

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: May 2, 2023

SUBMITTED BY: Garrett Stevenson, Interim Planning Director, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: April 11, 2023

REPORT NO.: DSD-2023-189

SUBJECT: Heritage Permit Application HPA-2023-V-003
44 Theresa Street
Demolition and Reconstruction of Front Porch, Shed Dormer
Additions, Repair or Replacement of Windows and Doors, and
Demolition of Detached Garage

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2023-V-003 to permit:

- a. The demolition and reconstruction of the front porch with minor design changes;
- b. The addition of two shed dormers on the roof of the dwelling;
- c. The repair or replacement of multiple windows and doors on all façades; and
- d. The demolition of the rear yard detached garage and creation of a rear parking pad to accommodate additional parking spaces;

at the property municipally addressed as 44 Theresa Street, **BE APPROVED** in accordance with the supplementary information submitted with the application and subject to the following conditions:

1. That a material sample board be submitted to Heritage Planning staff for review prior to the issuance of a building permit;
2. That the vegetation in the front yard be maintained as a visual buffer where feasible; and
3. That final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.

REPORT HIGHLIGHTS:

The purpose of this report is to present a proposal for various external work at the property municipally addressed as 44 Theresa Street, as detailed in Heritage Permit Application HPA-2023-V-003 and in the documents that form **Attachments B and C**. The intent of this work is to facilitate the conversion of the single-detached home into a duplex and improve the functionality of the subject property.

- The key finding of this report is that the proposed work will not negatively impact the cultural heritage value or interest of the property or surrounding area, as it is in keeping with the architectural style and character of the subject property and complies with the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan as well as other heritage best practices.
- There are no financial implications associated with this report.
- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2023-V-003 proposes the demolition and reconstruction of an existing porch, the addition of two shed dormers, the repair or replacement of windows and doors on all façades, and the demolition of a rear detached garage and creation of additional parking spaces on the property municipally addressed as 44 Theresa Street. The building has been designated under Part V of the *Ontario Heritage Act* and is located within the Victoria Park Area Heritage Conservation District. In reviewing the merits of this application, Heritage Planning Staff note that the proposed work meets the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan, specifically those that relate to the building conversions and additions. Further, the proposed work maintains and/or restores the character and overall appearance of the subject property and is not anticipated to adversely impact the heritage attributes of the surrounding area. The proposed work will turn a vacant and derelict single-detached home into a functional duplex.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2023-V-003, which seeks permission for various external projects at the property municipally addressed as 44 Theresa Street, designated under Part V of the Ontario Heritage Act and located within the Victoria Park Area Heritage Conservation District. The work proposed includes the demolition and reconstruction of the front porch with some minor design changes, the addition of two shed dormers on the roof of the dwelling, the repair or replacement of doors and windows on the different elevations of the dwelling, and the demolition of the detached garage in the rear yard and creation of a rear parking pad to accommodate additional parking spaces. This work will help facilitate the conversion of the existing single-detached home into a duplex.

