



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-040

To: Chair and Members of Kingston Heritage Properties Committee
From: Jennifer Campbell, Commissioner, Community Services
Resource Staff: Kevin Gibbs, Director, Heritage Services
Date of Meeting: October 16, 2024
Subject: Application for Ontario Heritage Act Approval
Address: 3722 Highway 2 (P18-001)
File Number: P18-087-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property is located on the north side of Highway 2, east of Joyceville Road. The property, known as the Wallis Fairman House, is designated under Part IV of the *Ontario Heritage Act*.

An application under Section 33 of the *Ontario Heritage Act* (P18-087-2024) has been submitted to request approval to replace the existing asphalt roofing with new black metal roofing. The proposal is to use a corrugated metal roofing from Ideal Roofing known as their Ameri-Cana panel, in their "Jet Black" tone. Staff have suggested a more traditional standing seam profile roofing in a lighter shade, perhaps in a grey or brown tone. The owner is considering this option and is open to this suggestion. Pictures of the building and brochures from Ideal Roofing are included with the submission.

This application was deemed complete on September 10, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter under Section 33(7). This timeframe will expire on December 9, 2024.

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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 found in Exhibit A appended to this report.

Recommendation:

That the application on the property at 3722 Highway 2 be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (File Number P18-087-2024), which was deemed complete on September 10, 2024, with said alteration to include the installation of new metal roofing; and

That the approval of the application be subject to the conditions outlined in Exhibit A to Report Number HP-24-040.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,
Commissioner, Community
Services**

p.p. 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, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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

The subject property is located on the north side of Highway 2, east of Joyceville Road, and just west of the County of Leeds and Thousand Islands (see Exhibit B – Context Map). The property, known as the Wallis Fairman House, is designated under Part IV of the *Ontario Heritage Act* (Exhibit C – Designation By-Law).

The property owner has submitted an application under Section 33 of the *Ontario Heritage Act* (P18-087-2024) to request approval to replace the existing asphalt roofing with new black metal roofing. The proposal is to use a corrugated metal roofing from Ideal Roofing, known as their Ameri-Can panel, in their "Jet Black" tone.

Pictures of the building and brochures from Ideal Roofing are included with the submission (Exhibit D – Concept Plans). Staff have suggested a more traditional standing seam profile roofing in a lighter shade, perhaps in a grey or brown tone. The owner is considering this suggestion and any related cost implications.

The submission materials in their entirety 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. Submission materials may also be found by searching the file number.

This application was deemed complete on September 10, 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 December 9, 2024.

Reasons for Designation/Cultural Heritage Value

The subject property, known as the Wallis Fairman House, was designated under Part IV of the *Ontario Heritage Act* on January 23, 1984, through By-Law Number 3-84. The by-law includes the following:

"This house is a large two and one-half storey residence, rectangular in plan with rear wing (original). ... The medium pitched end gabled roof has return eaves and a single brick chimney at the east and west gable peaks."

The Designation By-Law has been included as Exhibit C.

Cultural Heritage Analysis**Applicable Local Policies/Guidelines**

Section 33 of the *Ontario Heritage Act* requires owners of Part IV designated properties to apply to Council if they wish to undertake an alteration (or new construction) that "is likely to affect the

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property's heritage attributes." While the roof profile ("medium pitched end gabled") is not changing, the introduction of a new form of roofing (from asphalt to metal) could affect the appearance of the property and detract from the prominence of the heritage attributes.

The proposed works should be undertaken in accordance with good conservation practices such as Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada' and the 'Ontario Heritage Tool Kit', prepared by the Province of Ontario. The assessment of this application is summarized below through references to the relevant sections of the federal and provincial policies and guidelines.

Summary of Project Proposal and Impact Analysis

The subject property is an approximately 35 hectare (86 acre) rural lot in the far east-end of the City of Kingston. With its traditional Georgian appearance, stone construction and prominent location near the road, the W. Fairman house retains its strong rural character and agricultural roots and could be considered a landmark in this area.

According to the submission (Exhibit D – Concept Plans), the intention is to replace the existing asphalt roofing with a more durable metal roofing. The owner is proposing a metal roof with a corrugated-type profile, in a dark black colour.

