



**City of Kingston**  
**Information Report to Kingston Heritage Properties Committee**  
**Report Number HP-24-032**

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**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:** July 17, 2024

**Subject:** Heritage Pre-Consultation

**Address:** 9 George Street (P18-459)

**File Number:** File Number: P01-002-2024

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property with the municipal address of 9 George Street is located on the northeastern corner of the intersection of Wellington Street and George Street, opposite the former J.E. Horton Public School site. The property contains a one-and-a-half storey rectangular plan building with a front gable that is currently clad in aluminum siding. The building is situated close to both streets and is the first building that one sees when entering Barriefield Village from Highway 15.

The applicant wishes to gain preliminary feedback on their submitted conceptual development as it relates to a new second floor addition above an existing one storey addition with a gable end facing Wellington Street and the rear yard, a new porch that faces Wellington Street in a historic style, a new carport over the existing driveway that exits onto Wellington Street, raising the foundation of the property, the replacement of existing windows and doors with historically appropriate windows/surrounds/trim and doors, changing the asphalt roofing to standing seam or batten roofing, new skylights that face into the rear yard, the removal of the existing chimney,

**July 17, 2024**

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the replacement of aluminum siding with wood siding/trim, new window openings on the vestibule and east elevation, the removal of windows on the west elevation, and two new decks that face the rear yard. The applicant has provided design details and a cover letter explaining the proposed design as a part of this submission. The property was designated under Part V of the *Ontario Heritage Act* as a part of the Village of Barriefield Heritage Conservation District Plan.

The applicant is seeking comments from the Kingston Heritage Properties Committee to further inform their development concept for a future application(s) to be submitted under the *Ontario Heritage Act*.

**Recommendation:**

This report is for information purposes.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**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, 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 with the municipal address of 9 George Street is located on the northeastern corner of the intersection of Wellington Street and George Street, opposite the former J.E. Horton Public School site, and is the first building one sees when entering the Village of Barriefield from Highway 15 (Exhibits A and D). This one-and-a-half storey building, while heavily altered, still represents the design and massing characteristic of the Village of Barriefield Conservation District (Exhibit B). The applicant is proposing massing, landscape and design changes, which are detailed in the provided drawings and cover letter, as well as below (Exhibit C).

### Project Details:

#### Massing Changes

The applicant seeks to add a second-floor addition above the existing one storey addition and raise the foundation of the property (Exhibit C). The proposed addition will occupy the same building footprint as the existing one storey angled flat roof addition but will also include a gable end with a peak that is 0.5 metres below the existing roof line that faces Wellington Street (north) and the rear yard (south). This new addition design will maintain and extend the existing gable end that faces west. This addition will have the same or a similar design to the proposed siding and will include eave returns like the existing historic building. It is currently unknown if the flat angled roof addition is original to the building or a later addition (Exhibit C). Further, the west facing gable will maintain the two existing window openings while the new north and south facing gables will contain one window on each elevation. The raised foundation will result in approximately 0.3 metres of additional height, which is proposed to meet Ontario Building Code standards and to better preserve the building's wood structure from moisture (Exhibit C).

#### Landscape Changes

The applicant seeks to add a new porch that faces Wellington Street, two new decks that face the rear yard, and a new carport over the existing driveway (Exhibit C). The new Wellington Street-facing porch and carport will include the same roofing material as the redeveloped building while also including turned wood posts and fret board in a historic design. While no dimensions were provided, both landscape features will be approximately one storey tall, will be contained on the same lot as the building and will be displayed prominently on Wellington Street. Further, "[t]he porch guard was designed to be more solid than void in order to screen the condenser which would be replaced with a heat pump for efficient heating as well as cooling and dehumidification" (Exhibit C). The new rear yard decks will support new/existing areas of in/egress and appear to be made of wood.

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## Design Changes

The applicant seeks to replace existing windows and doors with windows and doors that are more sympathetic to the District, change the asphalt roofing to standing seam or batten roofing, add skylights that face into the rear yard, remove an existing chimney, replace aluminum siding with wood siding/trim, add new window openings, and remove two window openings (Exhibit C). The new windows and doors (including related trim) will be installed at most, if not all, property openings and replace existing vinyl windows and unglazed doors. To accommodate this change, the window openings would also slightly increase to allow for more appropriate windows and associated trim (Exhibit C).

