



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-038

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: September 18, 2024

Subject: Application for Ontario Heritage Act Approval

Address: 9 George Street (P18-459)

File Number: P18-084-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property at 9 George Street is located on the southwest corner of the intersection of Wellington Street and George Street, in the Village of Barriefield. The property contains a one-and-a-half storey rectangular plan building with a gable roof.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-084-2024) has been submitted to request approval to modify the existing residential building through a series of alterations and additions, including the enlargement of the existing single storey west-side addition to add an additional storey above and a carport, the construction of a covered front porch and rear deck, and the replacement of exterior features such as siding, roofing and foundation cladding and the introduction/reorganization of the fenestration. Detail floor and elevation plans and a conceptual rendering, prepared by Mikaela Hughes Architect, and a heritage impact statement, prepared by Heritage Studio, were submitted in support of this application.

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Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined in Exhibit A.

Recommendation:

That the Kingston Heritage Properties Committee supports Council's approval of the following:

That alterations to the property at 9 George Street, be approved in accordance with details as described in the application (P18-084-2024), which was deemed complete on August 7, 2024 with said alterations to include the installation/construction of a second floor addition above an existing one storey addition, a new porch that faces Wellington Street, a new carport over the existing driveway, a new approximately 0.3 metre raised foundation clad in limestone, new windows/surrounds/trim and doors for all openings, new standing seam profile roofing with skylights, new wood siding/trim for the entire building, new window openings on the vestibule and east elevation, two new decks that face the rear yard, and the removal of the existing chimney and two first floor windows on the western elevation; and

That the approval of the application is subject to the conditions outlined in Exhibit A to Report Number HP-24-038.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,
Commissioner, Community
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:**Description of Application/Background**

The subject property is situated on the corner of George and Wellington Streets in the Barriefield Heritage Conservation District (Exhibit B – Context Maps). This building is currently the first residential property observed when entering the District from Kingston Road 15. This modest home was not intended to act as a gateway feature to Barriefield; rather, the creation of the Highway 15 (now Kingston Road 15) by-pass in the early 1980s changed the “traditional gateway to the village from...along Main Street” to Wellington Street, which transformed “[t]he corner of Wellington and George Streets...from a sleepy backstreet to [the] major intersection” that exists today (Exhibit E – Heritage Impact Statement).

An application under Section 42 of the *Ontario Heritage Act* (P18-084-2024) has been submitted to gain approval for a series of alterations and new construction to the existing building. The proposed alterations include the following changes:

- A second-floor addition above the existing one storey addition. The new addition will match the height of the existing dwelling and extend the side gable roof line with a gable end pediment facing Wellington Street and the rear yard;
- A wooden carport will extend over the existing driveway, exiting onto Wellington Street;
- A wooden covered porch with balustrade on the northern facade;
- A raised foundation, clad in limestone;
- Historically influenced windows/surrounds/trim and doors for all openings, including new 2-over-2 wooden sash windows clad in aluminium;
- Standing seam profile roofing with two skylights that face the rear yard;
- Wood horizontal siding/trim;
- New window openings on the vestibule and east elevation and a reconfiguration of the window on the north elevation; and
- Two decks that face the rear yard.

Detailed floor and elevation plans and a conceptual rendering, prepared by Mikaela Hughes Architect (Exhibit D – Concept Plans), and a heritage impact statement, prepared by Heritage Studio (Exhibit E – Heritage Impact Statement), were submitted in support of this application.

A heritage pre-consultation was held at the July 17, 2024 Kingston Heritage Properties Committee meeting. Comments from the committee, staff and technical agents were considered by the owner and their team in finalizing their submission.

This application was deemed complete on August 7, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on November 5, 2024.

All submission materials are available online through the Development and Services Hub (DASH) at the following link [DASH](#), using “Look-up a Specific Address.” If there are multiple

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addresses, search one address at a time. Submission materials may also be found by searching the file number.

Reasons for Designation/Cultural Heritage Value

The property is designated under Part V of the *Ontario Heritage Act* as part of the Barriefield Heritage Conservation District (the District). The property is classified as having “Heritage” value within the District. The Property Inventory Evaluation has been included as Exhibit C.

The property description in the related Heritage Conservation District Plan (HCD Plan) provides the following property entry and identified heritage attributes:

Property Entry:

- “This house was constructed by local builders William and Frederick Allen in the late 19th century and owned by Harry Norman. It consists of a one- and one-half storey front gable structure with a side entrance. The steep gable roof has a returned eave. Once clad in wooden siding, the house is presently covered with aluminium siding. A one storey enclosed vestibule is located at the front entrance.”

Heritage Attributes:

- Elements that define the historical value of the property include:
 - Vernacular design representative of the late 19th century construction in Barriefield Village by the Allen brothers.
- Elements that define the architectural value of the property include:
 - One and one-half storey massing
 - Front gable, rectangular plan
 - Two bay façade (second storey)
 - Returned eaves
 - Narrow horizontal cladding
- Elements that define the contextual value of the property include:
 - Close setback to the street
 - Orientation to George Street

The Heritage Impact Statement (HIS), submitted by Heritage Studio (Exhibit E), completed a “high-level review using Ontario Regulation 9/06”. It states that the dwelling does not have cultural heritage value as an individual building; however, it does contribute to the character of the District. The HIS determined that the subject property’s cultural heritage value is largely contextual in nature. The HIS determined the following physical attributes of the property contribute to the District’s heritage value:

- Two storey height with gable roof;
- Minimal setback on George Street frontage, with an appropriate side yard setback on Wellington Street;
- Simple rectangular window openings;
- Small lot size; and
- Landscaping.

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We generally concur with this determination, as much of the original detailing and fenestration has been altered and/or removed over time. Regardless, its one-and-a-half storey massing, gable roof and proximity to the roads contributes to the historic rural village atmosphere of the Barriefield Heritage Conservation District.

Cultural Heritage Analysis

Staff visited the subject property on May 31, 2024.

The property at 9 George Street is located on a corner lot at the nexus of George and Wellington Streets, in the Village of Barriefield, City of Kingston. As such, the property is part of the Barriefield Heritage Conservation District.

Best Heritage Conservation Practices

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provides guidance on best practices including on land patterns, spatial organization, visual relationships, circulation, landforms, built features, exterior form, roofs, exterior walls, windows/doors, entrances/porches and wood/wood products. The table below organizes the most relevant/important best practices related to this proposal into categories as well as summarizes the guidelines applicable to most categories:

Standards and Guidelines Section Number & Categories		Best Practices Detailed in the Standards and Guidelines
4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.9, 4.1.11, 4.3.1, 4.3.3, 4.3.4, 4.3.5, 4.3.6, & 4.5.2	Applicable to Most Below Categories	<ul style="list-style-type: none"> • Understand how the form, feature, material, location, function, views, building or attribute contributes to the property or landscape; • Protect/maintain features that define or contribute to the property’s/landscape’s cultural heritage value; • Document all interventions that impact the property’s/landscape’s heritage value; • Design a new feature when required by a new use that maintains character-defining features; • Understand the design principles used or exemplified by the landscape, original designer and/or building; • Assess the condition of the building, feature, landscape and/or attribute early in the planning process; • Test proposed interventions prior to installation (i.e. reviewing samples, creating a mock-up, etc.); • Repair/retain attributes/features that contribute to the heritage value of the historic place, this may include limited like-for-like patching/consolidation/piecing-in; • Remove non-character-defining features built after the restoration period; and

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		<ul style="list-style-type: none"> • Recreate a missing feature important to heritage value that existed during the restoration period based on evidence.
4.1.3	Land Patterns	<ul style="list-style-type: none"> • Understand land patterns/topography and how they contribute to the landscape’s heritage value (i.e. location atop a hill and in a grid street system); and • Document/assess the overall landscape pattern (i.e. subdivisions) and its evolution early in the process.
4.1.4	Spatial Organization	<ul style="list-style-type: none"> • Understand spatial organization and how it contributes to the landscape’s heritage value (i.e. location close to lot lines, facing entrance of the District, etc.); • Document/assess the overall spatial organization (i.e. orientation/size/alignment) and its evolution early in the process; and • Rejuvenate deteriorated parts of a feature (i.e. principle entrance/porch) related to the spatial organization.
4.1.5	Visual Relationships	<ul style="list-style-type: none"> • Understand the planning principles of visual relationships in a designed landscapes (i.e. views down streets, hill setting, historic materials/styles, etc.); • Document/assess visual relationships (i.e. foreground, background, edges, or condition) early in the process; • Protect/maintain features that define visual relationships (i.e. maintain size/massing of built features that contribute to the scale of a historic place); • Rejuvenate deteriorated defining features (i.e. principle entrance/porch) related to visual relationships; and • Rehabilitate if more than preservation is required.
4.1.6	Circulation	<ul style="list-style-type: none"> • Understand circulation patterns/systems and their evolution (i.e. changing the location of the District’s main entrance) as it relates to cultural heritage value; • Document/assess the circulation system (i.e. location/alignment/condition) early in the process; and • Design a new circulation feature when required by a new use that is compatible with the site’s heritage value (i.e. in contrast to changing the circulation system which will detract from the historic circulation pattern).
4.1.9	Landforms	<ul style="list-style-type: none"> • Understand landforms and their evolution as they relate to cultural heritage value (District topography); and • Document/assess elevation, shape, orientation, contour and/or function early in the process.
		<ul style="list-style-type: none"> • Understand built features and their evolution (i.e. District evolution and buildings along historic circulation route) as they relate to cultural heritage value;

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<p>4.1.11</p>	<p>Built Features</p>	<ul style="list-style-type: none"> • Document/assess the built features (i.e. conditions, materials, function, etc.) early in the process; • Testing proposed interventions to establish appropriate replacement materials (i.e. reviewing existing wall assembly for physical evidence of openings); • Replacing missing historic features by designing new compatible built features based on evidence and the cultural heritage landscape; • Design a new built feature when required by a new use that is compatible with the site’s heritage value (i.e. a new addition in a vernacular style with appropriate massing/materials/legibility); and • Recreate a missing built feature from the restoration period based on evidence (i.e. using appropriate siding materials, window dimensions and style, etc.).
<p>4.3.1</p>	<p>Exterior Form</p>	<ul style="list-style-type: none"> • Understand exterior form and the building’s evolving design principles as it relates to contributions to heritage value (i.e. one-and-a-half storey massing and modern one storey side yard addition); • Document/assess the building’s exterior form (i.e. form, massing, viewsapes, etc.) early in the process; • Retain exterior form by maintain proportions, massing and spatial relationships with other buildings; • Select a location for a new addition that maintains heritage value; and • Design a new addition to draw a clear distinction between what is new and what is historic while also being compatible in terms of its material and massing.
<p>4.3.3</p>	<p>Roofs</p>	<ul style="list-style-type: none"> • Understand the roof and its evolution as it relates to contributions to heritage value (i.e. front gable, medium pitch, returned eaves, etc.); • Document/assess the roof (i.e. materials, shape, decorative elements, etc.) early in the process; • Replace missing historic features by designing a new roof feature based on evidence or compatibility (i.e. use of standing seam/battens with historic spacing); • Modify a roof element to accommodate an expanded use or applicable codes while maintaining heritage value (i.e. extending an original roof ridge); • Design roof additions to be inconspicuous from the public right of way and do not negatively impact heritage value (i.e. skylights, dormers, etc.); and

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		<ul style="list-style-type: none"> Remove non-character-defining roof elements that date from a period other than the restoration period (i.e. asphalt roofing or a slanted roof of a modern addition).
4.3.4	Exterior Walls	<ul style="list-style-type: none"> Understand exterior walls and its evolution as it relates to contributions to heritage value (i.e. replacement of wood siding with aluminum siding); Document/assess the condition/form/materials/details (i.e. narrow horizontal cladding) early in the process; Replace missing historic features by designing a new portion of the exterior wall assembly that is compatible in size/scale/material/style/colour; Design a new addition that maintains heritage value (i.e. recessing the wall of the addition to ensure legibility from the historic wall assembly); and Modify exterior walls to accommodate an expanded use that maintains heritage value.
4.3.5	Windows/Doors	<ul style="list-style-type: none"> Understand windows/doors and their evolution as it relates to contributions to heritage value (i.e. replacing inappropriate windows with appropriately designed ones that maintain proportions found in the District); Document/assess the form/material/elements (i.e. vinyl versus wood, etc.) early in the process; Replace missing historic features by designing new windows/doors compatible in size/scale/material/style; Design new windows/doors required by a new use on non-character-defining elevations while ensuring compatibility (i.e. modern skylights or french doors with limited public view); and Recreate a missing window/door from the restoration period based on evidence.
4.3.6	Entrances/Porches	<ul style="list-style-type: none"> Understand entrances/porches and its evolution as it relates to contributions to heritage value (i.e. moving the entrance based on District highway relocation); and Replace missing historic features by designing a new entrance/porch that is compatible in size, scale material, style or colour.
4.5.2	Wood/Wood Products	<ul style="list-style-type: none"> Prevent the deterioration of wood by isolating it from the source of deterioration (i.e. elevated foundation to protect wood siding for the long term).

Applicable Local Policy/Guidelines

Proposed alterations to the property must be assessed using policies outlined in the Village of Barriefield Heritage Conservation District Plan (the HCD Plan). As the property is classified as a

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“Heritage” property in the HCD Plan, Sections 4.2 and 4.3 (on alterations and additions, respectively) are applicable. The HCD Plan introduces Section 4.0 on Guidelines for Conserving Barriefield’s Cultural Heritage Value by detailing how to read and consider the related guidelines and policies within the HCD Plan, which specifically state that, “[f]or the purpose of [section 4], ‘policies’ are requirements that must be followed when planning for alterations to buildings or properties, whereas ‘guidelines’ are best-practice recommendations.” The introduction to Section 4 of the HCD Plan also references Parks Canada’s Standards and Guidelines as “a sound reference document regarding all aspects of historic property conservation, including restoration...” The preceding section on Best Heritage Conservation Practices details which parts of the Standards and Guidelines are most relevant to the subject proposal. Finally, a relevant and repeatedly referenced defined term in the HCD Plan is “Public Façade”, which means “the building elevation (or elevations) that are visible from the public street or right-of-way.”

When reviewing the overarching goals for alterations and additions to heritage buildings in the District, it is clear that: (1) public façade(s) will not be adversely affected; (2) documentary evidence is critical when replacing building components; (3) additions shall be compatible with, yet differentiated from, the building; and (4) additions will have a “beneficial effect on the heritage value of the Heritage building and the heritage attributes of the District.” The below policies and guidelines were created to achieve the above stated goals.

Alterations to Heritage Buildings:

The introduction to Section 4.2 on alterations to heritage buildings notes that “...alterations are usually confined to the roof and wall planes of buildings...[, while] alterations comprising additions...involve more substantial work that extends beyond the existing building envelope (Section 4.3).” Further, the introduction also notes that “[g]enerally, alterations to heritage buildings should ensure that: [the] [p]ublic façade(s) is not adversely affected. An adverse effect to a heritage attribute would include alterations such as...making a new or enlarged entranceway.” Finally, “[t]he replacement of building components or features on Heritage buildings, such as porches, is appropriate, provided it replicates the original component/feature through the use of documentary evidence and complements the heritage character of the Heritage building and District.”

Section 4.2.1 on Roofs notes that new skylights “shall be located away from public view” and not adversely impact heritage attributes. In addition, this section notes that roof shape and configuration “shall be retained and conserved.” Further replacement materials “shall complement and have a beneficial effect on the heritage value of the building.”

Section 4.2.2 on Walls notes that “new surface material...that alter[s] the appearance of the original building material must be avoided...” Section 4.2.3 on Windows notes that original window openings be protected and maintained, and new window openings “shall not be installed on public façade(s).” Section 4.2.4 on Entrances notes that the design of a new entrance/porch be compatible with the “heritage character” of the District and building, that the wood be used in porch construction on a public façade, and that “[r]estoration of a missing porch must be based

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upon historical, pictorial and/or physical documentation.” This section also has a relevant guideline, which states that “[n]ew entrances should be installed on secondary elevations, rather than Public Façades.”

Section 4.2.5 on Exterior cladding requires that traditional materials, like wood siding, be used/maintained. Section 4.2.6 on Painting notes that painted wood features “shall be informed by original or historic colour palettes” and not impact the heritage value of the District or building attributes. Finally, Section 4.2.7 on Features and spaces around Heritage Buildings notes that “[p]roper stie drainage shall be maintained to ensure the water does not damage foundation walls, and pool or drain towards the building.”

Additions to Heritage Buildings:

The introduction of Section 4.3 on Additions to heritage buildings acknowledges that additions “can have an adverse effect on the cultural heritage value of a Heritage building and the District.” As such, additions “shall...[have] a beneficial effect on the heritage value” of the building and “attributes of the District”, “shall be constructed [to] clearly differentiate from the heritage fabric of the building, and [continue to conserve]” the building’s heritage attributes. Finally, the introduction concludes by stating that “[a]dditions to Heritage buildings shall comply with the following policies and guidelines”, which will be reviewed below.

Section 4.3.1 on Location, massing and height notes that “[a]dditions, including garages...are not permitted on the street-facing façade(s), and shall be located at the rear or the side of the Heritage building.” This section also details that additions “shall be limited in size and scale” to ensure compatibility, “shall be setback from the existing street-facing façade...to limit public visibility”, “shall [have a lower ridgeline than the building]”, and “shall not overpower...the building in height and mass.” A related guideline notes that “additions...with symmetrical façades should avoid creating imbalance and asymmetrical arrangements.”

Section 4.3.2 on Design notes that “[n]ew additions shall...distinguish between old and new [while] avoid[ing] replicating the exact style or imitating...a particular historical style or period of architecture.” However, [c]ontemporary designs...or those that reference or recall design motifs of the existing Heritage building are...encouraged.” This section ends by noting that “[s]uccessful and compatible additions...are complementary in terms of scale, mass, materials, form and colour.”

Summary of Project Proposal and Impact Analysis

The current proposal to alter the property at 9 George Street envisions significant alterations to the subject property, which will increase the building’s prominence, but also generally align with the District’s attributes. Several relevant policies of the Plan do not contemplate the benefits that such an extensive redevelopment of a resource could have on the District. Further, the Plan does not consider the impact that the entrance to the District may have on one’s initial perception of the District’s cultural heritage attributes. While the current development proposal appears to challenge several policies in the Plan, it does comply with the overall intent of these policies: to ensure the heritage attributes of the District are maintained. An analysis of the

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proposal, conformity with relevant policies and corresponding intent, as well as how this project contributes to the District's "evolving cultural heritage landscape" will follow.

The Heritage Impact Statement notes several changes to the exterior of the property, including:

- Reinstatement of two window openings in period appropriate proportions on public facades;
- Installation of vertically sliding aluminum clad wooden sash windows with period appropriate patterning within original rough openings and within reinstated window openings;
- Reconstruction of existing mid-century vestibule;
- Installation of new slightly raised foundation;
- Removal of vinyl siding and reinstatement of wood siding;
- Installation of standing seam or batten roof;
- New French doors located on the south elevation;
- Skylights on the south side of the roof;
- Two-storey west-side addition aligned with the ridge of the main gable roof;
- Porch on the north elevation; and
- Carport on the west elevation of the new addition.

As the property is Designated under Part V of the *Ontario Heritage Act*, proposed alterations should be assessed to determine their impact on the heritage value of the District. The following sections will review the impacts to the District and assess mitigation measures identified in the HIS.

Impact Analysis – Alterations

Changes to the original structure are proposed on several elevations, including the north and east elevations which are visible from the streetscape. Several changes are proposed for the roof of the building. The chimney, located on the rear addition, is not contemporaneous to the construction of the original building and will be removed. Skylights are proposed at the southern roof face, which, though visible, is not an elevation that is on either George or Wellington Streets. Perhaps the largest alteration to the roof will be its proposed shape and configuration, which would change from a side gable when viewed from Wellington Street to a cross-gable when viewed from that same elevation. The HIS (Exhibit E) does not directly contemplate how this change in roof design will impact the District; however, it is noted that cross-gable or L-shaped roofs are located on other 'heritage' properties within the District, including 7 George Street, 244 James Street and 262 Main Street.

The proposed development will retain all original window openings. No wooden, vertically sliding sash windows are currently extant. It is noted however, that several existing window openings may be altered in size through the proposed removal of inappropriate inserts and the installation of new windows (most notably the ground floor window on the northern elevation). One new window opening will be introduced on the eastern elevation and a new patio door opening will be installed on the southern elevation. Given the extent of the changes to the fenestration

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pattern of this building over time, it is unclear if any of the current openings are original. It is understood that the intention of the window replacement and additions is to enhance the heritage value of the property by providing a consistent window design, materiality and patterning throughout. The new solid to void ratio of fenestration will better reflect that of 19th century construction. The proposed window alterations will not have a negative impact on the attributes of the District as noted in the HCD Plan.

The proposal includes the removal of the existing vestibule and replacement with a similar yet larger vestibule, consisting of a greater void to solid ratio. While the proposed design will be slightly larger, the impacts to the heritage value of the District will be negligible as the construction material (wood) will be sympathetic to materials used historically in the District, the increase in size is limited (roughly 15 percent larger), and the design maintains a consistent shape and massing with the existing vestibule.

Finally, the proposed design includes a reinstatement wooden horizontal siding, which was the original cladding material and reflects Section 4.2.5 of the HCD Plan.

Taken as a whole, the proposed alterations to the property do not constitute a negative impact to the heritage value of the District.

Impact Analysis - Additions

The proposed development includes the removal of a single-storey addition, likely built sometime in the twentieth century, and the construction of a one-and-a-half-storey accretion with a carport extending west from the existing structure, as well as a covered porch onto the north side of the dwelling.