Asphalt shingle roofing is not a historic roofing type and was likely added to the building in the late 20th century. Replacing asphalt roofing with a similar product would result in a neutral impact on this particular heritage resource; however, the owner wishes to introduce a different roofing type (metal), which will have a much greater impact on the heritage character of the property.

A corrugated steel roof is common in rural areas, particularly on outbuildings such as barns and drivesheds. While it is not uncommon to see corrugated steel type roofs on farmhouses, the age and Georgian style of the Fairman House would suggest a more traditional metal roofing style would be more appropriate. Guideline 4.3.3. of the 'Standards and Guidelines for the Conservation of Historic Places in Canada' directs one to examine the roof's heritage value and characteristics, as well as previous changes, in order to guide future interventions.

The profile of the roof of the W. Fairman House is specifically noted in the Designation By-Law (Exhibit C); however, the roofing type is not. Staff have interpreted this to mean that the roof itself is a key feature of this property and changes to the roofing material need to be considered carefully.

By referencing similar Kingston buildings of this era (circa 1851), one can infer that the original roofing was likely wooden shingles or metal (often copper or lead, later iron or aluminium). Metal roofing in the mid to late 19th century traditionally had a simple flat design with narrow raised seems, usually spaced about 15 to 20 inches (38 to 51 centimetres) apart. Once aged, historic metal roofs tend to take on a dark grey or matte black appearance, sometimes with hues of brown, red or copper. This "standing seam" profile and varied colour pallet has been

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incorporated into modern metal roof designs, including those at Ideal Roofing (the manufacturer proposed by the property owner).

This type of heritage conservation meets the definition of “Preservation” in Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’, which is the “action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.”

Standard 9 directs those proposing change to a heritage resource to “make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection.”

Results of Impact Analysis

A properly functioning and well-maintained roof system is of paramount importance to the long-term viability of a heritage resource. The “preservation” of this roof form is critical to the conservation of the heritage value of this resource. A metal roofing system is a more desirable and durable alternative to the asphalt shingle roof. While staff commend the applicant for choosing metal roofing over a cheaper alternative, if they intend to invest in a roof that will last multiple decades, staff recommend a period appropriate design and encourage the consideration of a traditional colour. Conditions of approval have been included (Exhibit A) requiring a standing seam profile and recommending an alternative colour choice.

Staff are of the opinion that the proposal, as recommended by Heritage Planning staff, will uphold the heritage conservation objectives set out within the City of Kingston’s Official Plan, the ‘Ontario Heritage Tool Kit’, and Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’ and thereby recommend conditional approval of this application.

Previous Approval

P18-126-2018 - Chimney repairs

P18-015-2017 - Front porch repairs

Comments from Department and Agencies

The following internal departments have provided comments on this application:

Engineering - No concerns with this application. The applicant may be required to obtain a temporary access permit if work is being accessed from the roadway and an encroachment permit if they are intending to obstruct municipal property during the proposed work.

Forestry - All materials, equipment (i.e. aerial lifts, etc.), vehicles, etc. shall be kept outside the critical root zones (area within canopy limits of existing trees) of all City owned tree assets located along the frontage. If placement or storage of materials or equipment is required within

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these critical root zones, a Tree Permit will be required as a condition of Heritage Permit issuance.

Consultation with Kingston Heritage Properties Committee

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. One member provided written comments. The Committee's comments have been compiled and attached as Exhibit E and provided to the applicant.

Conclusion

Staff recommends approval of the application File Number (P18-087-2024), subject to the conditions outlined in Exhibit A, 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 3-84 (Designation By-Law for 3722 Highway 2)

Notice Provisions:

Pursuant to Section 33(4) 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:

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

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

Ryan Leary, Senior Planner, Heritage Services, 613-546-4291 extension 3233

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Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Conditions of Approval
- Exhibit B Context Map
- Exhibit C Designation By-Law for W. Fairman House
- Exhibit D Conceptual Plans
- Exhibit E Correspondence Received from Committee

