Planning Division
200 King Street West, 6th Floor
P.O.Box 1118, Kitchener ON N2G 4G7
Attention: Heritage Planning

April 6th, 2023

Dear Heritage Planning,

Re: **Renovations to Duplex 44 Theresa St. (Kitchener)**

Thank you kindly for reviewing the renovations to Duplex 44 Theresa St, Kitchener ON.

As requested by the Heritage Planning staff, we are providing a written description of all proposed work. The description is in conjunction with the submitted architectural drawings and includes photo documentation of all existing and proposed areas of work, supporting documents, a list of proposed materials, and a cost estimation for review.

Proposed Work: The scope of work consists of minor interior and major exterior renovations of the existing home (44 Theresa St, Kitchener) to restore the functional requirements for the owners. This includes renovating the roof to incorporate two shed dormers, changing and replacing the existing porch and balcony, demolishing the existing car garage, minor landscaping to perform with the newly proposed porch, front yard, and rear yard and minor interior restoration and repairs to accommodate an additional parking space to comply to the minimum parking spaces per dwelling unit by-law in the region of Kitchener.

Due to faulty floor construction and limited headroom clearance, the existing attic space does not provide use. Based on our site review, there is only 76 usable square-footage in the attic space with the required 7-feet headroom clearance (Fig.01). The newly proposed dormers that comply with the *Standards and Guidelines for the Conservation of Historic Places in Canada,* introduce a new space with 507 usable square-footage. The new space will be utilized as a living and gathering space for family activities and hobbies. The existing porch and balcony propose a safety risk because of the broken floorboards, floor joist, stair treads, and handrail (Fig.02)

Fig. 01 Photograph of the existing attic.

Fig. 02 Photograph of the existing balcony.

Fig. 03 Precedence. Photograph of neighbour's porch.

The proposed changes are to remove and replace the existing porch with a new of similar materials as the existing elements. The current balcony off the second floor does not have handrails and proposes a fall risk for users. In addition, the demolition of the car garage will be necessary as it currently does not serve as shelter for the owner's vehicle. The vehicle turning radii to exit from the car garage to the laneway is not sufficient, thus preventing its use (Refer to drawing A-101). Presently, the owners park their vehicles at the front of the laneway, which inconveniences the neighbour. The neighbour and owner are unable to utilize the laneway at the same time as it does not meet the minimum requirements to have side-by-side parking. It is proposed that the existing car garage be demolished, and the rear yard will be professionally landscaped to include two parking spots and new vegetation. The inadequate number of parking spaces has led to additional parking spots being introduced at the rear of the building. To increase the usable space of the existing building for potential dwelling units, it was proposed to have the new addition be expanded from the attic and not at the rear of the building.

The minor interior renovation is to repair the existing conditions and replace any components that are no longer operable or safe for use. Such as, but not limited to, replacing broken windows, replacing all the existing narrow stairs, replacing damaged interior and exterior doors, replacing damaged electrical and mechanical systems, restoring the use of the attic space for the new owners, and restructuring the attic floor joist. By completing the proposed work, the new owners will be able to live in their homes safely and effectively. (Fig.03)(Fig.04)(Fig.05)(Fig.06)(Fig.07)

Fig. 03 Photograph of the existing closet in the bedroom.

Fig. 04 Photograph of existing stairs to attic.

Fig. 05 Photograph of existing mechanical systems.

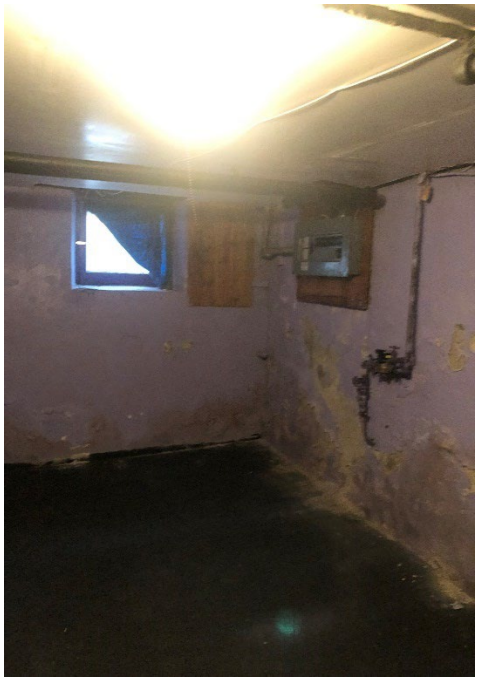


Fig. 06 Photograph of existing basement conditions.

