

REPORT TO: Heritage Kitchener

DATE OF MEETING: November 1, 2022

SUBMITTED BY: Garrett Stevenson, Interim Planning Director, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: October 11, 2022

REPORT NO.: DSD-2022-442

SUBJECT: Heritage Permit Application HPA-2022-V-026
170 David Street
Demolition of rear addition, excavation for basement, construction of new addition

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2022-V-026 requesting permission for:

1. The demolition of an existing, one-storey, rear yard addition;
2. The excavation of a crawl space to construct a full-height basement; and
3. The construction of a two-storey, rear yard addition;

On the property municipally addressed as 170 David Street, **BE APPROVED** in accordance with the supplementary information submitted with the application and subject to the following conditions:

- a) That the buff brick of the existing addition be salvaged during demolition;
- b) That the salvaged buff brick be re-used in the construction of the new addition as per the architectural drawings submitted (Attachment B); and
- c) 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 the proposal of the construction of a new, two-storey, rear yard addition on the property municipally addressed as 170 David Street. To facilitate this new addition, the existing one-storey rear yard addition needs to be demolished. Further, the crawl space under the existing one-storey addition is proposed to be excavated to expand the full-height basement. Details of Heritage Permit Application HPA-2022-V-026 can be found in **Attachment A and B**.

- 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, salvages and reutilizes materials, and is otherwise 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 report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-IV-026 proposes the demolition of an existing one-storey rear addition, excavation of an existing crawl space to construct a full-height basement, and construction of a new two-storey rear addition on the subject property municipally addressed as 170 David Street. The building has been designated under Part V of the *Ontario Heritage Act* and is located within the Victoria Park Area Heritage Conservation District. In reviewing the merits of this application, Heritage Planning Staff note that the proposed work meets the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan in that the addition is compatible with the original building in terms of scale, material used, and design without replication. Further, it is not anticipated that the proposed work will adversely impact the heritage attributes or character of the subject property or surrounding area.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-V-026, which seeks permission to demolish an existing one-storey rear addition, excavate the crawl space under the existing addition to construct a full-height basement, and construct a new two-storey rear addition. This work is occurring in tandem to interior renovations, which do not require heritage approval. The subject property is municipally addressed as 170 David Street and is located within the Victoria Park Area Heritage Conservation District (**Figure 1**).

