

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** March 5, 2024

**SUBMITTED BY:** Garett Stevenson, Director of Development and Housing Approvals,  
519-741-2200 ext. 7070

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

**WARD(S) INVOLVED:** Ward 3

**DATE OF REPORT:** February 12, 2024

**REPORT NO.:** DSD-2024-090

**SUBJECT:** Heritage Permit Application HPA-2024-003  
300 Joseph Schoerg Crescent  
Rear Addition

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## RECOMMENDATION:

That pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-IV-003 requesting permission for:

1. The demolition of an existing rear deck and concrete slab; and
2. Construction of a new one-storey rear addition and second-storey deck

on the property municipally addressed as 300 Joseph Schoerg Crescent, BE APPROVED in accordance with the supplementary information submitted with the application and subject to the following conditions:

- a) 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 the demolition of a rear deck and construction of a rear one-storey addition on the property municipally addressed as 300 Joseph Schoerg Crescent, as detailed in Heritage Permit Application HPA-2024-IV-003 and the documents that form **Attachments A-X**.

- The key finding of this report is that the proposal will not negatively impact the cultural heritage value or interest of the property as it maintains the original appearance of the primary dwelling and is in keeping with local and provincial standards and guidelines.
- 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 information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- This report supports the delivery of core services.

## EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2024-IV-003 proposes the demolition of a rear deck and concrete slab and construction of a one-storey rear addition and reconstruction of the rear deck on the property municipally addressed as 300 Joseph Schoerg Crescent. The property is designated under Part IV of the *Ontario Heritage Act* by way of Designating By-law No. 2003-179. In reviewing the merits of this application, Heritage Planning Staff note that the proposed work meets the standards and guidelines for the conservation of historic places as determined by the province. Further, the proposed work maintains the character and overall appearance of the subject property, as it will have limited visibility from the street, and is not anticipated to adversely impact the heritage attributes identified within the designating by-law.

## BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-IV-003, which seeks permission for the demolition of an existing rear deck and concrete slab to facilitate the construction of a one-storey addition on the property municipally addressed as 300 Joseph Schoerg Crescent, formerly addressed as 437 Pioneer Tower Road.



**Figure 1: Location Map of Subject Property**

## REPORT:

The subject property is located on the south side of Joseph Schoerg Crescent, between the intersections of Joseph Schoerg Place to the west and Langton Drive to the east. At the time of this report, the property contains the following structures:

- A two-storey farmhouse with a two-storey rear addition that includes a walk-out basement;
- A detached driveshed that has been converted into a separate dwelling unit, as approved by Heritage Permit Application HPA-2016-IV-011 submitted in 2016; and
- A detached two-car garage, as approved by the previous most-recent Heritage Permit Application HPA-2021-IV-006 submitted in 2021.



**Figure 2: Front Façade of Subject Property**

300 Joseph Schoerg Crescent is designated under Part IV of the *Ontario Heritage Act* by way of Designating By-law 2003-179, and is recognized for its design/physical, historical/associative, and contextual values. The property is identified as being part of the earliest inland non-native settlement of what would become Waterloo County. The existing farmhouse and driveshed structure is believed to have been constructed c.1830 by John Betzner, a member of one of Waterloo County's founding families. Architecturally the original farmhouse is a representative and early example of the Mennonite Georgian architectural style. The landscape of the property is of historical significance as well, as it includes views to the Grand River (designated a Canadian Heritage River) and still contains many of the features which originally influenced settlement in the area. Identified attributes of significance on the farmhouse include:



- All building elevations;
- Fieldstone foundation;
- Roof and roofline;
- Return eaves;
- Window and door openings; and
- 6-pane attic windows in gable ends.

Identified attributes of significance on the driveshed include:

- All building elevations;
- Fieldstone foundation;
- Roof and roofline;
- Window and door openings;
- Door hardware on north and west elevations; and
- 6/6 windows.

### ***Proposed Work***

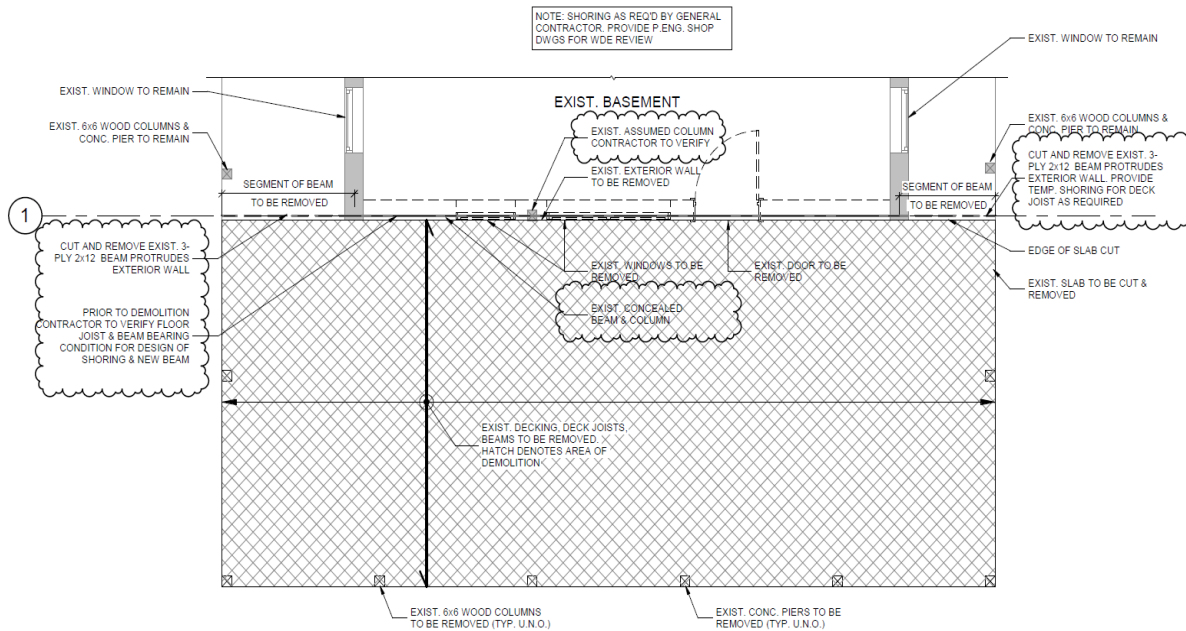
#### ***Demolition of Existing Deck and Concrete Slab***

