the original siding was wooden clapboard siding constructed from pine with a simple design (i.e. no cove detailing, etc.) and a 5” reveal when lapped....Some rose head nails and early machine nails were found in the clapboard siding. Interestingly, there is no evidence of the boards having been

June 19, 2024

Page 5 of 12

- covered in a paint finish, leading to the conclusion that the pine clapboard siding was left to weather naturally.”
- “The corner trim is relatively plain but has a small bead detail.... The exposed original window trim...is also simple with a bead detail. Cumulatively, these details confirm the existing thinking that the house’s design was relatively humble.”

The property is classified as a “Significant” building within the District.

The Property Inventory Evaluation has been included as Exhibit B.

Site Investigation

Brick Wall Condition Analysis:

During the brick façade restoration/repair works the reviewing stone mason, Bryan Nourry of Upper Canada Stone House Group Ltd., discovered that the existing bricks were in “significantly worse” condition than anticipated (Exhibit C). Specifically, most bricks had been cracked and/or chipped as well as sanded down, which made them “susceptible to absorbing water and bricking during the freeze/thaw cycle” (Exhibit C). His professional opinion is that “the vast majority of the bricks are not suitable for restoration and recreating a brick façade would require new bricks” (Exhibit C).

Further, it was determined that “[t]he original foundation was not built to accommodate the brick wall, which subsequently resulted in failure...[and] water damage to the original post and beam construction...[due to the lack of] an airspace...between the brick and the lumber” (Exhibit C). Reconstructing the brick wall would require “extensive digging...to repair and strengthen the front foundation” which may also impact the large front yard silver maple tree (Exhibit C). It was noted that the salvaged brick could be used on the interior of the property.

Original Cladding:

During the brick façade investigation, it was discovered that “the entire house was originally clad in wood siding, much of which is still present on the house today” (Exhibit C). Bryan Nourry believes that replicating the wood siding is “a more appropriate building material” (Exhibit C). Further, the use of wood siding would minimize the required front foundation repairs caused by the brick façade (Exhibit C).

According to the investigation, post brick removal, “[i]t appears that the original siding was [an unpainted] wooden clapboard siding constructed from pine with a simple design (i.e. no cove detailing, etc.)[, had] a 5 [inch] reveal when lapped...[, and contained rose head as well as] “early machine nails.” (Exhibit C). “The corner trim is relatively plain but has a small bead detail. The exposed original window trim is also simple with a bead detail. Cumulatively, these details confirm the existing thinking that the house’s design was relatively humble” (Exhibit C).

While restoration/repair of these features is preferable, the siding is in a state of deterioration and has already been removed in compliance with the previous approval ([P18-006-2021](#))

June 19, 2024

Page 6 of 12

(Exhibit C). Despite this, enough physical evidence remained to understand the original wood siding pattern/colour and allowed the remaining wooden trim to be used as models for their recreation.

Cultural Heritage Analysis

Best Heritage Conservation Practices

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provides guidance on best practices including on built features, exterior walls, windows/doors and wood/wood products. The table below organizes the most relevant/important best practices related to this proposal into categories as well as summarizes the guidelines applicable to most categories:

Standards and Guidelines Section Number & Categories		Best Practices Detailed in the Standards and Guidelines
4.1.11, 4.3.4, 4.3.5 & 4.5.3	Applicable to Most Below Categories	<ul style="list-style-type: none"> • Understand how the form, feature, material, building or attribute contributes to the property/landscape; • Document all interventions that impact the property's/landscape's heritage value; • Understand the design principles used or exemplified by the original designer and/or building; • Assess the condition of the building, feature and/or attribute early in the planning process; • Protect adjacent features and attributes from accidental damage or exposure during works; • Repair/retain attributes/features that contribute to the heritage value of the historic place, this may include limited like-for-like patching/consolidation/piecing-in.
4.1.11	Built Features	<ul style="list-style-type: none"> • Understand the evolution of built features over time; and • Replace in kind an entire built feature by using physical evidence of its form, material and detailing to reproduce it or by designing a compatible feature.
4.3.4	Exterior Walls	<ul style="list-style-type: none"> • Understand the properties/characteristics of exterior walls as well as changes/previous maintenance practices; • Determine the cause of distress, damage or deterioration through investigation via minimally invasive or non-destructive testing; • Retain sound/deteriorated exterior wall assemblies that can be repaired; • Design a new addition that preserves character-defining exterior walls;

