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Office of the City Clerk

August 13, 2020

Via email: [REDACTED]

[REDACTED]

Dear [REDACTED]

Re: Kingston City Council Meeting, August 11, 2020 – Clause 1i of Report Number 61: Received from Heritage Kingston with respect to Approval of Application for Heritage Permit – 194 Johnson Street

At the regular meeting on August 11, 2020, Council approved Clause 1i of Report Number 61: Received from Heritage Kingston with respect to Application for Heritage Permit – 194 Johnson Street:

That alterations to the property at 194 Johnson Street, be approved in accordance with details described in the application (P18-049-2020), which was deemed completed on May 28, 2020 with said alterations to include:

1. Repairs to the main building:
 - a. Roof repairs using materials to match existing, including repairs to flashings around the chimneys, roof sheathing and ventilation of the attic space as required. Original fabric will be retained unless it is decayed or broken, in which case it will be replaced with material to match in kind and profile;
 - b. Repair of windows and doors. Window repairs will include weatherstripping and additional interior glazing panels or storms. Potential replacement of windows which are not original to the building with vertical slider units fit within the existing framed opening. Replacement units will have a two over two pattern where appropriate.
 - c. Repair to trim where required or replaced in kind and profile; and
 - d. Repair to the stucco walls, as needed using compatible material to the original in a method that retains the material's purpose and presentation.

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2. Addition connecting the main dwelling to the garage:
 - a. One-storey addition linking the garage with a metal roof, wood trim and siding, and metal clad wood windows and doors; and
 - b. All exterior finishes will be stained a colour.
3. Garage enlargement:
 - a. Removal and/or alteration of existing wood framing;
 - b. Removal of the square shaped façade;
 - c. Addition of a second level including a two-storey extension to the south end of the garage with a metal roof, wood trim and siding, and metal-clad wood windows and doors;
 - d. Alteration of stone wall at the south end to allow a larger opening, and to repurpose the wall as an interior feature; and
 - e. One-storey, flat-roofed addition at the Johnson Street (north) side facing the street, set back from the façade of the main building. The flat roof will have a single ply membrane, and the walls will have wood trim and siding; and

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

1. The proposed works shall be undertaken in accordance with the Old Sydenham Heritage Area Heritage Conservation District Plan;
2. All *Planning Act* applications, as necessary, shall be completed;
3. A Building Permit shall be obtained;
4. Drawings and specifications submitted as part of the Building Permit process be provided to Heritage Planning staff for review to ensure consistency with the Heritage Permit and the Old Sydenham Heritage Area Heritage Conservation District Plan;
5. All window and door works shall be completed in accordance with the City's Policy on Window Renovation in Heritage Buildings;
6. All works that interface with the masonry shall be completed in accordance with the City's Policy on Masonry Restoration on Heritage Buildings;
7. All proposed outdoor wooden replacements (i.e. decorative trim, etc.) be treated for exterior exposure;
8. That stone removed to facilitate the enlargement and additions to the new garage be salvaged where possible for potential reuse in any areas of the garage requiring repair, or to incorporate as a design feature elsewhere on the property if possible;
9. All tree protection and preservation measures outlined in the arborist report prepared by Arborsphere Arboriculture and Urban Forestry Consulting shall be in place prior to any site alteration/construction activities to the specifications set out in the report;

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10. Details related to the proposed colour(s), shall be submitted to Heritage Planning staff, prior to installation, for review and approval, to ensure it complements the heritage character and attributes of the District; and
11. 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 Planning Services for review and approval.

Yours sincerely,


John Bolognone
City Clerk
/r/b

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