The additions proposed for this property challenge several of the policies outlined in Section 4.3.1 of the HCD Plan. For example, 4.3.1(a) states that additions “are not permitted on the street-facing façade,” and 4.3.1(c) outlines that “additions shall be set back from the existing street-facing façade in order to limit public visibility.” The HIS persuasively argues that the intent of these policies was to ensure that development occurs away from the primary elevation of the property and building, so as not to compete with or obscure the heritage building’s prominence and visibility on the site. It is not intended as a de-facto restriction on the development of corner lots.

The construction of an addition onto the primary front façade of a heritage building could obstruct one’s view of the original heritage building and permanently change the building’s contribution to the heritage character of the District. The one-and-a-half storey addition is located on the west side of the main building, not onto its street-facing façade. The covered porch; however, will be located partially onto the street-facing façade of the main building, but it will be designed to reflect a period porch and will not conceal any existing openings or architectural detailing of the building.

The proposed west-side addition is designed to be compatible with the existing scale of the original building and does not exceed the original structure in height. The addition is

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purposefully sympathetic to the architectural features of the building. The HIS argues that the proposed addition can clearly be distinguished as a new element of the building, and thus satisfies Section 4.3.2 of the HCD Plan, which requires that new additions “be designed in a manner which distinguishes between old and new.” However, the proposed design appears to create a more equitable (less distinguishable) relationship between the old and new structures through extending the existing roofline, cladding the building with sympathetic materials, and introducing sympathetic design shapes (porch, window trim, etc.) to ensure that visual impacts to the District are mitigated. Some subtle distinctions are included; however, such as a modest reveal and vertical trim-board proposed to delineate the former northwest corner of the original house, and the abrupt change in roof line with the cross-gable pediment facing Wellington Street.

While legibility is important, a modest deviation from Section 4.2.3 of the Plan to ensure that the intent and objectives of the overall HCD Plan and those policies outlined in Section 4.3.1 are upheld, is deemed to introduce fewer impacts to the District’s heritage value and results in a more compatible project.

Results of Impact Analysis

The HIS employs the Ontario Heritage Toolkit’s Info Sheet #5, *Heritage Impact Assessments and Conservation Plans*, to assess impacts of the proposed changes on the heritage value of the District. This document sets out seven potential negative impacts that should be assessed when reviewing development proposals within a Heritage Conservation District. These include:

- Destruction of any, or any part of, significant heritage attributes
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration in the formerly open space
- Land disturbance such as a change in grade that alters soils, and drainage patterns that adversely impact archaeological resources

The HIS concludes that the proposed development at 9 George Street will have no negative impacts to the District’s heritage attributes. Staff generally agree with this conclusion, though note that the development challenges some policies outlined in the HCD Plan, as considered in the impact analysis outlined above. Despite this, the heritage character of the District will not be altered or negatively impacted by the proposed development and the overall objectives of the HCD Plan will be upheld.

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Previous Approvals

P18-014-2012 – Repair second floor windows

Comments from Department and Agencies

The following internal departments have commented on this application and provided the following comments:

Engineering Services- We note that no part of the building is to encroach onto municipal property. The applicant may be required to obtain a temporary access permit if work is being accessed from the roadway and an encroachment permit if they are intending to obstruct municipal property during the proposed work. A grading plan, prepared by a qualified professional, will be required at the building permit stage if there are any alterations to the existing grades.

Utilities Kingston - Utilities Kingston has no issues or concerns with this application.

Planning Services - The proposal does not conform with the provisions of Zoning By-Law 2022-62. A minor variance application will be required to address several deficiencies as identified in pre-application report D00-032-2024. Full Planning review to take place as part of minor variance application.

Kingston Hydro - Some of the proposed construction will be in close proximity to existing secondary power lines; the applicant is reminded that all objects/tools, etc. must maintain a safe clearance from the service lines. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant will need to coordinate with Utilities Kingston for isolation of the powerlines.

Please have the applicant confirm the clearance of the proposed addition(s) to the powerline.

Storm Water - A Grading Plan, prepared by a qualified professional, will be required at the building permit stage if there are any alterations to the existing grades.

Consultation with Heritage Properties Committee

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. Staff have received two sets of comments from circulated Committee members. The Committee's comments have been provided to the applicants and compiled and attached as Exhibit F. No substantial concerns were noted.

Conclusion

Staff recommends approval of the application File Number (P18-084-2024), subject to the conditions outlined in Exhibit A – Conditions of Approval, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

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Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

Village of Barriefield Heritage Conservation District Plan

By-Law Number 2023-38 Procedural By-law for Heritage

Notice Provisions:

Pursuant to Section 42(3) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

Joel Konrad, Manager, Heritage Planning, Heritage Services, 613-546-4291 extension 3256

Ryan Leary, Senior Planner, Heritage Services, 613-546-4291 extension 3233

Phillip Prell, Intermediate Planner, Heritage Services, 613-546-4291 extension 3219

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Conditions of Approval

Exhibit B Context Maps

Exhibit C Village of Barriefield Heritage Conservation District Plan Property Evaluation

September 18, 2024

Page 17 of 17

- Exhibit D Concept Plans, prepared by Mikaela Hughes Architect
- Exhibit E Heritage Impact Statement, prepared by Heritage Studios
- Exhibit F Correspondence Received from the Heritage Properties Committee
- Exhibit G Final Comments from Heritage Properties Committee – September 18, 2024

Conditions of Approval

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

1. Details related to the design, colour(s) and materiality of the siding, foundation cladding, windows, surrounds/trim work, doors, skylights, rain gear, and roofing, shall be provided to Heritage Services for review/approval prior to installation;
2. Should physical evidence be discovered that confirms the location of any historic opening(s), the owner shall document findings and, in consultation with Heritage Services staff, consider restoring said opening(s);
3. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
4. The applicant shall maintain a minimum clearance of 3 metres from the high voltage power lines. If work cannot be completed safely or if clearance cannot be maintained from the lines, the applicant shall complete a service request and submit to Utilities Kingston for isolation of the power lines;
5. All *Planning Act* applications shall be completed, as necessary;
6. An Encroachment and/or Temporary Access Permit shall be obtained, as necessary;
7. A Building Permit shall be obtained, as necessary;
8. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
9. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property and District, shall be delegated to the Director of Heritage Services for review and approval.



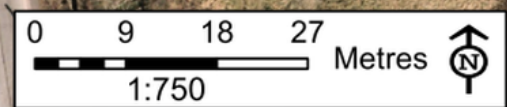
City of Kingston Neighbourhood Context

Address: 9 George Street
File Number: P01-002-2024
Prepared On: Jun-06-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: cbaratt
Prepared On: Jun-06-2024



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Name:**Address:** 9 George Street**Property Number:**

1011090090023000000.00

Lot: PLAN 51 PT LOT 8

Property Type:	Residential
Era/Date of Construction:	Late 19 th Century
Architect/Builder:	William and Fredrick Allen
Building style/Influence:	Vernacular
Materials:	Frame
Number of Bays:	Two
Roof Type	Front gable
Building Height:	One and one half storey
Alterations:	Original wooden cladding replaced with aluminum siding. Windows repaired (2012).
Landscape/setting:	Hedged yard, close setback to street, corner lot
Heritage value:	Heritage

Description of Historic Place:

9 George Street is located at the southwest corner of George Street and Wellington Streets in the Barriefield Heritage Conservation District. It is a one and one half storey front gable structure with rectangular plan.

Heritage Value:

This house was constructed by local builders William and Frederick Allen in the late 19th century, and owned by Harry Norman. It consists of a one and one half storey front gable structure with a side entrance. The steep gable roof has a returned eave. Once clad in wooden siding, the house is presently covered with aluminium siding. A one storey enclosed vestibule is located at the front entrance.

Heritage Attributes:

Elements that define the historical value of the property include:

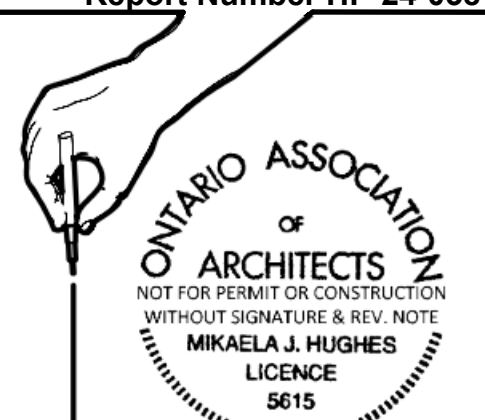
- Vernacular design representative of late 19th century construction in Barriefield Village by the Allen brothers.

Elements that define the architectural value of the property include:

- One and one half storey massing
- Front gable, rectangular plan
- Two bay facade (second storey)
- Returned eaves
- Narrow horizontal cladding

Elements that define the contextual value of the property include

- Close setback to street
- Orientation to George Street
-



MikaelaArchitect@gmail.com
Certificate of Practice 3867

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1 EXISTING SOUTH ELEVATION
P-2 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
P-2 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Jul 25, 2024, 1:06pm

3	25/07/24	HERITAGE CHANGES
2	27/05/24	HEAT PUMP MOVED
1	13/2/24	PLANNING REVIEW
#	D/M/Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
SOUTH ELEVATION

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2309
DWG. NO.
P-2
REV. NO.
3

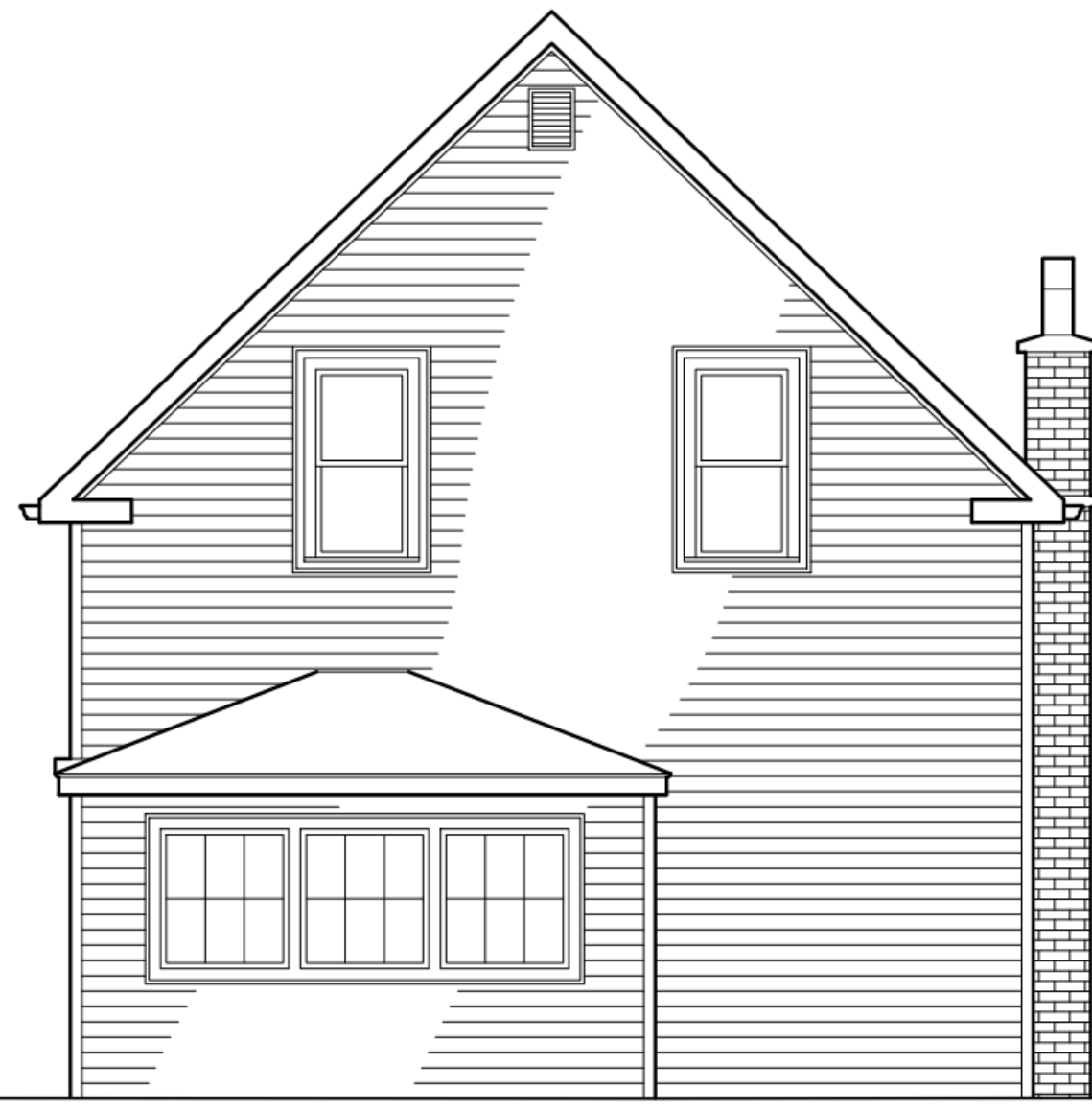
Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183



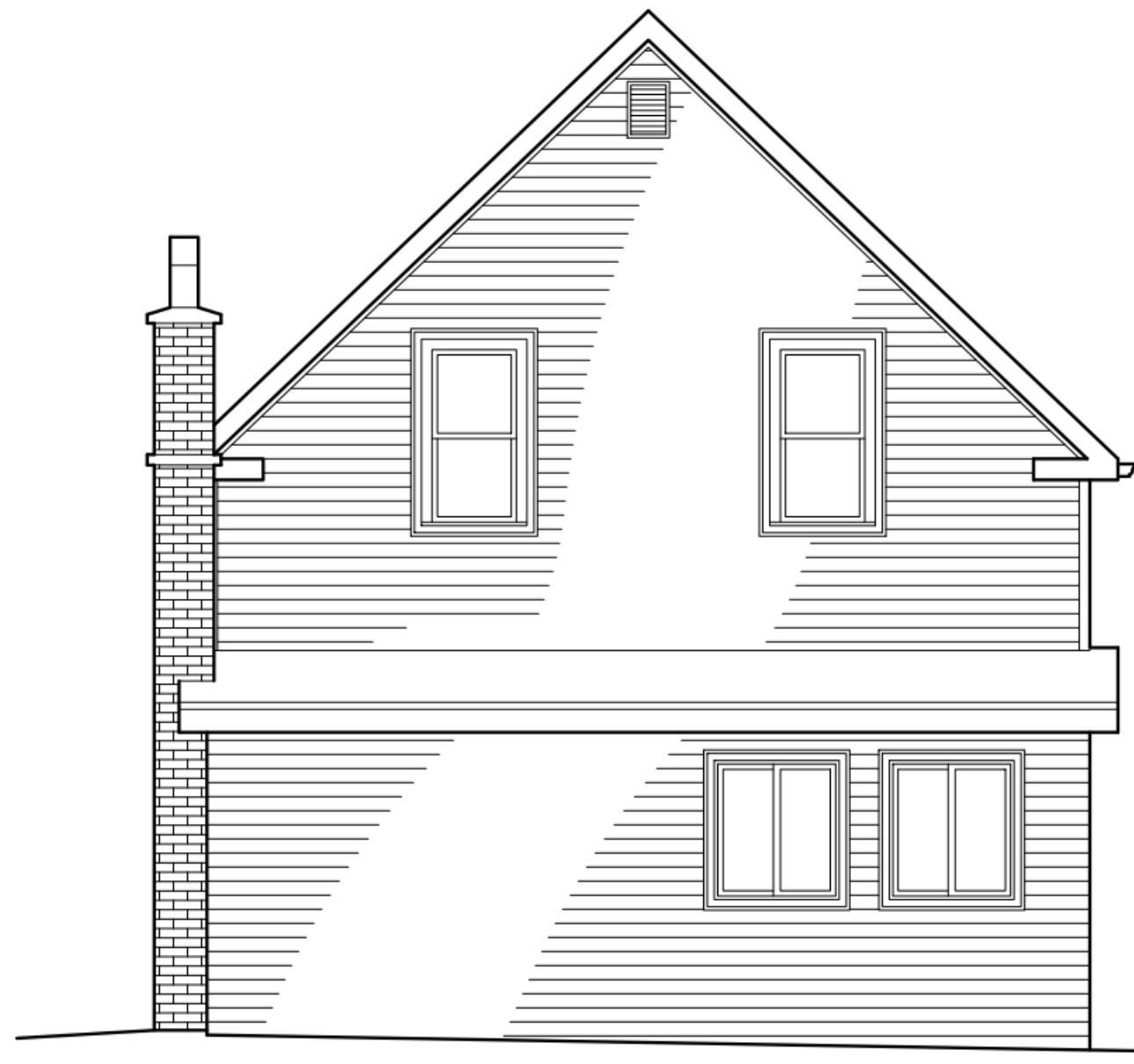


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1 EXISTING EAST ELEVATION
P-3 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
P-3 1/4" = 1'-0"



REINSTATE WINDOW IN ORIGINAL ROUGH STUD OPENING. TO BE SIZED AND LOCATED WHEN FRAMING IS EXPOSED.

2 PROPOSED EAST ELEVATION
P-3 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
P-3 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Jul 25, 2024, 1:06pm

#	D/M/Y	REVISION DETAILS
3	25/07/24	HERITAGE CHANGES
2	27/05/24	HEAT PUMP MOVED
1	13/2/24	PLANNING REVIEW

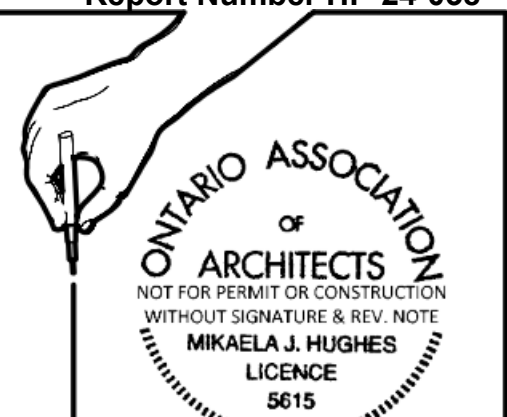
PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
EAST AND WEST
ELEVATIONS

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2309
DWG. NO.
P-3
REV. NO.
3

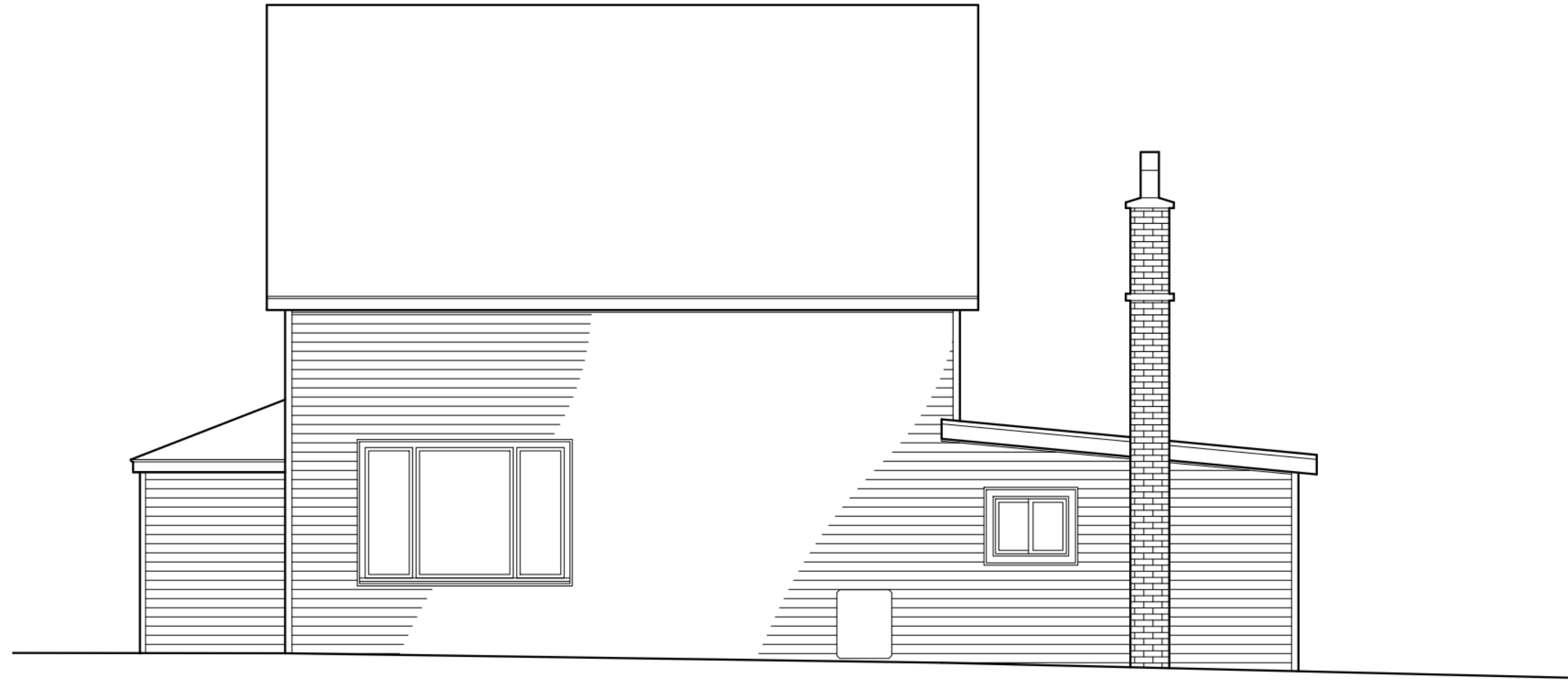
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1 EXISTING NORTH ELEVATION
P-4 1/4" = 1'-0"



FACE OF ADDITION SET BACK 3-4"
FROM ORIGINAL WALL FACE TO READ
AS A SEPARATE ELEMENT. SOUTH
SIDE MAY OR MAY NOT BE SET
BACK EQUAL AMOUNT.