June 19, 2024

Page 7 of 12

		<ul style="list-style-type: none"> • Replace in kind an entire exterior wall assembly from the restoration period that is too deteriorated to repair by using physical evidence; and • Replace in kind extensively deteriorated/missing parts of exterior wall assemblies based on surviving prototypes.
4.3.5	Windows/Doors	<ul style="list-style-type: none"> • Replace/design missing historical features by designing and installing new windows/doors based on physical/documentary evidence and the character of the place; the window/door should be compatible in size, scale, material, style and colour as well as era appropriate; and • Design/install new windows/doors when required by a new use on non-character-defining elevations to be compatible with the building's style/era/character.
4.5.2	Wood/Wood Products	<ul style="list-style-type: none"> • Understand the properties/characteristics of wood and its finishes/coatings; • Retain all sound/repairable wood that contributes to the heritage value of the historic place/property; • Select replacement materials based on physical and visual characteristics; and • Replace a wood element in kind from the restoration period that is unrepairable based on documentary and/or physical evidence.

Applicable Local Policy/Guidelines

The property is located within the Old Sydenham Heritage Area Conservation District (District), and as such property alterations are subject to the associated District Plan. The property at 81 Gore Street is in the "North to Bagot" Sub-Area, which includes closely packed buildings that form a strong street edge, rectangular blocks, street trees forming canopies along streets, and predominant vernacular building designs as relevant heritage attributes. When considering building conservation, deteriorated or unstable portions of the building should be protected, stabilized and (if based on documentary evidence) reconstructed. For brick/stone, replacement material should match the original as closely as possible while for wood siding, as much of the original material should be preserved as possible but deteriorated material should be replaced with "similar material cut to the same profiles as the original." For decorative trim/details, originals of these elements should be conserved where possible and replacements should use original elements as templates. For foundations, cracks/settlement should be repaired and inspected by a structural engineer and employ "...skilled trades with heritage masonry restoration expertise."

When considering alterations to heritage buildings, relevant window policies include the repair/rebuilding of contributing windows, replicating the design of deteriorated contributing

June 19, 2024

Page 8 of 12

windows when replaced, maintenance of the location/size/shape of existing publicly visible windows, not creating new openings for windows on street facing elevations, and the use of wood/aluminum clad windows. Regarding cladding, one should replace exterior cladding with new/reclaimed material to match, differentiate new material from old, and use either brick/stone/wood clapboard/fibre cement board as cladding material. When considering additions to heritage buildings the addition is not required to replicate an existing heritage style, and cladding materials should be complementary to (but distinct from) existing buildings.

Summary of Project Proposal and Impact Analysis

The project envisions a new cladding material and wood detailing for the building that deviates from the previous approval ([P18-006-2021](#)). The updated proposal includes the installation of wood clapboard siding with a 0.1-0.125 metre reveal on all elevations/additions, recreation of previously existing wooden trim (i.e. plinth board, corner trim and frieze board) and installation of sympathetic wood trim on the new additions.

Main Building Impact Analysis:

Aspects of the replacement of the brick façade and stucco siding with wood cladding has the potential to both diminish and enhance the property's heritage value and contribution to the District. However, the façade replacement with net new bricks would visually detract from the property and District due to the lack of patina/weather and removal of nearly all original cladding material. An analysis of this proposed change is outlined below.

The proposed clapboard colour is "Meadow Greige", which is meant to "reflect the original siding colour (i.e. pine boards left to weather naturally)" (Exhibit C). The associated wooden trim "...will be designed to replicate...the original window trim and corner boards that were revealed [and will be] painted in the same tone as the wood siding but slightly darker to [be compatible with the previously approved] dark brown LePage Millwork windows" (Exhibit C). However, while the "new wood siding is based on the original clapboard's size and profile" the proposed Maibec wood siding will only be in 0.1 metres widths instead of the approximate 0.125 metres width of the original wood siding due to product limitations (Exhibit C). "The original siding is a simple lapped board and accordingly, the 'rabbeted bevel' design has been selected as the closest match" (Exhibit C). As this siding configuration/material/colour is very similar to the original based on physical evidence and historical research, and the recreated decorative trim/details are based on existing examples, these design choices comply with the District Plan.