Conditions of Approval

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

1. The new roofing shall be a standing-seam profile with battens (seams) separated a minimum of 13 inches;
2. The owner shall consider the use of a lighter colour tone for the new roofing, such as a lighter black, grey or brown shade;
3. Details, related to the colour(s) and specifics of the new roofing, shall be submitted to Heritage Planning staff, prior to installation, for review and approval, to ensure they complement the heritage character and attributes of the property;
4. Any works that interface with the masonry on the building shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
5. An Encroachment Permit/ Temporary Access Permit shall be obtained, as necessary;
6. All materials, equipment (ex. aerial lifts, etc.), vehicles, etc. shall be kept outside the critical root zones (area within canopy limits of existing trees) of all city owned tree assets located along the frontage. If placement or storage of materials or equipment is required within these critical root zones, a Tree Permit shall be obtained; and
7. 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.

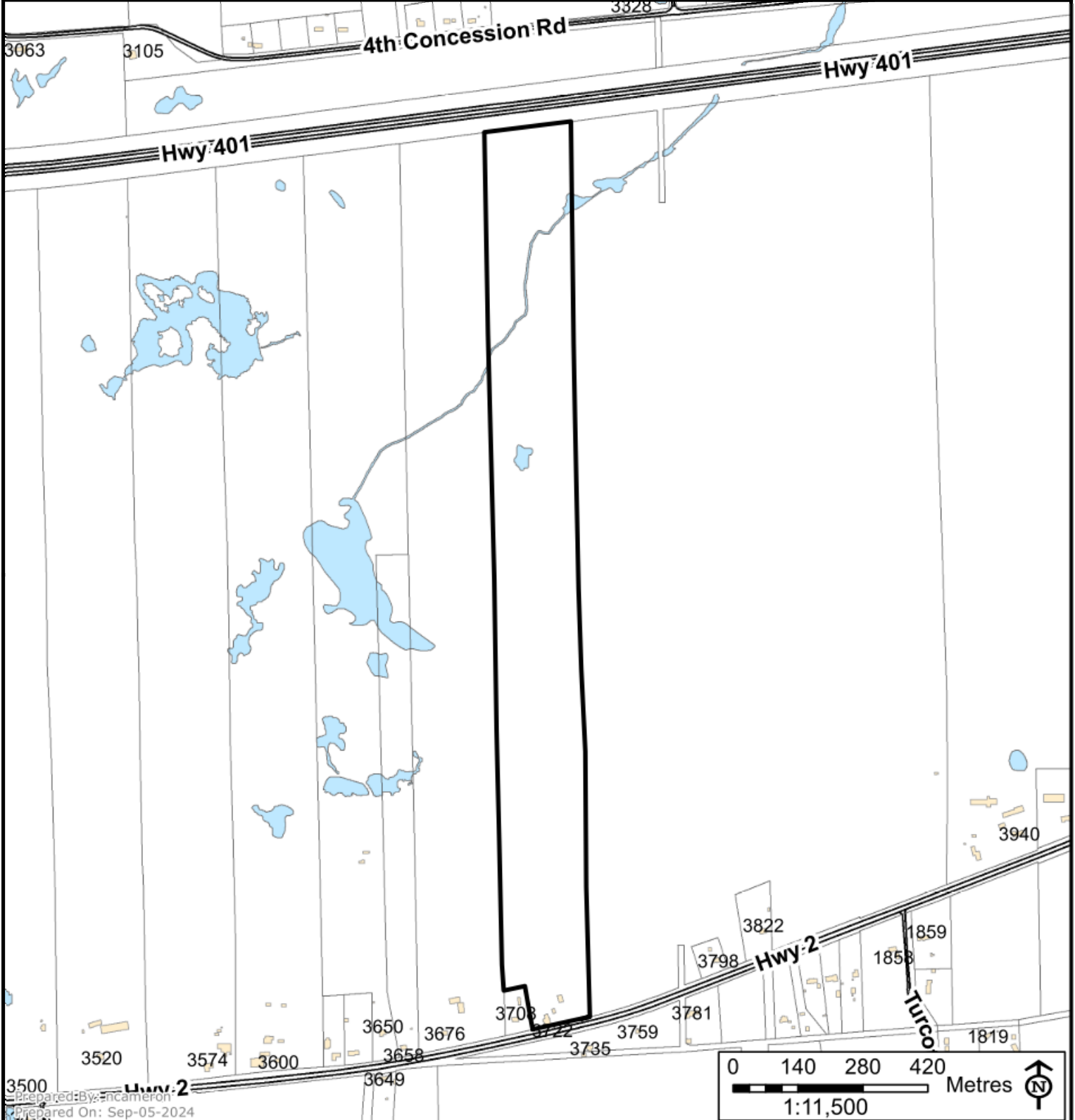
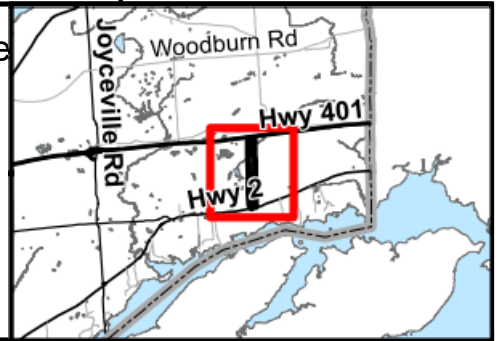