WOOD POSTS ON PORCH AND
CARPORT

SCREEN TO HIDE HEAT PUMP

2 PROPOSED NORTH ELEVATION
P-4 1/4" = 1'-0"

DESIGN ONLY - NOT
FOR CONSTRUCTION
PLOTTED: Jul 25, 2024, 1:06pm

3	25/07/24	HERITAGE CHANGES
2	27/05/24	HEAT PUMP MOVED
1	13/2/24	PLANNING REVIEW
#	D/M/Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
NORTH ELEVATION

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2309
DWG. NO.
P-4
REV. NO.
3

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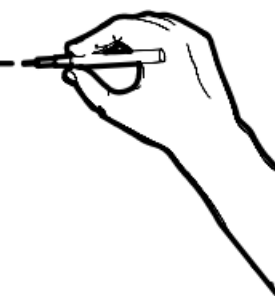
PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON

DRAWING
SKETCH
FROM NORTH EAST

DRAWN BY MJH
DATE 12 AUG. 2024
SCALE NTS
PRINT ON 11x17 PAPER

JOB NO.
2309
DWG. NO.
P-5

PLOTTED: Aug 12, 2024, 12:41pm



Qualified Professional Checklist for Heritage Impact Statements:

This checklist is *required* to be submitted as the cover letter on all Heritage Impact Statements to have this technical report be deemed a “complete” submission.

- ⊗ The primary author’s understanding of the scope of the HIS (see 1.1).
- ⊗ The file number and a brief description of the proposed development (see 2.1)
- ⊗ Up to date contact information when submitted to the City (see 2.1).
- ⊗ A description of the site context and background information, such as: addresses, neighbourhood, owner/agent information, relationship to heritage features, property description, etc. (see 2.1 & 2.2).
- ⊗ A summary of the significance of the cultural heritage resource in the professional’s own words via reviewing and commenting on relevant heritage resource information (see 3.1, 3.2 & 3.3).
- ⊗ The significant cultural heritage landscape features on or adjacent to the site (see 3.4).
- ⊗ Detail the development parametres (setbacks, massing, etc.) and impacts to setting (see 4.1 & 4.2)
- ⊗ Overview of how the proposed development will conserve cultural heritage resources (see 4.3).
- ⊗ Description of the anticipated loss of cultural heritage by detailing how the change could impact the property/surround area (see 4.4).
- ⊗ An outline of how the proposed development can mitigate impacts to or enhance the public’s understanding/appreciation of the heritage resource (see 4.5).
- ⊗ Summary of the impacts of the development and re-iterate the measures sought to mitigate impacts on cultural heritage resources (see 5.1 & 5.2).
- ⊗ Identification of any additional studies that should be required and recommend their place in the schedule of work (See. 5.3).
- ⊗ The primary author’s conclusion (i.e. their professional opinion) regarding the impacts, conservation measures and appropriateness of the proposal (see. 5.4).
- ⊗ All persons and their credentials/background who worked or were consulted on this analysis are included in the appendix of the HIS (see 6.1).
- ⊗ Any policies/documents necessary to understand the professional opinion (see 6.2).

HERITAGE IMPACT STATEMENT



9 George Street, Barriefield

Prepared For:

George Mainguy
422 Regent Street
Kingston, ON, K7K 5R4
Grmainguy@gmail.com
613-539-7920

Prepared By:

Andrea Gummo & Alex Rowse-Thompson
Heritage Studio
Kingston, ON
Alex@heritagestudio.ca
613-305-4877

Report Issuance:

Draft: July 22, 2024

Final: July 25, 2024

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1. INTRODUCTION

1.1 Scope of Work

George Mainguy (Owner) retained Heritage Studio to prepare this Heritage Impact Statement (HIS) for the property known municipally as 9 George Street (subject property). The subject property is in the village of Barriefield and designated under Part V of the *Ontario Heritage Act* as part of the Barriefield Heritage Conservation District (HCD).

The owner proposes to rehabilitate the house through an extensive interior and exterior renovation, which includes the re-instatement of several period appropriate features, and the construction of a modest addition on the rear elevation (west). To facilitate this work, both approval under the *Ontario Heritage Act (OHA)* and permission from the Committee of Adjustment for minor variances to the zoning bylaw are required.

Through pre-application comments, as well as discussions with the City's Heritage Planning team, it was relayed that although the proposal represents an enhancement to the District's heritage character, several aspects of the proposal, particularly the rear addition, appear to conflict with specific HCD Plan policies, and accordingly that an HIS report is required to demonstrate that the proposal will conserve the cultural heritage value and attributes of the Barriefield HCD, as per Section 7.1.7 of the City of Kingston Official Plan.

The project team consists of Mikaela Hughes Architect (project architect) and Heritage Studio (heritage consultant). A site visit was undertaken by Heritage Studio on June 19, 2024. All current photographs of the property in this report were taken by Andrea Gummo and Alex Rowse-Thompson on the site visit.

The following documents were reviewed in the preparation of this report and form the cultural heritage policy framework: Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines); Ministry of Tourism, Culture and Sport's Heritage Tool Kit; *Ontario Heritage Act*; Village of Barriefield Heritage Conservation District Plan 2016; *Provincial Policy Statement, 2020*; and the City of Kingston Official Plan.

1.2 Address and Owner/Contact Information

The current owners of the subject property are Morgan and George Mainguy.

Address: 9 George Street
Barriefield, Ontario, K7K 5R7

Owner/Contact: George Mainguy
grmainguy@gmail.com

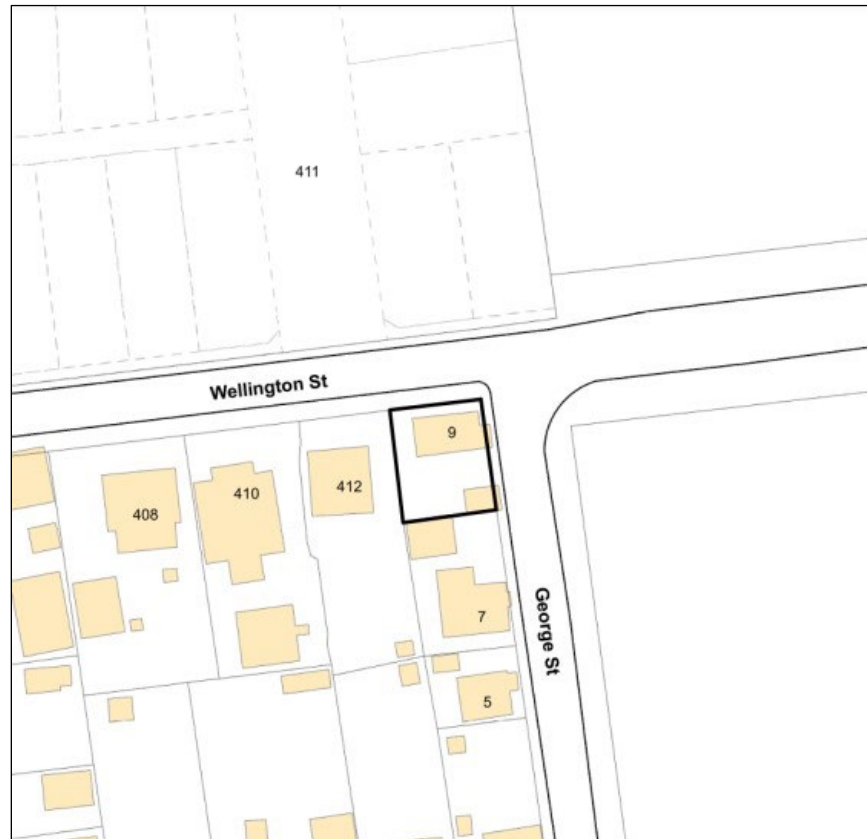


Figure 1: Property Location 9 George Street. (City of Kingston)

1.3 Property Location, Description & Heritage Status

The subject property at 9 George Street is located on the corner of George and Wellington Streets in the historic Village of Barriefield, in the City of Kingston. The property is comprised of a small “town lot” with two storey frame dwelling and a shed.

The small frame dwelling was constructed between 1880 and 1910, likely by William and Frederick Allen, and is a simple Vernacular design.

The house features prominently in views looking west from the village's modern gateway on Wellington Street from Highway 15 (Figure 2). The property is located across from the former JE Horton School property, previously Crown lands, and south of St Mark's Church. The adjacent property at 7 George is a "sibling" house, constructed by the same builders and inhabited by members of the same family for many years.



Figure 2: Looking west toward the subject property, June 2024.

The property is designated under the *OHA* as part of the Barriefield Heritage Conservation District (HCD); one of the first HCD's to be designated in Ontario. The property is identified as contributing to the heritage value of the district as a "heritage" property in Appendix A of the HCD Plan.

The dwelling has undergone many alterations since its construction, including the installation of vinyl siding, vinyl window inserts, blocking in of windows, enlargement of window openings, a new rear addition, aluminum flashing of the fascia and soffit, and removal of the original chimney, etc. Accordingly, the current contribution of the dwelling to the heritage character of the district is limited as described in more detail below. The proposed alterations and addition will reinstate some of the dwelling's original design integrity and its related contribution to the heritage character of the District.



Figure 3: South elevation (left) and west elevation (right), June 2024.

2. BACKGROUND RESEARCH & ANALYSIS

2.1 Property History

The Crown grant for Lot 21, Concession East of the Great Cataraqui River, Pittsburgh Township was assigned to Richard Cartwright on 31 December 1798. The lot was registered as comprising 100 acres of land with frontage on the Cataraqui River to the west but appears to have been larger.

By 1814 the Barriefield Village townsite had been laid out and lot registration and purchasing had begun. The original 12 town lots were further subdivided over the years, and a new survey and registration was completed in 1871.

It is not entirely clear when the frame houses on George Street were built, but their construction has been attributed to the Allen family, prosperous local farmers with an interest in the development of Barriefield.



Figure 4: Resurvey of Barriefield, 1871.

The houses on George Street between Regent and Wellington appear to have been constructed later than the core of the village. Early mapping shows buildings concentrated along the Cataraqui River shoreline and Main Street/Highway 15, such as on the Plan from 1842 (Figure 5).

Although the Village displayed a typical mixed-use character, the areas along Main Street and the riverfront were the commercial core of the village. There were adjacent concentrations of residential development along Drummond Street and Regent Street. Meanwhile George Street at its north end was not built until later and was surrounded by Institutionally owned vacant land. The corner of George and Wellington Streets represented the least-travelled, most remote part of the village. It was surrounded by fields and wooded areas on three sides and was located at the village's farthest extent from busy Highways 2 and 15.



Figure 5: Barriefield Plan of 1842.

Based on the Chronology for the subject property (Appendix B), the most likely date range for the construction of 9 George Street is between about 1880 and 1910.

The style and scale of the dwelling aligns with this timeframe, as it was built in the most common vernacular style of the era. Simple house plans of the time, mass-produced and readily available for purchase, provided materials lists and detailed instructions that allowed laypeople to construct dwellings.

It is not clear whether the Allen family physically built the house, or whether they hired out the work, but they seem to have duplicated the same house plan in several locations in the village. The “sibling” houses include 7 and 9 George Street, 215

Drummond Street, and 412 Regent Street. 5 George was also a sibling house but was rebuilt on the original foundation after a fire in 1982.

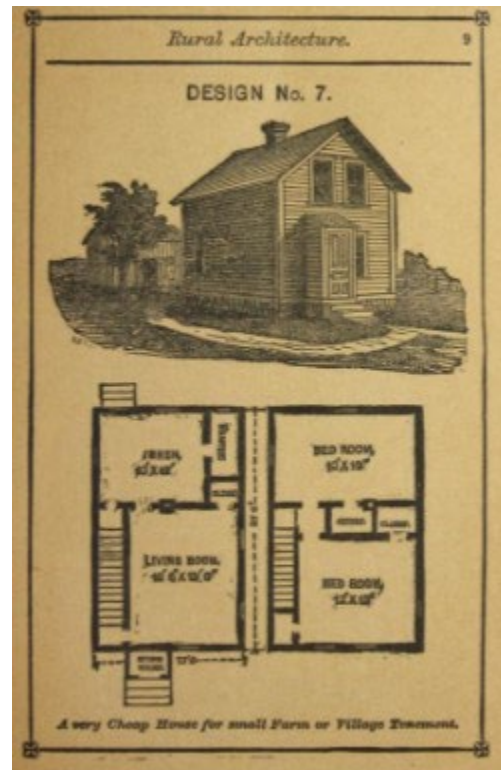
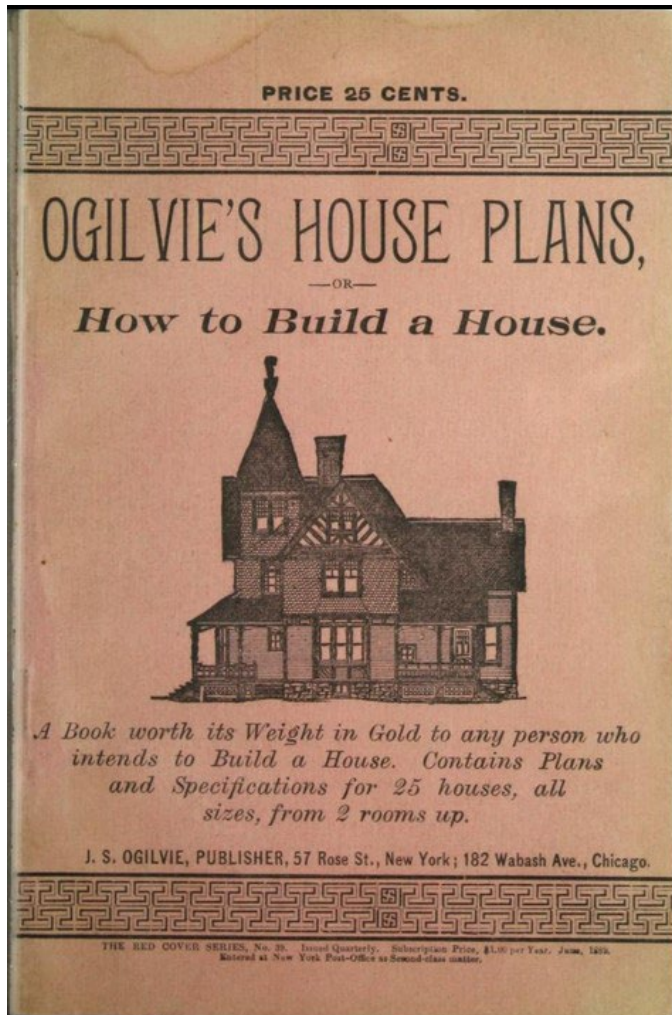


Figure 6: Ogilvie's House Plans circa 1885, 25 cents.

Design No. 7 is described as "A very Cheap House for small Farm or Village Treatment".

In fact, the basic form was so common an 1886 Architectural magazine called its basic profile "The Nondescript" house type: "[In the mid-1800s]arose the great Nondescript - the square box, modeled after a packing case, which every rough carpenter could build, and he has built it, unfortunately, from one end of the land to the other." This refers to the USA but applies equally across North America.

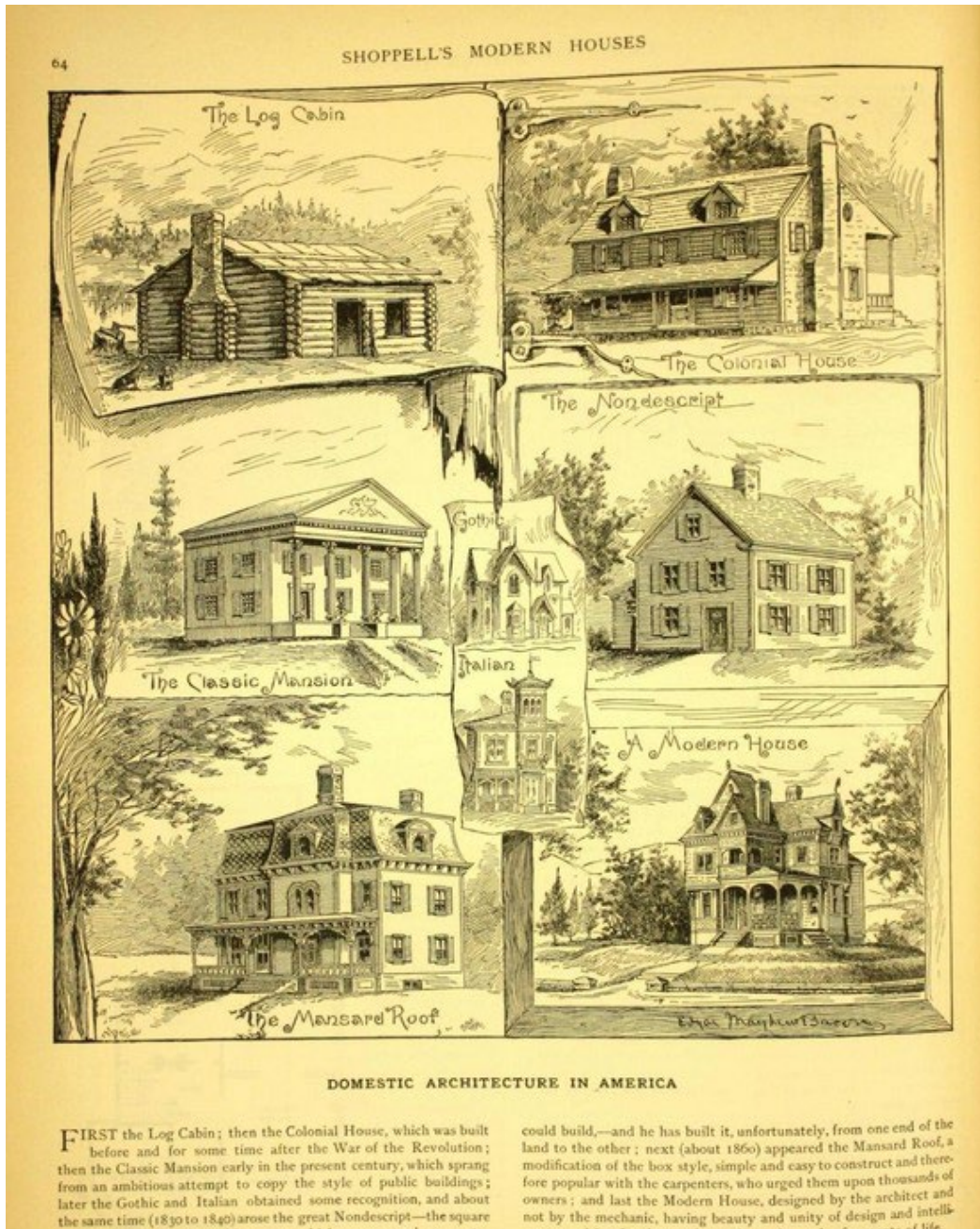


Figure 7: American House Forms, 1886.

Such front gabled, wood frame, vernacular houses were commonly built in a variety of urban and rural settings, and many can be seen throughout the historically working class neighbourhoods of Kingston and area, such as on Victoria Street in former

Williamsville. The economy and simplicity of the build made them an attractive option when affordable housing was required, especially for labour.

The labouring residents of the dwelling on the subject property confirm this assessment. The Barriefield Village Walking Tour identifies 9 George Street as the "Harry Norman House, tinsmith". Harry and Lulu Norman raised several children in this house, with Harry purchasing the property in 1924. It seems Harry's parents, William and Sarah, lived in the house previously. Once Harry and Lulu established their household and William passed away, Sarah continued living with her son's young family.

Harry's brother, William James Norman, lived at 7 George with his wife Margaret and their children. It is interesting to note that the two nearly identical houses, built by the same builder apparently to the same plans, were placed on their respective small lots as far from one another as possible. The George Street façades of both dwellings are mirror images of each other.



Figure 8: Sibling houses 7 George, left, and 9 George, right, June 2024.

The stairs in 7 George are in the typical location for these types of houses - inside the front door, along whichever wall the door is closest to, in this case the north wall.

At 9 George, however, the stairs are to the rear, also along the north wall. This is unusual. It appears the house plans may have been “flipped” on the lot relative to George Street, with the door functioning as the principal entrance located to the rear of the lot facing west.



Figure 9: Southwest elevation, June 2024.

Like many rural areas, the village of Barriefield seems to have had a tendency toward formal front entries and side or rear entries that functioned as the main entrance (See Appendix B).

On a back street like George, it makes sense that pedestrian trips, seeking the shortest route, may have begun at the rear of the house which is closest to Main Street. It appears that even once trips were made by car, they may have begun at the back of the house, since the current location for the driveway is at the rear of the dwelling, off Wellington Street, and not George Street at the front. Taken together, this could establish a history of rear-facing function for entry and exit.

In summary, the history of the subject property shows that it is representative of a typical labourer’s dwelling in the village of Barriefield. The property is associated with the Norman family, who lived in the dwelling until 1945. The Normans were representative of the working class character of the early village, earning their income from tinsmithing and military service. The dwelling has a simple vernacular form. It retains some original window openings, but otherwise has lost all original detailing. ,



Figure 10: Looking north along George Street, toward the subject property and St Marks Church, June 2024.

2.2 Cultural Heritage Evaluation

The Barriefield Heritage Conservation District Plan identifies the village as a cultural heritage landscape. This means that the cultural heritage value of the village is largely contextual. This does not preclude other types of values, such as design or associative, but they may not be present on a specific property.

