

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: October 3, 2023

SUBMITTED BY: Garett Stevenson, Manager Development Review, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 12, 2023

REPORT NO.: DSD-2023-418

SUBJECT: Heritage Permit Application HPA-2023-V-021
107 David Street
Alterations to existing rear addition and replacement or alteration of windows

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2023-V-021 requesting permission for:

1. Alterations to the fenestration and cladding of an existing rear addition;
2. Alterations to the openings of some rear and rear-side window openings; and
3. The replacement of windows where necessary with like-units

On the property municipally addressed as 107 David Street, **BE APPROVED** in accordance with the supplementary information submitted with the application and subject to the following conditions:

- a) That the existing vegetation in the rear yard be maintained if feasible and additional screening measures be identified for implementation along the southwestern property line to the satisfaction of Heritage Planning Staff prior to the issuance of a building permit;
- b) That samples of proposed materials be submitted to Heritage Planning Staff for review prior to the issuance of a building permit;
- c) That a complete list and documentation identifying damaged windows to be replaced be provided to Heritage Planning Staff for review prior to the issuance of a building permit; and
- d) That final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning Staff prior to the issuance of a building permit.

REPORT:

The subject property is located on the east side of David Street, between Hilda Place which intersects to the north and Roland Street which intersects to the south. A public walking path the forms part of the pedestrian network of Victoria Park runs adjacent to the south boundary of the subject property.



Figure 2: Front Facade of Subject Property

107 David Street is described within the VPAHCD Study as being:

“A substantial 2 and ½ storey chocolate brown brick Georgian revival style residence built in 1924, with imposing brick front entrance porch and steps. It is near original in appearance and beautifully landscaped – an excellent example of conservation. This house is located on a lot which was once part of the Collard property next door at No. 101.”

The front façade of the building has a centred covered porch with stone pillars, while the windows are double hung with the upper sash containing three panes. There is a front dormer with a pitched roof and two four-pane windows. At present the building operates as a legal duplex.

Proposed Work

Alteration to Rear Addition

The existing addition is in the rear of the subject property and, while not visible from the front, is partially visible from the pedestrian pathway that runs adjacent to the property. The exact construction date of the addition is unknown; it is not present on the 1947 Fire Insurance Map of Kitchener but is clearly visible in an aerial photograph dated 1997. The bottom floor of the addition is clad in brick similar in shade to the original brick used on the building, while the upper floor appears to be timber-framed with stucco infill, similar to the design seen on Tudor-style homes. There is a two-storey balcony and stair system adjacent to the addition (Figure 3 and 4)



Figure 3-4: Rear Addition

This heritage permit application is proposing alterations to the fenestration and cladding of the east and south facades of the rear addition. New black aluminum windows are proposed with surrounding matching aluminum cladding to create a cohesive façade. The new windows are proposed to be between 12-16 pane, in a style that is distinct from the existing windows of the dwelling but complimentary to the building and in keeping with the historic character of the area. The existing two-storey deck and staircase at the rear is proposed to be removed and replaced with a new patio area with an outdoor stone-clad fireplace.

The appearance of the north façade of the addition will be largely unchanged. The existing stucco and brick cladding is to remain, though a new multi-pane window is proposed on the second floor and the existing ground-floor window is proposed to be replaced with a 12-pane aluminum window.

The proposed alterations will facilitate the conversion of the existing duplex back to a single detached dwelling. The new windows accommodate the proposed changes to the floor plan and will enhance the functionality and livability of the internal spaces.