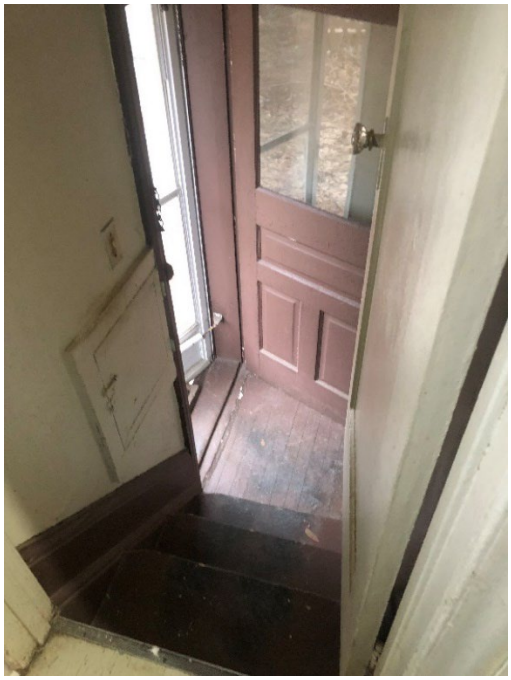


Fig. 07 Photograph of narrow exit stairs.

Methodology: To provide the most effective and least disruptive solution to the listed issues above, we reviewed and cross-referenced each necessary change with the *Standards and Guidelines for the Conservation of Historic Places in Canada.* To continue the design language of the existing heritage building, the proposed work will carry on the same or similar visual elements and structural build of the existing home.

The major renovation of the project is the introduction of two shed dormers on the existing roof, which will be carefully executed to inhabit the appropriate style by avoiding new materials and construction during the restoration. For the construction of the dormers, the largest side elevation will be extended from the existing exterior walls to replicate traditional balloon framing (Fig.09). This will provide a seamless extension from the existing. The front and rear façade of the building envelope will be kept intact to protect its historical value and integrity. The intentions are to clean, repair and protect the existing roof façade and seamlessly incorporate two dormer additions. To reduce the amount of disruption upon the existing build, 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. The reason for constructing the new attic floor above the existing one is to retain the original attributes of the angled ceiling to the floor below (Fig.10)(Fig.11). Traditional balloon framing is the least disruptive methodology to raise the roof structure for more headroom clearance. The proposed extension of the exterior wall will be reinforced between the existing exterior walls and the existing roof structure.

The minor interior renovations will be surface-level restoration with cleaning and repairing of the existing attributes as the main tool of execution. Substitution of materials will be explored only after all other options for repair and replacement have been ruled out. A majority of the existing first and second floors will remain intact, with a focus on repurposing the attic space to allow safe use. The main objective is consistent through the understanding of the build features, assessing the overall condition of built features, protecting, and maintaining the built features using non-destructive methods, retaining sound features, repairing deteriorated building features, and providing thorough documentation. The proposed exterior and interior renovation materials will visually and physically reflect and complement the existing heritage attributes.

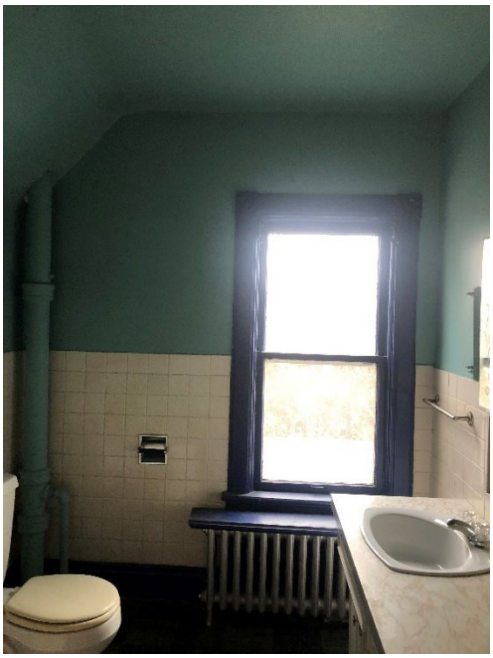


Fig. 10 Photograph of the existing bathroom with an angled ceiling.