Kingston Heritage Properties Committee

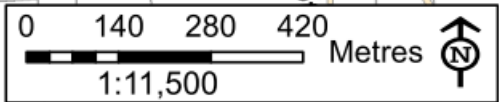
Key Map

Address: 3722 Hwy 2
File Number: P18-087-2024
Prepared On: Sep-05-2024

Subject Lands



Prepared By: incameron
Prepared On: Sep-05-2024



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THE CORPORATION OF THE TOWNSHIP OF PITTSBURGH

386084

BY-LAW NO. 3-84

A By-law to designate certain properties as properties of historic and architectural value or interest.

WHEREAS Section 29 of THE ONTARIO HERITAGE ACT, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate properties to be of historic or architectural value or interest;

AND WHEREAS notice of intention to designate certain properties within the Municipality was served on the owners of the properties and on The Ontario Heritage Foundation on the 4th day of October, 1983 and was published in the Whig Standard, a newspaper having general circulation in the Municipality, on September 1, 8 and 15, 1983;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto;

AND WHEREAS no notice of objection to the following proposed designations has been served on the Chief Administrative Officer/ Clerk.

NOW THEREFORE the Council of the Corporation of the Township of Pittsburgh ENACTS AS FOLLOWS:

1. There are designated as being of historic and architectural value or interest the following properties:
 - (a) Part of Lot 30, Concession 3, Frances A. Branton, Owner.
 - (b) Part of Lot 3, Part of Lot 4, Concession 1, Township of Pittsburgh, Owner.
 - (c) Part of Lot 28, Concession 9, Franklin and Roseanne Darton, Owner.
 - (d) Part of Lot 1, Concession 1, Jessie Rogers and Mary Beech, Owners.
2. There are designated as being of architectural value or interest the following properties:
 - (a) Part of Lot 17, Concession 3, St. John's Presbyterian Church Congregation.
 - (b) Part of the West Half of Lot 31, Concession 5, Donald Curtis, Owner.
3. All of the above-mentioned properties are more particularly described in Schedule "A" attached hereto:
4. This By-law shall come into force and take effect on the day of passing.

READ A FIRST AND SECOND TIME THIS 23, DAY OF January, 1984

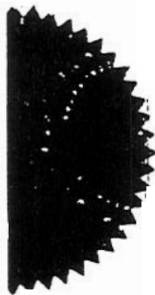
Beulah N. Webb
Mrs. Beulah N. Webb, AMCT
Chief Administrative Officer/Clerk

J. Vincent Maloney
J. Vincent Maloney,
Reeve

READ A THIRD AND FINAL TIME THIS 23, DAY OF January, 1984

Beulah N. Webb
Mrs. Beulah N. Webb, AMCT
Chief Administrative Officer/Clerk

J. Vincent Maloney
J. Vincent Maloney,
Reeve



SCHEDULE "A" TO BY-LAW NO. 3-84

1. Historic and Architectural Value or Interest
 - (a) Part of the West half of Lot 30, Concession 3; Frances A. Branton, owner.