Despite this well-planned design, there will be negative impacts due to the removal of the brick façade. This includes the physical loss of the building's historical material as brick façades were typically installed to either reflect wealth or to increase resistance to fires, which were common in Kingston during the time of construction. There are a number of brick-clad buildings in the District that reflect this approach and, while there are other examples of such buildings, the removal of this building material impacts the associative value of the property as well as the contextual value of the area. This impact is mitigated by the extensive research/approvals

June 19, 2024

Page 9 of 12

regarding the brick wall on the subject property, which has extensively documented the brick façade.

Addition Impact Analysis:

Like the original portion of the property, the cladding/design of the rear and side additions will change to better align with this new proposal. Namely, the additions will use the same material, design and colour for the cladding but will use a "...simple undetailed corner and window trim" for its decorative trim/details. Further, the foundation of the historic portion will remain as limestone and the new addition will be using poured concrete. While the addition will not be dramatically different from the original portion of the house, the difference should be sufficient to not impact the legibility of the new versus the old.

Use of this wood siding for all elevations (including the additions) will likely not replicate the building's once "relatively humble [design]" (Exhibit C). The brick façade likely reflected a change in the building's status in the City and indicated the homeowner could afford to invest in their property. While extensive approved additions ([P18-006-2021](#)) also indicate a significant reinvestment effort, this approach will result in negative impact to the associative value of the property as the brick façade and stucco exterior, materials that historically reflect more affluent status, will be substituted for the humble wood siding. While both stone and wood have their place, the use of wood siding for a project that will significantly increase the visible and useable building area appears at odds with a once humble design characterized by wood siding/accents on a modestly sized building.

Results of Impact Analysis

The heritage value of the property will be negatively impacted by the proposed changes; however, these impacts will be mitigated by restoring the cladding back to its original material. While both strategies (from the past and current applications) would have an impact, the proposed recladding in wood reflects the original historic material/design and should contribute to the District's value by emphasizing associations with the building's original construction and bringing the historic building back to a single restoration period, albeit with modern historically appropriate materials and designs. Further, the more limited foundation repairs resulting from the removal of the brick cladding should mitigate impacts to the mature City tree at the front of the property, which helps add a canopy over the street.

The use of wood siding on the subject property is appropriate given the explored brick alternatives and physical evidence, which adds a new chapter to a building that had been adapted to its owner's needs for over a century. Moreover, this redevelopment provides a glimpse into the design choices of frame buildings when Old Sydenham was new.

Previous Approvals

P18-084-2018 – Recreation of the three wooden upper storey windows shutters.

P18-006-2021 – Construction of a new two-and-a-half storey addition and height increase.

June 19, 2024

Page 10 of 12

P18-098-2022DA – Dismantling, cataloguing and accurate reconstruction of the front limestone foundation and brick wall veneer.

Comments from Department and Agencies

The following internal departments have commented on this application and provided the following comments:

Engineering Services:

No Development Engineering concerns with this application.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this Heritage application.

Kingston Hydro:

Kingston Hydro has no concerns with the proposed Heritage Permit.

The applicant is reminded that all objects/tools etc. must maintain a safe clearance from the service lines. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant will need to coordinate with Utilities Kingston for isolation of the powerlines.

Building Division:

No comment was provided by the deadline. The applicant is encouraged to reach out to buildingpermits@cityofkingston.ca for information on building permit expectations.

Forestry Services:

The external works will need to address what equipment i.e. scaffolding, aerial unit, etc. will be used to complete the siding works in relation to the preservation of the integrity of the critical root zone of the city owned tree.

The staging of the current works related to this development is occurring through the rear yard area at the property at 47 Wellington Street. The access through the rear yard of 81 Gore into the site at 47 Wellington is directly through a Tree Preservation Zone approved through the SPC process for that site. Stockpiling of materials, equipment, vehicles, dumpsters shall be outside of the approved TPZ areas.