The roof material is proposed to change from an asphalt material to a standing seam or batten roof material/style (Exhibit C). The colour, finish and seam widths have not been provided for review. Further, two skylights are proposed that will face into the rear yard but, in their current proposed location, will remain visible from George Street (Exhibits C and D). The existing aluminum fascia, soffits, eavestroughs and downspouts appear to also be retained in the new design.

The siding will change from aluminum horizontal siding to finished wood siding and trim (Exhibit C). The colour, board width and finish have not been provided for review. The applicant is also proposing to remove the existing chimney that faces Wellington Street.

The applicant also plans to add new window/door openings by either making new openings or by changing existing ones (Exhibit C). On the ground floor of the east elevation, the applicant seeks to install a new window and add additional glazing to the sunroom, which may accommodate either double hung or inward-opening casement windows (Exhibit C). While it is suspected that a ground floor window used to exist in that area, further investigation of the physical evidence is necessary to confirm this (Exhibit C). On the ground floor of the north elevation, the applicant seeks to replace a modern multi-unit window with a double hung window, replace a sliding window with a door that will access the porch, add a new sash window and add two sash windows on the sunroom. Based on the building's internal configuration, it is suspected that the location of the newly installed door could be reinstating access to a summer kitchen that was once present along Wellington Street (Exhibit C). On the ground floor of the south elevation, one window opening will be removed, a new set of French doors will be added and the door of the sunroom will be replaced with two sash windows. On the ground floor of the west elevation, the applicant seeks to remove two window openings.

## Heritage Planning Comments

*Ontario Heritage Act* approval is required for the proposed additions. It is recommended that the proponents review the Heritage Conservation District Plan in detail, particularly sections 4.2 and 4.3 related to alterations to heritage buildings and additions to heritage buildings respectively. The sections on roofs (4.2.1); windows (4.2.3); entrances (4.2.4); location, massing and height (4.3.1); and design (4.3.2) appear to conflict with aspects of the proposal.

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If the proponents wish to advance the proposal as currently designed, a Heritage Impact Statement (HIS), prepared by a qualified heritage professional, will be required to support the heritage permit application. The updated HIS Terms of Reference has been uploaded into the Development and Services Hub ([DASH](#)) system for ease of review. This terms of reference can be provided as a separate document upon request.

The Archaeological Master Plan indicates that the subject property is in an archaeologically sensitive area. Given the limited extent of new disturbance anticipated by the current proposal, archaeological clearance of the property is not required at this time. If soil disturbance beyond what is currently proposed is determined to be required (i.e. more information is found on the existing foundation that differs from the current understanding, etc.), archaeological considerations may be required in the future.

### **Reasons for Designation/Cultural Heritage Value**

The property is designated under Part V of the *Ontario Heritage Act* through the Village of Barriefield Heritage Conservation District Plan (By-Law Number 2016-173). Associated with the District Plan is a Heritage Conservation District Inventory that provides property details. The relevant parts of this entry are detailed below:

- The property was constructed in the late 19<sup>th</sup> century by William and Fredrick Allen.
- The one-and-one half storey building has a frame construction in a vernacular design that originally was clad in wood but is currently clad in narrow horizontal aluminum siding.
- The roof is a front gable with returned eaves which faces Highway 15.
- The corner lot location and the building's limited setbacks from the abutting roads ensure this building has a disproportionate impact on the initial visual appreciation of the District as it acts as an informal gateway to the rest of the District.

The property is classified as "Heritage" within the District.

The Village of Barriefield Heritage Conservation District Plan property entry can be found in Exhibit B.

### **Previous Approvals**

P18-459-014-2012 – Repair of four second floor windows and removal of exterior aluminum storms.

### **Comments from Department and Agencies**

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

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**Engineering Services** - 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. Information on the required permits can be obtained by contacting [transportation@cityofkingston.ca](mailto:transportation@cityofkingston.ca).

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.

**Engineering Services – Storm Water Review** - Grading Plan prepared by a qualified professional will be required at the building permit stage if there are any alterations to the existing grades.