The heritage attributes of the village character according to the HCD Plan are the following:

- A grid network of narrow sloping streets and sidewalks, which established the original pattern of settlement within the Village.
- Small lots with landscape features around homes creating defined yards;
- Minimal setbacks of most buildings from the street;
- A built form of primarily single-detached and semi-detached residential dwellings having a traditional range in height from one to two storeys;
- Distinctive architectural features of the area, including primarily medium-pitched gabled roofs, and use of stone and wood siding as cladding materials, prominent front doors with or without porches;
- Consistent building scale and mass; and

- Simple rectangular window and door openings with minimal decorative detailing.

The dwelling on the subject property is recognized as a heritage building along with all pre-WWII buildings in the village. Based on the Inventory in Appendix A of the HCD Plan and the assessment herein, the many alterations to the dwelling limit its contribution to the heritage character of the District to its location (i.e. setbacks), form (i.e. gable roof) and scale (two storeys).

Characteristics of the dwelling that contribute to the heritage character of the village are:

- 2 storey height with gable roof;
- Minimal setback on George Street frontage, with an appropriate side yard setback on Wellington Street;
- Simple rectangular window openings
- Small lot - one of the smallest lots in the village
- Landscaping

A high-level review using *Ontario Regulation 9/06* confirms that the dwelling does not have cultural heritage value as an individual building, however, it does contribute to the character of the village. The subject property's cultural heritage value is contextual.

The dwelling's original design integrity has been diminished through previous additions and alterations. These include the exterior vinyl cladding, the midcentury front vestibule, the large horizontal window opening on the north elevation, and the rear addition with chimney. Most of the rear addition is not original and has been added post-1940s. Based on interior physical evidence and photographic evidence, it appears that a smaller rear addition previously existed, which was then significantly altered and enlarged. A 1982 heritage permit for the property suggests that the original wood siding is still in place, since the permit required maintaining "the return eaves and cornice trim" under the vinyl.

There are no building permit records for the property. It appears the interior layout has been altered, especially the upper storey. This may have been in response to the later availability of electricity which allowed hallways without natural lighting from windows, and to make additional space for the dwelling's multigenerational inhabitants. The nature and character of the interventions to the property are utilitarian and economically efficient, and for much of its history the dwelling was "overcrowded" by modern local standards.



Figure 11: East elevation and setting, June 2024.

Although the HCD Plan identifies the village as an “evolving cultural heritage landscape”, it does not discuss the impact of major changes through time on the character of the village. It mentions the Highway 15 Bypass briefly: “The construction of the Highway 15 by-pass (now Kingston Road 15) in the early 1980s created an eastern boundary to the District.” (page 16)

In fact, the Highway 15 by-pass had a significant impact on the district. It shifted the traditional gateway to the village from the north and south along Main Street and created a new gateway at the eastern extent of Wellington Street, such that the first house visible upon entering Barriefield by car became 9 George Street, across from the JE Horton School.

The corner of Wellington and George Streets transformed from a sleepy backstreet to a major intersection. Prior to this time the view east from 9 George Street was of fields and wooded areas (Figure 12).



Figure 12: Barriefield Village Aerial looking southwest - In 1949 a hedgerow grows where Wellington Street and Highway 15 meet today.

It is possible that the influx of cars with headlights is responsible for a previous owner's decision to block up the original first floor window in the George Street façade, just visible in the aerial photograph of 1949 (Figure 13). This alteration, among others, diminished its heritage character, and by extension its contribution to the district.



Figure 13: Detail of 1949 Aerial showing what appears to be the original window on the ground floor of the east elevation.

It is likely that as part of transportation improvements in the village, the grade surrounding the dwelling has risen. As a result, the foundation is not visible, and the siding extends to grade. Consequently, it is possible that the dwelling appears slightly lower in height today.



Figure 14: Vinyl siding extends under the sod on the east elevation, concealing foundation and demonstrating change in grade over time.

It is interesting to note that one of the attributes of the district is “prominent front doors with or without porches”. The midcentury vestibule obscures what is believed to be the original George Street entrance based on physical evidence of original door trim.



Figure 15: Evidence of original front door trim on George Street entrance, June 2024.

The entrance on the vestibule faces south (Figure 16). Currently, no entry doors are visible on either street frontage. This is unusual from both a heritage perspective and urban design perspective, which values legibility and addressing the street.



Figure 16: South elevation showing two existing contemporary entrances.

In summary, the property's design integrity has been greatly diminished by numerous alterations. Currently, its contribution to the Barriefield Village character is limited to its form and scale. Its heritage value is contextual in that the dwelling maintains and supports the character of the area.

3. PROPOSED DEVELOPMENT & HCD PLAN POLICY REVIEW

The owners propose several changes to the subject property, which can be broadly divided into two categories: reinstatement of period-appropriate features, and demolition and replacement of the non-heritage rear addition. Architectural drawings are included in Appendix B of this report.

Category	Proposed Development
Reinstatement of period-appropriate features	Reinstatement of two window openings in period appropriate proportions on public façades
	Installation of vertically sliding aluminum clad wooden sash windows with period appropriate patterning within original rough openings and within reinstated window openings
	Reconstruction of existing mid-century vestibule with more traditional and compatible glazing detailing.
	Installation of new foundation, which will raise the structure to the minimum Ontario Building Code required height above grade, and protect the new wood siding
	Removal of vinyl siding and reinstatement of wood siding
	Installation of standing seam or batten roof
	New French doors on the south elevation, away from public view in the interior side yard/landscaped area, to give access to the garden and to take advantage of the southern exposure
Demolition and replacement of non-heritage rear addition	Skylights are proposed on the south side of the roof, away from public view, to provide natural light to the upper storey
	Two storey rear addition aligned with the ridge of the main gable roof
	Porch on the north elevation
	Carport on the west elevation of the rear addition

These categories align with Section 4.2 Alterations to Heritage Buildings, and Section 4.3 Additions to Heritage Buildings of the HCD Plan and are discussed in detail in the tables below.

It is important to note that the policies in Section 4.3, Additions to Heritage Buildings, assume that new additions represent an addition to the building footprint. In the case of this proposal, the “addition” is replacing a non-heritage section of the dwelling and does not present an increase to the building’s current footprint.

Given the very limited cultural heritage value of the subject property, particularly its diminished design value, one could argue that the policies in Section 4.4, Alterations and Additions to Non-Heritage Buildings, are equally relevant. While not discussed in

detail, the proposed addition meets all the policies and guidelines of Section 4.4. This is important to note because the purpose of Section 4.4 is to ensure that non-heritage buildings maintain and support the character of the District, and in the case of 9 George Street, the proposed addition has been designed to improve the dwelling's heritage character and contribution to its setting and the broader HCD.

It appears that the demolition of the rear addition does not trigger any considerations in the HCD Plan, as the language in Section 4.6 Demolition and Removal of Buildings and Structures is clear in its exclusive application to freestanding structures.

It also appears the proposed carport is not addressed in the plan. Section 4.5.3 Design Considerations for Garages and Ancillary Structures does not apply to existing heritage buildings or their additions and does not discuss carports.

Section 4.7 Landscape Conservation Guidelines for Private Property applies to the proposed development. These important guidelines suggest that:

Contemporary initiatives can be used in such a way that the new design is compatible with the heritage attributes and cultural heritage value of the District while still being distinguishable from them, as well as subordinate to them. This overall philosophy should guide the integration of appropriate new features on properties within the District.

Section 4.7.1 Historical Landscape Features states that "paved areas should be limited within the front yard and that the front entranceway should remain visible from the street." By maintaining the driveway in its existing location to the rear of the dwelling, the proposal meets this guideline. It also meets Section 4.7.6 Parking which directs driveways "behind and beside the public façade(s) of the building".

The proposed carport over the existing driveway supports the conservation of existing landscaping on the subject property. It is set back from the north elevation of the house and proposed addition, and its design provides visual interest and depth on the proposed rear elevation by mirroring traditional porch designs.

Although carports are primarily associated with midcentury, automobile-centric designs, they existed long before the automobile. Drive sheds could be constructed in a similar way, where when their large doors were open, they gave the effect of an unwallled shelter. The Claramount, a mansion built in Picton in 1907, featured a large carport over its driveway entrance.

It is important to note that the policies of Section 5.2, Exemptions for private properties, are also applicable to this proposal. While interior modifications, installation or removal of porches, verandahs and decks located within the rear yard, and “installation of skylights located away from public view and in a manner that does not adversely affect heritage attributes” are exempt from permitting by the Plan, they are also covered in the following assessment for clarity.

3.1 Alterations to the Heritage Building

The alterations proposed to the heritage building comprise the following:

- Reinstatement of two window openings in period appropriate proportions on public façades
- Installation of vertically sliding aluminum clad wooden sash windows with period appropriate patterning within original rough openings and within reinstated window openings;
- Removal of vinyl siding and reinstatement of wood siding;
- Installation of standing seam or batten roof;
- Instatement of new foundation, which will raise the structure to the minimum height above grade required by the Building Code and to protect the new wood siding.
- Reconstruction of existing mid-century vestibule with more traditional and compatible glazing detailing.
- French doors on the southern elevation, away from public view in the interior side yard/landscaped area, to give access to the garden and to take advantage of the southern exposure
- Skylights are proposed on the south side of the roof, away from public view, to provide natural light to the upper storey



Figure 17: Existing and Proposed George Street elevations, Mikaela Hughes Architect 2024

The following table assesses the appropriateness of the proposed development as it relates to the policies in Section 4.2 of the HCD Plan:

Section	Policy	Intent	Discussion
4.2 Alterations to Heritage buildings			
4.2.1 Roofs	a) Non-functioning chimneys shall be retained, capped and re-pointed, if they are considered a heritage attribute of the Heritage building.		The original central brick chimney is no longer extant. The chimney on the rear addition is not historic and serves as a mechanical vent.
	b) New roof vents, solar panels, skylights, satellite dishes and dormers shall be located	The policy language suggests that skylights do not need to be invisible from	Skylights are proposed for the southern roof face, located away from

<p>away from public view, and in a manner that does not adversely affect heritage attributes.</p>	<p>the public realm but must be “located away from public view”.</p> <p>Exemption in Section 5.2 suggests this is considered “minor”</p>	<p>both the George and Wellington Street façades. While they may be visible from George Street, depending on the height and location of the pedestrian, they do not adversely affect the legibility of the dwelling’s roof form or heritage attributes of the District.</p>
<p>c) Roof drainage shall be maintained and directed away from building foundations</p>	<p>Ensuring built heritage resources are not damaged by the elements.</p>	<p>The proposal to modestly raise the dwelling on a new foundation will ensure the frame structure and subfloor are not in direct contact with the ground and help to direct the flow of water away from the house.</p>
<p>d) Roof shape and configuration and decorative features shall be retained and conserved. Replacement materials, if required, shall complement and have a beneficial effect on the heritage value of the building. Asphalt and wood shingles or simple metal sheeting are appropriate</p>	<p>Figure shows 7 George with modern cross-gable addition at the rear and visible from George Street</p>	<p>The roof shape and configuration of the dwelling will be retained and conserved. Current roofing materials are modern and will be replaced with new period-appropriate materials (i.e., standing metal</p>

	<p>replacement roofing materials. Composite and other materials may be considered. Decorative metal, decorative asphalt shingles, slate or clay roofing is not permitted.</p>		<p>seam or batten roof). The dwelling's roof line will be extended by the modest addition, but the use of gables will help to visually demarcate the original and new roof.</p>
4.2.3 Windows	<p>a) Protect and maintain original window openings, as well as their distinguishing features such as materials, frame, sash, muntins, surrounds, glazing patterns, stained glass and shutters.</p>	<p>Emphasize importance of windows to heritage character of the Village.</p>	<p>All original window openings will be maintained. No original windows (i.e., wooden vertically sliding sash) remain.</p>
	<p>b) Changing the proportions and dimensions of original window openings on Heritage buildings is not permitted.</p>	<p>The concern of this policy is reflected in the mid-century horizontal window on the north façade facing George Street.</p>	<p>The proportions of original window openings will be maintained, but their size will increase with the removal of inappropriate inserts and the installation of new windows that fit the original rough openings. The horizontal window opening on the north elevation, which is a later alteration, will be replaced with a</p>

		<p>rectangular window opening to match the proportions and dimensions of the originals.</p>
<p>d) New window openings shall not be installed on the public façade(s).</p>	<p>Note that this prohibition applies to existing heritage buildings, but not additions.</p> <p>The intent is to maintain existing pattern and rhythm of openings and an appropriate ratio of opening to void.</p>	<p>The ground floor window on the east elevation has been filled in, leading to an inappropriate ratio of solid (wall) to void on this elevation (George Street façade). The removal of this ground floor window disrupts the original design composition.</p> <p>The original opening will be reinstated to match the proportions and dimensions of the original openings. Therefore, this is not considered to be a new window opening.</p>
<p>e) All window replacements or repairs shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings.</p>		<p>Period-appropriate replacement windows (vertically sliding aluminum clad wooden windows with simulated divided muntin bars) are proposed, in line</p>

			with the City's Window Policy.
4.2.4 Entrances	a) Protect and maintain existing entrances on public façades, if they are considered heritage attributes of the Heritage building.	Inventory entry for the subject property, under "Heritage Value", states: "A one storey enclosed vestibule is located at the front entrance."	There are no existing entrances on the dwelling that are heritage attributes. The original front door has been removed and its opening is obscured by the mid-century vestibule.
	b) Porches or verandas that are heritage attributes of the Heritage building shall only be removed where they pose a life / safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction.		There is no evidence of original porches.
	c) The design and construction of a new entrance and/or porch is required to be compatible with the heritage character of the Heritage building and heritage value of the District. Restoration of a missing porch must be based upon historical,	Note that this policy applies to existing heritage buildings, but not additions. The proposed entrance and porch on Wellington Street are subject to the policies for Additions in Section 4.3.	No documentation has been found to support the restoration of an original porch or verandah on the dwelling. The design of the reconstructed vestibule mirrors the existing design but with a more

<p>pictorial and/or physical documentation.</p>		<p>appropriate glazing pattern that reflects a traditional approach to enclosing porches on historic houses. The proportions of the new windows, particularly their rectangular configuration, are more visually compatible with the design of the original windows on the house.</p> <p>The new porch on the north façade and the carport on the west façade have been designed with a traditional character that is compatible with the simple Vernacular architectural style of the building.</p>
<p>d) Original / historic glazing, doors, steps, lighting fixtures, balustrades and entablatures must be conserved.</p>		<p>None remain, if they existed previously.</p>
<p>e) Wood is a traditional material within the District, and must be used in porch</p>		<p>Wood is proposed for the construction and cladding of the vestibule.</p>

	construction on the Public Façade(s).		
4.2.5 Exterior Cladding	The principal cladding for Heritage buildings within the District has traditionally been stone or wood siding ...These materials shall continue to be used and maintained	Require use of traditional materials	Wood siding and trim is proposed for the exterior of the house and rear addition.

3.2 Additions to Heritage Buildings

The additions proposed to the heritage building are comprised of the following:

- Two storey rear addition aligned with the ridge of the main gable roof;
- A porch on the north elevation; and
- Carport on the west elevation of the rear addition.

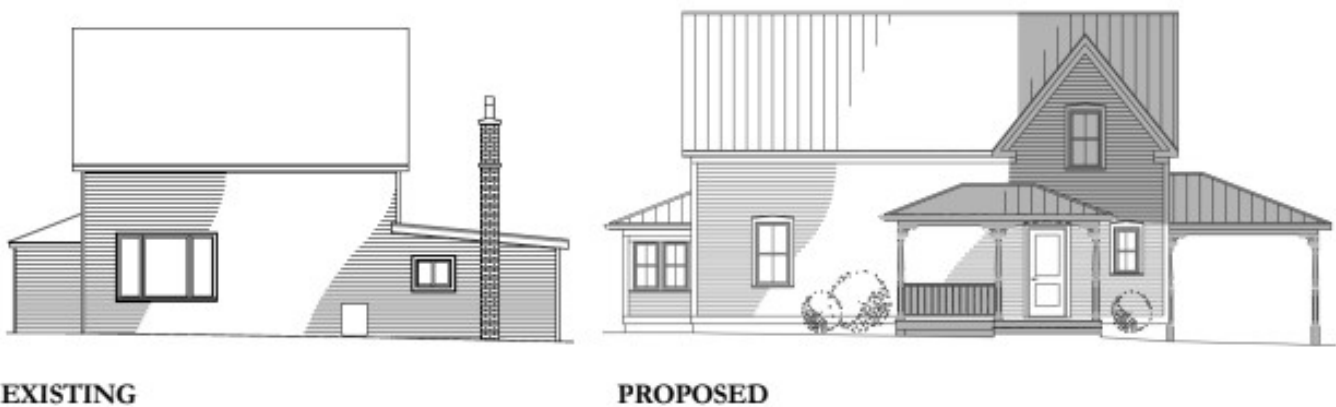


Figure 18: Existing and Proposed north elevation, Mikaela Hughes Architect, 2024

The following table assesses the proposed development in detail as it relates to the policies of Section 4.3 of the HCD Plan:

Section	Policy	Intent	Discussion
4.3 Additions to Heritage buildings			
4.3.1 Location, massing and height	a) Additions, including garages and greenhouses are not permitted on the street-facing façade(s) , and shall be located at the rear or to the side of the Heritage building. (Emphasis added)	Not to prohibit all corner-lot additions, but to ensure that public façades are carefully evaluated for visual compatibility with the character of the District.	Please see Section 3.3 below, Considerations for Corner Lots, for a detailed discussion.
	b) Additions shall be limited in size and scale to be compatible with the existing Heritage building.	The intent is to ensure heritage buildings are not overwhelmed by additions and maintain their prominence.	The proposed addition replaces a previous non heritage addition and there is no increase in the footprint. The proposed addition is limited in scale and is a visually compatible extension of the dwelling. The new addition will include a second storey which is compatible with the current scale of the dwelling and is in keeping with the modest scale of the District.
	c) Additions shall be set back from the existing street-facing façade in order to limit public visibility	The intent of this policy is to conserve the visual prominence of heritage buildings on the public façades.	The location of the addition ensures that the visual prominence of the dwelling at the corner of George and Wellington Streets including its simple form and gable

<p>from the streetscape.</p>		<p>roof, will not be obscured by the addition.</p> <p>The design of the “addition” is intended to be read as an expansion of the existing dwelling’s form and scale and represents an improvement to the heritage character of the dwelling.</p> <p>The addition is located at the rear of the dwelling and meets the existing side yard setback along Wellington Street. The proposal represents an improved public façade appearance and function along Wellington Street. Both the HCD Plan and the heritage zoning encourage maintenance of existing setbacks.</p>
<p>d) The height of ridgelines of additions shall be lower than the Heritage building.</p>	<p>The intent of both (d) and (e) is to ensure that additions appear subordinate to the heritage building, such as at 7 George Street, where the rear addition and the dormer added to the heritage building are at the same height as the heritage building’s ridgeline.</p>	<p>Generally, a rear addition appears subordinate when the height of its ridgeline is equal to or lower than the heritage building, provided the footprint of the rear addition is clearly secondary in size to the original building.</p> <p>The rear addition is an extension of the existing ridgeline and roof form, using gables to demarcate the old from new. It will not overpower the height or scale of the existing dwelling.</p>

	<p>This property is illustrated as a best practice example in the Plan of a successful retention of roof shape and configuration, a key component of height and massing.</p>	<p>If the height of the ridgeline were lowered, the slope of the roof would need to be shallower to allow for the minimum ceiling heights required in the Ontario Building Code. Mismatching roof pitches would look out of place in the District and add visual complexity to the otherwise simple roofscape. Given the size and scale of the addition, maintaining the existing height of the ridgeline is an appropriate response for the design of the dwelling and character of the District.</p>
<p>e) Additions shall not overpower the Heritage building in height and mass.</p>		<p>The proposed addition will not overpower the dwelling in height or mass.</p> <p>There will be an increase in the massing of the rear portion of the dwelling due to the addition of the gables, but their location at the rear ensures that they do not overpower the dwelling and that its gable roof form and scale are still prominent and legible in views looking north along George Street and west along Wellington Street.</p>
<p>f) Significant historic views as outlined in Section 4.8.7 shall be maintained.</p>	<p>Specific views are identified with arrows.</p>	<p>The proposed addition does not impact any identified historic views.</p>

4.3.2 Design	<p>a) New additions shall be designed in a manner which distinguishes between old and new, and that avoids replicating the exact style of the existing Heritage building, or imitating a particular historical style or period of architecture.</p>	<p>Legibility of new and old, avoiding designs that appear “inauthentic”</p>	<p>The proposed addition is legible from the original dwelling due to the gables on the north and south roof faces. The proposed addition reflects the simplicity of the dwelling’s vernacular form and style.</p> <p>The detailing on the porch and carport’s posts is intended to reflect traditional detailing but may not reflect original conditions. The HCD Plan suggests this approach has the potential to blur lines between old and new.</p>
	<p>b) Contemporary design of additions or those additions that reference or recall design motifs of the existing Heritage building are to be encouraged. Successful and compatible additions will be those that are complementary in terms of scale, mass, materials, form and colour.</p>	<p>Encourage thoughtful architectural design</p>	<p>The proposed addition is complementary in terms of its scale, mass, materials, form and colour.</p> <p>The proposed gables are appropriately scaled so that they complement the existing gable roof, and also provide an effective distinction between the original roof form and the addition.</p>

3.3 Considerations for Corner Lots

The HCD Plan states that most conservation matters are covered by the policies, but it also states that “where a particular conservation matter is not addressed by the policies and guidelines of Section 4.0, these goals and objectives should help guide property owners and decision-makers.” Accordingly, what follows is a discussion of how to appropriately consider corner lots, which are not covered by the HCD Plan.