Fig. 11 Photograph of the existing bedroom with an angled ceiling.

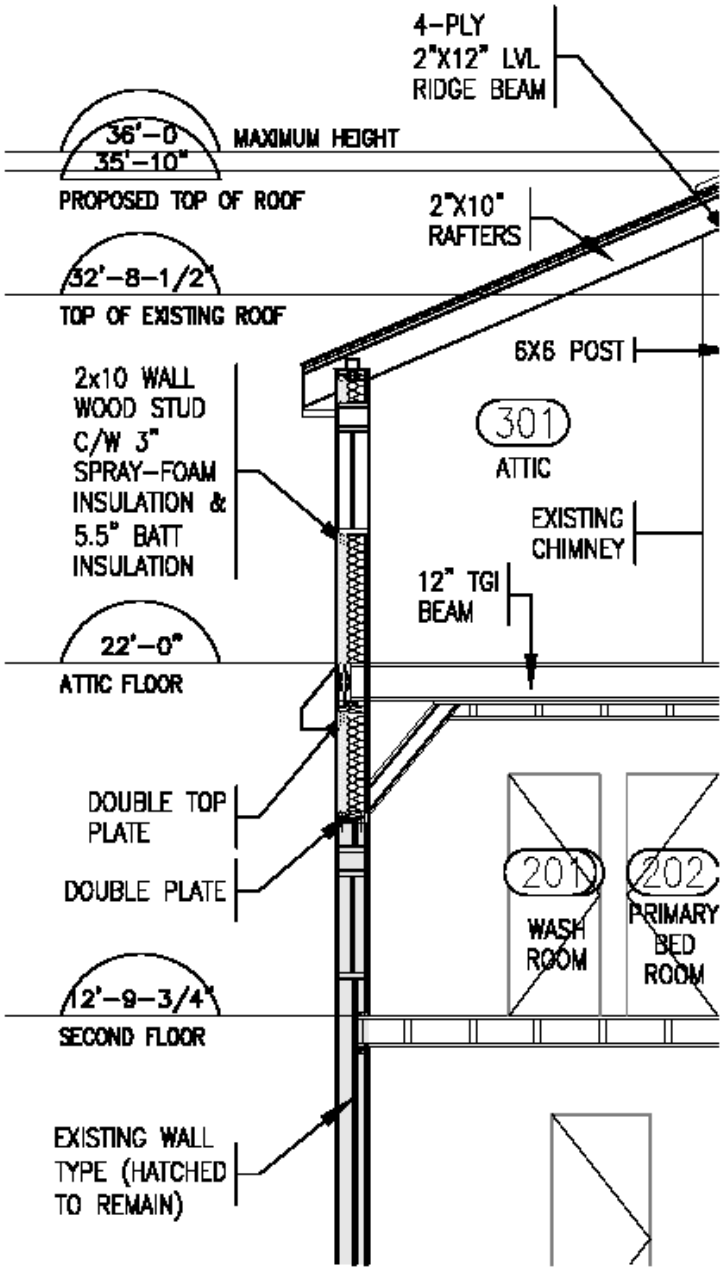


Fig. 09 Wall section of proposed balloon framing.