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the Township of Pittsburgh in the County of Frontenac, and being composed of part of the West half of Lot 30, Concession 3, in the said Township and more particularly described as follows:

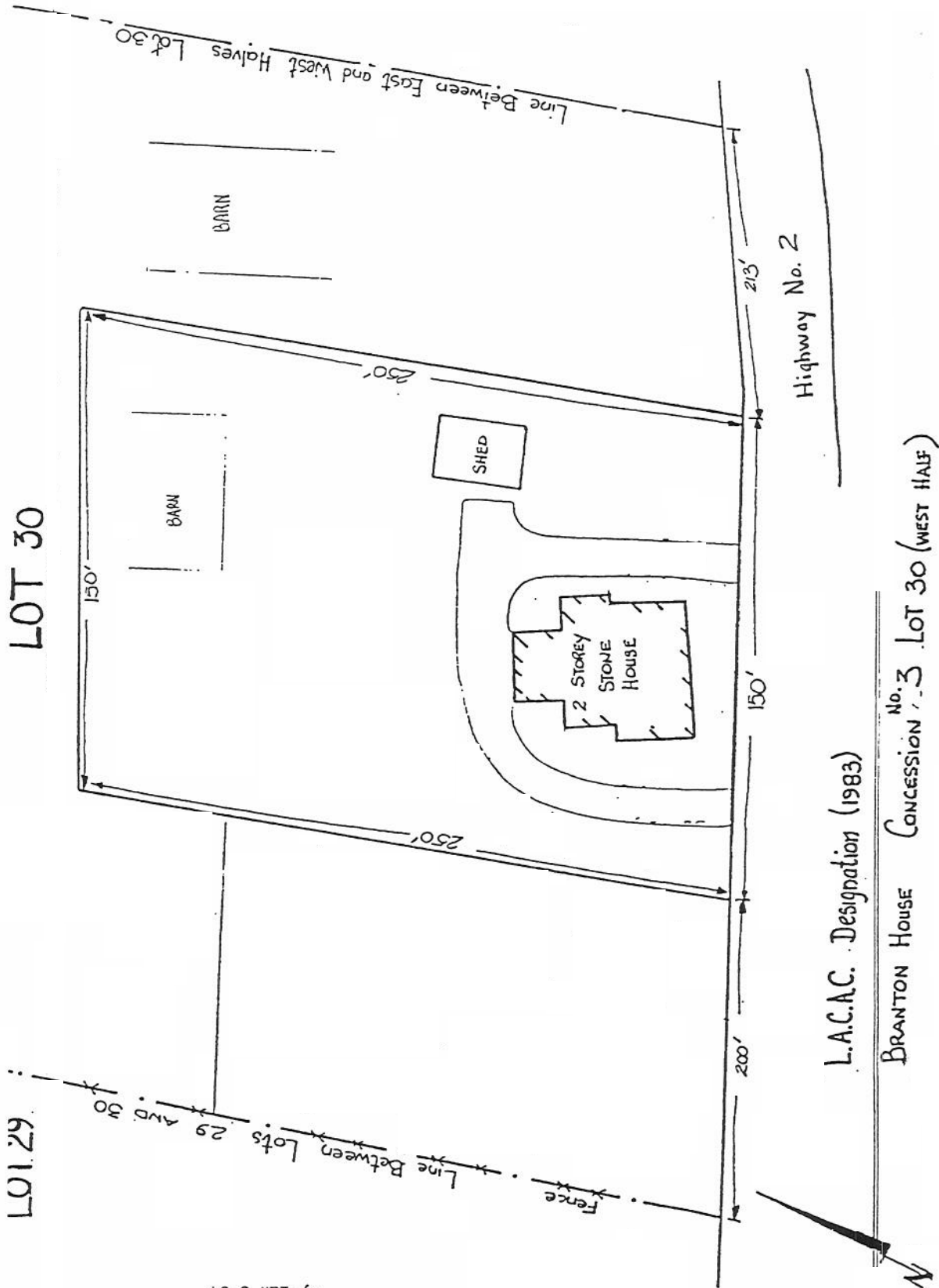
PREMISING that all bearings herein are astronomic and are derived from Deposited Plan No. 812, as monumented. COMMENCING at an iron bar distant 200 feet measured on a bearing of North 76 degrees 41 minutes East from the iron bar marking the intersection of the Northerly limit of Highway No. 2 as shown on Deposited Plan No. 812 (Highway File No. P-1826-17), with the fenced line between Lots 29 and 30;