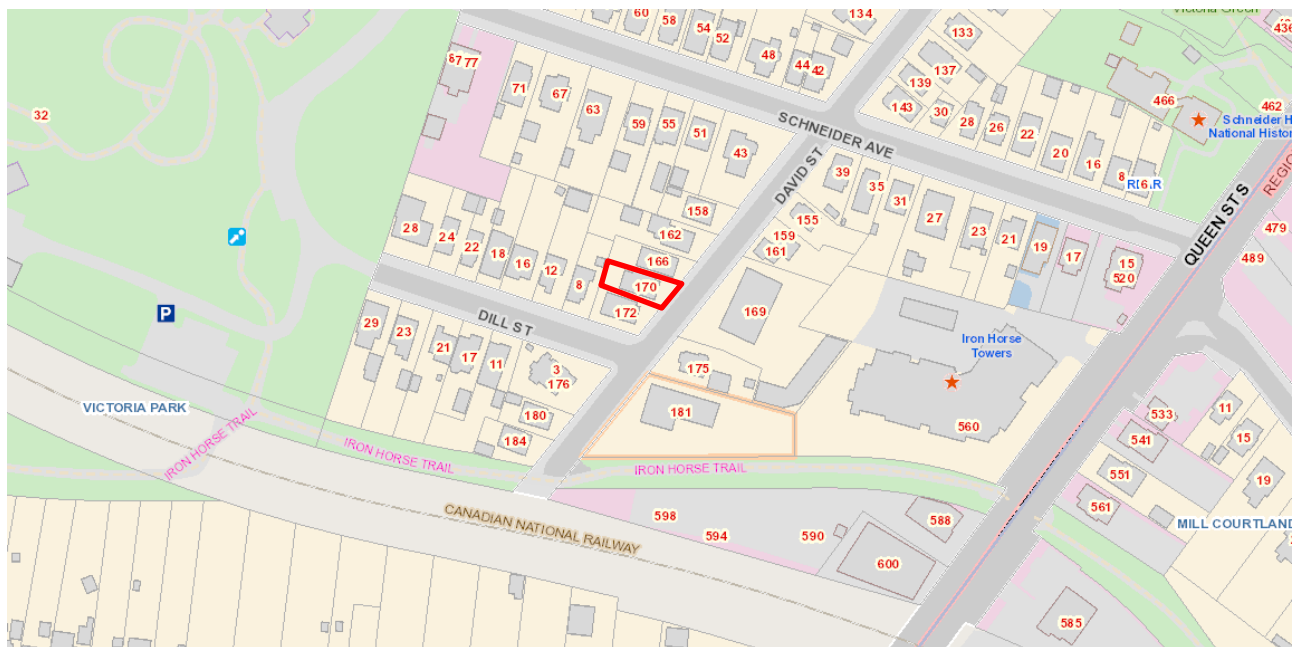


Figure 1: Location Map

REPORT:

The subject property is located on the west side of David Street, between the Schneider Avenue intersection to the north and the Dill Street intersection to the south. The property is located within the Victoria Park Area Heritage Conservation District (VPAHCD) and is designated under Part V of the *Ontario Heritage Act*.

The VPAHCD Study describes the subject property as being a one and a half storey buff brick dwelling, constructed in the Berlin Vernacular architectural style c. 1890. The building has a full-width verandah and newer metal siding on the gable, soffits, and fascia's (**Figure 2**).



Figure 2: Front Façade of Subject Property

Past work converted the single detached dwelling into a legal duplex. Neither of the two dwelling units are currently occupied.

Proposed Work

Demolition of Existing Rear Addition

The existing addition is in the rear of the subject property and is partially visible from the street line. Though the exact construction date is unknown, the addition dates to at least 1908 as depicted on the 1908 Fire Insurance Map of Kitchener. It is estimated that the addition was built close to the construction date of the original house. The same buff bricks that clad the main dwelling are used in the addition and the brick soldier course over the window and door openings are patterned the same. However, the presence of caulking on the roof as well as a half-cut pipe on the rear façade and contextual clues indicate that addition was not a part of the original construction. It should also be noted that the addition

is not typical of, nor does it form a part of the Berlin Vernacular style. Rather, such extensions of homes were a practical response to the need for more space and the availability of brick building materials. Attached to the addition is a covered side porch. The porch is in disrepair (**Figure 3-5**).

The demolition policies in the VPAHCD Plan presumes the demolition of entire structures; it does not reference the demolition or removal of portions of buildings. As such the demolition policies are not applicable to this application.

The existing buff brick of the addition will be salvaged during the construction process and reincorporated into the construction of the new addition.



Figure 3: Side View of Addition



Figure 4: Porch in Disrepair



Figure 5: Addition Visible from Street

Excavation for Basement

The existing crawl space under the addition is proposed to be excavated to expand the full-height basement. The new space in the basement will accommodate a second bedroom and additional bathroom for the main-floor unit. Appropriate waterproofing will be applied. There are no policies in the VPAHCD Plan which pertain to excavation. Further there are no impacts anticipated as a result of the excavation, with most changes being interior.

Construction of New Rear Addition

There is policy direction within the VPAHCD Plan pertaining to the construction of additions on properties within the HCD. While these provisions recognize that additions may become necessary to homes to provide more living space to accommodate growth, it notes that it is important for such new construction to be complementary to the architectural style and character of the existing dwelling. In this way a good fit between the old and the new is ensured. New additions are encouraged to be constructed in a contemporary style to express today's architectural heritage, rather than directly copy the existing historic style of the property. There are more detailed policies that relate to the location, design, height, materials, roofs, chimneys, walls, entrances, windows, verandahs, and colours of building additions within the district. Building additions must adhere to these policies.

The application proposes the construction of a new, two-storey rear addition in place of the old (**Figure 6-9**). The new addition would be approximately 22.7 square metres (244 square feet) in size, with a height of approximately 6.7 metres, a width of 6.3 metres and a depth of 3.56 metres. Though the new addition is to be located in the rear, like the existing addition a portion of the south side will be visible due to the orientation of the original dwelling to the street. This visible portion will contain the original buff brick salvaged during the demolition. The salvaged brick is to be incorporated in a vertical panel, so that the original masonry arrangement of the addition is not replicated. Incorporating the brick in this manner helps juxtapose the new addition in a complimentary fashion. The rest of the exterior treatment of the walls will be Maibec pre-finished wood cladding, with fibre cement panels incorporated between windows for further detailing. A flat roof is proposed for the addition, and the casement windows will be vinyl and grey in colour.