A tree permit and/or additional comments through the encroachment permit may be required to address the concerns for the city owned tree in front.

Consultation with Heritage Properties Committee

The Kingston Heritage Properties Committee was consulted on this application through the Development and Services Hub ([DASH](#)) system. Staff have received three sets of comments from circulated Committee members. The Committee's comments have been compiled and attached as Exhibit E.

June 19, 2024

Page 11 of 12

Two members thought the proposal was reasonable given the circumstances.

One member wished to see more detailed renderings and one noted their understanding that this redevelopment project would be challenging.

Another member recommended that the owner retain photographic evidence of the original siding. Further, they recommended that the owner use a different tone for the rear addition and/or use ribbon board detailing to better distinguish the original building from the new additions.

Conclusion

Staff recommends approval of the application File Number (P18-051-2024), subject to the conditions outlined herein, as there are no objections from a built heritage perspective and no concerns have been raised by internal departments.

Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

By-Law Number 2023-38 Procedural By-law for Heritage

Old Sydenham Heritage Area Heritage Conservation District Plan – Designating By-Law Number 2015-67

City of Kingston Window Policy and Guidelines

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.

Contacts:

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

Joel Konrad, Manager, Heritage Planning, Heritage Services, 613-546-4291 extension 3256

Phillip Prell, Intermediate Planner, Heritage Services, 613-546-4291 extension 3219

June 19, 2024

Page 12 of 12

Exhibits Attached:

Exhibit A Mapping Information

Exhibit B Old Sydenham Heritage Area Heritage Conservation District Plan Entry

Exhibit C Heritage/Mason Brief and Project Examples/Rendering

Exhibit D Site Visit Photos

Exhibit E Correspondence Received from the Heritage Properties Committee

Exhibit F Final Comments from Kingston Heritage Properties Committee – June 19, 2024



**Planning
Services**

Kingston Heritage Properties Committee

Key Map

Address: 81 Gore St

File Number: P18-051-2024

Prepared On: May-03-2024

 Subject Lands








**Planning
Services**

Kingston Heritage Properties Committee Neighbourhood Context

Address: 81 Gore St

File Number: P18-051-2024

Prepared On: May-03-2024

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: Ichu
Prepared On: May-03-2024

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81 GORE STREET**Built: by 1892****Rating: S**

This 2-storey building, with a brick façade and side-gable roof, appears on the 1892 fire insurance map of Kingston. A 2-storey building with a side-gable roof also appears on, or very near, this location on Brosius' 1875 map. That structure had a central entrance. It is possible that the present structure is the same, and that it was originally erected after a property transaction in 1846. An engineer named William Leslie purchased the property that year. A building with a compatible footprint is shown on Gibbs' map of 1850, and Leslie is still listed in an 81 Gore Street building with the 1881 directory. The building's brick façade could have been added after 1875, and the front entrance moved to reflect interior renovations.

Alterations to the brickwork indicate that this structure once had a pediment-topped hood over its front entranceway. It is now topped by a flat arch of yellow brick, matching those found above the two rectangular windows on the southwest bays of its first storey. The upper storey contains three rectangular windows.

HERITAGEstudio

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April 30, 2024.

Ryan Leary, Senior Heritage Planner
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R E : HERITAGE PERMIT APPLICATION
81 GORE STREET, KINGSTON
(HERITAGE STUDIO PROJECT 24-009)

Dear Mr. Leary,

The purpose of this letter is to provide the City of Kingston (City) with background information and rationale for design revisions related to the Heritage Act approval for 81 Gore Street (File Number P18-006-2021) which are proposed through this new Heritage Permit application. The subject property is located on the north side of Gore Street between Wellington and King Streets in the Old Sydenham Heritage Conservation District. The rehabilitation of the circa 1846 frame house is underway and through the process of opening walls, removing aluminum flashing and later stucco cladding, a better understanding of the house's original construction and design has been established, as well as an understanding of the condition of the late 19th century brick façade. Accordingly, this Heritage Permit application proposes the following revisions to the existing approval:

1. Wooden clapboard siding (to match the new side and rear additions) on the façade, east and west elevations of the original house; and
2. Related painted wooden corner trim, plinth board, frieze board and window trim.