As discussed briefly in the table above, Section 4.3.1 of the HCD Plan states that additions are not permitted on street facing façades:

“Additions, including garages and greenhouses, are not permitted on the street-facing façade(s), and shall be located at the rear or to the side of the Heritage building.”

There are over a dozen corner lots in the village with varying configurations. It would be impossible to avoid a street-facing façade entirely when constructing an addition on most corner lots. However, it does not seem to be the intent of the Plan to prohibit additions on corner lots entirely, suggesting that each situation requires individual consideration.

The HCD Plan seeks to avoid negative impacts to existing heritage resources and the heritage streetscape but is by necessity “one size fits all”, and so it does not adequately consider situations of undersized corner lots, or where a need exists to address the street. The dwelling at 9 George Street does not currently address the Wellington Street frontage in a way that contributes to the District’s heritage character.

In fact, the dwelling currently has no visible entrance on any street frontage, which is unusual for the area and the period of construction. The District Plan prohibits this condition for new buildings in Section 4.5.2 (g):

“All new buildings shall contain an obvious principal entrance that faces the street and forms a prominent part of the street-facing façade.”

There is no additional direction for secondary façades where new construction happens on corner lots, but Section 4.5.1 c) states that “maintaining the height and rhythm of the existing streetscape will unify the District. Blank façades that face the street or are easily visible from the street are not permitted.”

Both façades include an inappropriate amount of blank space, or voids, in relation to the heritage character of the District. Documentary evidence suggests that the current condition of the Wellington Street façade is not original. No historic images of this

elevation are available, but it is likely that there was a back door that functioned as the main door, either on Wellington Street facing north, or facing west from the rear.

The HCD Plan policies for demolition are interesting and require brief discussion, because they suggest goals for streetscape retention. The language in Section 4.6 is specific to freestanding structures and buildings, and not portions of buildings. It is clear from the policy that heritage structures and buildings must be maintained and not demolished; however, even non-heritage structures and buildings, while permitted to be demolished, must first have approved plans for replacement.

Although this is not covered in the goals and objectives of the HCD Plan, it seems the intent is to avoid gaps in the village streetscape, even where the gap would continue to be filled with a non-heritage building or structure.

In the case of 9 George Street, a non-heritage addition exists in the location of the proposed addition. Based on the goal expressed by Section 4.6, it appears that a period-appropriate replacement is the preferred option to removal, despite the seeming prohibition in Section 4.3.1.

At first glance, the proposed rear addition is challenged by the specific language of Section 4.3.1. However, it is clear from the goals, objectives and policies of the Plan that the proposal is encouraged, that it meets the goals and objectives of the HCD Plan, and that it will result in a greater contribution to the heritage character of the District by appropriately addressing the Wellington Street frontage and improving the initial impression of the village at the modern gateway.



Figure 19: Modern "gateway" to the village, June 2024

4. IMPACT ASSESSMENT

The following table assesses the proposed alterations and new additions in relation to potential negative impacts identified in the Ontario Heritage Toolkit on the cultural heritage value and attributes of the Barriefield HCD.

Potential Negative Impact	Assessment
Destruction of any, or any part of, significant heritage attributes or features	None. There is no demolition of original or heritage fabric on the dwelling.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	None. The proposed alterations and additions represent an enhancement to the dwelling's heritage character and its related contribution to the HCD.
Shadows created that alter the appearance of a heritage	None.

<p>attribute, or change the viability of a natural feature or plantings, such as a garden</p>	
<p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</p>	<p>None. The proposed changes improve the dwelling’s contribution to the surrounding cultural heritage landscape.</p>
<p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</p>	<p>None. No significant views are impacted.</p>
<p>A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration in the formerly open space.</p>	<p>None. No change in land use is proposed. The dwelling will continue to be used for residential habitation.</p>
<p>Land disturbance such as a change in grade that alters soils, and drainage patterns that adversely impact archaeological resources.</p>	<p>None. Any minor changes that are required to grading will maintain or improve the existing condition.</p>

The Ontario Heritage Toolkit does not address potential positive impact(s) which in this case include:

- The dwelling’s improved heritage character and related contribution to the heritage character of the District.
- An improved “gateway” to the District that better reflects its heritage character
- The improved livability of the dwelling, repairs, and improved thermal performance will help to ensure its long-term conservation.

In summary, there are no identified adverse impacts to the cultural heritage value or attributes of the Barriefield HCD, and consequently, no alternative development options or mitigation strategies are recommended. However, the following design

modifications would improve the proposal's compliance with the HCD Plan and represent best practice in the field of heritage conservation:

- Simplify the design of the porch and carport posts and architectural detailing so that they clearly read as a modern intervention and do not introduce a historical style that is based on conjecture.
- Create a small setback (3-4") between the rear addition and the main wall of the north elevation to further distinguish the original massing of the dwelling from the new addition.
- Portions of the foundation that are visible above grade should have the appearance of a traditional limestone foundation.

5. CONCLUSION & RECOMMENDATIONS

In summary, the proposed alterations and additions to public façades improve the dwelling's heritage character and related contribution to the District. The proposed changes meet the intent of the HCD Plan and do not negatively impact the cultural heritage value or attributes of village. This proposal is an example of thoughtful rehabilitation project which will ensure the long-term conservation of a heritage building and improve its contribution to the District. The proposal broadly:

- Complies with Policy 2.6.1 of the 2020 Provincial Policy Statement
 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- Complies with Policy 7.3.C.4 Proposed Development (in Heritage Conservation Districts) of the Kingston Official Plan:
 - Any private or public work or development that is proposed within or adjacent to a designated heritage conservation district must demonstrate that it respects and complements the identified cultural heritage value or interest and heritage attributes of the district or area.
- Achieves the goal in Section 3.2 of the HCD Plan:
 - To conserve the Village of Barriefield's heritage attributes by allowing only those changes that are compatible with the built form and that are consistent with the cultural heritage value of the District.
- Achieves Standards 1, 4, 5, 7 and 11 of Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada:

- Standard 1 - Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
- Standard 4 - Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
- Standard 5 - Find a use for a historic place that requires minimal or no change to its character-defining elements.
- Standard 7 - Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Additional Standard 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.

6. SOURCES

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7. PROJECT PERSONNEL

Heritage Studio

Heritage Studio is a consulting firm based in Kingston, Ontario, that specializes in cultural heritage planning. We believe that all planning and design work should be rooted in an understanding of the heritage of a place, whether physical, cultural, environmental, or intangible. Accordingly, we advocate for an integrated approach to heritage conservation and land use planning, an approach that we believe is fundamental to creating, enhancing, and sustaining quality places. To this end, we promote communication and collaboration between our clients and stakeholders with the goal of bringing a pragmatic values-based approach to complex planning challenges. Heritage Studio offers the following core services: cultural heritage evaluations, heritage impact assessments, cultural heritage policy development, and heritage planning support and advice.

Alex Rowse-Thompson, MEdes, RPP, CIP, CAHP

As principal and founder of Heritage Studio, Alex has more than 14 years of heritage conservation and planning experience that includes both private sector and municipal planning roles. Her experience is rich and varied, from her involvement in large-scale regeneration sites in the UK, to the development of heritage conservation district studies and plans in Ontario municipalities and working with architects to ensure heritage-informed restoration and new construction. Alex is a member of the Canadian Association of Heritage Professionals, the Canadian Institute of Planners, and the Ontario Professional Planners Institute.

Alex has produced and reviewed numerous Heritage Impact Studies (HIS) throughout her career, giving her a balanced and broad perspective. She is well versed in the application of Parks Canada's *Standards and Guidelines for the Conservation of Historic Places* in Canada and the *Ontario Heritage Tool Kit*, which together form the policy framework for developing HIS reports in Ontario. Alex has worked on both small and large-scale projects, ranging from the adaptive reuse of an historic broom factory to the redevelopment of a former industrial site adjacent to the Rideau Canal in Kingston. Her collaborative approach with municipalities, architects, developers, and property owners ensures that potential negative impact(s) are identified early in the process, thereby allowing appropriate and practical mitigation strategies to be developed. Alex sees the development of Heritage Impact Studies as an iterative process, whereby the

goal is to leverage the value of cultural heritage resource(s) to improve overall project outcomes.

Andrea Gummo, MCIP, RPP

Andrea is a land use planner with specializations in policy development and application and ethical heritage conservation. With over 15 years' experience in government at the provincial, municipal and conservation authority levels, Andrea is a freelance land use planner based in Kingston Ontario. She volunteers her time as a member of the board of the Frontenac Heritage Foundation.

8. APPENDICES

Appendix A: Chronology

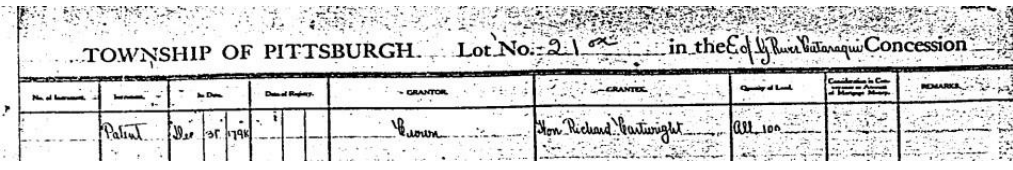
Appendix B: Architectural Drawings (Mikaela Hughes Architect)


Appendix A: Chronology

9 George Street Chronology

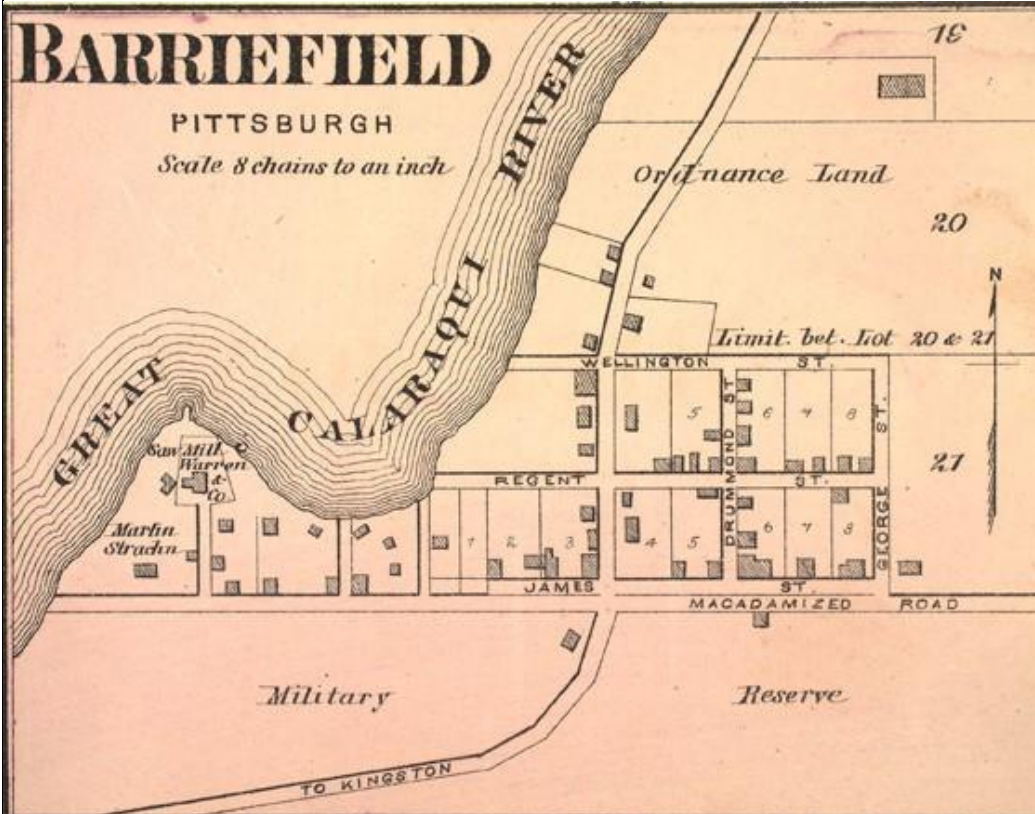
Key Takeaways:

- Built between approximately 1880 and 1910 in the most common vernacular style of that era
- 9 George’s context within the Village has changed from a back street surrounded by fields to the new gateway of the village, but the HCD Plan does not address this change
- Later alterations of the house may have been in response to this change (ie. Removal of front window)
- Residents and owners have tended to be working class and its likely that the dwelling was always presented simply and without ornamentation
- Location of stairs is unusual and differs from sibling houses within the village. Appears to be an unusual orientation on the lot (ie. Backwards)
- Current contribution of heritage value is limited by unsympathetic alterations

Event	Source
<p>Crown patent for Lot 21, Concession East of the Great Cataraqui River, assigned to Hon Richard Cartwright Dec 31 1798, noted to be “all 100 acres”. The lot is bounded by the river to the west, Wellington Street to the north, the first concession line to the east, and a line just north of James Street to the south.</p> <p>However the lot appears to be larger than 100 acres: when measuring the lot on GIS software, the lands immediately east of George Street to the eastern extent of the lot measure 100 acres on their own.</p> <p>Richard Cartwright was a Loyalist émigré who was heavily involved in land speculation and division in Kingston, and as far away as Napanee, which he essentially founded.</p> <p>As a member of the Family Compact, Cartwright held several social, political and economic offices at the same time. He was directly involved in assigning land grants and received many.</p> 	<p>Onland Abstract and Parcel Register FRONTEN AC (13) • PITTSBURGH; PORTLAND • Book 104, 105, 106, 107, 108, 109 CONCESSION 11; LOT 1 TO 22; LOT C AND D; EAST OF GREAT CATARAQUI RIVER; Page 323</p>
<p>1804 (?) Somewhat later the patent for Lot 20 was granted to John Grant. These lands include the village of Barriefield north of Wellington Street.</p>	<p>Page 308</p>

<p>1814 Cartwright reportedly begins selling lots in Barriefield after laying out the village site</p> <p>Cartwright along with several purchasers of lots had a strong interest in developing the area and undertook many activities privately that would be considered the purview of local government today, such as building roads.</p> <p>The lots were subdivided by the purchasers over the next decades.</p>	<p>BVA History of the village</p>
<p>1842 Plan shows Barriefield, substantially developed, but does not indicate any buildings in the area of the subject property.</p> <p>The growth trajectory of the Village appears to have been roughly southwest to northeast, with early development concentrated along the Riverfront and Main Street</p> 	<p>Library and Archives Canada, "No. 2. Sketch showing the lots in the Village of Barriefield and in vicinity of the proposed redoubt No. 2. and towers B and C, together with such buildings as have been erected since 1840. [cartographic material]"</p>
<p>1878 Meachum Atlas shows George street and does not identify any buildings on or near the subject property. This does not mean there were none, as identification of buildings required subscribers' payment. (There appears to be only 2 subscribers in the business index, for example, a fraction of the total.)</p>	<p>County Atlas https://digital.library.mcgill.ca/countyatlas/</p>

The “Macadamized Road” was Highway 2, in its original alignment. The road marked “To Kingston” at its southernmost extent is the original alignment of Highway 15 and Main Street.

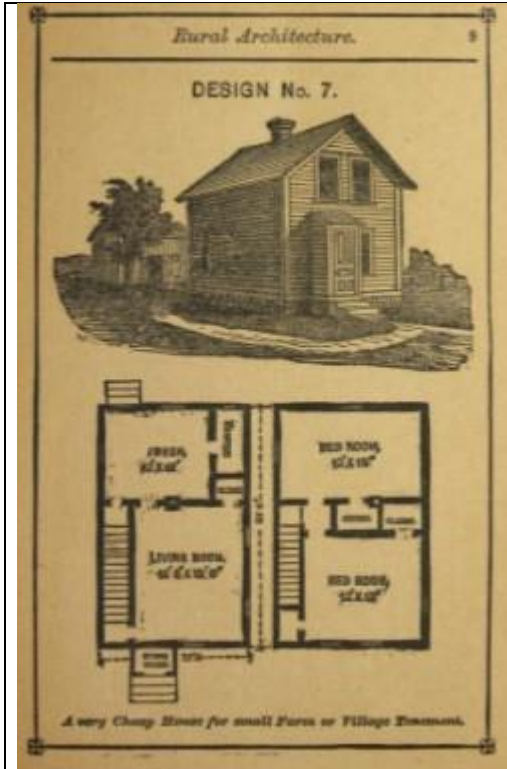


1880-1910 A number of simple, frame, front gable houses are built in Barriefield which have been attributed to the Allen family. By all accounts they were known as prosperous farmers, not builders, and it is likely that the houses were built for workers in the Barriefield community. It's not clear exactly when the houses are built or whether they were initially rented out by the Allens. In some cases Allens sold properties but held mortgages for the new owners.

The remaining “sibling houses” include 7 and 9 George Street, 215 Drummond Street, and 412 Regent Street. 5 George was a sibling but was rebuilt on the old foundation after a fire in 1982.

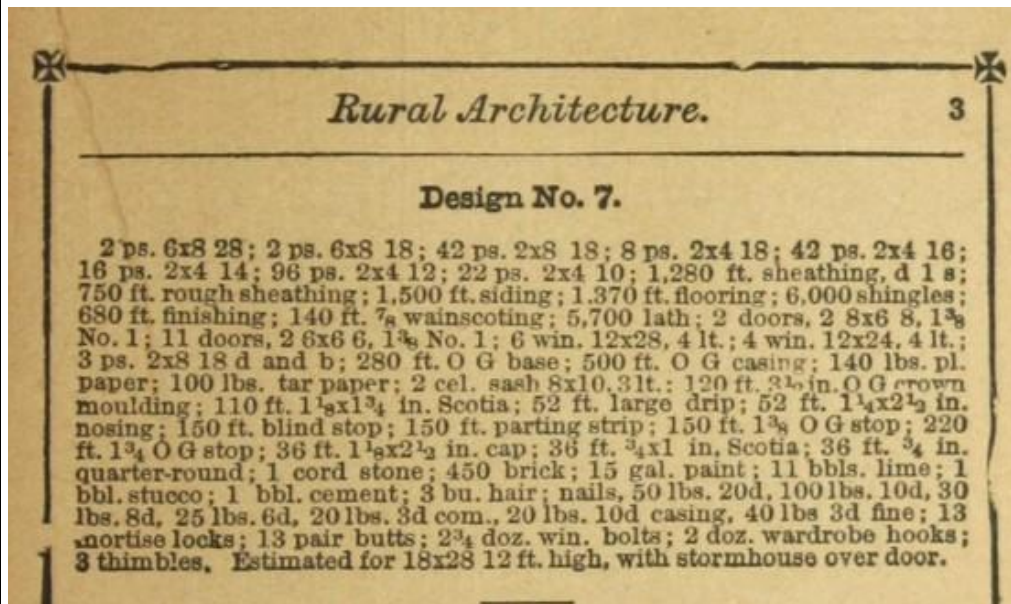
1885 Ogilvie’s House Plans – “A Very Cheap House for Small Farm or Village Tenement”
It is likely the Allens had a similar plan and replicated it within the village.

Ogilvie's house plans, or, How to build a house



by J. S. Ogilvie, Publishers

Publication date 1885
Building Technology Heritage Library, www.archiv e.org

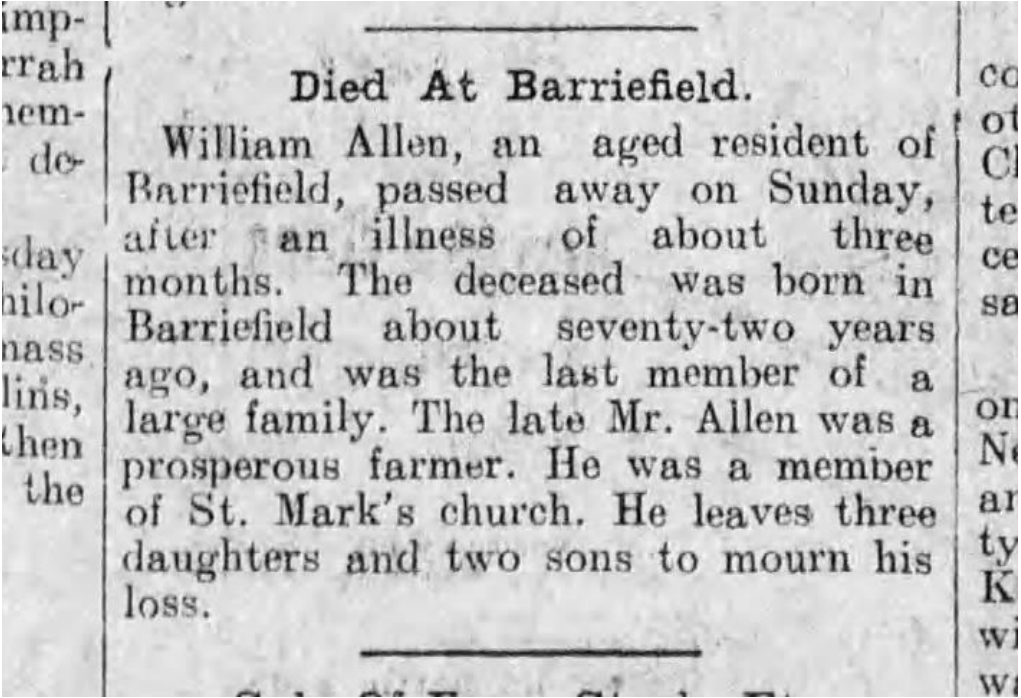
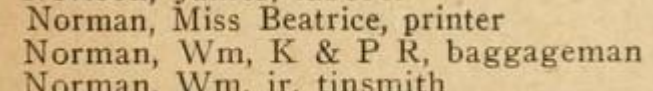


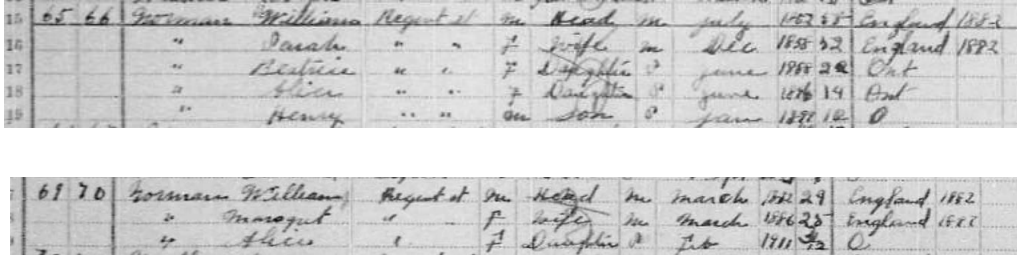

1882 the Norman family emigrates from England (William, Sarah Ann and James, their son)

Beginning as tenants, eventually William and Sarah's sons, James William and Harry, settle in adjacent houses at 7 and 9 George, respectively.

