

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** November 7, 2023

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

**PREPARED BY:** Victoria Grohn, Heritage Planner, 519-741-2200 ext. 7041

**WARD(S) INVOLVED:** Ward 4

**DATE OF REPORT:** October 2, 2023

**REPORT NO.:** DSD-2023-447

**SUBJECT:** Heritage Permit Application HPA-2023-V-023  
1115 Doon Village Road  
Replacement of Wood Windows

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## RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2023-V-023 be approved to permit the replacement of 14 wood windows with double hung wood windows on the property municipally addressed as 1115 Doon Village Road, in accordance with the supplementary information submitted with the application.

## REPORT HIGHLIGHTS:

- The purpose of this report is to present the proposal to replace 14 wood windows with double hung wood windows on the property municipally addressed as 1115 Doon Village Road, as detailed in Heritage Permit Application HPA-2023-V-023 (Attachment A).
- The key findings of this report are that the proposed work will not negatively impact the cultural heritage value or interest of the property or surrounding area, as the original appearance of the windows will be maintained and is generally compliant with the policies and guidelines of the Upper Doon Heritage Conservation District.
- 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 a core service.

## BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2023-V-023, which seeks to replace 14 existing wood windows with double hung wood

windows on the property municipally addressed as 1115 Doon Village Road, located within the Upper Doon Heritage Conservation District (UDHCD).



**Figure 1: Location Map (1115 Doon Village Road)**

Heritage Permit Application HPA-2023-V-023 is before the Heritage Kitchener committee because the subject property is identified as a Group 'A' property in the Upper Doon Heritage Conservation District Plan. In accordance with By-law 2009-089, delegating Council's approval for certain classes of alterations to Staff, delegated authority is permitted for Group 'A' properties in heritage conservation districts after consultation with the Heritage Kitchener committee.

## **REPORT:**

The subject property is located on the south side of Doon Village Road between Tilt Drive and Oregon Drive. It is designated under Part V of the *Ontario Heritage Act* and is classified as a Group 'A' (historic building) property within the UDHCD Plan.



**Figure 2: Subject Property (1115 Doon Village Road, image source: Google Maps)**

The UDHCD Plan notes that the dwelling was constructed in 1894 by David Cole, co-owner of the former Watson Woolen Mill, and the Plan identifies the bay window with bracketed roof and small entrance porch as attractive features of the property.



Figure 3: Image of 1115 Doon Village Road from UDHCD Plan

### *Proposed Work*

#### Replacement of Wood Windows

The existing windows have deteriorated over time and the wood is rotting. The existing windows are painted shut, several are inoperable, and the owner has indicated that they are no longer able to remove the 60-65 year old aluminum storms.

The policy in the UDHCD Plan which pertains to windows on Group 'A' buildings states that original windows should be conserved and where missing, windows should be rebuilt to the original to complement those of the period.



Figure 4: Images of Existing Windows Showing Deterioration

Heritage Permit Application HPA-2023-V-023 seeks permission to replace 14 existing wood windows with double hung wood windows. While the details in the application note that the replacement windows will be aluminum clad wood windows, the property owner has since modified their application to propose the replacement of the existing wood windows with wood windows. The replacement windows will match the existing in terms of size, material, and profile and will fit into the existing window openings. The proposed new windows will be painted a natural white colour to complement the existing dwelling. An original window will be stored on site for future use should further window replacements be required.



**Figure 5: Proposed Wood Windows (no grilles)**

It should also be noted that the property owner has confirmed that the proposed double hung wood windows will not have grilles in order to match the existing profile of the current fenestration at 1115 Doon Village Road.

### **Heritage Planning Comments**

In reviewing the merits of the application, Heritage Planning staff note the following:

- The subject property municipally addressed as 1115 Doon Village Road is designated under Part V of the *Ontario Heritage Act* and located within the Upper Doon Heritage Conservation District (UDHCD);
- The subject property is identified as a Group 'A' (historic building);
- The UDHCD Plan contains the following policies related to windows on historic buildings:
  - Original windows should be conserved. Where missing, windows should be rebuilt to the original or to complement those of the period.
    - *The existing windows have deteriorated over time and do not open properly. The proposal is to replace the existing wood windows with double hung wood windows to create greater energy efficiency and ease of operation while still maintaining the existing character of the*

*dwelling. The owner has advised that they will store an original window on site for any future repairs and/or replacements and that the replacement windows will not have grilles;*

- The proposal is consistent with the *Eight Guiding Principles in the Conservation of Built Heritage Properties* and with Parks Canada's *The Standards and Guidelines for the Conservation of Historic Places in Canada*; and
- The proposed alteration to replace the existing windows will not adversely impact the cultural heritage value or interest of the subject property, the Doon Village Road streetscape or the UDHCD as a whole.

**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 Heritage Kitchener committee meeting.

CONSULT – If applicable.

**PREVIOUS REPORTS/AUTHORITIES:**

- *Ontario Heritage Act*

**REVIEWED BY:** Rosa Bustamante, Director of Planning

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

**ATTACHMENTS:**

Attachment A – Heritage Permit Application HPA-2023-V-023