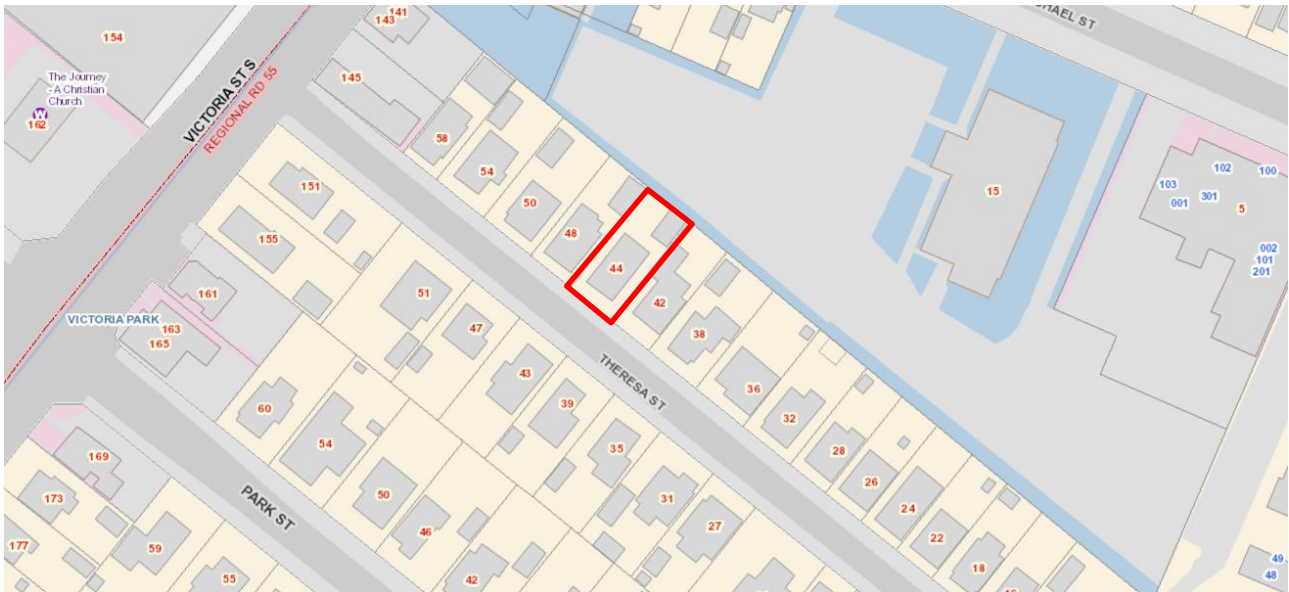


Figure 1: Location Map of 44 Theresa Street, with Subject Property Outlined in Red

REPORT:

44 Theresa Street is designated under Part V of the Ontario Heritage Act and is located within the Victoria Park Area Heritage Conservation District (VPNHCD). The subject property is located on the northeast side of Theresa Street, between Victoria Street to the northwest and Jubilee Drive to the southeast.



Figure 2: Front View of Subject Property

The VPAHCD Study describes the subject property as being a red brick home one and a half storeys in height, built c. 1920 in the Berlin Vernacular architectural style. It is near original in appearance, with minor changes to the porch handrail and the removal of the front balcony. The property has been vacant for some years, however, and has fallen into disrepair.

The proposed work will facilitate the conversion of the existing single-detached home into a duplex. This VPAHCD Plan supports this type of building conversion and minor intensification if it is done in a manner that strengthens the character and continuity of the historic area. Further assessment is provided under the section titled Heritage Planning Comments.

Proposed Work

Demolition and Reconstruction of Existing Front Porch

The existing front porch and balcony are in poor condition, with broken floorboards, floor joists, stair treads and handrails that pose safety risks. As such, it is proposed that the entirety of the front porch be removed and replaced. The demolition policies in the VPAHCD Plan presumes the demolition of entire structures; it does not reference the demolition of removal of portions of buildings. As such the demolition policies are not applicable to this section of the application.

The reconstructed porch will be similar in design and appearance, with minor changes introduced to improve functionality. The footprint of the porch will remain the same, being 5.928 metres in length and 1.84 metres in width. The stairs to access the porch and front door are currently located on the west side of the property, opposite the driveway. It is proposed that they be moved to the front of the home to improve accessibility from vehicles. The detailed elements of the porch, including the noted post and brackets, are to be replicated though a new railing system is proposed, similar in design to other homes in the area. Pressure treated wood is to be used; this material matches the original wood material of the porch and is appropriate for the character of the property and the surrounding area. A new railing system is to be instated on the balcony to make the space safe and usable.