**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.

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

**Building Services** - No comments were provided by the deadline. The applicant is encouraged to contact [buildingpermits@cityofkingston.ca](mailto:buildingpermits@cityofkingston.ca) to learn more about what the proposed scope of work would require.

**Planning Services** - A minor variance application will be required for zone compliance. Submitted drawings appear consistent with those submitted for pre-application (D00-032-2024).

### **Consultation with the Heritage Properties Committee**

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. The committee's comments have been compiled and attached as Exhibit E and have been provided to the applicant for their consideration.

### **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

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

Village of Barriefield Heritage Conservation District Plan – By-Law Number 2016-173

**Notice Provisions:**

None

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

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

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

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Mapping Information

Exhibit B Village of Barriefield Heritage Conservation District Plan Property Entry

Exhibit C Project Cover Letter & Design Package

Exhibit D Site Visit Photos


Exhibit E Correspondence Received from the Heritage Properties Committee

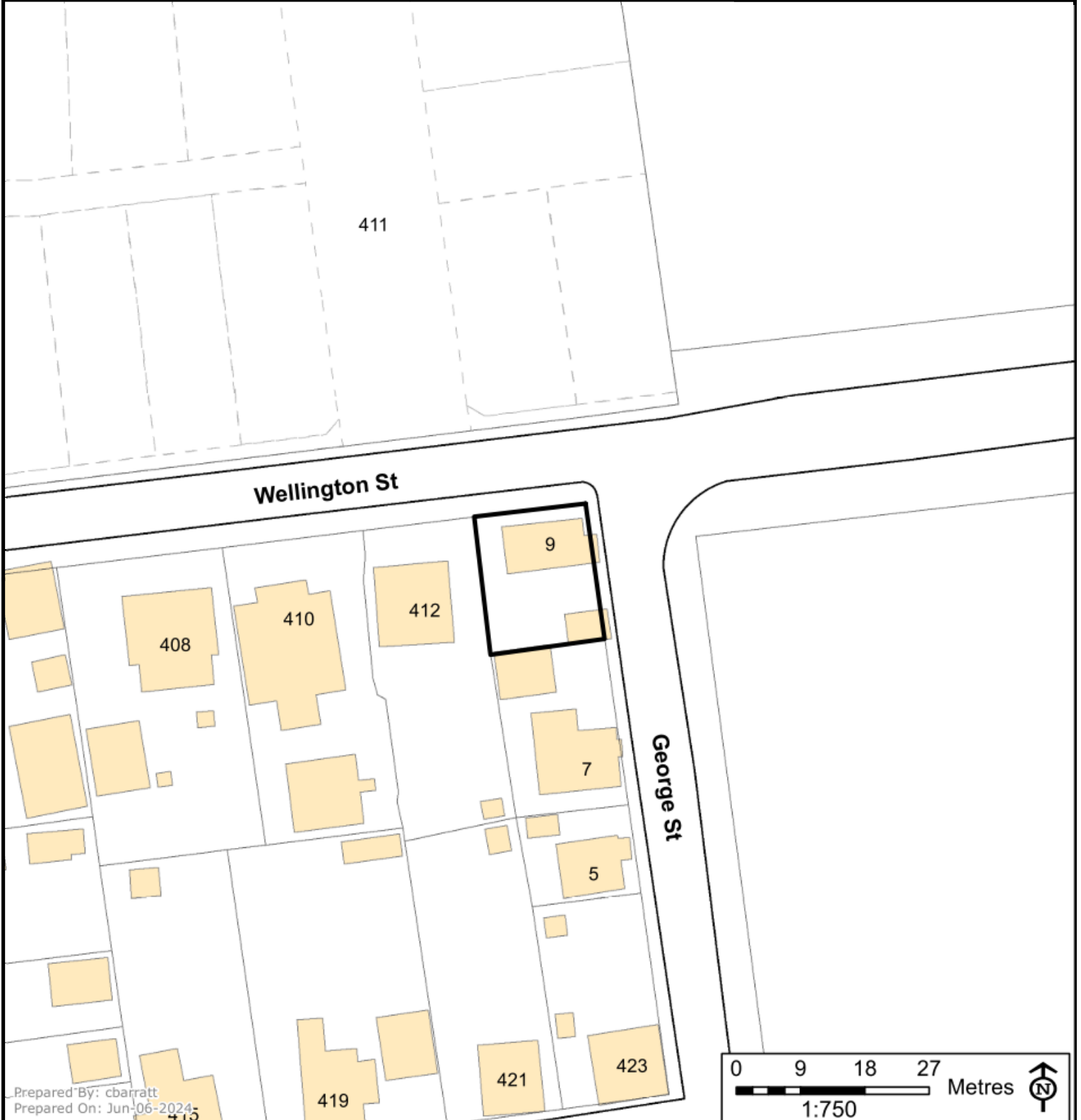
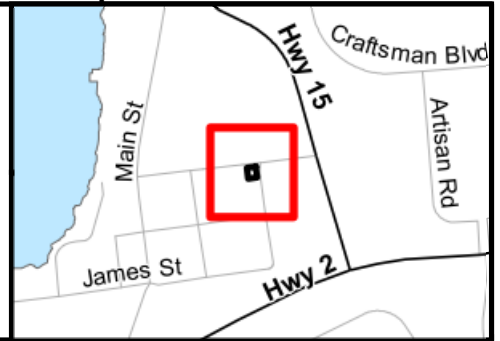