"Norman Family and House History" genealogy document

<p style="text-align: center;">Barriefield Notes.</p> <p>Ice is being drawn on waggons to fill the ice-houses. Many were in despair of getting any ice this winter, but the cold snap after the heavy rains has put it in splendid condition for storing.—The Township Council met on Monday. A petition for the Councillors to sign was presented by Mr. George Allen, asking the Government to enlarge the village of Barriefield. Mr. Allen requested that the Reeve be appointed one of a committee to go to Ottawa in the interest of the villagers. The Reeve declined burdening the electors with unnecessary expense, thinking their interests could be as well represented in writing. The Clerk was directed to draw up the necessary papers.—Mr. J. Martin is making arrangements for the purchase of a handsome thoroughbred pony.—A man named McKenzie, from Milton Island, while visiting at Mr. Wilmot's, was stricken down by paralysis and is unable to be removed.—Mrs. Sarah Hynes, when returning from church last Sunday, slipped on the ice and broke her wrist.</p>	<p>1890 The Kingston Daily News reports that Barriefield residents are petitioning the government to enlarge the village.</p> <p>It was presented by George Allen.</p>	<p>March 6 1890 Kingston Daily News, page 2.</p>																																																																																																																
<table border="1"> <tr> <td>W 2</td> <td>4</td> <td>120</td> <td>Norman Wm</td> <td>m</td> <td>38</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Sarah</td> <td>F</td> <td>32</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Norman Wm</td> <td>m</td> <td>9</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Ethel</td> <td>F</td> <td>6</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Beatrice</td> <td>"</td> <td>3</td> <td></td> </tr> <tr> <td>W 2</td> <td>6</td> <td>121</td> <td>Batten Isabella</td> <td>"</td> <td>65</td> <td>W</td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Annie</td> <td>"</td> <td>19</td> <td></td> </tr> <tr> <td>W 2</td> <td>6</td> <td>122</td> <td>" George</td> <td>m</td> <td>35</td> <td>W</td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Georgina</td> <td>F</td> <td>5</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Isabella</td> <td>"</td> <td>1</td> <td></td> </tr> <tr> <td>W 2</td> <td>9</td> <td>123</td> <td>Allen Wm</td> <td>m</td> <td>54</td> <td>m</td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Caroline</td> <td>F</td> <td>42</td> <td>"</td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Isabell</td> <td>"</td> <td>5</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Frederick</td> <td>m</td> <td>16</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>" Beatrice</td> <td>F</td> <td>1 1/2</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>" R</td> <td>"</td> <td>9</td> <td></td> </tr> </table>	W 2	4	120	Norman Wm	m	38					" Sarah	F	32					Norman Wm	m	9					" Ethel	F	6					Beatrice	"	3		W 2	6	121	Batten Isabella	"	65	W				" Annie	"	19		W 2	6	122	" George	m	35	W				" Georgina	F	5					" Isabella	"	1		W 2	9	123	Allen Wm	m	54	m				" Caroline	F	42	"				" Isabell	"	5					" Frederick	m	16					" Beatrice	F	1 1/2					" R	"	9		<p>1891 Census shows the Norman family living next door to William Allen and family. It appears the Normans were tenants at this time (see entry for 1899)</p>	<p>1891 Census</p>
W 2	4	120	Norman Wm	m	38																																																																																																													
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<p>1899 – W Norman is being “placed as tenant” by the Court of Revision for the Township Assessment rolls.</p> <p>The most likely explanation is that he was mistakenly listed as owner, but is actually a tenant at this time.</p>	<p>June 1 1899 The Weekly British Whig, page 10.</p>																																																																																																																	

<p>MUNICIPAL LEGISLATION.</p> <p>Pittsburgh Township Council.</p> <p>May 26.—The court of revision met, all members present. Assessment on mill property of M. Strachan reduced to \$800. Assessment of Rev. L. Carey confirmed. B. McCarey entered as owner, Alfred Franklin as farmer's son. W. Norman placed as tenant, Barrieheld and assessment of James Hamilton reduced to \$3,000. The court business being completed, township matters were taken up. Accounts passed: T. McAuley, stationery, \$3.15; A. J. Cowan, assessor, \$50; James Donaldson, serving notices, \$7; T. Marshall, stone, \$6.25; J. McMaster, do., \$7.02; H. Scott, do., \$4.50; G. Doyle, do., \$7; J. Vanalstine, work, \$1; J. Davis, do., \$5; Andrew Brown, do., \$1.50; A. J. Cowan, do., \$1.50; J. Donaldson, do., \$1; James McKendry, do., \$3; members court of revision, \$12. Moved by M. Darling and resolved that this council accept \$10 from Mrs. P. Joyce for right of road allowance, and that the clerk prepare the deeds of conveyance to Mrs. Joyce and James Lawlor and that James Lawlor be refunded \$2.50 overpaid for right of road allowance. Moved by M. Darling and resolved that this council pass a by-law at the regular meeting in August to sell the road allowance on lot 30, con. 7, said road being of no more use to the public; that the clerk publish the notice required and also notify all parties interested. Adjourned till the last Monday in June.</p>		
<p>1909 William Allen obituary. Lived in Barrieheld all his life, last of a large family. A prosperous farmer. Leaves three daughters and two sons</p>		<p>March 18 1909 The Weekly British Whig page 3.</p>
<p>Seem to have been Irish Allens, as opposed to English (many Allens in Frontenac at the time)</p>	<p>1909 Directory showing Normans in Barrieheld. Due to the settlement's village character no addresses are listed in directories at this time.</p> 	<p>Archive.org</p>

<p>1911 Census – the Normans are in Barriefield and have established two households, but are specifically noted to be living on Regent Street. The street names for Barriefield were established by the original surveys so it is unlikely to be due to a change in street name.</p>  <p>A census error is possible, but most likely the Normans moved to George Street after this date. It's not clear if the George street houses were already extant, but they appear on a map surveyed around this time (see 1914 DND map entry)</p>	<p>1911 Census</p>
<p>1914 - The first historic map to show buildings on George Street in the location of the subject property is the 1914 Department of Defence and Militia topographic map, surveyed in 1911-12 (Wolfe Island sheet). It shows the row of houses along George Street, and the original location of 412 Wellington Street, the William Allen House.</p> 	<p>1914 DND maps</p>
<p>1915 "Artillery on Barriefield Plains"</p>	<p>Library and Archives Canada</p>



Camp Barrielfield is a major military training facility, and mostly located on the fields just east of the Norman houses on George Street.

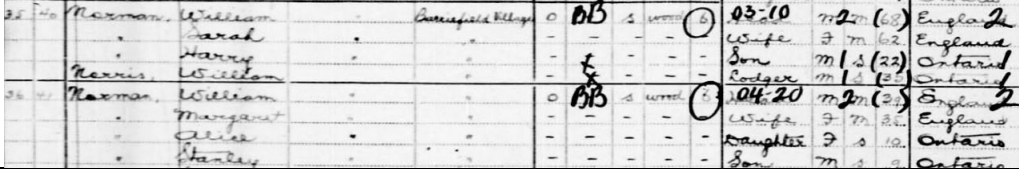
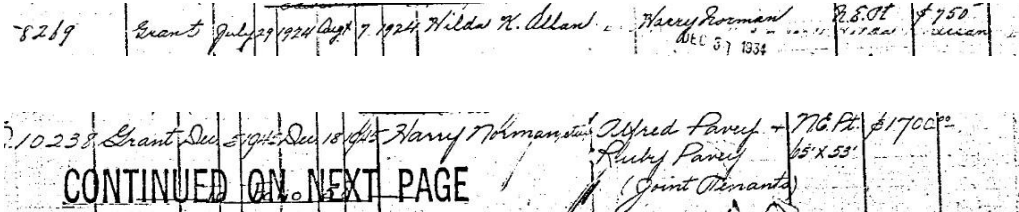
The dwelling in the background of this image, on James Street, is interesting in that its front entrance appears to be strictly utilitarian with a side door giving entry to the small vestibule.

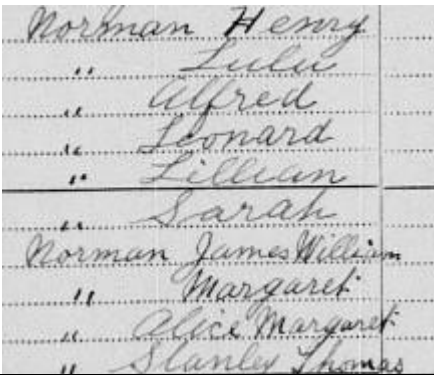



QUL circa
1910
Houses on
James
Street


This photograph circa 1910 shows a number of houses on James Street, from the rear. One of these is shown from the front in the 1915 image.

Each house appears to have a large rear porch or summer kitchen addition, and gives the impression of being the “main entrance” for the dwellings. It appears a pedestrian path has been worn on the grass between two of the dwellings.

<p>1918-1919 Harry Norman has enlisted with the Canadian Expeditionary Force Siberia, and is stationed in Vladivostok for the remainder of WWI, and into March of 1919 when Canada pulls out of Russia.</p> <p>He will later enlist in WWII (see 1977 obituary)</p>	<p>Library and Archives Canada, Personnel Records of the First World War</p>
<p>1921 Census – Harry is not yet a householder and lives with his parents, next door to his brother William’s household.</p> 	<p>1921 Census</p>
<p>1921 Harry Norman marries Lulu McGillis, a Catholic factory worker from Smiths Falls. They will have several children.</p>	<p>Ancestry</p>
<p>1924 Harry Norman purchases a parcel in Lot 8 between Regent and Wellington. He will sell in late 1945 to Alfred and Ruby Pavey.</p>  <p align="center">CONTINUED ON NEXT PAGE</p>	<p>Onland – LRO 13 Frontenac Abstract/Parcel Register Book 242? Pittsburgh - Barriefield Village - Plan 51, Lot 8 Between Regent and Wellington Streets Pages 433 & 434</p>
<p>1931 Census – Harry is now a householder next door to his brother. His mother lives in the household with Harry, Lulu, and their three children.</p>	<p>1931 Census</p>

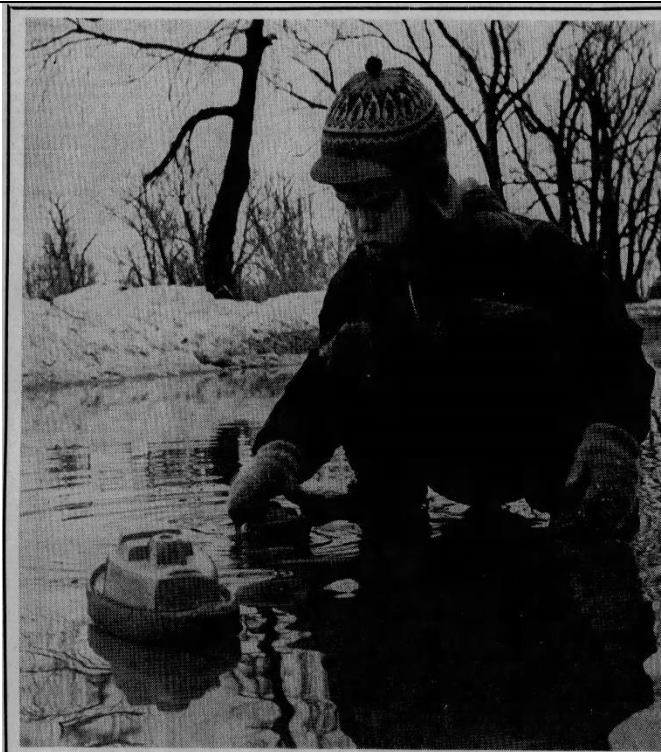
	<p>1935 Highway 2 Alignment shifts with rock cut, removing view of the highway from George Street and abandoning the old road allowance which will eventually become the Rock Garden</p>	<p>1935 Library and Archive Canada, Barriefield Rock Cut, Rock Crusher at Work</p>
	<p>1949 Aerial Photo shows the eastern elevation of 9 George and what is now the gateway for Barriefield, after the Highway 2 realignment but prior to the Highway 15 Bypass.</p>	<p>George Lilley fonds, Queen's University Archives</p> <p>"View of the Base, Village of</p>

	<p>Barriefield, RMC..."</p>
<p>1951 Barriefield School, located south of James Street, is to be replaced. It is a two room school and 4 rooms are now needed for the village. When the "modern" school is built in 1953, it changes the context of 9 George Street and its previous view of the Crown lands south of St Marks Church and north of Wellington Street. The new school's entrance directly across Wellington from 9 George Street creates much more traffic for</p>	<p>July 10 1951 The Kingston Whig Standard page 20</p>
<p>100-year-old Barriefield School to Be Replaced</p> <p>By Fred B. Pense Whig-Standard Special Representative</p> <p>NEGOTIATIONS between the Barriefield Public School Board and federal authorities for acquiring a site for the new Barriefield public school to be built in Barriefield village, are nearly completed. An official of the Barriefield board stated today it is expected that a final decision will be reached this week.</p> <p>A request was made some months ago to federal authorities for permission to purchase about seven acres of Crown land, located south of St. Mark's Anglican Church, as the site for the new school. A representative of the school board recently interview government officials in Ottawa.</p> <p>The new school, which will contain four classrooms, will replace the present two-room structure which has served the Barriefield district for nearly one hundred years. The present school had an enrolment of 100 people last term. There were two teachers. The senior group was housed in that section of the frame structure which was used for many years as a cloakroom. It will be necessary, now that the board has decided to employ three teachers to stagger the classes until such time that the new school is ready for use.</p> <p>Tentative approval was granted some months ago by the Ontario Department of Education, to erect the new school. The original permission was for three classrooms. Increased enrolment will make it necessary to have four classes.</p> <p>BARRIEFIELD PUBLIC SCHOOL building, shown above, which has served Barriefield area for nearly 100 years, will shortly be replaced by a four-room modern school to be erected on Crown land, south of St. Mark's Anglican Church.</p> <p>Wednes</p>	<p>replaced. It is a two room school and 4 rooms are now needed for the village. When the "modern" school is built in 1953, it changes the context of 9 George Street and its previous view of the Crown lands south of St Marks Church and north of Wellington Street. The new school's entrance directly across Wellington from 9 George Street creates much more traffic for</p>
<p>the corner.</p>	
<p>1957 Voter's List shows Harry and Lulu living on Division Street in Kingston. No "Norman" surname in Barriefield according to list.</p>	<p>Ancestry</p>
<p>DIVISION STREET</p> <p>146 Norman, Henry, tinsmith 123</p> <p>146 Norman, Mrs. Lulu, — 124</p> <p>147 Mrs. Lulu, — 125</p>	
<p>1958 obituary for JW Norman, Harry Norman's older brother. One of the siblings is listed as still in Barriefield, Beatrice Smith, the rest are noted to be living in Kingston.</p>	<p>August 27, 1958 The Kingston Whig Standard page 29.</p>

<p>JAMES W. NORMAN</p> <p>The funeral of James William Norman of Barriefield was held this afternoon at two o'clock from the James Reid funeral chapel on Princess street to Cataraqui Cemetery.</p> <p>Conducting the service was the Rev. Harry Robinson of the Church of the Good Shepherd. Pall-bearers were five nephews of the deceased, Leonard Norman, Alfred Norman, Robert (Bert) Hunter, Wilfred Hunter, and Elmer Adams, and a grandson, Robert Norman.</p> <p>Mr. Norman died Monday morning at the age of 76 following a brief illness which hospitalized him at the Kingston General Hospital.</p> <p>Born in London, England, Mr. Norman came to Canada as a child with his family. His parents took up residence in Kingston and he had lived here all his life. A tinsmith, he retired three years ago from Ontario Hospital where he was employed.</p> <p>Surviving are his wife, the former Margaret Ward; a daughter, Mrs. Donald Kane (Alice) of Kingston; a son, Stanley Norman of Kingston; one brother, Harry Norman of Kingston; two sisters, Mrs. Beatrice Smith of Barriefield and Mrs. Richard Bucknell of Kingston; and three grandsons.</p>		
	<p>1959 DND map showing buildings including the subject property.</p>	<p>DND 1959 Wolfe Island Sheet - aerial 1954, ARMY SURVEY ESTABLISH MENT</p>
<p>1969 Aerial photograph shows southwestern elevation of 9 George Street.</p> <p>An earlier rear extension is visible.</p>		<p>George Lilley Fonds, Queen's</p>

Also visible is central chimney on 9 George street, rear chimney at 7 George and it appears no chimney on 5 George. Another possible sibling dwelling is visible on Regent Street, no longer extant.

University Archives



1971 human interest story in the local news shows "Young Billy Bridger, 5, of 9 George Street".

April 2 1971
The Kingston Whig Standard page 29.

He is playing with two boats in "a big puddle of water in front of his home", dressed in winter gear.

The backdrop of the photo shows the wooded, vacant lands east of George Street.

George Street is ringed with melting snow drifts and flooded.

Happiness is spring

The last traces of a severe winter are melting into pools of water and that makes for a "neat" time to go sailing. Young Billy Bridger, 5, of 9 George street, Barriefield has two of his top boats

skimming across a big puddle of water in front of his home. Happiness for Billy is spring when there's lots of water for him to sail his boats.

Illustrates "back street" nature of George Street.

1976 article in the Whig by Jennifer McKendry discussing plans for the Highway 15 Bypass and concerns about heritage impacts on the village should the current alignment continue. The Province was suggesting

May 8 1976, The Kingston

Whig
Standard,
page 7

THE WHIG-STANDARD, SATURDAY, MAY 8, 1976 — PAGE 7

CLOSER LOOK

The destruction of Barriefield village

Jennifer McKendry

The Pittsburgh Township official plan calls for Highway 15 to bypass the Village of Barriefield, but the Ontario Ministry of Transportation and Communications has denied the expressed wishes and thoughtful planning of the local residents, officials, and Ministry of Housing by suddenly announcing that the highway will continue through the Village and be improved in condition. This is a severe blow to the life of the Village — both for safety to residents, visitors, and pets, and for the aesthetic appearance of the community.

Barriefield retains the street patterns and many of the buildings of the mid-19th century or earlier which present a picturesque appearance, now ruined by the highway splitting it. Motorists traveling in from Highway 401 or points along Highway 15 can not really appreciate the historical character of the area, since one has a tendency to drive too fast because you are on a highway. This will only be aggravated by improving the quality of the road.

However, with a bypass one could obtain both benefits: namely, one could make the connection to Highway 2 more conveniently, or one could stop and stroll through the village without fear of being hit by a speeding car negotiating the hilly and curved highway.

Barriefield is a natural tourist attraction with its proximity to Old Fort Henry. It is an asset to both Pittsburgh Township and Kingston. Limestone innos, houses and stables press tightly against the main street and narrow lanes wander down to the Catawuga River. This type of layout is what you pay to see in Upper Canada Village or Cooperstown, New York. Admittedly, not all the buildings are brought out to their potential charm as 19th-century structures, but there is a trend in this direction which will be severely hampered if Highway 15 is not diverted.

Improvements to the existing route may threaten the usual drywall stone fences bordering some of the historic properties. Concrete retaining walls with safety rails on top will do nothing but detract from the appeal of Barriefield Village.

scrapping the bypass, which had been included in the township's Official Plan, and instead improving the highway in its current alignment.

Barriefield gets bypass

Barriefield has won a bypass, according to Pittsburgh Township Supervisor C. Branne.

Township council has accepted a majority of transportation and communications proposals to construct a highway to bypass west of St. Mark's Church and south of the school across the road to river. That is the new road (road) right in left.

The report said he was delighted that council had been able to overcome the hostility of the road for a Barriefield bypass. The removal of highway traffic from the village's main street should mean an end to the Ontario Government's threat to demolish the area and a new and a more better chance to preserve historical buildings, he added.

An appeal to attract an existing right-of-way for the bypass.

During the spring, members of transportation and communications officials presented the township with plans for the reconstruction of the present Highway 15 north through

MERVYN C. BRANNE

the village as part of a larger program of road improvement along Highway 15 north of Barriefield.

He said that a bypass would not be acceptable for some time under the township's basic zoning standards.

On May 10, the council, Deputy Mayor Phoebe Sears and township Clerk Martin Kallies met with Minister of Transportation and Communications James Shaw and the deputy minister to press the township's case for a bypass.

The work would involve a cut from the center where the bypass was proposed to build a bypass route that realigns the existing highway through the village. Construction of the bypass would depend on the township's acceptance of the proposed section of Highway 15 as part of the township's road system.

Council has already voted to accept the bypassed section.

By having them a provincial highway right in the middle of 1976, that is a considerable road right in the middle of 1976, the township will have to be ready to meet the cost and meet some for new sidewalks according to the report.

