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Office of the City Clerk

December 9, 2021

Via email: [REDACTED]

[REDACTED]
2043 Sydenham Road
Kingston, ON

Dear [REDACTED]:



Re: Kingston City Council Meeting, December 7, 2021 – Clause 1i of Report Number 03: Received from Heritage Kingston with respect to Approval of Application for Heritage Permit – 2043 Sydenham Road

At the regular meeting on December 7, 2021, Council approved Clause 1i of Report Number 03: Received from Heritage Kingston with respect to Approval of Application for Heritage Permit – 2043 Sydenham Road:

That alterations to the property at 2043 Sydenham Road, be approved in accordance with details described in the application (P18-058-2021), which was deemed completed on October 4, 2021 with said alterations to include:

1. The replacement of all existing windows with more sympathetic and consistent six-over-six, four-over-four, and a pair of four-by-four style insulated fiberglass vinyl windows.
2. All window colours are to be in a satin white with limited reflection potential (however, a darker more heritage appropriate window colour, including but limited to a gray or an off white, would be preferred).
3. The creation of four new openings in the carriage house, two on the north-east façade within the public view (evenly spaced between the double doors and north-westerly corner) and two on the south-west façade only visible to the occupants as presented in the associated drawings. The top of the window head added to the north-east façade of the carriage house is to be approximately in line with the limestone course connected to the bottom most brick of the voussoir of the carriage way arch. The applicant will retain the

The Corporation of the City of Kingston
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

jbolognone@cityofkingston.ca

exterior limestone removed from these openings and install them concurrent with the carriage house roof replacement to minimize damage to the related masonry.

4. Replace both roofs of the main dwelling and carriage house with a standing steel seam roof with dark singles (similar to those noted in this application, like a shadow deep/slate grey or graphite).
5. The erection of a 30 feet by 40 feet new garage in the rear of the property (subject to zoning compliance) with corrugated steel, wood, or synthetic siding, where the synthetic siding will appropriately emulate the materiality of the existing buildings on the lot such as with a simulated steel or wood appearance. The colour is to be sympathetic to the limestone facades and future steel farmhouse roofs. The roof is to have the same or a similar steel roof colour and design as the main dwelling and carriage house; and

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

1. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
2. All masonry works (such as the creation of new openings) shall be undertaken in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
3. The window colour of all replacement windows and the final roof colour shall be provided to Heritage Services staff for final approval prior to installation;
4. That the limestone masonry interventions for the carriage house be documented to allow reversibility by numbering each stone removed, noting its placement in the wall. The removed stones shall be stored in a safe place while not in use and/or be used to make repairs to the façade of the main building and/or carriage house;
5. It is expected that this masonry intervention is carried out when the carriage roof is removed to minimize damage to adjacent masonry, please contact Heritage staff should this not be possible so other options/suggestions can be discussed prior to changes;
6. That the erection of a new garage in the rear of the property conform to the in effect zoning requirements, and the final location and massing (including related openings) be provided to Heritage staff for review prior to seeking zoning compliance and/or a Building Permit to assess impacts to the main building and carriage house on the property;
7. That the materiality and colour of both the siding and roofing of the proposed garage be provided to Heritage staff for approval prior to installation;

8. A Building Permit shall be obtained, as necessary;
9. 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
10. 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 cursive script, appearing to read "Janet Jaynes".

Janet Jaynes
Acting City Clerk
/nb

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