



**Date:** February 27, 2023

**To:** Mayor and Council

**Author:** George Robinson, MCIP, RPP  
Manager of Planning

**RE:** Alterations to a Designated Heritage Building located at 30 Main Street East - Abby Jakob

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## **RECOMMENDED ACTION**

1. That the proposal for exterior changes to the designated property located at 30 Main Street East **BE APPROVED** with the following recommendations made by the Heritage Committee:
  - a. Historical font from the time period or similar font to the original Fire Department Sign.
  - b. Appropriate hardware and lighting for the time period be incorporated in the pergola, and encourage the use of 'gooseneck' lighting fixtures.
  - c. Architectural corbels (brackets) historically appropriate to the arts and crafts style be used to support the pergola.

## **BACKGROUND**

The Town of Kingsville has received the above-noted application for lands located on the North side of the street of Main St. E. The subject parcel is designated 'Central Commercial' by the Official Plan and is zoned 'Central Commercial (C2)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 1,012 sq. m (10,890 sq. ft.) commercial parcel home of Eyes - Dr. Abby Jakob and the new home of Bright Eye Spa. The two-storey structure on the lot is a designated heritage building. The applicant is proposing exterior changes that consist of a new sign, lighting and a pergola fronting on Main St. E. An Elevation and Details Plan has been completed and can be found attached as Appendix A.

## **DISCUSSION**

The subject property of interest is known as The Old Fire Hall and is a designated property under the *Ontario Heritage Act* by By-law 126-2018. The structure is of significant cultural value to the town of Kingsville being the first location of the official proper Fire Department from early bucket brigades and the connection of the history of large fires that have devastated the Main Street and the downtown Kingsville area.

The following are the heritage attributes extracted from By-law 126-2018:

- The building is constructed of cement blocks that were made by members of the fire department and community volunteers. A section of the blocks is engraved with the names of the sitting council members from that time.
- The building's symmetry from early garage door entrances are maintained with large window storefronts. There is a bell tower located at the rear of the building.
- The iconic setback allowed room for fire trucks to be washed and today serves as a parking area for the businesses located in the building.

The applicant is proposing exterior changes that consist of a new sign, lighting and a pergola fronting on Main St. E. The Heritage Committee discussed the proposed changes and passed a resolution recommending Council support:

**MHC-04-2023**      *Moved by Stacey Jones, seconded by Jeffrey Robinson, that the Committee can support the proposal for the property municipally known as 30 Main Street East, and that the Committee recommends to Council of the Corporation of the Town of Kingsville that exterior changes be approved, subject to the following recommendations:*

- The applicant choose a historical font from the time period, or similar font to the original sign for The Old Fire Hall*
- The applicant incorporate appropriate hardware and lighting into the pergola, and that "gooseneck lighting" fixtures are encouraged*
- The applicant select architectural corbels, comparable to the arts and craft style, to support the pergola*

**CARRIED**

The support of the committee and recommendations was shared with the applicant who is in agreement.

## **FINANCIAL CONSIDERATIONS**

There are no financial obligations on the Town resulting from these alterations to the designated heritage property.

## **ENVIRONMENTAL CONSIDERATIONS**

Adaptive re-use of heritage resources helps to protect these important buildings for their cultural value, they also represent a lower carbon impact than constructing new buildings.

## CONSULTATIONS

Since the structure on the property is a designated heritage building, comments were required and obtained from the Heritage Committee at their February 7<sup>th</sup>, 2023 meeting. Town staff in the Planning and Building Departments were also consulted.

PREPARED BY:



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George Robinson, MCIP, RPP  
**Manager of Planning**

REVIEWED BY:



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Richard Wyma, CSLA  
**Acting CAO/ Director of Community and Development Services**