Photo Documentation of Existing & Proposed Area of Work:

Existing Front Elevation

Partial Existing Rear Elevation

Partial Existing Rear Elevation

Existing West–Side Elevation

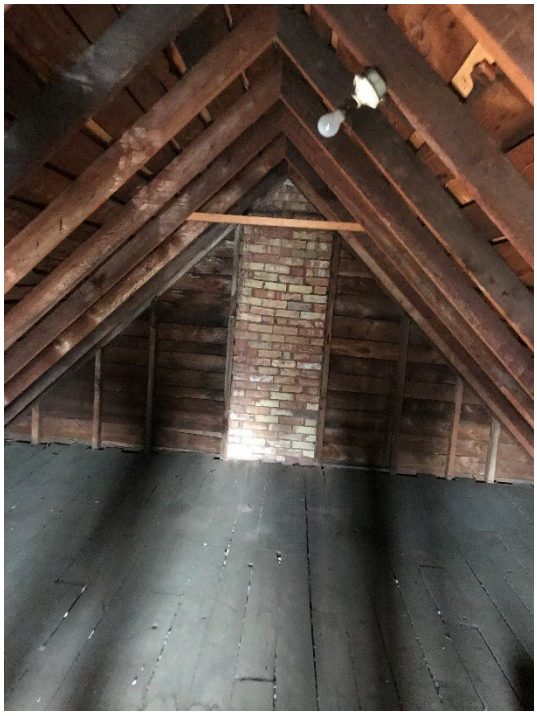
Existing East–Side Elevation

Existing Detached Car Garage

Existing Detached Car Garage – Side Profile

Existing Landscaping in Rear-Yard

Existing windows & trims.

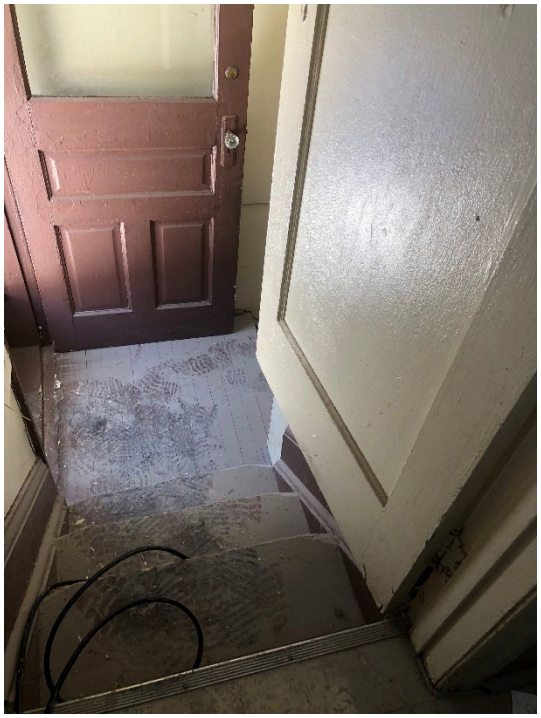


Existing chimney – Interior.

Existing chimney – Exterior.

Interior – Relocation & repair of existing stairs to attic.

Interior – Remove the closet door to the existing stairs to the attic.



Interior – Repair exit stairs.

Interior – Propose new headroom clearance. (Exist = 6.5')

Existing Precedence on Theresa Street:

Shed Dormer Addition.

Black Accent Colour on Property.