To assist in the understanding, design and analysis of this proposal, Alex Rowse-Thompson of Heritage Studio completed a site visit on April 16, 2024, met with the Contractor and Owners, and reviewed all relevant background information, including, but not limited to:

- City of Kingston Report to Heritage Kingston, HK-22-022, March 16, 2022.
- Heritage Impact Statement, LHC Heritage Planning and Archaeology, January 26, 2022
- Photographs of the house during construction.

BACKGROUND & REVISED PROPOSAL

The existing Heritage Act approval includes the repair of the late 19th century brick façade, which is described in the Old Sydenham HCD Property Inventory Form for 81 Gore Street. For reference, the Heritage Impact Statement (HIS), which includes a detailed historical chronology of the house by Jennifer McKendry, notes the frame house as being constructed circa 1846 with clapboard siding, and the brick façade likely being added in the late 19th century. A precise date for the brick façade has not been determined, however, according to Jennifer McKendry, red pressed brick with yellow detailing was fashionable in the 1870s, and it is possible that this alteration occurred during the Lesslie family's ownership, possibly before William Lesslie's death in 1882. It is certain that the brick veneer was added to the façade by 1892, as it is identified on the 1892 Fire Insurance Plan of Kingston.

Bryan Nourry of Upper Canada Stone House Group Ltd. inspected the brick veneer early in the planning phase and observed significant cracking, which led him to believe that the wall was failing and required dismantling and reconstruction. Following careful dismantling of the brick veneer, and further inspection, Bryan relayed that the bricks are in worse condition than he anticipated (please see Bryan's letter included in this application), including:

- A number being cracked and chipped (Figure 1); and
- The bricks having been "sanded down" at some point and have lost their protective finish and are therefore susceptible to absorbing water and cracking during the freeze/thaw cycle.

Unfortunately, he predicts that the bricks would need to be replaced at upwards of 100%. Consequently, Bryan sourced sample replacement bricks (Figure 2), which are appropriate in terms of their size, composition, design and colour. Janette Leroux and Davin Johnson (Owners) are disappointed that the historic brick veneer cannot be rebuilt using the original brickwork and are concerned that the replacement bricks will look overtly new and that the new wall will be visually abrasive in the streetscape. Moreover, the construction activities have revealed additional information about the original appearance of the house, including evidence of what is believed to be the original wooden clapboard siding, original corner trim

design as well as an existing exterior window trim. It appears that the original siding was wooden clapboard siding constructed from pine with a simple design (i.e., no cove detailing, etc.) and a 5" reveal when lapped (Figures 3 & 4). Some rose head nails and early machine nails were found in the clapboard siding. Interestingly, there is no evidence of the boards having been covered in a paint finish, leading to the conclusion that the pine clapboard siding was left to weather naturally.



Figures 1 & 2: Dismantled bricks and replacement samples.



Figures 3 & 4: What is believed to be the original wooden clapboard (rear elevation) and corner trim.



Figures 5, 6 & 7: Detail of original corner trim (note the new piece scarfed into match) and original window trim exposed showing bead detail and small drip moulding.

The corner trim is relatively plain but has a small bead detail (Figure 5). The exposed original window trim (Figure 7) is also simple with a bead detail. Cumulatively, these details confirm the existing thinking that the house's design was relatively humble.

The reality of the condition of the original bricks and the option to rebuild with replacement bricks, as well as an improved understanding of the house's original appearance, has led the Owners to their current proposal, which includes cladding the façade and side elevations (currently covered in modern stucco) of the original portion of the house in wooden clapboard siding (i.e., Maibec wood siding) and to install corner trim and window trim to replicate, as far as possible, the original design of the pieces that were revealed during the construction activities to date. In summary, the design for the exterior of the three elevations of the original house includes:

- Maibec wood clapboard in rabbeted bevel with 4" reveal (i.e., 4" is visible after lapping) in Meadow Greige natural stain.
- Custom wood trim for plinth board, frieze board, corner board, windows, and front door (widths are 7", 5 1/2", 3 3/8" and 4" respectively, and all are 1 1/4 " deep).