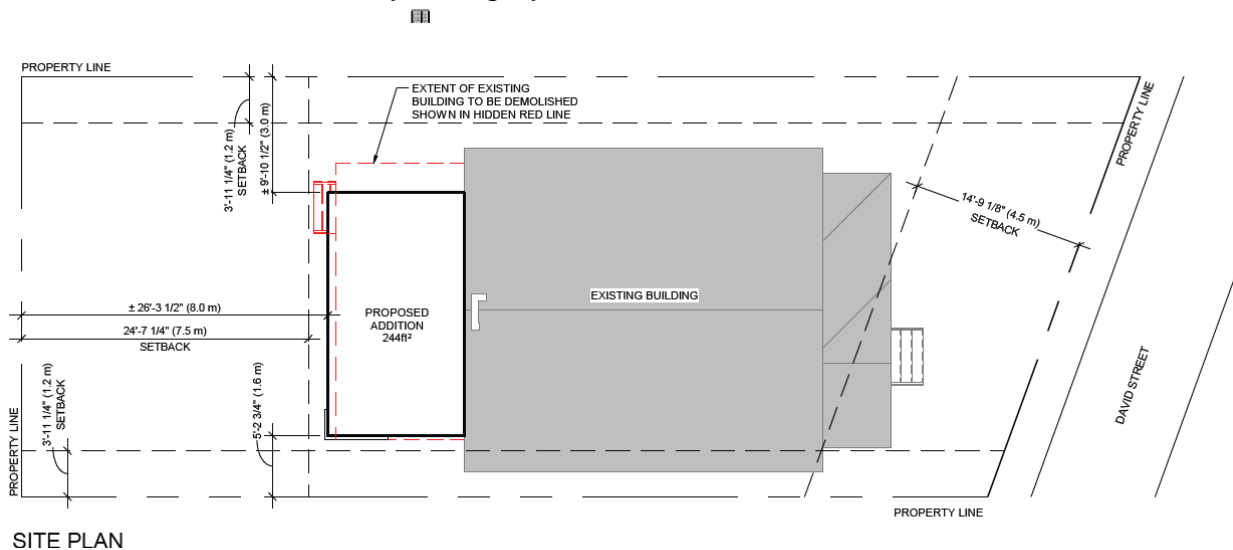


Figure 7: Architectural Drawing South Side Elevation

Figure 6: Site Plan with Area to be Demolished in Red



Figure 8: Architectural Drawing Rear Elevation

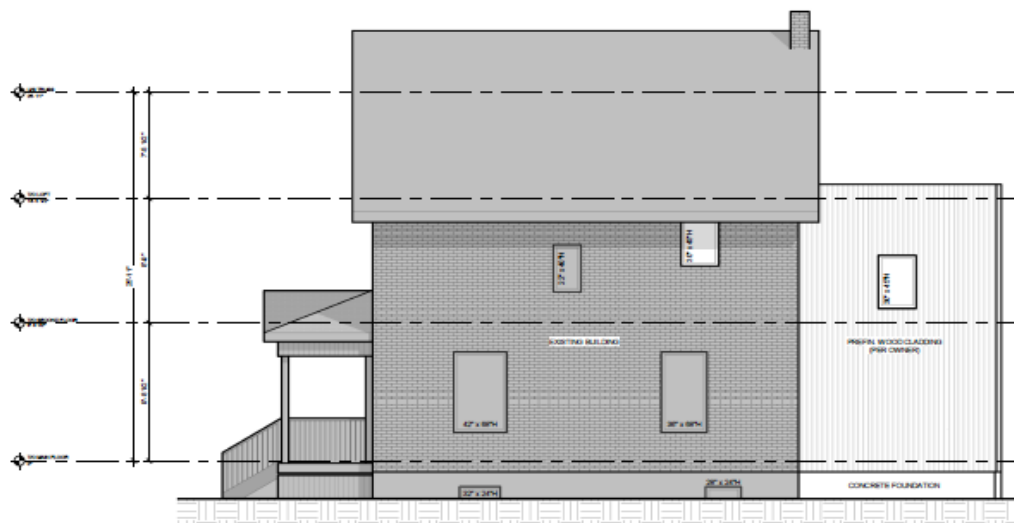


Figure 9: Architectural Drawing North Side Elevation

Heritage Planning Comments

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

- The subject property municipally addresses as 170 David Street is designated under Part V of the *Ontario Heritage Act* and is located in within the Victoria Park Area Heritage Conservation District;
- The proposal is for the demolition of an existing one-storey rear addition, excavation of an existing crawl space to expand the full-height basement, and construction of a new, two-storey rear addition;
- The proposed addition meets the following VPAHCD Plan policies for building additions:

- Location - Additions shall be located to the rear or rear side of the existing historic building so as to maintain the original principal façade as a visual entity.
 - *The proposed addition is located to the rear of the existing historic dwelling. Due to the orientation of the property and house relative to the street, a small portion is visible to the rear-side. The original principal façade is maintained.*
- Design – A clear distinction between old and new building design is encouraged. Contemporary design for additions is encouraged that is complementary in terms of scale, mass, and texture to the existing or neighboring historic building.
 - *The proposed addition is distinct from the original historic building and contemporary in design. Though original brick from the existing addition is to be salvaged, it is being reincorporated into the addition in a non-traditional form. Compatible and appropriate materials are being used for the rest of the cladding, and the materials will be in complementary colours. The proposed scale and massing respects the existing dwelling, as the roofline of the addition does not surpass the original roofline of the home and the proposed footprint is smaller than the footprint of the original addition and porch (**Figure 10-11**).*



Figure 10: Rendering of South Elevation

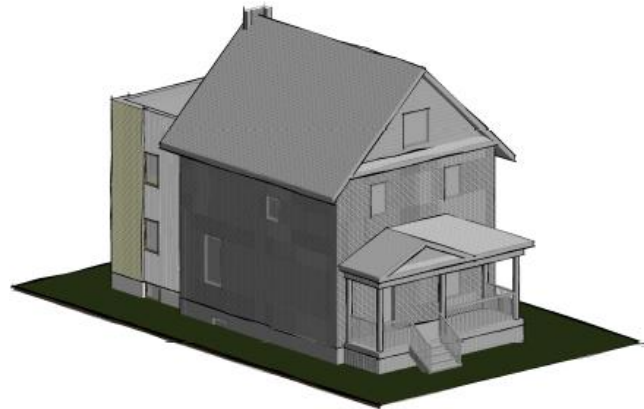


Figure 11: Rendering of South and Front Elevation

- Materials – For additions, materials typical of the Area shall be used, with an emphasis on brick, stone, and wood.
 - *Maibec pre-finished wood cladding is the primary treatment for the exterior walls, with the brick salvaged from the demolition being reincorporated into the south corner. Brick and wood material are appropriate for and in keeping with the historic character of the area. While the fiber cement panels are not a traditional material used in this historic conservation district, the additional architectural detail they provide is compatible with the primary traditional materials used, contributes to the contemporary design of the addition, and further distinguishes the new development from the original.*

- Roofs – the roof of the addition shall be similar or complementary to the existing historic building or style in the Area
 - *The roofline of the proposed addition is lower than the existing roofline and will not impact the original roof shape as seen from the street line.*
- Chimney - Original historic chimneys shall be conserved or rebuilt to match the original where feasible. In additions, masonry chimneys should be given priority over metal.
 - *While a portion of the original brick chimney on the dwelling must be removed to accommodate the second storey of the new addition, the majority is to remain. The portion to be removed is not visible from the street line.*
- Entrances – New entrances to additions are encouraged to be located on secondary rather than principal facades
 - *There are no new exterior entrances being added in this proposal.*
- Windows - The appearance, placement, and proportion of height to width of windows shall be similar or complementary to the existing historic building style or as established in the vicinity.
 - *The windows of the proposed addition are in keeping with the windows on the existing dwelling, being of a similar design, size, and proportion.*
- Colours - Colours of paint and materials shall be appropriate to the historic style of the building or as established in the Area.
 - *The colours on the proposed addition are in keeping with the historic style of the building and with other buildings within the Victoria Park Area Heritage Conservation District.*
- The proposed work will not adversely impact the heritage attributes or character of either the subject property, adjacent properties, or surrounding area.

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-2022-V-026 Form

Attachment B – Heritage Permit Application HPA-2022-V-026 Supporting Material