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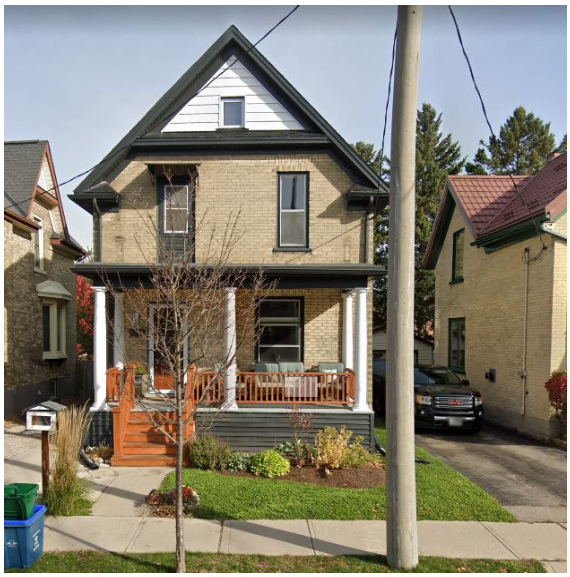
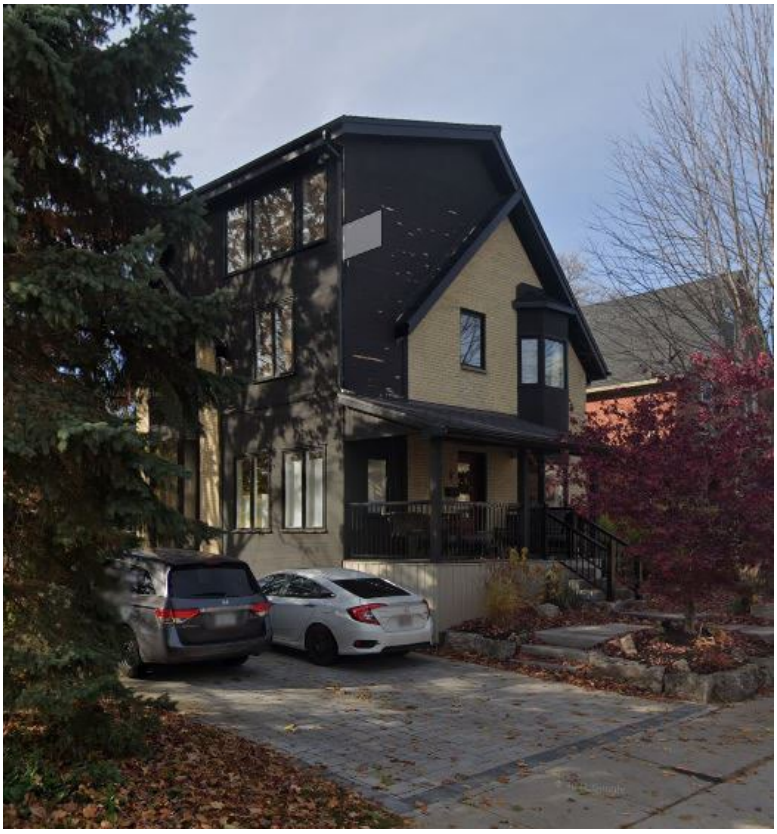


Siding on Building Façade.

Siding on Dormer.



Shed Dormer Addition.

Proposed Materials:

PRODUCT TYPE	APPLICATION	BRAND	SPECIFICATION (COLOUR, TYPE, ETC.)
SHINGLES	Proposed Dormer Roof	GAF	Type: Slateline Colour: Antique Slate URL: https://www.gaf.com/en-us/products/slateline
CLADDING	Proposed Dormer – Wall Cladding	GENTEK	Type: Align Cladding Colour: Iron Ore URL: https://www.gentek.ca/product-catalog/siding/align-composite-exterior-siding/
SHAKE SIDING	Front Elevation Façade	n/a	Type: Cementitious – Rough Sawn Shake Siding Colour: Iron Grey
FLASHING	Fascia, Soffit, Eaves, Troughs	KAYCAN	Type: Aluminum Colour: Choc (37) URL: https://kaycan.com/product/aluminum/aluminum-soffit/
TRIM	Window & Door Trims	n/a	Type: Composite Exterior Trim Colour: Iron Ore
EXTERIOR DOOR	Entrance & Exit Doors	n/a	Type: n/a Colour: Cedar-Stain Solid Wood Door
WINDOW	Dormer Windows	n/a	Type: Double-Pane Awning Glazing: Standard Clear
RAILING	Porch & Balcony Railing	n/a	Type: Pressure Treated Lumber Stain: Cedar
LUMBER	Proposed Porch	n/a	Type: Pressure Treated Lumber Stain: Cedar

Cost Estimate:

ITEM TYPE	COST
LABOUR (DEMOLITION & CONSTRUCTION)	$17000
WINDOWS	$16000
DOORS	$5000
SHINGLES	$7500
ALUMINUM RAILING	$4500
DRYWALL	$26000
FLOORING	$8000
SIDING	$7000
BATHROOMS	$36000
KITCHENS	$30000
HEATING/ AIR CONDITIONING	$28000
INTERIOR DOORS & TRIMS	$9000
FRAMING/ STAIRS	$40000
PLUMBING	$6000
LANDSCAPING	$14000
TOTAL COST	**$245000**

3D Render:

South-East Perspective

South-West Perspective