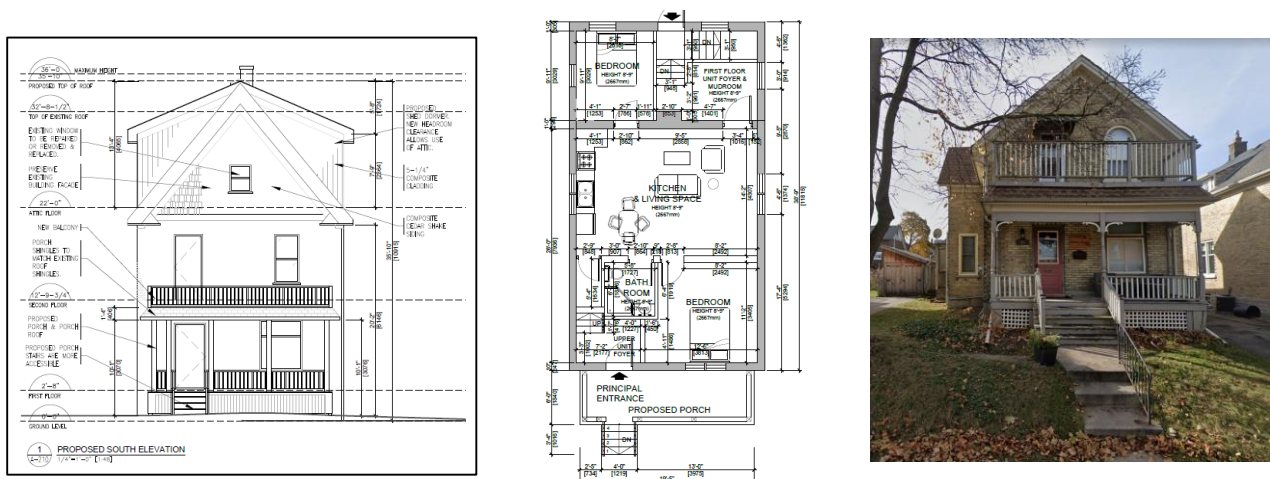


Figure 3-5: Architectural Drawings of Front Porch, Floor Plan and Precedent Home with Similar Porch Design

Addition of Two Shed Dormers

There is policy direction within the VPAHCD pertaining to the construction of additions on properties within the HCD. These provisions recognize that additions may become necessary to homes to provide more living space to accommodate growth but note that it is important for such new construction to be complementary to the architectural style and character of the existing dwelling. In this way a good fit between the old and the new is ensured. New additions are encouraged to be constructed in a contemporary style to express today's architectural heritage, rather than directly copy the existing historic style of the property. There are more detailed policies that relate to the location, design, height, materials, roofs, chimneys, walls, entrances, windows, verandahs, and colours of building additions within the district. Building additions must adhere to these policies.

This heritage permit application proposed the addition of two shed dormers to the roof of the dwelling. The shed dormers have been placed as far to the rear of the roof as feasible to reduce both their visibility from the street line and the overall impact to the roofline and principal façade of the dwelling. Each shed dormer is to be approximately 5.81 metres (19' 1") in length and 3.63 metres (11' 11") in width, adding a total of 507 usable square footage to the home. This new space will contain the kitchen, living room, and a bathroom for the second unit.

The new floor construction for the attic will be anchored above the existing attic floor structure and vertically braced by the balloon framing that is extended from the original exterior wall. This provides the least disruptive methodology to raise the roof structure for more headroom clearance and minimizes impact to the existing dwelling.



Figure 6: Rendering of Home with Proposed Shed Dormers (Front and East Side View)



Figure 7: Rendering of Home with Shed Dormers (Rear View)

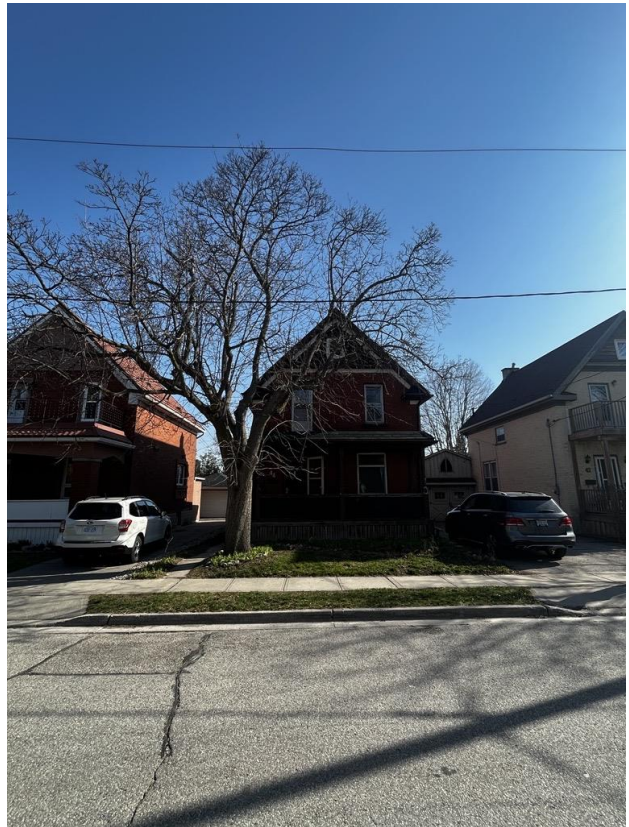


Figure 8-9: East Façade Where Shed Dormer Will be Most Visible and View of Property From Across the Street

Repair or Replacement of Windows and Doors

Several windows and doors on the front, rear, and side façades of the dwelling are proposed to be repaired or replaced where repair is not feasible, as determined by the professional contractor hired. This work is required as the doors and windows have rotted, are broken, or otherwise damaged and unsound. This interior of the home is exposed to the elements in several places and the integrity, longevity, and use of the dwelling is threatened.