THENCE North 2 degrees 13 minutes 59 seconds West 250 feet;

THENCE North 81 degrees 49 minutes East 150 feet;

THENCE Southerly along a line parallel to the fenced line between the East and West halves of Lot 30, Concession 3 to the Northerly limit of Highway No. 2;

THENCE in a Westerly direction along the Northerly limit of Highway No. 2 as established on a survey made by N.B. Campbell, O.L.S., dated the 27th day of June, 1972, to the iron bar planted at the point of commencement of the herein described parcel.



NOT TO SCALE

L.A.C.A.C. Designation (1983)

BRANTON HOUSE CONCESSION No. 3 LOT 30 (WEST HALF)

By-Law 3-84

SCHEDULE "B" TO BY-LAW NO. 3-84

1. Historic and Architectural value or interest
 - (a) Part of Lot 30, Concession 3
 - Owner: Frances A. Branton
 - Original Owner: Wallis S. Fairman
 - Date of Construction: c. 1851

ARCHITECTURAL DESCRIPTION

This house is a large two and one-half storey residence, rectangular in plan with a rear wing (original). The front, or south, facade is constructed of rough-dressed coursed limestone. The side and rear facades are of rough-dressed coursed limestone and sandstone rubble. The rear wing is of frame construction.

The medium pitched end gabled roof has return eaves and a single brick chimney at the east and west gable peaks.

All window and door openings are original; they are flat-headed with voussoirs and concrete lugsills. All windows are modern (unless otherwise mentioned) and are double hung with shutters.

The three bayed front facade has a central doorway and a window on each side. The door and transom are modern replacements, as is the barrel vaulted porch with its simplified classic columns.

There are three windows on the second storey. The small, shutterless central window replaced an earlier porch doorway.

The east facade has six windows; two first storey, two second, and two small attic storey windows. The plain trim attic windows have six lights with wooden lintels and lugsills, and may be original. The west facade is identical, except it has only one window on the ground floor.

Most of the north facade has been obscured by modern extensions. The older rear addition, originally a summer kitchen, is centrally attached to the north facade and has been incorporated into the extensions.

HISTORY:

Frederick Fairman purchased the west half of Lot 30, Concession 3, in 1815. His son, Wallis (Wallace) Fairman, a Pittsburgh Township innkeeper, owned the lot between 1823 and 1851.

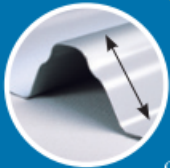
During the 1830's a frame house located on this lot, was known as Fairman's Inn, serving as a carriage stop on the road between Kingston and Montreal. After 1850, a stone house was built on the lot. It is not clear if this building also functioned as an inn.

AMERI-CANA™ PANEL

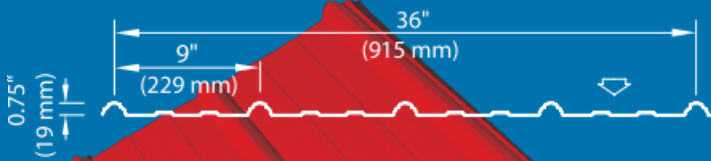
SUPERIOR STRENGTH AND VERSATILITY

Ideal Roofing's Ameri-Cana roofing and siding panel offers superior strength with its strong **80,000 psi full-hard steel core** and its 5 specially-designed 3/4"-high ribs spaced every 9 inches. Superior strength means savings on wood or steel purlins for the builder. Please consult the following load tables.

"OUR RIBS ARE BETTER!"



The ribs on the Ameri-Cana panel are reinforced to better accommodate fasteners. With its symmetrical pattern and ribs with steeper angles, the Ameri-Cana panel is considered the ultimate roofing or siding panel for agricultural, commercial or industrial buildings as well as for residential roofing applications.