DISCUSSION & ANALYSIS

The proposal to clad the three elevations of the original house in clapboard siding is a departure from the current Heritage Act approval. The unfortunate predicament of rebuilding the wall in 100% new replacement bricks presents a relatively stark departure from a repaired historic brick wall with minimal replacement bricks. Although the proposed replacement bricks are a decent match, it must be acknowledged that the wall will be entirely new, including the

0.5 metres of new brickwork, including arches over windows. The result will be a new looking wall without patina¹ or weathering and therefore, its contribution to the heritage character of the Old Sydenham HCD would be very much diminished in comparison to the original plan of repairing the wall (now infeasible). Although the new wall would to some extent mitigate the loss of the original brick façade, the heritage fabric on the façade is undeniably lost. It is important to reiterate that the original brick veneer was in a poor condition and ultimately, would have required rebuilding, regardless of this rehabilitation project. Furthermore, according to Bryan Nourry, the existing foundation was not designed to accommodate a brick wall, hence the cracking of the original brick veneer. Repairs to the foundation would be needed, as well as a 4" ledge extension to the foundation extending to the bedrock for the brickwork to rest upon. The Owners are wary of additional digging in the front yard immediately adjacent to a mature tree, which is currently being protected during construction activities.

In contrast, new wooden clapboard siding would be historically appropriate based on the findings of the HIS report as well as on-site discoveries, and arguably, would have a softer impact on the character of the surrounding streetscape and HCD. The proposed colour for the clapboard siding is a natural stain called "Meadow Greige". The intention is to reflect the original siding colour (i.e., pine boards left to weather naturally). The custom wooden trim pieces will be designed to replicate, as far as possible, the original widow trim and corner boards that were revealed. The trim pieces will be painted in the same tone as the wood siding, but slightly darker to tie into the already approved and ordered windows, which are "Espresso" by LePage Millwork (i.e., a dark brown).

Relevant Old Sydenham HCD Plan policies include Sections 4.3.2 Exterior Walls (Wood Siding), 4.3.3 Decorative Trim and Details, and 5.3.3 Cladding. The policies on the conservation of wood siding (Section 4.3.2) require the preservation of wood siding when making repairs and to replace deteriorated material cut to the same profiles as the original. In this instance, the original wood siding has been removed and is in a deteriorating state of repair. However, the new wood siding is based on the original clapboard's size and profile. Maibec wood siding comes in widths of 4", 6" and 8" and the original is approximately 5". Therefore, the 4" width is the best option as moving to a larger width is not appropriate to the house's Classical architecture and would look heavy. The original siding is a simple lapped board and accordingly, the "rabbeted bevel" design has been selected as the closest match.

Section 5.3.3 speaks to the conservation and replacement of cladding, noting that efforts should be made to replace exterior cladding that has degraded beyond repair with new or reclaimed material to match. This is an interesting scenario, whereby, over the house's 170+

¹ Patinas can provide a protective covering to materials that would otherwise be damaged by corrosion or weathering. They may also be aesthetically appealing.

year history, it has had two different cladding materials on its façade. The condition of the late 19th century brickwork necessitates upwards of 100% replacement units and with appropriate new bricks, the intent of the policy would be met; however, the alternative proposal also meets the intent of the policy with the reinstatement of the original wood siding design, based on tangible physical evidence.

Section 4.3.3 addresses decorative trim and details and their conservation. Given that original elements have been discovered, such as the corner boards and window trim, they will be used as a template to create replacement elements for the original portion of the house, which complies with these policies. Moreover, the selected colour scheme will be “complementary to the age, style and detailing of the building.”

Regarding the differentiation between the original portion of the house and the new addition, the previous approval largely achieved this through the differentiation in materials (i.e., brick façade, stucco on the side elevations, and wood siding on the new addition). The proposal to clad the original house with wood siding, like on the new addition, therefore requires a new approach to differentiation. There have been numerous conversations around how to achieve this distinction, and about what the objectives of this distinction are. Different materials, and different colours of the materials including stain versus paint were discussed, which would align with Section 5.3.3 which states that “cladding that is part of a new addition should be distinct from the cladding of the existing building” and “horizontal cladding is preferable to a board and batten design”. Nonetheless, there was consensus that visually breaking the massing up with a change in colour or material, is likely to look strange and harm the building’s design integrity, particularly on the west elevation where there is not an ideal location to transition the siding material or colour(s).