"It's a wonderful thing for the township to be able to bypass the road a little bit. The improvements to the village should be really worthwhile."

1976 after public outcry, Bypass plan is confirmed by township Reeve. His statement specifically cites the preservation of historic buildings as the reason, plus a narrower street cross section that allows for sidewalks.

June 21
1976 The
Kingston
Whig
Standard
page 15

<p>HENRY D. NORMAN WOLFE ISLAND: Henry (Harry) Duffield Norman, 78, of RR 1, Wolfe Island, who died recently at Kingston General Hospital following a lengthy illness, was buried in Christ Church Cemetery.</p> <p>He was born in Kingston, a son of the late William J. Norman and his wife, Sara Ann, but has been an island resident for 13 years. Previously, he lived at Barriefield.</p> <p>Mr. Norman, a sheet metal worker, retired 13 years ago. He attended the Anglican Church.</p> <p>He was a veteran of both the First and Second World Wars.</p> <p>Surviving are his wife, the former Lulu G. McGillis; two sons, Alfred and Leonard, and two daughters, Mrs. Lillian M. Adams and Mrs. Gloria L. Cybulski.</p> <p>Pallbearers were Robert and Wilfred Hunter, Richard, William and Steven Norman and Elmer Adams.</p>	<p>1977 Harry Norman's obituary, stating he had lived in Barriefield previously.</p> <p>Surviving him are 4 children and his wife, Lulu G. McGillis.</p> <p>Harry was a WWI and WWII veteran.</p>	<p>August 10 1977 The Kingston Whig Standard, page 5.</p>
<p>Sibling house at 5 George Street burns on April 12, 1982 with tragic losses. Dwelling is described as "old frame house". The house is later rebuilt on the same foundation, in a similar style with different proportions more indicative of 1980s construction.</p>	<p>April 12 1982 The Kingston Whig Standard, page 1</p>	

Fire Kills Three In Barriefield



Firefighters battle a house fire which claimed three lives in Barriefield early this morning

Baby boy dies in his father's arms as fire rips through old frame house

By THE DAILY NEWS and JACK DE LUCA, Staff Writer

Three people died in a house fire at 9 George Street in Barriefield early this morning, including a baby boy and his father who reportedly were found in the burning home to try to smother the flames.

The body of the baby was found near an open window in the front of the house, underneath the badly-burned body of his father, a roof over the front entrance of the house was only a few feet from the second floor window.

The body of the first deceased teenage girl, was found near the back door on the main floor of the house. Another Barriefield Fire Department Chief, said the girl to the door was blocked by debris, which was found underneath her charred body.

Witnesses said the father, believed to be in his early 30s and unemployed, might have had a chance to escape the fire. He was seen by neighbors standing at the window with his young son in his arms. Neighbors said he had left the house earlier and gone back in for the child.

He went back in for the baby and was just about to make it out, but I guess he just ran out of air, said a neighbor of the deceased, who arrived on the scene later in the morning after the bodies had been removed and taken to neighbors.

Three teenage girls, including the mother of the baby, four were killed, escaped to places that were first spotted at 4:45 a.m. The girls are listed in an obituary column in *The Daily Standard*.

Sharon Wilson, 17, the child's mother, is suffering from first and second degree burns to 20 per cent of her body and smoke inhalation, a hospital spokesman said.

Ernie Wilson, 35, and Lorna Wilson, 34, are also in hospital suffering from smoke inhalation. Ernie is expected to be discharged today and Lorna tomorrow, the spokesman said.

Names of the dead have not been released, pending notification of next of kin.

Dave Grant, 24, who lives next door, said the father saved the life of at least one person by forcing a survivor from the house.

"I guess he got fired through out of the window," Grant said.

Grant's brother, Clarence, said he was awakened by his dog jumping up and down on a chair and barking.

Kathleen Grant, Clarence's wife, said they stopped a taxi to drive on the street and asked him to report the fire.

Barriefield resident Bill McElroy said he was on his way home from work when he spotted the fire.

"Two three girls who are not understanding in front of the house, while a youngster in the house is crying," Miller said. He was about to get out the smoke gun and the bell.

"I tried to get in, but the door, started to fly out of the house, I'd almost got away."

McElroy's sister-in-law, Florence Todd of Artimont, who was visiting in Barriefield, said she heard someone telling another person to

Photos see F-10, Page 2



Porch could have served as escape route

Bill Bridger, 16, living at 9 George Street is interviewed about the fire. Three heat sources are noted in the house – two electric heaters, and the kitchen range. Bridger indicates that the house was a known hazard and that bags of old clothes had been stuffed in the attic rafters for insulation.

April 12
1982 The
Kingston
Whig
Standard,
page 2

Fire

(Continued from Page 1)

jump from the house.

"I looked out and saw a lot of smoke coming out of the house," she said. Todd returned to Miller's house and told her sister, Mae Miller, to call the CFB Kingston and Pittsburgh Township fire departments.

The CFB Kingston department was first on the scene with one truck and about five firefighters. The Pittsburgh Township department responded shortly after with two pumpers and about 20 firefighters.

Bill Bridger, 16, who lives two houses away at 9 George St., said the fire was "at its peak" when he went outside at 5:20 a.m.

"The flames were shooting out of the roof when I got there," Bridger said. "It was really a quick burn. It was pretty well finished off in 15 minutes or so."

Bridger said he knew the house was a fire hazard.

"They stored old bags of clothes in the attic for insulation," he said.

The cause of the blaze has not been determined but officials from the Ontario Fire Marshal's office, the Pittsburgh Township fire department and the Kingston detachment of the Ontario Provincial Police are still on the scene conducting an investigation.

Pittsburgh firefighter Chris English said the room occupied by the man and the child was engulfed by the flames.

"The flames had burned through



Pittsburgh firefighter rolls up fire hoses

everything — the roof, walls and floor," said English who was one of the first firefighters to enter the building.

A CFB Kingston firefighter said that the fire appeared to have been "cooking" for several hours in the walls of the house before the flames erupted.

The interior of the house was charred from top to bottom and, in some spots, the flames had burned through the sides of the house.

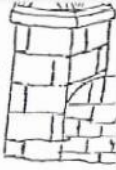
Firefighters are still extinguishing pockets of flames in the house.

Robinson said firefighters were concerned that the wind might have carried the flames into the Gratto house.

May 11 1982 – Gladys Bridger applies for a Heritage Permit from Pittsburgh Township to allow vinyl siding to be applied to the house, including exterior insulation and rain gear.

City of
Kingston
Archives

Township of Pittsburgh
Heritage Conservation District
permit application # 4



To Repair
 Construct
 Alter
 Add to
 Demolish
signs

A 1 1/2 Story single Dwelling

DATE May 11, 1982

LOCATION CIVIC ADDRESS _____
OWNER'S NAME GLADYS BRIDGER
APPLICANT'S NAME GLADYS BRIDGER
ARCHITECT'S NAME nil
CONTRACTOR'S NAME INTERPROVINCIAL Bldg PRODUCTS King ONT.

Brief description of work to be done.
Do complete house in Double-Four white Vinyl Siding also
INSULATE WITH 1" STYROFOAM BACKING SIDING. ALL SOFFITS WITH
VENTED WHITE SOFFIT. FACERBOARD TO BE DONE IN BLACK ALUMINUM.
ALL DOORS AND WINDOWS TO BE FLASHED IN BLACK.
Black Alum. Eavestrough.

Proposal: "Do complete house in Double-Four white vinyl siding also insulate with 1" Styrofoam backing siding. All soffits with vented white soffit. Facerboard to be done in black aluminum. All doors and windows to be flashed in black. Black [aluminum] eavestrough."

The permit was approved with conditions regulating the width of trim, and that "the return eaves and cornice trim be left in place".

Decision of Committee
Approval
Refused

Reason's if refused Approved subject to the existing width
of door & window trim permanently maintained
and 2" corner trim be used
& the return eaves ^{cornice trim} be left in place. Chairman

Date forwarded to Council May 17 1982
Approval

This work is still visible today, and has been applied and maintained such that no evidence of the original exterior is visible, including at grade.

1996 - An Official Plan update elicits concerns from Gladys Bridger, owner of 9 George Street since 1963 and lifelong Barriefield resident, and presumably Bill's mom, about development of the vacant lands east of George Street, across from her house.

Bridger describes the contextual changes for the subject property during and before her ownership, with the building of the JE Horton School and the extension of Wellington Street as part of the Barriefield Bypass that changed the entrance of the village to this location.

April 17
1996 The
Kingston
Whig
Standard
page 12.

She describes it as previously being surrounded by fields, and George Street as having been a "back street" in the village. Now "all traffic" goes by her house.

Barriefield changes on meeting agenda

Possible expansion concerns some residents

By Murray Hogben
Whig-Standard Staff Writer

BARRIEFIELD VILLAGE, PITTSBURGH Township's hilltop heritage conservation district, is approaching a crossroads.

The question on revising the township's Official Plan is whether in future to expand on some adjoining Department of National Defence lands will be raised at a public meeting at 7 p.m. tonight.

But a residents' flyer says there is the threat that 35 to 70 new homes could potentially envelop the village near an already busy highway intersection.

And at least one longtime resident says she is "quite annoyed" at the possibility of adding new homes and activity to her area.

Gladys Bridger, who has lived in Barriefield all her life, said yesterday she remembered it being surrounded by "open fields, not cluttered with houses."

She bought a house on George Street in 1963 when it was "a back street," she said, "but now it's a very busy intersection," with Wellington Street.

Bridger said because Wellington is the only entrance for the village and for J.E. Horton Public School across the street, all traffic goes past her corner house.

Now, she said, "they're going to dump

PITTSBURGH TOWNSHIP

between 35 and 70 houses" next door.

"I'm quite annoyed," she added. "No though was given to it."

But senior planner Mary Purcell said that the 7 p.m. meeting at the Gore Road firehall is just the planners' second public meeting in its Official Plan review process on Barriefield.

Purcell's announcement states that the first meeting was held on Feb. 6 and that "discussion focused on proposed policies for development of the vacant Department of National Defence lands on the west side of Highway 15.

"The purpose of the second meeting is to discuss in more detail the potential development of these lands for residential, institutional and/or open space uses."

The lands next the village cover some lines servicing CFB Kingston and the existing Official Plan designates them as low-density residential, she said, as does the proposed new Official Plan.

Purcell stressed that this is not a zoning meeting but only a meeting on the Official Plan which will be in effect for the next 20 years.

At the last meeting, she said, "there were a number of people opposed to what we were proposing so we said we'd go back and look at it."

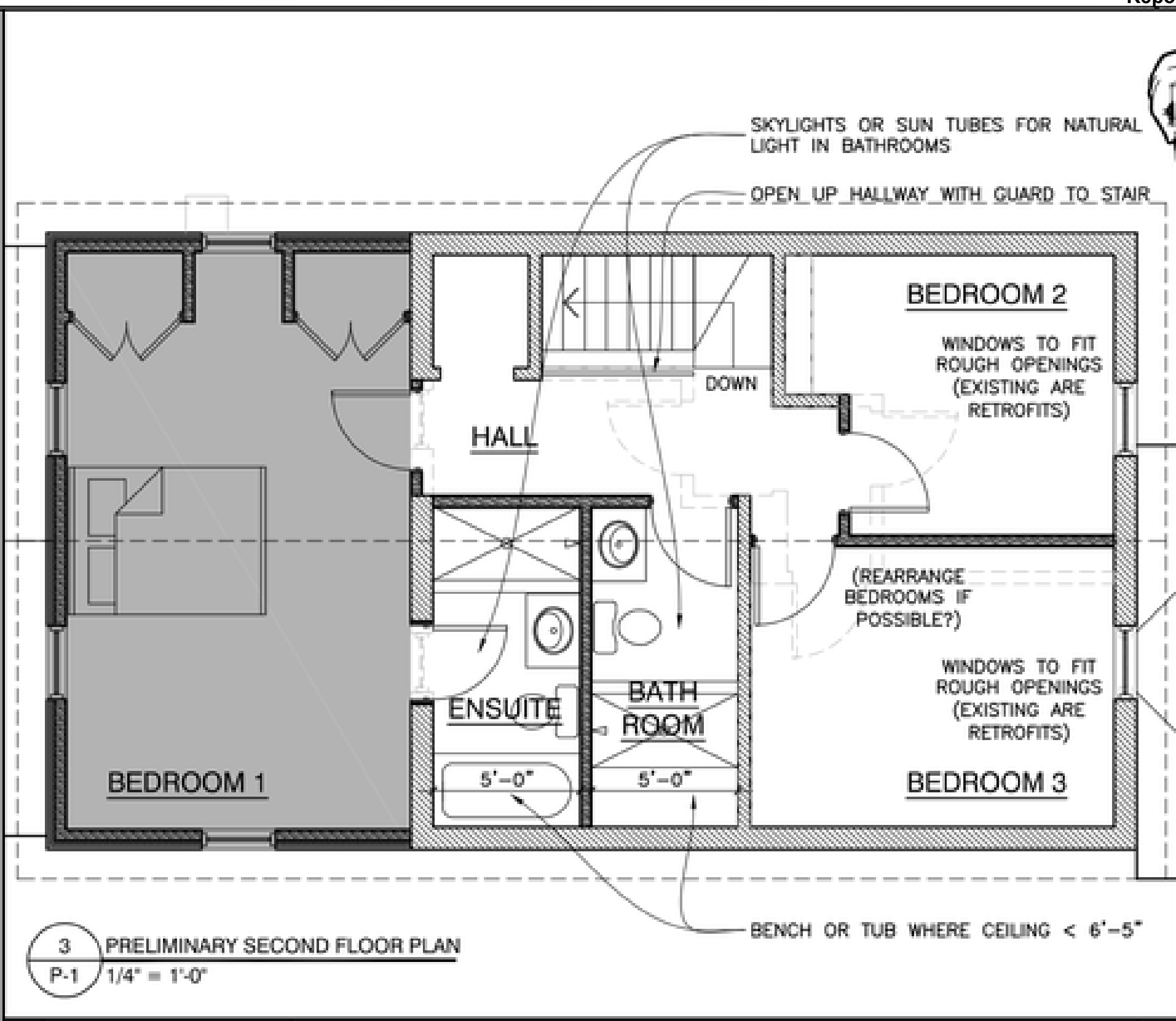
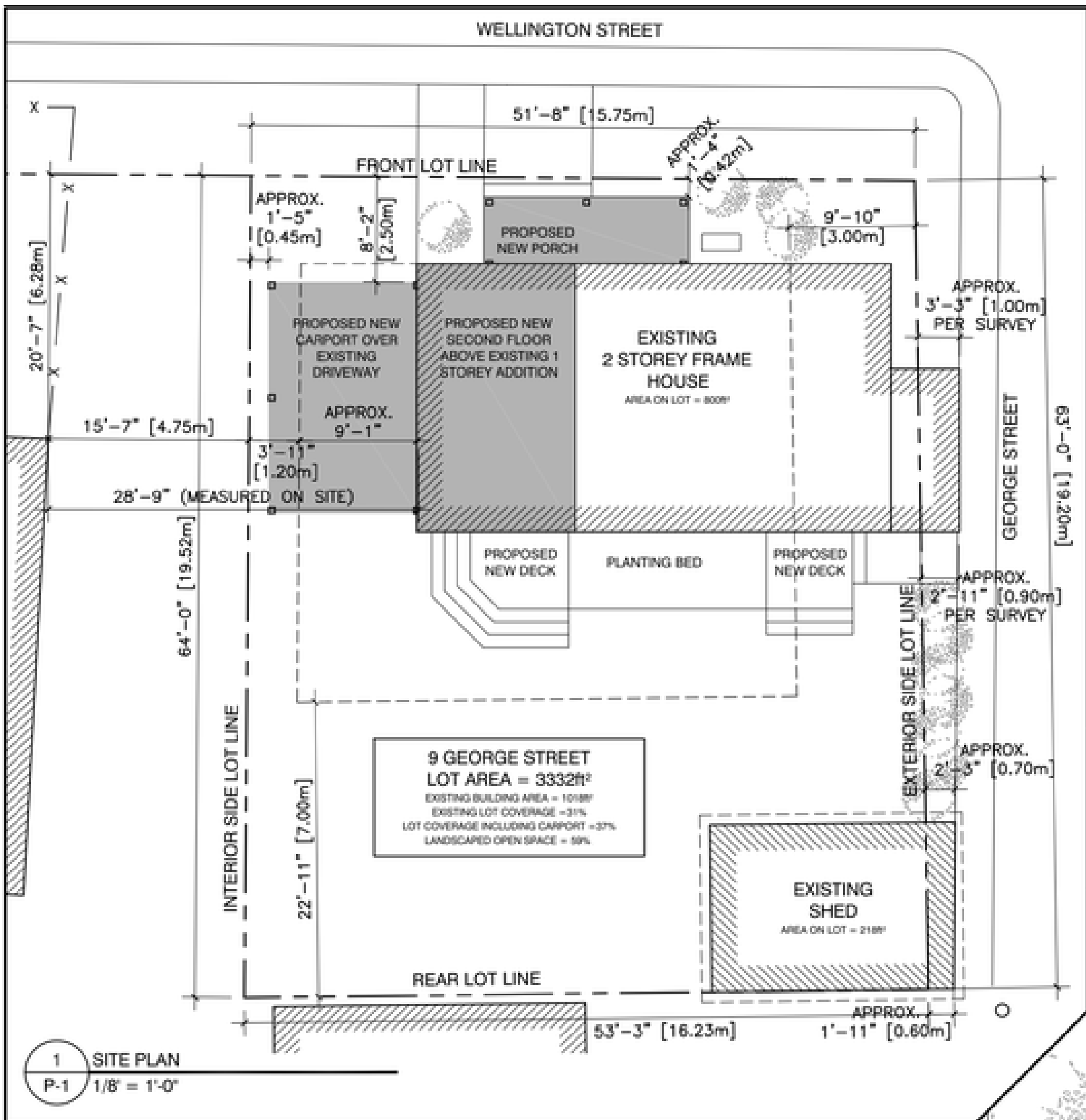
The township will present its revised proposals for Barriefield tonight, she added, particularly as it concerns DND lands.

Appendix B: Architectural Drawings (Mikaela Hughes Architect)



MikaelaArchitect@gmail.com
Certificate of Practice 3867

THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED WITHOUT REFERRING TO THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED AND ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DOCUMENTS.



PLOT PLAN NOTES AND KEY

1. SITE PLAN, PROPERTY LINES AND LOCATION OF BUILDINGS ARE APPROXIMATED FROM VARIOUS SURVEYS, ONLINE MAPPING AND SITE MEASUREMENT AND ARE TO THE BEST OF OUR KNOWLEDGE.

2. ALL DIMENSIONS TO BE VERIFIED ON SITE.

EXISTING BUILDING

PROPOSED NEW STRUCTURE (SECOND STOREY ADDITION, PORCH AND CARPORT)

FLOOR PLAN NOTES

1. INTERIOR OF HOUSE WAS NOT MEASURED AND HAVE NOT BEEN VERIFIED. THEY ARE TO THE BEST OF OUR KNOWLEDGE AND BASED ON DRAWINGS AND DIMENSIONS PROVIDED BY REAL ESTATE AGENT.

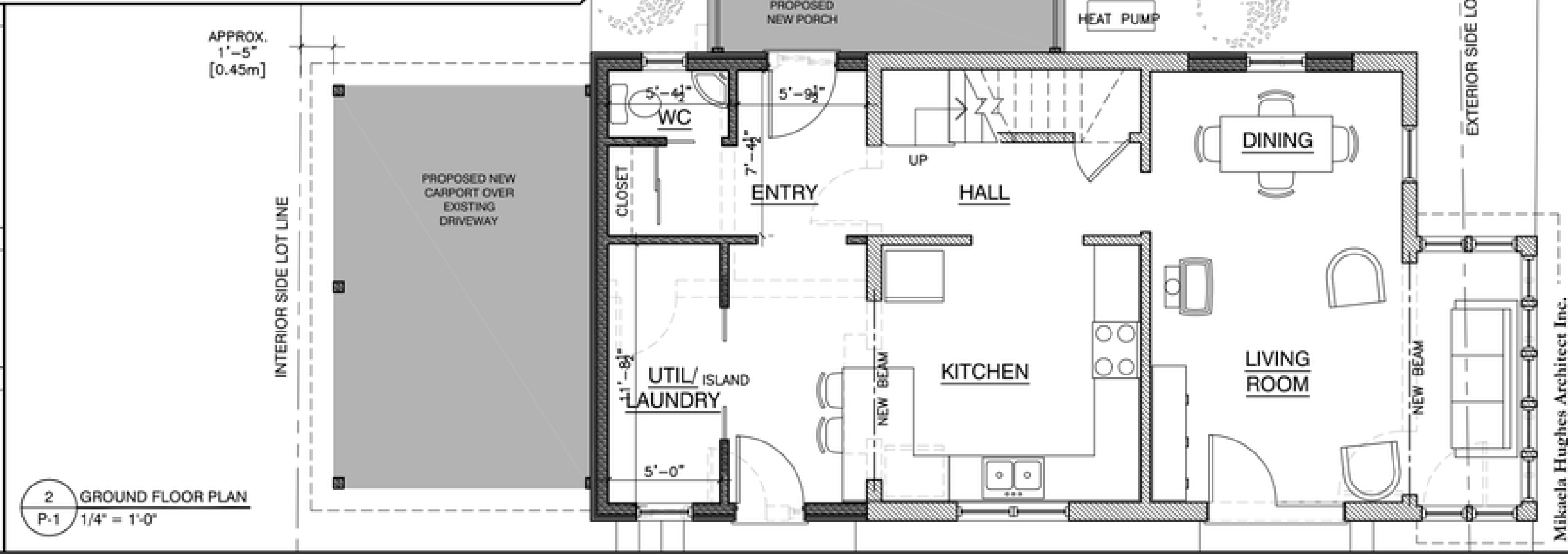
2. FLOOR PLANS ARE DIAGRAMMATIC TO ILLUSTRATE OVERALL DESIGN INTENTIONS.