The windows and doors on the front façade of the home are proposed to be wood, in accordance with the preferred materials of the VPAHCD Plan and in keeping with the character of the dwelling and the area. The windows to be replaced on the rear and side façades of the building are proposed to use a composite material but otherwise maintain the size, shape, style, and appearance of the existing original windows. The cost of replacing all windows with custom-fit wood windows is exorbitant and not feasible. The windows to be replaced with a composite material are not on a primary façade and will not be readily visible from the street.

Demolition of Rear Detached Garage

In accordance with the Ontario Heritage Act, a heritage permit is required to demolish a building or structure on a designated heritage property. This includes the demolition of an accessory structure such as a detached garage.



Figure 10: Rear Detached Garage

The detached garage is in the rear side yard of the subject property. Though its exact construction date is unknown, it does not appear to be original to the home nor built close to the original construction date of the dwelling. The structure is in poor condition and not functional, with the vehicle turning radii being insufficient to accommodate vehicle use. Further, given both the narrow lot width and position of the dwelling on the lot and considering the width required to open vehicle doors, the existing driveway on the east side of the property cannot appropriately accommodate parking. It is proposed that the detached garage be demolished, and the rear yard re-done to include a parking pad with two vehicle spaces and professional landscaping. These parking spaces will not be visible from the street line.