Therefore, a more subtle approach is being proposed, which uses the window and corner trim to distinguish the historic portion from the new addition. The replicated corner and window trim with beaded detail will be used on the corners and windows (including new openings) on the original portion, whereas a simple undetailed corner and window trim will be used on the remainder of the building (i.e., new additions). Ultimately, this building has experienced a significant amount of alteration over its lifespan and this rehabilitation continues this pattern. The original portion of the building has increased in height with new window openings added. The use of trim to distinguish the basic footprint of the original building versus new addition strikes an appropriate balance between heritage conservation and visual cohesion/design quality of the rehabilitated house.

S U M M A R Y O F C O M M E N T S

In my professional opinion, the proposal to clad the façade and side elevations of the original circa 1846 house in wood clapboard is consistent with intent of the Old Sydenham HCD Plan policies and will conserve the cultural heritage value and attributes of the HCD. Specifically, the restoration of the wood siding and trim will reinstate a more modest residential architectural expression of the mid 19th century, which is less common in the HCD, but is included in the varied ages, styles, and types of buildings as a heritage attribute. Despite the loss of historic fabric, this project demonstrates a commitment to thoughtful, heritage informed design and architecture that is appropriate within the context of the Old Sydenham HCD. Cumulatively, the design continues to contribute to the heritage character of the streetscape and HCD, and in my professional opinion, is a better design for its inspiration from the original modest frame house.

I trust that the comments provided are to your satisfaction. Please contact me should you require any further details or wish to discuss the contents of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'A. Thompson' or 'Alex Thompson', written in a cursive style.

Alex Rowse-Thompson MCIP RPP CAHP
Principal, Heritage Studio

UPPER CANADA STONE HOUSE GROUP LTD



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♦ GROUP ♦

April 24, 2024

Re: 81 Gore St, Kingston

To whom it may concern,

Upper Canada Stone House Group recently completed the removal of bricks from the front facade of 81 Gore Street. As per report number HK-22-070, the original plan made jointly between our group and the homeowners had been to remove the failed brick wall, refurbish bricks, and replace the front brick wall (albeit slightly taller than before).

While it was expected that a certain degree of bricks would be unsuitable for restoration, we unfortunately found that the condition of the bricks was significantly worse than expected. Specifically, most of the bricks had the face ground off in a poor attempt to clean them. Many of the bricks had the backs hammered off to lay around the posts and beams. As such, it is our professional opinion that the vast majority of the bricks are not suitable for restoration and recreating a brick facade would require new bricks.

Moreover, it should be stressed that the brick facade was not an original feature of the home. The original foundation was not built to accommodate the brick wall, which subsequently resulted in failure. The brick was cut thin and laid right up against the lumber. This has caused all the water damage to the original post and beam construction. At the very least, an airspace is required between the brick and the lumber. The original foundation did not allow for this, so they just notched the brick around the beams.

In order to reconstruct the brick wall, we would need to add a 4" extension to the foundation right down to bedrock. It would require extensive digging in order to repair and strengthen the front foundation. This would be at great risk of

damaging the large silver maple tree in close proximity on city property. Taking into account these factors, we believe it is not in the homeowners' best interest to attempt to recreate the front brick facade.

During the removal of bricks, we were able to conclusively determine that the entire house was originally clad in wood siding, much of which is still present on the house today (hand-wrought nails and nail holes were evident where the siding had been removed to add the brick veneer at the front of the house). We feel that replicating the wood siding is a more appropriate building material. Using wood siding will still require some repair of the front foundation but much less so than if bricks are to be used.

It should be noted that the salvaged bricks can be used for interior use, as the homeowners have expressed interest in extending the brick chimney upwards from the second floor.