At present there is an existing rear deck that extends from the ground floor of the farmhouse but, due to the sloped topography of the site, is located above-grade. The deck is comprised of Trex composite decking and has a wood and glass guard rail. A concrete-slab patio space is located beneath this deck.



**Figure 3: Existing Rear Deck and Patio**

To facilitate the construction of the proposed one-storey rear addition the existing deck and patio will need to be demolished. A small 4.5-8 ton excavator will be used for the removal of these structures in addition to trenching for the concrete strip footing and foundation. Per the requirements of the Grand River Conservation Authority, silt fencing will be installed to the south of the excavation area to eliminate soil runoff during construction.



**Figure 4: Demolition Plan for Rear Deck and Patio**

### *Construction of One-Storey Rear Addition and Deck*

The proposed one-storey rear addition is approximately 7.84 metres (25' 9") in width and 5.9 metres (19' 7") in length, which is approximately 1.2 metres (4 feet) greater than the existing concrete slab patio but otherwise in following with its existing footprint. The windows of the addition are proposed to be Pella wood framed and double hung, closely reflecting the appearance of the existing windows on the original farmhouse though grouped in a different manner that allows the new to be distinguishable from the old. James Hardie Shingles is the material proposed to be used for siding. The windows will be painted the same dark grey-brown colour as the existing windows while the siding will be a lighter neutral earth-tone such as Navajo Beige, Monterey Taupe or Khaki Brown. The roof system is proposed to be formed from waterproofing membrane and pressure-treated wood sleepers but will be otherwise covered by the re-established deck. The deck will be constructed from the same Trex composite decking and wood posts and rails with glass panels, maintaining its original appearance. The existing landscaping around the property is to be maintained, with any damage that occurs to the lawn to be remediated with new topsoil and grass seed after construction has completed.







As the property slopes, the proposed rear addition will be located below the ground-floor of the original farmhouse. The topography, in addition to the location of the addition at the rear of the existing home, will mean that it will not be visible from the street (**Figures 6-7**). Further, as the new addition is proposed to extend from an existing addition, the potential for impacts to the original farmhouse itself is extremely limited.



**Figure 7: East Side View of Rear of Property from the Sidewalk**



**Figure 8: West Side View of Rear of Property from the Sidewalk**



The new addition will be visible should one approach the gate that leads from the adjacent City-owned property to the subject property (**Figure 8**). Currently from this vantage point the Grand River can be viewed through the existing deck; while the addition will block this view the applicant is proposing that the vegetation next to the east side of the gate be trimmed back so that the Grand River is visible from a slightly different angle. It should be noted that, while this view is identified in the Statement of Significance, it is not in itself identified as a heritage attribute within Designing By-law 2003-179.



**Figure 9: View of Rear of Property from City Land**

### ***Heritage Planning Comments***

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

- The subject property municipally addressed as 300 Joseph Schoerg Crescent is designated under Part IV of the Ontario Heritage Act by way of Designating By-law 2003-179.
- The heritage attributes identified by the designating by-law relate primarily to the original farmhouse and the detached drive shed. The view, while identified in the Statement of Significance, is not identified within the heritage attributes list.
- The proposal is for the demolition of an existing rear deck and patio and construction of a new one-storey rear addition and re-establishment of the deck.



- The existing deck and patio are located against the existing rear addition, so there is very limited potential for accidental damage to the fabric of the original farmhouse to occur during their removal.
- The proposed rear addition will not be visible from the street due to its location at the rear of the home, the presence of vegetation, and the sloping topography of the land.
- The materials proposed to be used are appropriate for and compatible with the heritage character of the subject property;
- The proposed work is consistent with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* in relation to additions.
  - In particular, the following standards are met:
    - 11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.
    - 12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.
  - In particular, the following guidelines are met:
    - 4.3.1 (13) **Selecting** the location for a new addition that ensures that the heritage value of the place is maintained.
    - 4.3.1 (14) **Designing** a new addition in a manner that draws a clear distinction between what is historic and what is new.
    - 4.3.1 (15) **Designing** an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
- The proposed work is not anticipated to adversely impact the reasons for designation of the subject property, nor adversely impact the Joseph Schoerg Crescent streetscape or adjacent properties.

#### **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.

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

**ATTACHMENTS:**

- Attachment A – HPA-2024-IV-003 Application Form
- Attachment B – HPA-2024-IV-003 Architectural Drawings
- Attachment C – HPA-2024-IV-003 Written Documents
- Attachment D – Designating By-law Number 2003-179