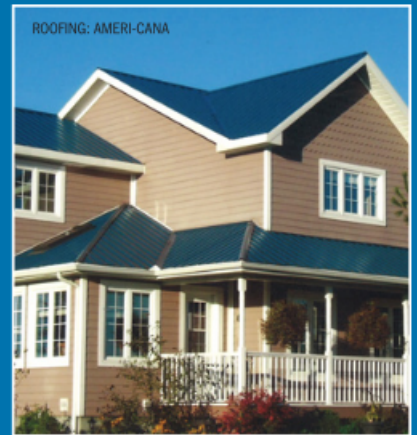
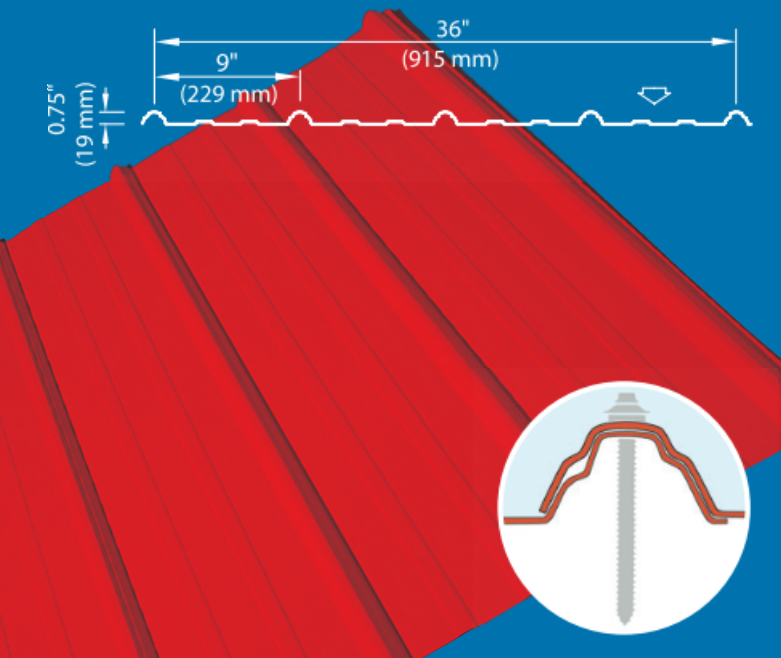
WEATHERTIGHT OVERLAP

Ideal Roofing's Ameri-Cana panel offers maximum protection against leakage with its built-in anti-siphon groove to counter water infiltration resulting from capillary action. This feature makes the Ameri-Cana panel "ideal" for use as a roofing sheet for long and low rafters with a roof pitch as low as 3/12.

UNIFORMLY DISTRIBUTED LOADS (LBS/FT²) FOR TRIPLE SPAN CONDITION

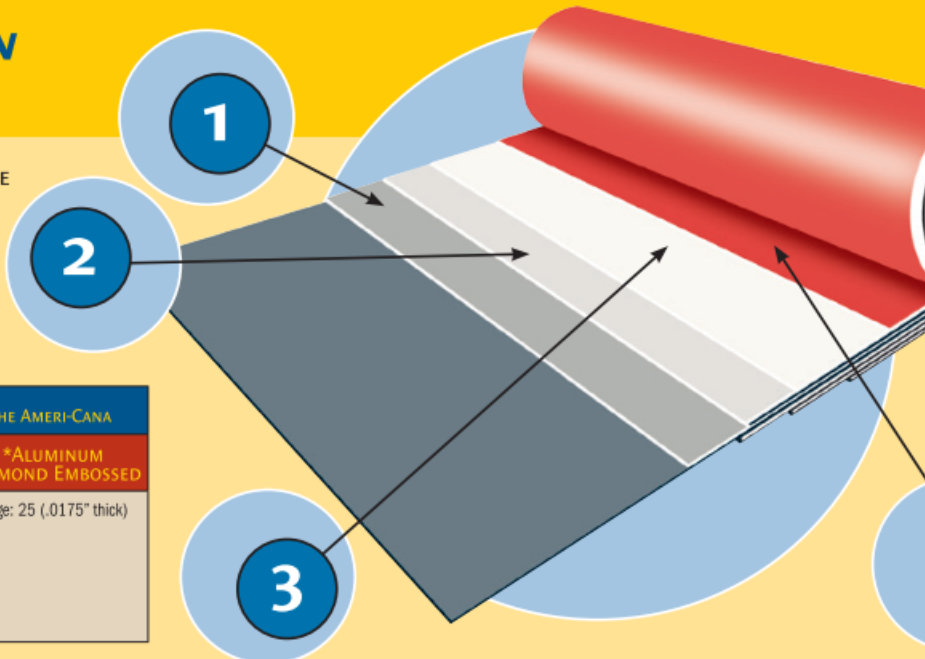
(Tested Under ASTM E72-05)

