

883 Doon Village Road – Application Details

5. WRITTEN DESCRIPTION

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc.

Owners have submitted an application to demolish in full, a one-story, unexcavated addition, along with a partially covered deck at the rear elevation of the existing home.

The existing rear board and batten addition was formerly used as a wood shed. There is no heat source, no insulation in either the walls or the ceiling, windows have extensive damage and offer no thermal insulation, and electrical service has been disconnected. There is extensive deterioration on both the interior and exterior of this addition. As well, the opening in the basement foundation was previously filled with lath and plaster which has completely deteriorated over time. Note, this particular room is currently being used for storage, as it is not habitable. City staff – from both Heritage and Planning (Building Inspectors) have viewed this portion of the house during various site visits.

The proposed addition is approximately 844 sq ft. in two, single-story ‘wings,’ and contains a crawl space in order to support all mechanical requirements. The proposed addition will be subordinate and distinguishable from the existing house, and will serve to increase the liveable space in a sensitive manner.

Please see attached files, including the site plan, site pictures and preliminary CAD drawings. Note: Engineered drawings, featuring building elevations and exterior 3D modeling will be forwarded as soon as they are received.

Proposed addition details as follows:

- *The area directly to the rear of the house (approximately 700 sq ft.) will include an entrance, mudroom/laundry room combination, and master suite*
- *The main floor master suite will include a four-piece bathroom*
- *The side wing that extends into the rear side yard will feature a (approximately 144 sq ft.) four-season sunroom, with direct access into the existing fenced backyard*
- *The rear roof line will also include a 12’ wide covered area, which will sit nestled between the back of the addition and the sunroom. Note, this space is not visible from the street, and will house an existing hot tub*
- *The Basement will feature a crawlspace and will be accessible from an existing opening in the basement foundation (likely from a previous exterior access point)*
- *All proposed mechanical, electrical and plumbing will tie-in to the main house through the crawlspace access*

- *The rear yard will be landscaped in front of the sunroom addition in an effort to soften, screen and/or buffer a portion of the new addition. Since the proposed sunroom starts the rear corner of the existing house, visibility from the streetscape is limited due to existing grading and mature trees. As a result, the proposed sunroom addition will not (negatively) impact the views from the sidewalk/street*

The proposed addition will maintain the current setback from the edge of the existing driveway. Careful consideration was given when evaluating the location of the existing setback, as the use of the existing driveway run, access to the detached garage, and view from the kitchen window would have been impacted if the setback was moved closer to the driveway. Since the addition will maintain the existing setback, the existing kitchen window, along with the detached garage accessibility will not be impacted.

The proposed addition will impact the following elements on the upper level at the rear elevation:

1. *Exterior wood door and glass storm door on second floor will be replaced with a 9x9 pane vinyl window. Shutters may be added at a later time to match existing.*
2. *The rear 6 x 6 double hung window (that sits above the existing covered deck area) will be bricked in to allow for the new roof*

Note, owners have an inventory of brick onsite to match the existing house, which will be used to patch and repair as needed. A Limestone mortar will be used, which has already been tested and approved during a previous restoration job.

The proposed addition is subordinate to the main house in location and scale. Since it will be located at the rear of the house, and extend into the private backyard, the visual impact of the addition in relation to the streetscape does not impair or negatively detract from any important historical features associated with the primary residence.

Proposed construction materials are compatible with the existing house - both in size, material and colour. However, low-maintenance, and cost-effective options have been proposed for the addition. These include:

- *Windows:*
 - *Double-hung, 6 over 6, vinyl windows – size and colour to match existing where appropriate (master bedroom and sunroom)*
 - *6 pane, awning, vinyl windows – size and colour to match existing where appropriate (side elevation closest to existing driveway)*
 - *Windows will be similar in scale to existing, however the total number of panes may be modified to accommodate roof lines or interior finishes. For example, use of 6-pane awning window in the mudroom/laundry room, and use of a 9-pane awning window to replace an upper exterior door to accommodate the new roof line*

- *Exterior Doors:*
 - *Proposed side door to match existing side door in size, material and colour (black door, featuring 6-pane glass)*
 - *Sunroom door – 6’ wide double French doors*
 - *Master bedroom – TBD – may include a French door, or double doors, or combination of door and double hung window to match windows on new addition. Since the windows face the private realm, there are no negative impacts with respect to the final design choices. Note, Engineer to confirm preferred options*

- *Exterior Cladding:*
 - *Vertical Board and Batten*
 - *Maibec, or other suitable board and batten material– white to match existing. Will explore available materials/options and update Heritage on the preferred material prior to the scheduled Heritage meeting (June)*
 - *Will remove and replace board and batten on existing side entrance to match new addition. Note, existing (wood) material at existing side entrance is currently cracking and warping. Note, the wood material is not listed in the designating By-Law*

- *Eaves:*
 - *Match existing house - white, round gutter*

- *Soffit and Fascia:*
 - *White to match existing, however will be aluminum instead of wood on addition*

- *Roof:*
 - *Pitched gable roof, subordinate in size and scale to primary asset (house)*
 - *Proposed roof line to sit below the secondary story eaves, with no impacts to the existing roofline*
 - *Shingles to match existing house – Canadian Driftwood*

- *Shutters:*
 - *May look to replace “Like For Like” on main house, however will not include shutters on new single-story addition*

5. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES

Describe why it is necessary to undertake the proposed work:

It is necessary to undertake the proposed work as the existing wood structure has extensively deteriorated over time. As previously noted, the space is currently uninhabitable. There is no heat, insulation or electrical service to this room. There is also significant structural decay which is past the point of repair – both on the interior and exterior of the building.