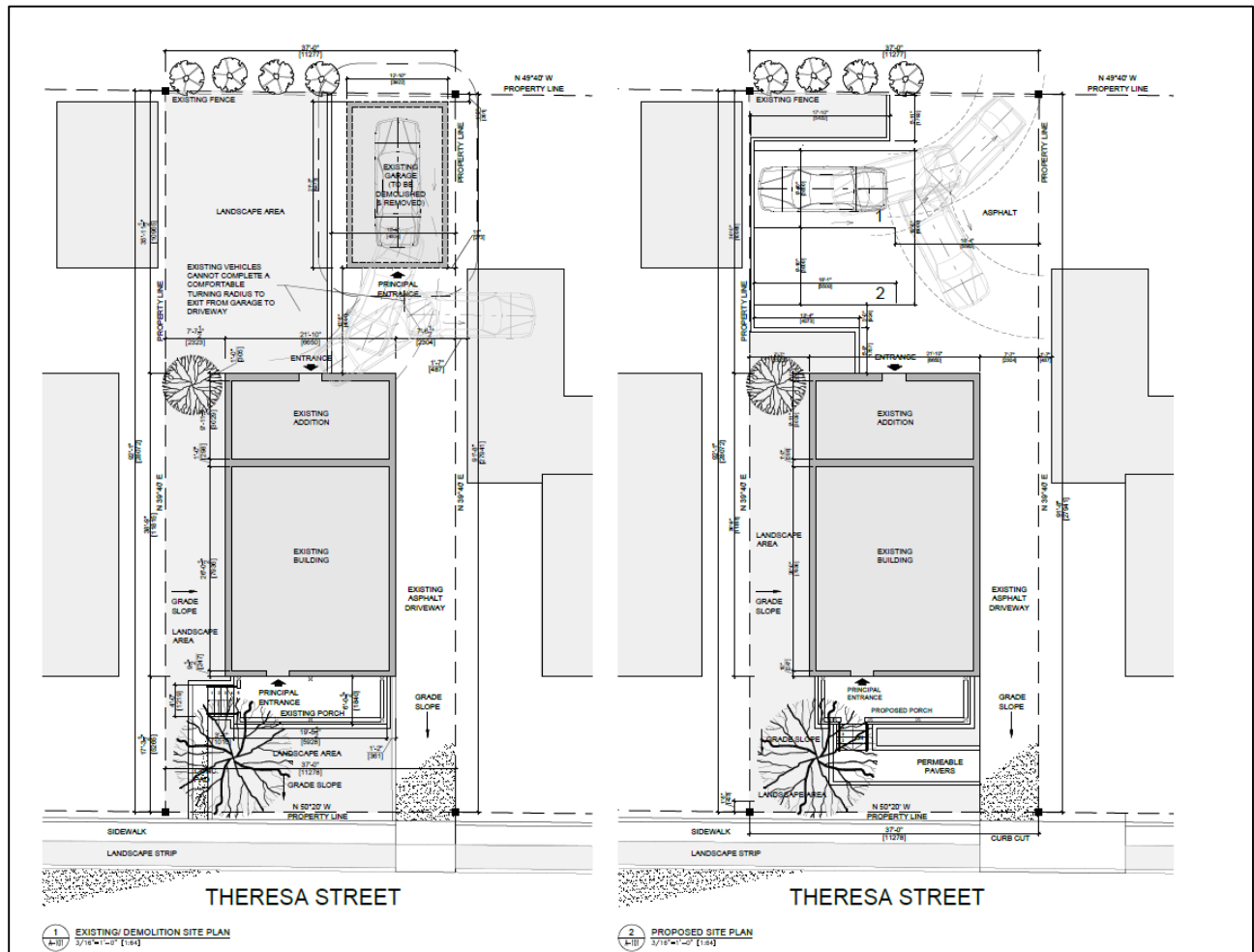


Figure 11: Existing Site Plan (Left) and Proposed Site Plan with Additional Parking (Right)

Heritage Planning Comments

In reviewing the merits of the application, heritage planning staff note the following:

Area of Proposed Work	Comment
Building Conversion (Duplexing)	<p>The proposed complies with the following VPAHCD Plan policies as they relate to building conversion:</p> <ul style="list-style-type: none"> • Building - Conversions shall be achieved so as not to disrupt or remove key features or introduce new features not in keeping with the historic building style. <ul style="list-style-type: none"> ○ <i>No key features are proposed to be removed. Where elements such as windows or doors are being replaced, they match the originals in terms of style, size, shape, and design. The dormers will not be prominently visible from the street line and does not deter from the style or character of the subject building.</i> • Landscaping - Original front garden landscaping should be conserved and enhanced. If it is a house conversion, a domestic scale landscape shall be achieved with shrubs and flower borders. <ul style="list-style-type: none"> ○ <i>The property owner had indicated that he intends to retain the mature tree in the front yard. Landscaping in the front is to be further improved with the addition of a new walkway with permeable pavers.</i> • Access The access driveway shall be kept single lane where possible. <ul style="list-style-type: none"> ○ <i>There are no proposed changes to the access driveway. The addition of the parking spaces will have no impact.</i> • Parking Priority shall be given to locating car parking at the rear of the building with the provision of a drop-off space in front or to the side if required. Large areas of asphalt in front of the building are strongly discouraged. <ul style="list-style-type: none"> ○ <i>The proposed two parking spaces are to be in the rear. No additional asphalt or parking is proposed for the front.</i>
Porch	<ul style="list-style-type: none"> • The proposed demolition and reconstruction of the front porch is necessary due to the deterioration and instability of the existing porch.

Area of Proposed Work	Comment
Porch	<ul style="list-style-type: none"> The guidelines of the VPAHCD Plan that relate to verandahs encourage replacement to match the original design. The appearance of the original will be largely maintained and replicated, including the detailed elements like the notched posts and brackets which provide the dwelling with its unique character. The changed location of the stairs will improve functionality and accessibility and is not anticipated to negatively impact the character or heritage value of the property and surrounding area. Well shingle handrails are a distinctive feature of the VPAHCD and the guidelines encourage they be conserved rather than replaced with an open spindle handrail, there is precedent in the area for the new railing system that is contemplated and its design is appropriate for the character of the Berlin Vernacular style of the home.
Shed Dormer Additions	<ul style="list-style-type: none"> The two shed dormers are proposed to create additional livable space and better accommodate the second dwelling unit within the home. With the addition of the dormers, the attic space can contain the kitchen, living area, and a bathroom for the second unit.
Shed Dormer Additions	<ul style="list-style-type: none"> The new shed dormers will only be prominently visible when travelling in a northwesterly direction down Theresa Street (Figure 8). The mature tree located in the front yard, short front-yard setback, and narrow street width means that the dormers will not be easily visible when viewing the home from the front. The presence of the mature tree and the narrow distance between the subject dwelling and adjacent home mean the dormers will not be easily visible when travelling in a southeasterly direction down Theresa Street.
Shed Dormer Additions	<p>The proposed shed dormers comply with the following VPAHCD Plan policies as they relate to building additions:</p> <ul style="list-style-type: none"> Location - Additions shall be located to the rear or rear side of the existing historic building so as to maintain the original principal façade as a visual entity. <ul style="list-style-type: none"> <i>The shed dormers have been located as far to the rear of the roof as feasible to ensure they are as unobtrusive as possible. They will not be easily visible from the front or west-side.</i> Design – A clear distinction between old and new building design is encouraged. Contemporary design for additions is encouraged that is complementary in terms of scale,