	18"	24"	30"	36"	42"	48"
29 gauge (.016")	304	171	95	67	49	38
26 gauge (.021")	423	237	135	87	63	48



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- 1 ALUMINUM-ZINC ALLOY (GALVALUME AZM150)
- 2 METAL OXIDE PRETREATMENT
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GALVANIZED STEEL (MILL FINISH)	GALVALUME PLUS (MILL FINISH)	PRE-PAINTED GALVALUME STEEL	*ALUMINUM DIAMOND EMBOSSED
ASTM-A653 SS Grade 80, Z275 (G-90); Gauges: 29 (.016" thick) and 26 (.021" thick)	ASTM-A792 SS Grade 80, AZM165; Gauge: 29 (.016" thick)	Perspectra PLUS Series™ / Weather XL™: see colour chart; ASTM-A792 SS Grade 80, AZM150; Gauges: 29 (.016" thick) and 26 (.021" thick)	Gauge: 25 (.0175" thick)

Colours may not be exactly as shown. Consult your Dealers



ideal roofing
Company Limited, Manufacturers
idéal revêtement
Compagnie Limitée, Manufacturiers
1418, rue Michael St., Ottawa, Ont. Canada K1B 3R2



Colours: Pre-Painted Steel • Couleurs: Acier Pré-Peint



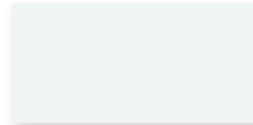
Dark Brown / Brun Foncé ID 8229



Tile Red / Rouge Tuile ID 8259



Burgundy / Bourgogne ID 8011



Polar White / Blanc Polaire ID 8783



Heron Blue / Bleu Héron ID 8330



White / Blanc ID 8317



Bone White / Blanc Os ID 8273



Antique Linen / Lin Antique ID 8696



Tan / Beige ID 8315



Stone Grey / Gris Pierre ID 8305



Regent Grey / Gris Régent ID 8730



Bright Red / Rouge Vif ID 8386



Red / Rouge ID 8250



Slate Blue / Bleu Ardoise ID 8260



Royal Blue / Bleu Royal ID 8790



Medium Green / Vert Moyen ID 8329



Forest Green / Vert Forêt ID 8307



Charcoal / Fusain ID 8306



Coffee / Café ID 8326



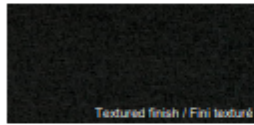
Black / Noir ID 8262



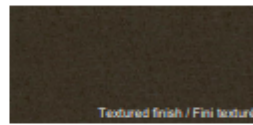
Pebble Khaki / Galet Kaki ID 8129



Graphite Grey / Gris Graphite ID 60035



Jet Black / Jet Noir ID 60039



Sepia Brown / Brun Sépia ID 60041

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Looking North



Looking West

Looking East



Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-087-2024

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
Peter Gower	X		
Ann Stevens			X
Daniel Rose			X



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

Date:	September 03, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-087-2024
Property Address:	3722 HWY 2

Description of Proposal:

The subject property is located on the north side of Highway 2, east of Joyceville Road. The property, known as the Wallis Fairman House, is designated under Part IV of the *Ontario Heritage Act*. The applicant is requesting heritage approval to replace the existing asphalt roofing with new black metal roofing. The proposal is to use a corrugated metal roofing from Ideal Roofing known as their Ameri-Cana panel, in their "Jet Black" tone. Staff have suggested a more traditional standing seam profile roofing in a lighter shade, perhaps in a grey or brown tone. The owner is considering this option and is open to suggestion. Pictures of the building and brochures from Ideal Roofing are included with the submission.

Comments for Consideration on the Application:

I commend the owners for carefully choosing their replacement roof. I would definitely prefer a lighter colour, probably grey to complement the stone, and would prefer a more traditional style as suggested by staff.