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**RECEIVED**  
2024/03/07  
(YYYY/MM/DD)  
Ontario Heritage Trust

Office of the City Clerk

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March 6, 2024

Via email: [REDACTED]

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[REDACTED]

[REDACTED]

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Dear [REDACTED]

**Re: Kingston City Council Meeting, March 5, 2024 – Clause 2ii of Report Number 31: Received from Kingston Heritage Properties Committee – Application for Heritage Permit – 141 King Street East**

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At the regular meeting on March 5, 2024, Council approved Clause 2ii of Report Number 31: Received from Kingston Heritage Properties Committee with respect to Application for Heritage Permit – 141 King Street East:

**That** alterations to the property at 141 King Street East, be approved in accordance with details as described application (File Number: P18-004-2024), which was deemed complete on January 25, 2024 with said alterations to include the restoration/alteration of the rear elevation of the main building and carriage house as well as alter yard, specifically:

1. Rear Elevation of the Main Building:
  - a. A previously bricked in door opening will be reinstated and one existing window opening will be enlarged while extending associated brick headers to support modern doors and/or a window;

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The Corporation of the City of Kingston  
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- b. Blinding of two openings while retaining existing surrounds;
- c. Replacement of an existing garage door with modern doors/windows and metal accents;
- d. Installation of a new fire pit against the base of the rear elevation;
- e. Installation of a stainless-steel flue for the associated firepit along the entire height of the rear elevation;
- f. Attachment of two concrete decks with associated staircases and concrete pillars;
- g. Installation of six surface mounted down lights;
- h. Removal of a non original rear elevation chimney;
- i. Repair of all Period Windows;
- j. Repair rear elevation masonry, as needed;

2. Carriage House Alterations:

- a. Installation of new wood doors and aluminum windows in all major existing/proposed openings that face the rear yard;
- b. Exposure of additional foundation/building wall on the northwestern façade due to adjustments to grade;
- c. Creation of additional openings on the northwestern façade below existing openings that are in similar dimensions to the existing;
- d. Extension of an existing window opening on the southwestern elevation to accommodate a door;
- e. Blinding of an existing window opening on the southwestern elevation with metal charcoal siding;
- f. Addition of concrete underpinnings along the newly proposed grade;
- g. Repainting/repair of the wooden frame of the dormer surrounds;
- h. Replacement of the blinded dormer window with a painted wooden window;
- i. Replacement of the partially blinded opening along the northern and southernmost rear yard facing openings with aluminum modern windows, wooden doors, and/or dark stained wood siding;
- j. Addition of nine new down lights;

- k. Installation of a new storage structure with charcoal flat profile metal siding and a concrete base that abuts the carriage house with an associated patio, wood trellis/screen and mechanical unit above;
  - l. The creation of 10 new openings along the rear (eastern) elevation facing Ontario Street that will accommodate steel fire rated windows;
  - m. Repair masonry, as needed;
3. Rear Yard Alterations:
- a. Reduce the grade of the rear yard within the width of the main building to accommodate an updated landscaping strategy;
  - b. Installation of two hot tubs on the northeastern portion of the rear yard;
  - c. Installation of a sauna on the southwestern portion of the rear yard;
  - d. Installation of a new reinforced concrete wall abutting an existing concrete wall;
  - e. Installation of a small concrete retaining wall between the main building and carriage house with charcoal metal louvers and black steel flat bar fencing above;
  - f. Installation of a seating area surrounding the fire pit, various planters and ground-oriented lights; and
  - g. Installation of four new trees;

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

1. That the applicant provides written permission from all property owners whose lands will be altered to support the proposed work prior to this permit being in effect;
2. That the applicant consider best conservation/maintenance practices related to those portions of the property that will be exposed to moisture/temperatures changes or interacts with organic matter;
3. That the applicant consider retaining as much of the rear elevation masonry proposed for removal to support the expanded window opening as possible;
4. That the applicant consider not expanding the voussoirs on the rear elevation to avoid legibility concerns;

5. That the applicant consider the creation of a Temporary Protection Plan in consultation with their retained structural engineer and heritage consultant;
6. That the applicant consider an alternative acceptable cladding for the storage shed as listed in section 5.3.3 in the HCD Plan;
7. That the two blinded windows use recessed brick infill for legibility purposes;
8. That the removed limestone masonry units be retained for future property maintenance;
9. That the finalized colour of wood elements on the carriage house and rear elevation be provided to Heritage Planning staff for review/approval prior to installation;
10. That the finalized lighting strategy, including the location of associated wiring, be provided to Heritage Planning staff for review/approval prior to installation;
11. That the carriage house and storage structure concrete underpinnings be a colour sympathetic to the limestone patina, while also remaining visually distinct;
12. Should any additional masonry wall openings or roof alterations be required on the carriage house to support the project, that those details shall be provided to Heritage Planning staff prior to alteration for review/approval;
13. That the stainless-steel flue associated with the fire pit does not exceed the height of the mansard roof;
14. That interior/exterior photos of the southwestern elevation of the carriage house and roof top photos of the chimney proposed for removal be provided to Heritage Planning staff prior to their alteration for documentation purposes;
15. That the attachment of the concrete platforms/retaining wall to the rear elevation and the attachment of the carriage house to the addition's concrete foundation use a bond breaker to ensure maximum reversibility;
16. That the new openings on the carriage house that face the rear yard be the same width as the existing openings;
17. That the finalized design/installation strategy of the carriage house windows visible from Ontario Street, the storage shed/trellis and fire pit (and its related water feature) be provided to Heritage Planning staff for review/approval prior to installation;

18. That all repairs to wooden features be done with like materials and match existing features in scale and profile;
19. Should any Period Windows on the rear elevation of the main building require replacement, the applicant shall provide an assessment by a qualified heritage professional that is reviewed/approved by Heritage Planning staff prior to removal;
20. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
21. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
22. That all necessary studies, permits and survey information (i.e. Grading Plan, Stormwater Management Plan and Tree Permit, Load Calculation, Down Stream Sewer Assessment, etc.) be completed/provided to the satisfaction of the City prior to commencing related works;
23. That the applicant ensures all structures remain sound during and post construction works;
24. A Building Permit shall be completed, as necessary;
25. All Planning Act applications and Pre-Applications shall be completed, as necessary;
26. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit and Planning Act applications for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
27. 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,



Janet Jaynes  
City Clerk  
/nb

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