# City of Kingston Key Map

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

 Subject Lands



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



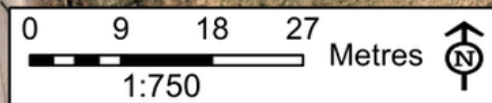
# City of Kingston Neighbourhood Context

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

- Subject Lands
- Property Boundaries
- Proposed Parcels



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



Village of Barriefield Heritage Conservation District Plan update  
Heritage Conservation District Inventory (REVISED DRAFT)

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

1011090090023000000.00

**Lot:** PLAN 51 PT LOT 8

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

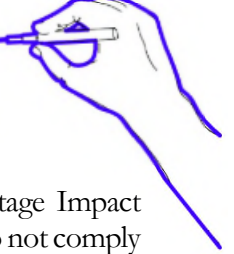
- Vernacular design representative of late 19<sup>th</sup> century construction in Barriefield Village by the Allen brothers.

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
-



This letter is an explanation of the proposed alterations at 9 George St. in Barriefield. A Heritage Impact Statement (HIS) will be included in the submission to address some of the design decisions which do not comply with the Barriefield HCD Plan, but for the sake of timing, the drawings submitted are a set that was prepared for Zoning Pre-Application. It is recognized that through the Heritage Impact Statement process, some design changes will be made, and we can bring updated drawings once it is complete.

The new owner of the house, George Mainguy, lives in the village and is familiar with the house and its environs. He purchased the house as an opportunity to fully rejuvenate the first building that one sees on entering the village by car. Proposed improvements include raising the structure out of the ground, installing new, historically appropriate windows, wall and roof finishes on the original structure and some small additions, including a second floor bedroom addition, a porch and entry in a more appropriate location than the current doors, and a carport to cover over the existing driveway. Having worked with George on three buildings over the years, I can attest to the quality of construction and attention to detail that accompany any of his construction projects.

### **PROMINANCE OF BUILDING:**

Although the house is now the first heritage building that a driver will see on entering Barriefield, this is a modern construct (as are cars as our principal means of transportation). Historically this house was at the back end of the village (maybe that is why it was the last building in the 1992 HCD building inventory).

As can be seen in the 1978 Aerial Photo below, the Highway 15 bypass was added in the last three or four decades. Until then, vehicles coming into Kingston from the highway would pass through the village along Main Street.



9 George St.

This is likely why the 1992 HCD Building Condition Appendix notes its streetscape context as “low prominence”. In fact, neither HCD Plan included it in the Historic Views that are to be protected.



9 George St.

Figure 2: Significant historic views to be retained.

Nevertheless, George would like to restore the view of the house as one drives into the village to a more historically appropriate configuration.

### ADJACENT HOUSE AT 7 GEORGE STREET

7 George Street to the south was built by the same local builders, William and Frederick Allen, at around the same time and has many similar features (and even had some of the same earlier inappropriate renovations, which have been remediated in the last 20 years).

