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RECEIVED
2022/12/21
(YYYY/MM/DD)
Ontario Heritage Trust

Office of the City Clerk

December 14, 2022

Via email: [REDACTED]
[REDACTED]

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[REDACTED]
[REDACTED]
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[REDACTED]
[REDACTED]
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Dear [REDACTED]

Re: Kingston City Council Meeting, December 6, 2022 – Clause 4v of Report Number 05: Received from Heritage Kingston with respect to Application for Ontario Heritage Act Approval – 12 Wellington Street

At the regular meeting on December 6, 2022, Council approved Clause 4v of Report Number 05: Received from Heritage Kingston with respect to Application for Ontario Heritage Act Approval – 12 Wellington Street:

That alterations to the property at 12 Wellington Street be approved in accordance with details as described in the application (File Number P18-107-2022), which was deemed completed on October 4, 2022 with said alterations to include:

1. South Elevation (facing West Street):
 - a. Restoration of the third-floor dormer window as well as the one storey addition window;
 - b. Replace modern basement window with white aluminum clad 'Marvin Ultimate' slider window;

- c. Replacement of a concrete porch with a galvanized steel porch with black painted guards;
 - d. Replacement of asphalt shingles on the one storey addition with a new modified bitumen 2-ply black roofing system;
2. East Elevation (facing Wellington Street):
- a. Restoration of three third-floor dormer windows;
 - b. Replace two modern basement windows with white aluminum clad 'Marvin Ultimate' slider window;
 - c. Addition of wooden stair "cheeks", an associated black painted steel railing and a painted wood infill/closure panel to the existing wooden stairs related to the wooden porch;
 - d. Repair deteriorated woodwork on the porch and balcony;
3. West Elevation (facing 69 West Street):
- a. Restoration of two third-floor dormer windows as well as a Period Window on the first floor;
 - b. Replacement of two Period Windows with an Ontario Building Code fire rated casement window and door/transom from the 'Marvin Ultimate' line with exterior muntin bars;
 - c. Move the stone sill for central window on the second floor so that the existing Period Window will be flush with the new finished floor/roof, and repair window as needed;
 - d. Replacement of the existing three storey fire escape with a two-storey fire escape, in a hot dripped galvanized steel, to address Ontario Building Code requirements;
4. North Elevation (facing Lower Union Street):
- a. Restoration of the third-floor dormer window as well as the Period Window on the one storey addition window;
 - b. Replace a modern basement window with white aluminum clad 'Marvin Ultimate' slider window;
 - c. Add two new white aluminum clad 'Marvin Ultimate' windows with exterior muntin bars in the two blinded openings on the first and second floors;

- d. Replacement of the existing basement access system with a new steel assembly guard and an associated arched roof with a canopy, coloured with a dark Corten Steel finish, with a new concrete retaining wall;
 - e. Replacement of the existing basement access door with a new aluminum clad frame and half light door with an associated transom;
5. Addition of new wood storm windows for exterior windows; and

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

- 1. Heritage Planning staff shall be circulated detailed designs/photos for the proposed Ontario Building Code fire rated window/door/transoms along the West Elevation for review and approval prior to installation;
- 2. The second storey central window on the West Elevation shall be altered and restored, but not replaced;
- 3. The hood shown over the South Elevation entrance is not included as part of this approval and shall be removed from the final building plans;
- 4. An Encroachment Permit shall be obtained as necessary;
- 5. A Temporary Access Permit shall be obtained, as necessary;
- 6. Utility locates shall be obtained prior to any digging;
- 7. The requirement of Ontario Regulation 490, with respect to the disturbance of hazardous materials during construction, shall be met;
- 8. All removed Period Windows and any associated sills/frame shall be kept in a suitable location to maintain their integrity for future repairs/recreation/adaptive reuse purposes;
- 9. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
- 10. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
- 11. All Planning Act approvals, shall be completed, as necessary;
- 12. A Building Permit(s) shall be obtained, as necessary;
- 13. Heritage Planning 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

14. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Bolognone', with a stylized, cursive script.

John Bolognone
City Clerk
/nb

C.C. Erin Semande, Ontario Heritage Trust
Ryan Leary, Heritage Planner