Sincerely,

Bryan Nourry
Upper Canada Stone House Group Ltd.
Bryan@ucshg.ca

Applicant Submission Photos/Details:

New Exterior Finish:



Original Window Trim:



Original Wood Clapboard (rear elevation):



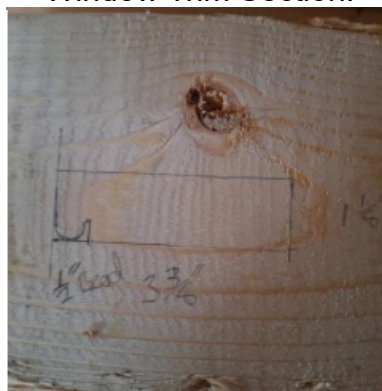
Sample of Proposed Siding:



Simplified Window Trim Design for Modern Addition (Example):



Window Trim Section:



Staff Site Visit – May 6, 2024:









Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-051-2024

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane	X		
Ann Stevens	X		
Peter Gower	X		
Daniel Rose			X



where history and innovation thrive

City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	May 2, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-051-2024
Property Address:	81 Gore Street

Description of Proposal:

This proposal includes an updated alteration strategy that differs from a previous approval - P18-006-2021. The new proposal includes the rehabilitation of the house including: 1. Installation of wooden clapboard siding on the facade, east and west elevations of the original house and the new additions. 2. Installation of painted wooden plinth board, corner trim, window trim and frieze board on the original house. The addition will have a similar but simpler treatment. Please see accompanying letter from Heritage Studio for a detailed description and rationale for these changes as well as a letter from Bryan Nourry from Upper Canada Stone House Group that details the existing condition of the bricks and foundation.

Comments for Consideration on the Application:

I understand why the owners of this home decided not to replace the brick façade on this heritage home. The applicant has put forth logical and practical siding choices though I wish there had been renderings of what the completed building would look like. Perhaps renderings could be circulated before a decision is made at the Committee meeting.

Recommended Conditions for the Application:



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City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	May 2, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-051-2024
Property Address:	81 Gore Street

Description of Proposal:

This proposal includes an updated alteration strategy that differs from a previous approval - P18-006-2021. The new proposal includes the rehabilitation of the house including: 1. Installation of wooden clapboard siding on the facade, east and west elevations of the original house and the new additions. 2. Installation of painted wooden plinth board, corner trim, window trim and frieze board on the original house. The addition will have a similar but simpler treatment. Please see accompanying letter from Heritage Studio for a detailed description and rationale for these changes as well as a letter from Bryan Nourry from Upper Canada Stone House Group that details the existing condition of the bricks and foundation.

Comments for Consideration on the Application:

We knew at the start that this rehabilitation and extension would be difficult, and that problems would be found. I think the experts' advice on how to proceed is acceptable, and hope that no more difficulties are discovered.

Recommended Conditions for the Application:

Heritage staff to maintain a watch to see if other difficulties are found, and to advise on solving them.



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City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	May 15, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-051-2024
Property Address:	81 Gore Street

Description of Proposal:

This proposal includes an updated alteration strategy that differs from a previous approval - P18-006-2021. The new proposal includes the rehabilitation of the house including: 1. Installation of wooden clapboard siding on the facade, east and west elevations of the original house and the new additions. 2. Installation of painted wooden plinth board, corner trim, window trim and frieze board on the original house. The addition will have a similar but simpler treatment. Please see accompanying letter from Heritage Studio for a detailed description and rationale for these changes as well as a letter from Bryan Nourry from Upper Canada Stone House Group that details the existing condition of the bricks and foundation.

Comments for Consideration on the Application:

It is interesting to see photos of what is considered the original cladding and trim of this dwelling and applicants should keep this photographic evidence of the evolution of the house. The simpler window trim on the addition will help distinguish the old from the new. Regarding colour choice for the addition, although discussed in the Project Description, if feasible, the applicant could consider the same colour in a different "value" ie same tone but subtly lighter or darker to further distinguish the two portions. It was briefly discussed at a previous permit meeting that the applicant could include understated demarcation on the exterior façade to give a sense of where the original house connected with the roof. It is possible that some sort of ribbon board detailing could be used effectively at this height to achieve this but this would have to be carefully considered and designed so as not to clutter or distract from the façade or streetscape.

Recommended Conditions for the Application:

Summary of Final Comments at the June 19, 2024 Heritage Properties Committee Meeting

The Committee did not provide comment.