

## Conditions of Approval

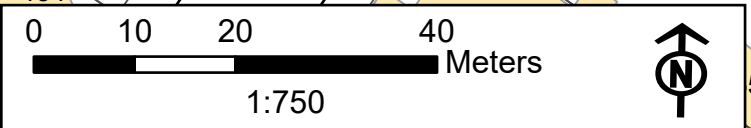
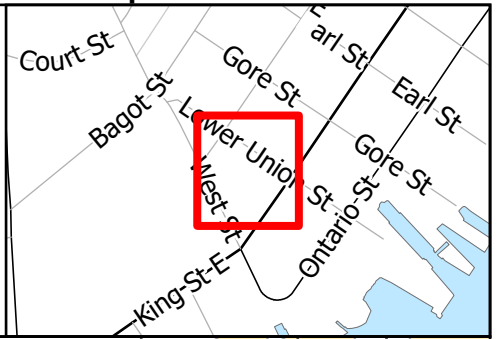
**That** the approval of the application be subject to the following conditions:

1. Details related to the colour(s) and specifics of all exterior cladding, windows, roofing, and trim shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage attributes of the resource;
2. A Building Permit shall be obtained, as necessary;
3. All Planning Act approvals, including minor variance, shall be obtained, as necessary;
4. Any works that interface with the masonry of the building shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings; and
5. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the District, shall be delegated to the Director of Heritage Services for review and approval.



City of Kingston  
Key Map  
Address: 74 Lower Union Street  
File Number: P18-085-2025