Although significant deterioration is a key factor to undertaking the proposed work, a sensitive addition featuring modern day amenities has been carefully considered in the overall design.

The existing house contains a small two-piece powder room (sink and toilet) on the main floor. The second-floor features a shared, 4-piece bathroom. Since this is the only full bathroom in the primary house, the proposed main floor suite and private bathroom has been designed to improve the overall function and accessibility in the house.

The proposed addition will address significant structural deterioration on the existing rear addition, and will provide an opportunity to add updated, modern-day amenities and conveniences, resulting in the improved use, enjoyment, and accessibility of the house and property for years to come.

The Owners have worked to restore the property since purchasing it in 2012. Upgrades have included major mechanical and structural elements, across multiple buildings. The proposed addition is yet another critical project that is required in order to protect the primary asset long term.

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

Describe how the proposal is consistent with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (www.historicplaces.ca/en/pages/standards-normes.aspx):

*In reviewing the Parks Canada's *Standards and Guidelines for the Conservation Historic Places in Canada*, the proposed application is consistent with this guideline in the following ways:*

1. *Planning:*
 - a. *Several factors were taken into consideration when designing and proposing the single-story addition. These included size, scale, materials, existing By-law, and the overall view from the streetscape. The current needs as a family and owner, and the long-term impacts on the property were also considered.*

2. *Rehabilitation:*
 - a. *Is defined in the Standards and Guidelines as “the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value”*
 - b. *That being said, all design choices were made in an effort to mitigate any negative impacts, while still meeting both personal goals (desired use and enjoyment) and financial objectives (reasonable cost to add compatible space)*
 - c. *Ultimate goal - to construct a sensitive addition. One that complements the existing heritage asset long-term, and one that also addresses any deficiencies in the current use and enjoyment.*

3. *Construction:*
 - a. *The proposed new addition is subordinate in size, and does impose on or detract from the primary building*
 - b. *Proposed materials also complement the existing house and property*

ADDITIONAL COMMENTS

The updated By-Law for 883 Doon Village Road includes a **Schedule B**. This particular schedule states that *“there is further cultural heritage value of interest for the archaeological site.”*

This clause was added to the By-Law instead of adding a separate Agreement to Title. It simply states there is further cultural heritage value since the entirety of the retained land was not cleared in the previous planning/severance application. Note, only the portion of land impacted by the previous application was cleared in full.

With respect to this particular planning/heritage application, **a local Archaeological firm has been contracted**, and is currently working with the Ministry on clearance and approvals for the portion of land affected by the proposed development (addition). The project has been placed in the queue, and the owners will be notified when a date has been confirmed for work to commence. Required scope of work will be completed, and all approvals in place, prior to the desired start of construction in Fall 2023.

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Project Cost Estimate:

It is expected that the project cost estimate will run in the \$200 - \$250 per square foot price range since all existing mechanical (HVAC/AC), and electrical systems will be able to support the proposed build.

Since it is a modest signal story addition, with a crawl space to run mechanical, costs are expected to be on the low-mid range for industry standards in price per square foot.

Owners are also proposing cost-effective, high efficiency, and low maintenance materials in order to keep the renovation costs in line, such as vinyl windows.

Trades with previous work experience on the house will be contracted to complete the addition.

Once approved by City of Kitchener's Heritage and Planning departments, materials will be confirmed and ordered immediately so there are no delays in sourcing and receiving materials.

Other Costs:

A local Archaeological firm has also been contracted to conduct a site-specific assessment, which will serve to clear a section of land impacted by the addition. The contracted firm will work closely with the MCM to review and approve the assessment as per archaeological industry standards.

Cost range for this particular scope of work: \$12,400 - \$23,275

Updated dimensions based on engineered drawings

*The proposed addition is approximately **933 sq. ft.** in two, single-story 'wings,' and contains a crawl space in order to support all mechanical requirements. The proposed addition will be subordinate and distinguishable from the existing house, and will serve to increase the liveable space in a sensitive manner.*

Proposed addition details as follows:

- *The area directly to the rear of the house is approximately 744 sq. ft. (26' x 28'6"), and will include an entrance, mudroom/laundry room combination, and master suite*
- *The main floor master suite will include a four-piece bathroom*
- *The side wing that extends into the rear side yard will feature a 190 sq. ft. (14'6" x 13') four-season sunroom, with direct access into the existing fenced backyard*
- *The rear roof line will also include a 11' wide covered area, which will sit nestled between the back of the addition and the sunroom. Note, this space is not visible from the street, and will house an existing hot tub*
- *The Basement will feature a crawlspace and will be accessible from an existing opening in the basement foundation (likely from a previous exterior access point)*
- *All proposed mechanical, electrical and plumbing will tie-in to the main house through the crawlspace access*