Area of Proposed Work	Comment
	<p>mass, and texture to the existing or neighboring historic building.</p> <ul style="list-style-type: none"> ○ <i>The shed dormers will be distinctive from the original building as they are not a typical element of the Berlin Vernacular architectural style. Further, a more modern material will be used for cladding. The proposed scale and massing of the shed dormers respects the existing dwelling, being significantly smaller.</i> <ul style="list-style-type: none"> ● Roofs – the roof of the addition shall be similar or complementary to the existing historic building or style in the Area. <ul style="list-style-type: none"> ○ <i>The slope of the roof of the shed dormers is complementary to the slope of the roof of the dwelling. Further, the original roofline as seen from the front of the property is maintained.</i> ● Chimney - Original historic chimneys shall be conserved or rebuilt to match the original where feasible. In additions, masonry chimneys should be given priority over metal. <ul style="list-style-type: none"> ○ <i>The existing chimney will not be impacted as no portions need to be removed to accommodate the proposed change.</i> ● Windows - The appearance, placement, and proportion of height to width of windows shall be similar or complementary to the existing historic building style or as established in the vicinity. <ul style="list-style-type: none"> ○ <i>The windows of the proposed addition are in keeping with the windows of the existing dwelling, being of a similar design, size, and proportion.</i> ● Colours - Colours of paint and materials shall be appropriate to the historic style of the building or as established in the Area. <ul style="list-style-type: none"> ○ <i>The colours on the proposed addition are in keeping with the historic style of the building and with other buildings within the Victoria Park Area Heritage Conservation District.</i>
Repair / Replacement of Windows/Doors	<ul style="list-style-type: none"> ● The windows and doors are in extremely poor condition and exposing the interior to the elements, threatening the integrity, longevity, and usability of the home. As such the proposed repairs or replacements are necessary.

Area of Proposed Work	Comment
Repair / Replacement of Windows/Doors	<ul style="list-style-type: none"> The front windows and doors will be replaced with custom-fit wood replicas that match the original in terms of size, shape, style, and material, per the guidelines of the VPAHCD Plan. The windows on the other façades will be of a composite material as the cost of custom-fit wood windows makes replacing all windows in such a manner unfeasible. The appearance of these windows however will be maintained.
Demolition of Garage and Construction of Parking Pad	<ul style="list-style-type: none"> The proposed demolition of the detached garage and construction of two additional parking spaces is required to accommodate functional and sufficient vehicle parking on site.
Demolition of Garage and Construction of Parking Pad	<ul style="list-style-type: none"> The detached garage does not appear to be an original structure to the site nor built close to the construction date of the dwelling.
Demolition of Garage and Construction of Parking Pad	<ul style="list-style-type: none"> As the new parking spaces are located in the rear yard, they will not be visible from the street and do not introduce any new large areas of asphalt in front of the building.
All Work	<ul style="list-style-type: none"> The proposed work will allow a vacant and derelict single-detached home to be used as a functional and maintained duplex.
All Work	<ul style="list-style-type: none"> The proposed work is not anticipated to adversely impact the integrity or heritage character of either the property, the Theresa Street streetscape, or the Victoria Park Area Heritage Conservation District.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Council / Committee meeting.

CONSULT – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*
- *Victoria Park Area Heritage Conservation District Plan*

REVIEWED BY: Natalie Goss, Manager, Policy & Research

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – HPA-2023-V-003 Form

Attachment B – HPA-2023-V-003 Drawings

Attachment C – HPA-2023-V-003 Written Supporting Documents