Figure 5: Architectural Drawing of Proposed Rear Alterations

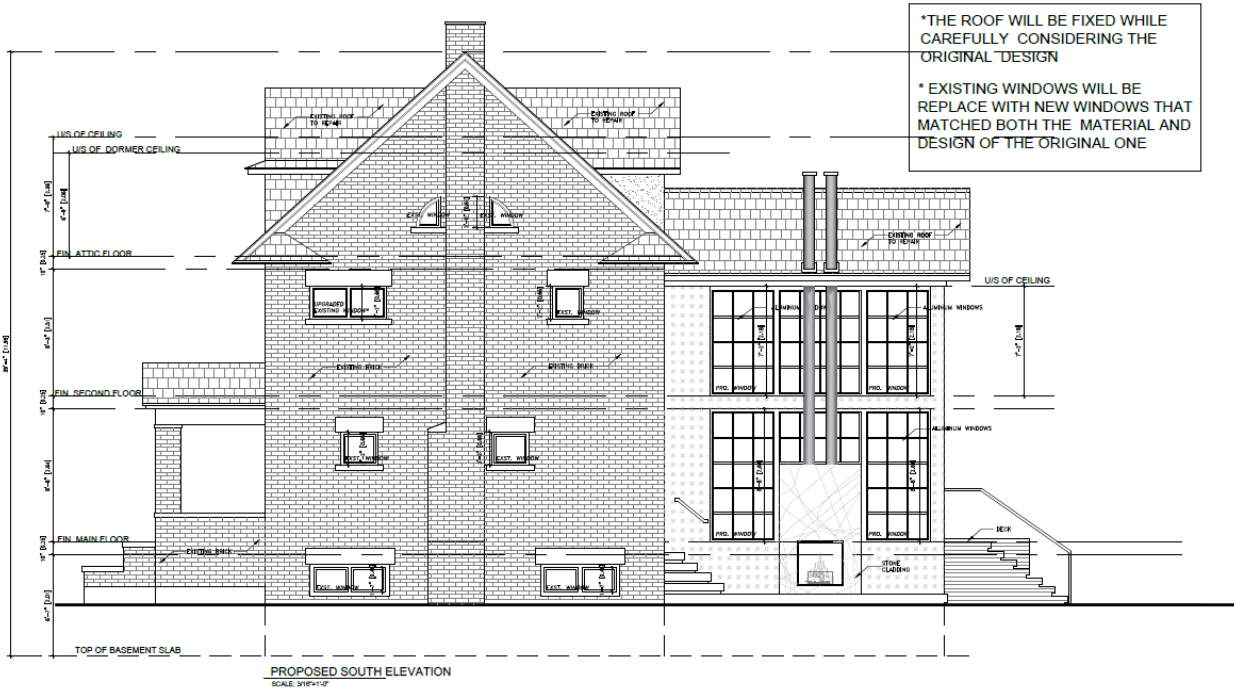


Figure 6: Architectural Drawing of Proposed South Facade Alterations

Window Alterations on Principal Structure

Alterations are proposed to the rear windows on the first and second floor on the original structure, the rear dormer, and two windows on the north façade. These alterations will require increasing the size of the window openings, introducing a new patio door on the ground floor, and removing an existing door from the rear dormer and replacing it with a new window. The replacement units are proposed to be in keeping with the style of the new windows on the addition.

Window Replacements on Principal Structure

A full assessment by a qualified professional is required to determine the condition of the existing windows on the principal structure, including those on the front façade. Where they are in good condition the applicant intends to preserve the original windows. If any have deteriorated or are no longer in good condition, replacement is proposed. Replacement windows are proposed to be sourced from Ridley Windows and Doors, a company which specializes in heritage windows. Replacement units are proposed to be made of the same material as the originals and be customized to have the same design and appearance.

Heritage Planning Comments

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

Area of Proposed Work	Comment
Alterations to Rear Addition	<ul style="list-style-type: none"> The addition is not original to the property and was not built close to the original construction date.
Alterations to Rear Addition	<ul style="list-style-type: none"> There are no changes proposed to the footprint of the addition.
Alterations to Rear Addition	<ul style="list-style-type: none"> While aluminum siding is not typical for the character of the area, limited amounts of the material are proposed in this application. Most of the new façade will consist of the large multi-paned windows.
Alterations to Rear Addition	<ul style="list-style-type: none"> The new windows proposed on the rear and rear-side of the addition are distinct from the original windows but complimentary and compatible in design.
Alterations to Rear Addition	<ul style="list-style-type: none"> The proposed alterations to the fenestration and siding will only be visible from the pedestrian pathway adjacent to the property. Some screen is already provided by existing vegetation. The implementation of additional screening measured is a condition of approval.
Window Alteration on Principal Structure	<ul style="list-style-type: none"> The window openings proposed to be altered on the original structure are not on the principal

	façade and are not visible from David Street. The proposed changes to the rear will be screened by the existing vegetation and the implementation of additional visual barriers.
Window Replacement on Principal Structure	<ul style="list-style-type: none"> Any front or side windows identified as being in poor condition will be replaced with custom-fit replicas that match the original in terms of size, shape, style, and material, sourced from a highly reputable company experienced with working on heritage homes. This complies with the guidelines of the VPAHCD Plan.
All Work	<ul style="list-style-type: none"> The proposed work is necessary for the property owner's usability of the space, as it facilitates the conversion of a duplex into a single detached dwelling home.
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 subject property, the David 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 Plan*

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

ATTACHMENTS:

- Attachment A – Heritage Permit Application HPA-2023-V-021 Form
- Attachment B – Heritage Permit Application HPA-2023-V-021 Architectural Drawings
- Attachment C - Heritage Permit Application HPA-2023-V-021 Written Description