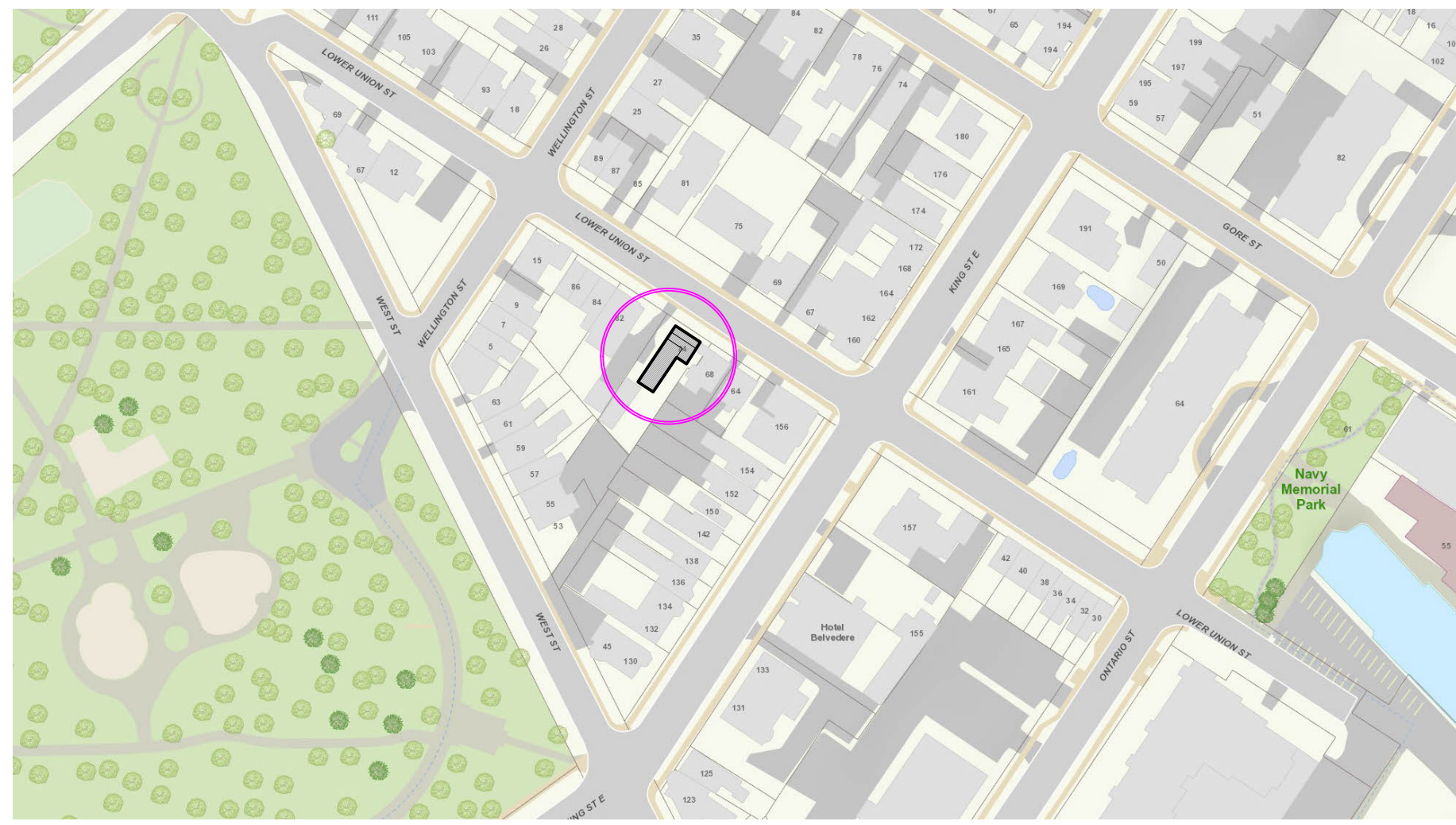
 Subject Lands



**74 LOWER UNION STREET****Built: by 1850****Rating: S**

The 74 Wellington Street building is a 3-bay, 2-storey frame house with a side gable roof. The exterior of this building's facade has been clad in materials which are not of heritage value. However, its northeast elevation retains its original rubble stone composition. Two original chimneys also exist at the apex of the gable roof. One of these is inset along the northeast elevation, while the other is located approximately two-thirds of the way in from that wall. These chimneys belonged to the two separate dwellings which the present building incorporates: both were roughcast over wood, with the existing stone wall to the northwest. Maps by Howlett and Gibbs indicate that both structures were erected between 1829 and 1850.

The present building reflects the simple, box-like designs of many early buildings in the Old Sydenham Heritage District. However, it is not certain whether the existing façade fenestration corresponds to any of the original openings. The centre bay of the first storey contains two adjacent pairs of modern casement windows, set below a shorter, single, pair on the second storey. Single pairs of similar windows occupy the first and second storeys of the outer bays; those on the first storey being taller. The existing entranceway is located on the northwest elevation of the building's rear extension.



