

REPORT TO: Heritage Kitchener

DATE OF MEETING: June 11, 2024

SUBMITTED BY: Garrett 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 7

DATE OF REPORT: May 15, 2024

REPORT NO.: DSD-2024-255

SUBJECT: Heritage Permit Application HPA-2024-IV-010
50 Brookside Crescent
Roof Replacement

RECOMMENDATION:

That pursuant to Section 33 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-IV-010 be approved to permit the replacement of the existing cedar shingle roof with new cedar shingles on the property municipally addressed as 50 Brookside Crescent.

REPORT HIGHLIGHTS:

- The purpose of this report is to present a proposal for the replacement of an existing cedar shingle roof with new cedar shingles as detailed in Heritage Permit Application HPA-2024-IV-010 on the property municipally addressed as 50 Brookside Crescent, designated under Part IV of the *Ontario Heritage Act*
- The key finding of this report is that the proposed alteration is in keeping with local and provincial standards and guidelines and is not anticipated to negatively impact the cultural heritage value or interest of the property but is necessary for the continued function and maintenance of the dwelling.
- 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 core services.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-IV-010 seeking permission to replace an existing cedar shingle roof with new cedar shingles on the property municipally addressed as 50 Brookside Crescent.

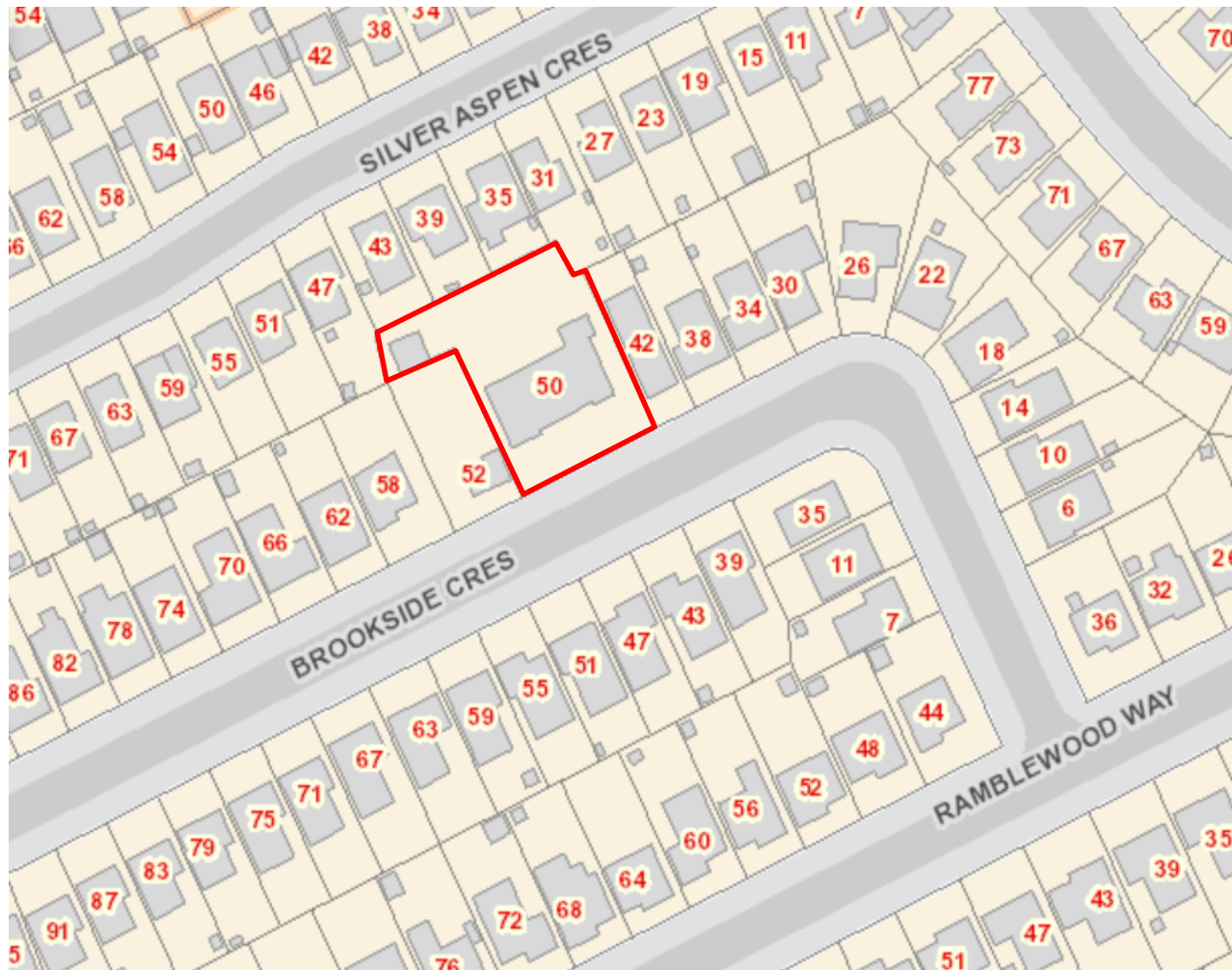


Figure 1: Location Map of Subject Property

REPORT:

The subject property is located on the north side of Brookside Crescent, which intersects with Ramblewood Way within the Forest Heights Planning Community of the City of Kitchener. The property contains a mid-19th century two-storey single detached dwelling with a summer kitchen wing and detached fieldstone accessory structure in the northwest corner of the rear yard. There is a detached field stone garage on the lot adjacent to the west, municipally addressed as 52 Brookside Crescent, which was severed from the original property as part of a consent application in 2022.



Figure 2: Front Façade of Subject Property

50 Brookside Crescent is designated under Part IV of the *Ontario Heritage Act* by way of Designing By-law No. 2019-093 and is recognized for its design and contextual values. The house is a notable example of the Georgian architectural style and displays a high degree of craftsmanship in its stone masonry and architectural detailing. In addition it contributes to the character of the surround area, being a prominent feature within the neighbourhood and contextually appropriate in its height, setback, and frontage.

The heritage attributes identified by the designating by-law are limited to the original house and summer kitchen wing and include the following:

- the scale and regular massing of the 2-storey, 3-bay front Georgian style building, including the full-length front porch;
- the load-bearing, granite fieldstone walls with plastered and whitewashed portion under the front porch;
- the three granite fieldstone chimneys;
- the gable roof, including the summer kitchen wing, and the porch shed roof, all clad with cedar shingles;
- the window openings except the ground floor, east, front facade window opening (the windows are not included; however, the 6/6 and 2/2 style of the current replacement windows should be retained unless evidence of a different, earlier style emerges); and
- the front door with transom and sidelights.

Roof Replacement

The existing black cedar shingle roof has reached the end of its lifecycle and is in poor condition, allowing leaks into the interior of the home in several different locations during weather events. To address this issue the owner/applicant is proposing to replace the existing cedar shingle roof with new cedar shingles, specifically Bundle #1 Grade 18" Perfection Western Red Cedar Shingles from Twin Creeks Log Home Supply in natural cedar colour (**Figure 3**).



Figure 3: Proposed Replacement Cedar Shingles

Heritage Planning Comments

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

- The subject property municipally addressed as 50 Brookside Crescent is designated under Part IV of the *Ontario Heritage Act* by way of Designating By-law No. 2019-093.
- The proposal is for the replacement of the existing cedar shingle roof with new cedar shingles.
- The gable roof, including the summer kitchen wing, and the porch shed roof, all clad with cedar shingles, is identified as a heritage attribute in the designating by-law.
- The existing cedar shingle roof does not appear to be original to the house. Though no building permits are available indicating if or when such work was done, there are two points of evidence that allow for this assumption. The existing shingles are black in colour, where photos of the farmstead taken c. 1960 display a green cedar shingle roof (**Figure 4**). Further, cedar shingle roofs typically have a lifecycle of approximately 30 years.
- The proposed roofing system will address leaks and prevent further damage to the interior of the home.

- The proposed roof replacement is not anticipated to adversely impact the cultural heritage value or interest of the subject property, as the cedar shingle is an appropriate material and in keeping with the character of the subject lands.
- The proposed alteration is in keeping 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*.



Figure 4: Photograph of 50 Brookside Crescent c. 1962

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 – Heritage Permit Application Form

Attachment B – Designation By-law No. 2019-093