WALL KEY

EXISTING WALL RETAINED

EXISTING WALL REMOVED

NEW WALL



DESIGN ONLY - NOT FOR CONSTRUCTION

PLOTTED: Feb 14, 2024, 10:06am

1	13/24	PLANNING REVIEW
#	DMY	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON

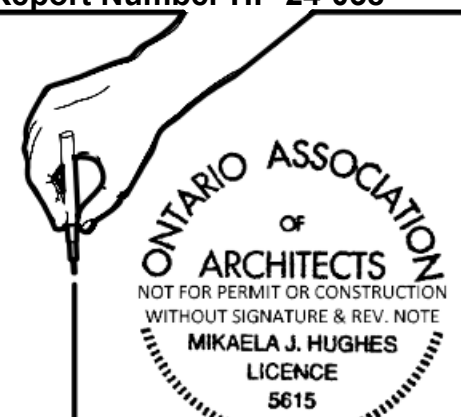
DRAWING
PROPOSED
SITE AND FLOOR
PLANS

DRAWN BY MJH
DATE 13 FEB, 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2309
DWG. NO.
P-1

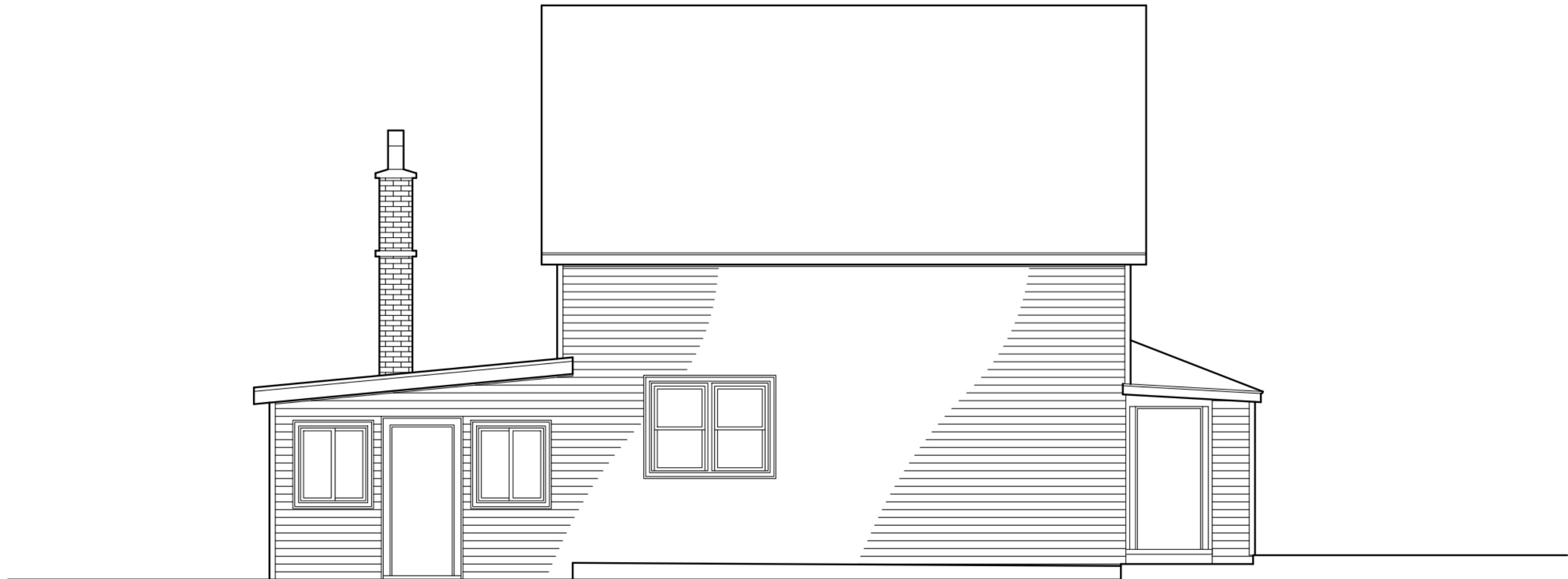
REV. NO.
1

Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFE ISLAND ON N0H 2T0 613-544-9183

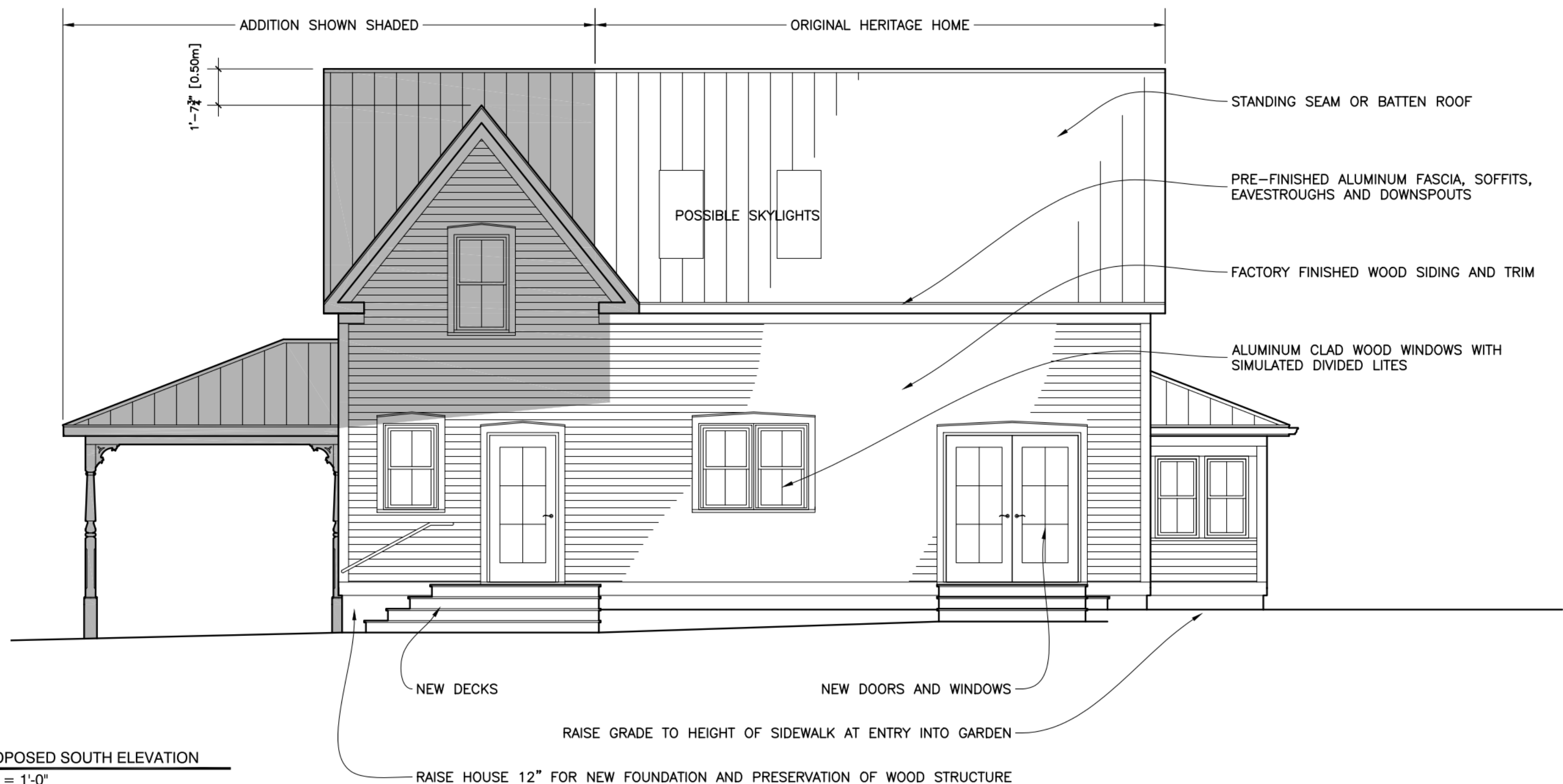


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1 EXISTING SOUTH ELEVATION
P-2 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
P-2 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Feb 14, 2024, 10:06am

1	13/2/24	PLANNING REVIEW
#	D/M/Y	REVISION DETAILS

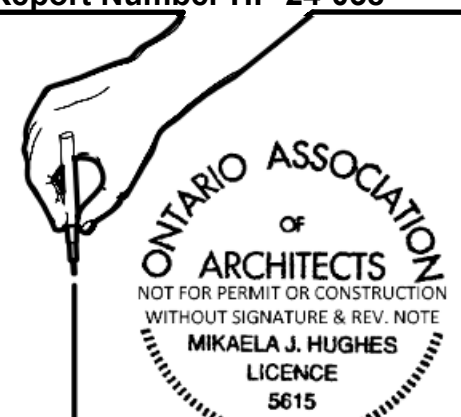
PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
SOUTH ELEVATION

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2309
DWG. NO.
P-2
REV. NO.
1

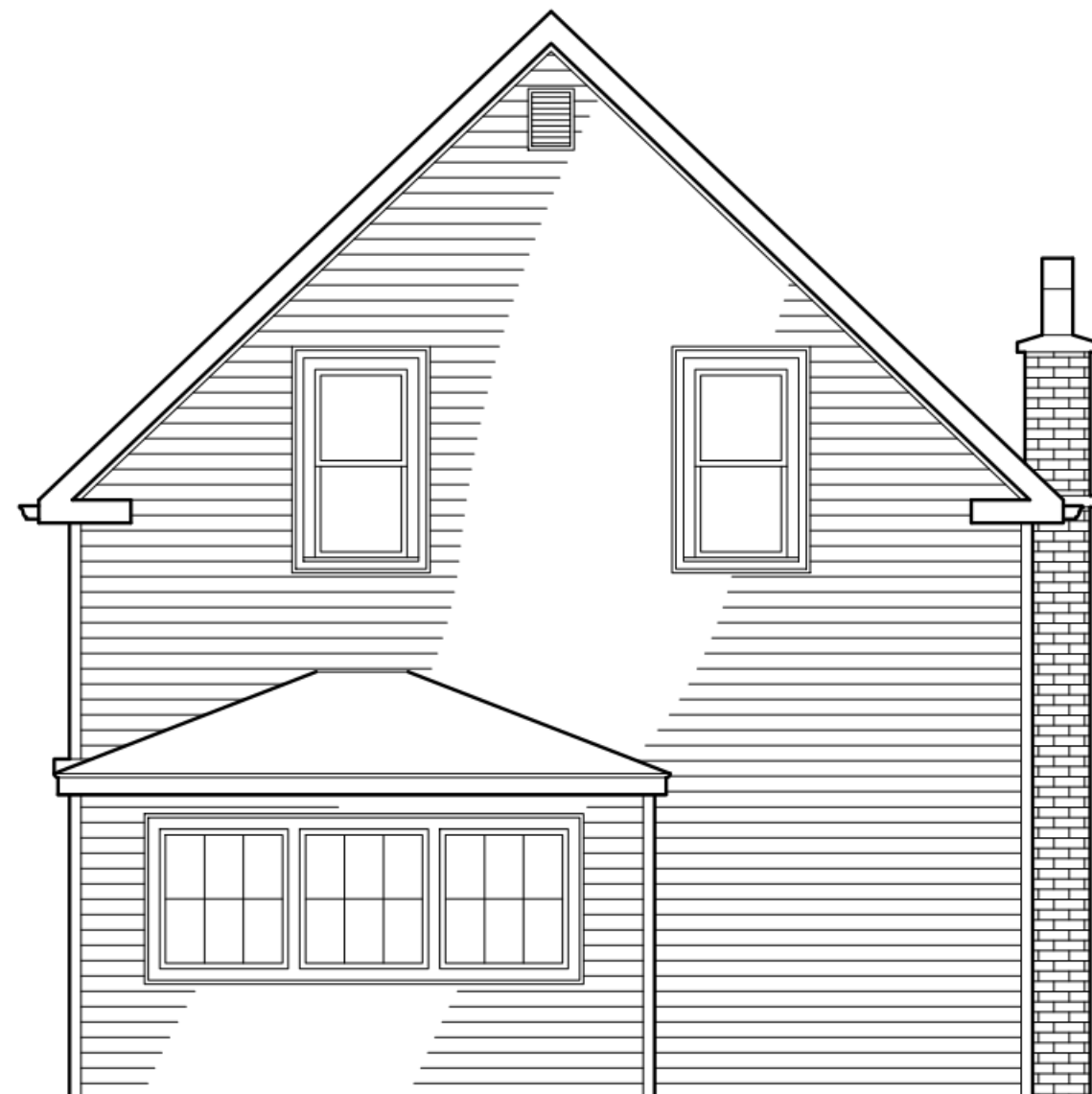
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1 EXISTING EAST ELEVATION
P-3 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
P-3 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
P-3 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
P-3 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Feb 14, 2024, 10:06am

#	D/M/Y	REVISION DETAILS
1	13/2/24	PLANNING REVIEW

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
EAST AND WEST
ELEVATIONS

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

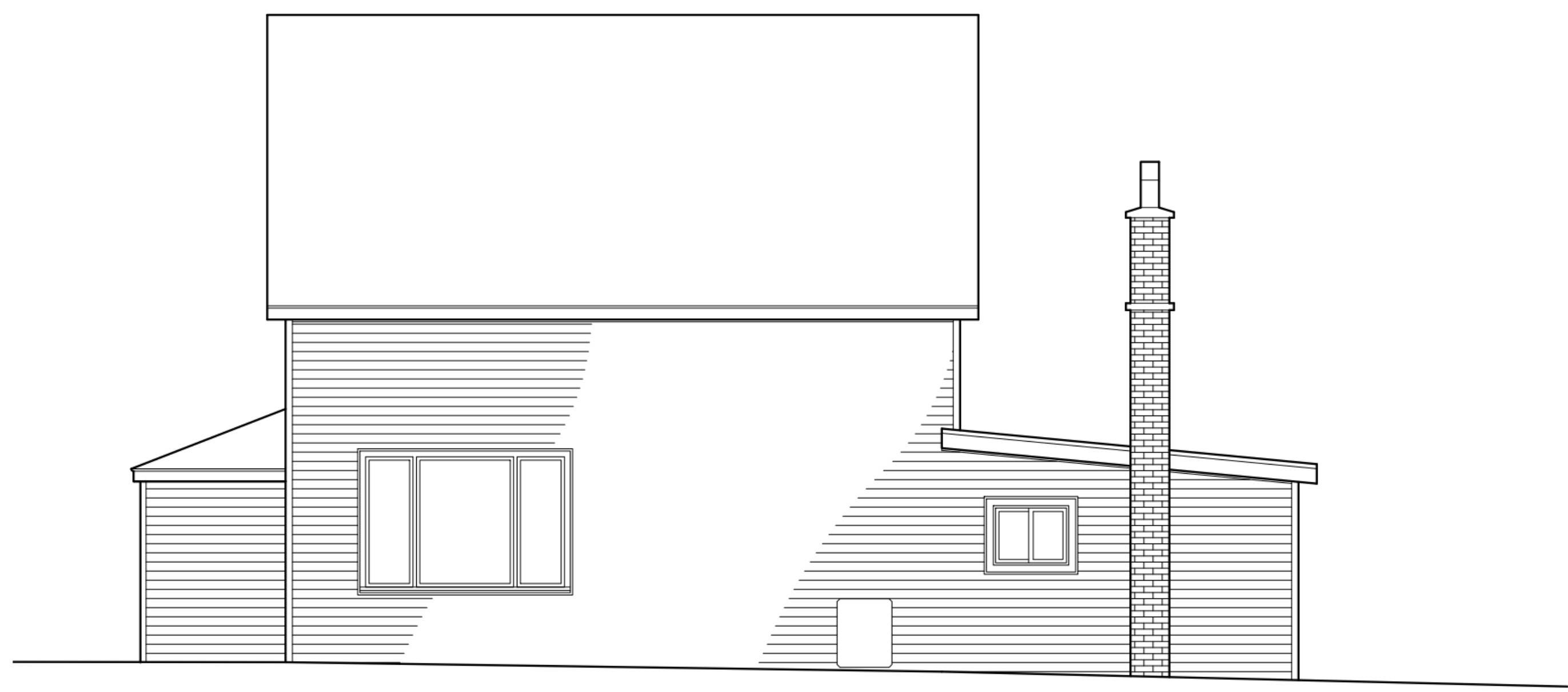
JOB NO.
2309
DWG. NO.
P-3
REV. NO.
1

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1 EXISTING NORTH ELEVATION
P-4 1/4" = 1'-0"



TURNED WOOD POSTS ON PORCH AND CARPORT

2 PROPOSED NORTH ELEVATION
P-4 1/4" = 1'-0"

DESIGN ONLY - NOT FOR CONSTRUCTION
PLOTTED: Feb 14, 2024, 10:06am

1	13/2/24	PLANNING REVIEW
#	D/M/Y	REVISION DETAILS

PROJECT
RENOVATIONS TO THE
MAINGUY HOUSE
9 GEORGE ST.
BARRIEFIELD, KINGSTON
DRAWING
EXISTING & PROPOSED
NORTH ELEVATION

DRAWN BY MJH
DATE 13 FEB., 2024
SCALE AS NOTED
PRINT ON 18x24 PAPER

JOB NO.
2309

DWG. NO. **P-4** REV. NO. **1**

Mikaela Hughes Architect Inc.
82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183



Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-084-2024

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
Jane McFarlane			X
Peter Gower	X		
Ann Stevens	X		
Daniel Rose			X



City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

where history and innovation thrive

TTY: Dial 613-546-4889

Date:	August 2, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-084-2024
Property Address:	9 GEORGE ST

Description of Proposal:

Proposal to add a new second floor addition above an existing one storey addition with a gable end facing the rear yard and Wellington Street (where the face of the Wellington Street addition is setback approximately 0.1 metres from original wall face), add a new porch that faces Wellington Street in a semi-historic style that will accommodate the new main entrance (previously on the southern elevation of the vestibule), add a new carport over the existing driveway in a semi-historic style that exits onto Wellington Street, raise the foundation of the property by approximately 0.3 metres and have a limestone finish, install historically appropriate windows/surrounds/trim, install historically appropriate doors, change the asphalt roofing to standing seam or batten, install pre-finished aluminium fascia/soffits/eavestroughs and downspouts, add skylights that face the rear yard, remove the existing chimney, add factory finished wood siding/trim, add new window openings on the existing vestibule and east elevation, remove two modern windows on the west elevation, and add two new decks that face the rear yard. To facilitate this development, the rear addition with the slanting roof will be demolished to permit the two storey addition. This is the formal submission that was previously reviewed as a pre-consultation: P01-002-2024. This proposal includes a Heritage Impact Statement that should be read in conjunction with the proposed alterations/drawings. A rendering that portrays the property with the proposed alterations from the view of the corner of Wellington and George Street is anticipated to be submitted prior to report finalization.

Comments for Consideration on the Application:

Great care has obviously been taken with this application to have it conform to the Barriefield HCD recommendations. The applicant, I believe, successfully argues how the various policies are followed in this application so that this building, at the new entrance to the village, will set an excellent heritage tone to visitors as they enter.



City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

Date:	August 09, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-084-2024
Property Address:	9 GEORGE ST

Description of Proposal:

Proposal to add a new second floor addition above an existing one storey addition with a gable end facing the rear yard and Wellington Street (where the face of the Wellington Street addition is setback approximately 0.1 metres from original wall face), add a new porch that faces Wellington Street in a semi-historic style that will accommodate the new main entrance (previously on the southern elevation of the vestibule), add a new carport over the existing driveway in a semi-historic style that exits onto Wellington Street, raise the foundation of the property by approximately 0.3 metres and have a limestone finish, install historically appropriate windows/surrounds/trim, install historically appropriate doors, change the asphalt roofing to standing seam or batten, install pre-finished aluminium fascia/soffits/eavestroughs and downspouts, add skylights that face the rear yard, remove the existing chimney, add factory finished wood siding/trim, add new window openings on the existing vestibule and east elevation, remove two modern windows on the west elevation, and add two new decks that face the rear yard. To facilitate this development, the rear addition with the slanting roof will be demolished to permit the two storey addition. This is the formal submission that was previously reviewed as a pre-consultation: P01-002-2024. This proposal includes a Heritage Impact Statement that should be read in conjunction with the proposed alterations/drawings. A rendering that portrays the property with the proposed alterations from the view of the corner of Wellington and George Street is anticipated to be submitted prior to report finalization.

Comments for Consideration on the Application:

There has been much effort on the part of the home owner and his architect to see this project through. Their efforts have been collaborative and significant. I have given this project a lot of thought because it seems difficult to sort out the heritage aspects of this project from what the owner wishes to do. The building still seems to be holding its

secrets close, especially about an entrance door that was original to the building. This house was probably a working class home of modest proportions as evidenced in the catalogue homes that are referenced in the application. But I don't know if those features are indeed still lurking behind the siding and/or the vestibule. I wish there was actual evidence rather than speculation however educated those guesses could be.

The new sketch looks nice and is quite a change from the original. But it still is a modest house with the new facades not too fussy to overwhelm.

Recommended Conditions for the Application:

I really would like to see more investigation about what the actual heritage elements are hidden in this building. I would also like to see or read an explanation of the heritage district regulations as it could relate to this house.

Summary of Final Comments at the September 18, 2024 Heritage Properties Committee Meeting

[To be added following the meeting.]