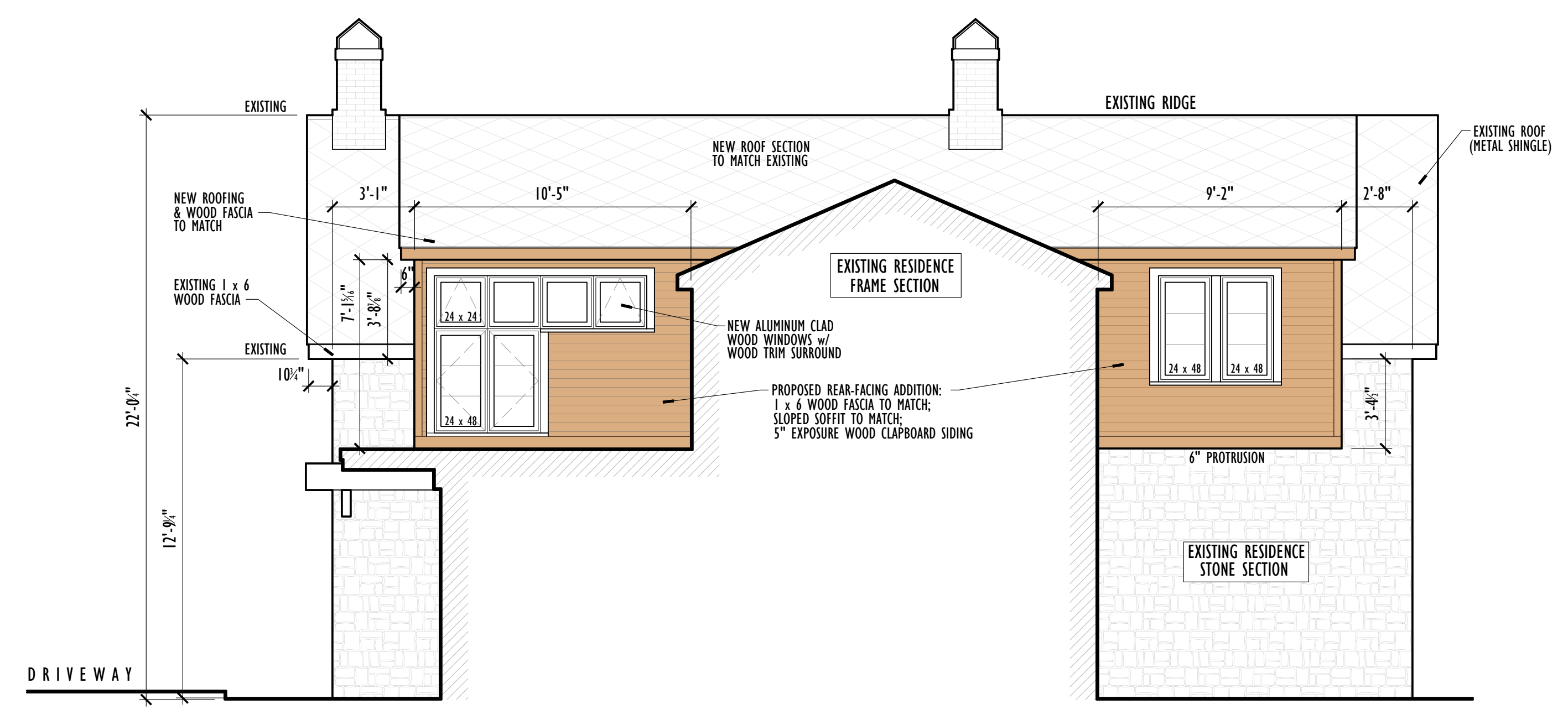
LOCATION MAP



STREET VIEW



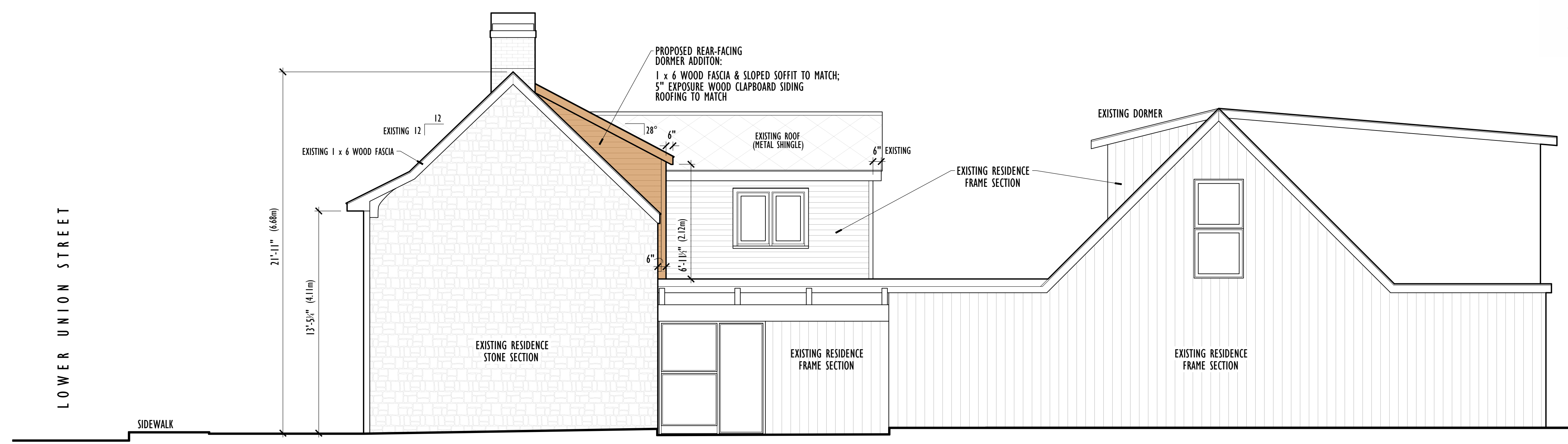
STREET SKETCH - PROPOSED ROOF SHOWN IN ORANGE



REAR FACING ELEVATION



REAR VIEW FROM DRIVEWAY



SIDE FACING ELEVATION



# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

**P18-085-2025**

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Bob Mayo		X	
Peter Gower	X		
Ann Stevens		X	
Donald Taylor			X



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Date:	January 6, 2026
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-085-2025
Property Address:	74 LOWER UNION ST

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Description of Proposal:

The subject property is located on the south side of Lower Union Street, a midblock between Wellington Street and King Street East. The property is designated under Part V of the Ontario Heritage Act as part of the Old Sydenham Heritage Conservation District. The applicant is seeking approval to construct a rear-facing shed dormer. The dormer will be no taller than the ridge of the dwelling but will be partially visible along the driveway on the west-side. The dormer will be clad in metal roofing and wood clapboard siding to match the dwelling and current additions. Detailed plans have been included with the submission.

Comments for Consideration on the Application:

I find this acceptable as long as all of the 'no taller' and 'partially visible' and 'match' wording in the proposal is followed.

**Summary of Final Comments at the February 18, 2026 Heritage Properties Committee Meeting**

The Committee did not provide comment.