### RAISING THE STRUCTURE

The existing house does not meet the Ontario Building Code with respect to clearances from grade. Untreated wood structure must be at least 6” above grade, and wood siding 8”. The grade may have been raised when the bypass was constructed and/or when sidewalks were added on George and Wellington Streets.

Since the renovation of this house requires a substantial investment, the owner wants to raise the house sufficiently to ensure that the wood structure of the house will be protected from the adverse effects of moisture and new wood siding can be installed to meet the building code.

## EAST ELEVATION

The East Elevation is the most prominent view as you drive into the village and has been obscured by inappropriate window configurations and exterior finishes. The second floor windows would be enlarged to fit within the existing rough openings and new double hung windows with simulated divided lights installed to match those of 7 George St. to the south.

It is assumed that there was a ground floor window facing east to provide light and views from the living room and that removing the existing finishes will reveal if and where it might have been. If this is the case, we would like to re-install one, but if there is no such window, or if the enclosed porch overlaps it, this is not integral to the design and can be left as is. The 1992 HCD suggests that there may have been a window in that location, but the current HCD removed that sentence since it was only speculation.

The existing enclosed porch has inappropriately proportioned square windows which we were hoping to replace with more vertical windows, whether double hung as drawn, or inward-opening six pane casements similar to the cedar shingled side porch at 7 George St. (out swing casements would overlap the sidewalk which is directly against the side of the porch.

The configuration of filling the wall with windows, rather than individual windows is consistent with other enclosed porches which still read as “porch”. We may explore other options for this element during the HIS process.



**EXISTING**

**PROPOSED**

The existing enclosed porch itself is an anomaly. The entry into it is on the south side to the left, but the porch enters into the living room, not into a hallway at the bottom of the stairs, which is more historically standard for a porch. Hopefully the HIS or interior renovations will reveal its history and why it may be in this location.

Perhaps it was more of a back entry or wood shed? 7 George Street has a side entry as well as the main on. This façade, after all, is at the back corner of the historical village and this entry into the house is at the furthest location from Main Street.

## NORTH ELEVATION

The North Elevation faces Wellington Street and is also very visible when driving into the village. The north side of the original house has had a modern multi-unit window added in the living room. We propose replacing it with a more appropriately detailed double hung window.



**EXISTING**

**PROPOSED**

During the Zoning Pre-Application process, it was determined that the property currently does not meet the maximum lot coverage so it is desirable for any additions to maintain the existing footprint. The carport covers the existing driveway and the second floor bedroom addition was kept above the existing single storey section of the house.

It is currently not known whether the single storey portion of the house was original or a later addition. The modern chimney was added for the furnace. Given that the bottom of the stair is located adjacent to the proposed new entry door, the assumption that this was the main entry into a summer kitchen is not unreasonable. A further argument for this is that there is no street side entry to the house. Both entry doors are on the south (garden) side of the house.

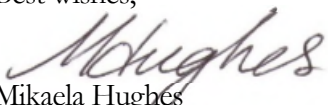
Adding an entry door and porch was intended to provide a visible streetside entry into the house at a location appropriate to the internal circulation. The current air conditioner condenser is shown on the existing elevation. The porch guard was designed to be more solid than void in order to screen the condenser which would be replaced with a heat pump for efficient heating as well as cooling and dehumidification.

The gable was added on the second floor to differentiate the new from the old and to provide a bit more ceiling height. The upstairs ceiling starts at about 4'-4" and only about 2/3 of the second floor has more than 6'-5" headroom, which will be reduced by modern requirements for roof insulation and ventilation. The ridge of the gable was kept 0.5m below the existing ridge per the zoning requirements, but the existing ridge was extended above for simplicity in line with the simple shapes of Barriefield houses.

Some options for differentiating the wall surfaces between the existing and original houses have been discussed, but at this time we don't know the status of the existing single storey portion: is it original, and should be differentiated from the addition, or is it newer and should be differentiated from the main house?

We are hoping some of our questions will be resolved through the HIS process, and will be following up with further developments to the design.

Best wishes,

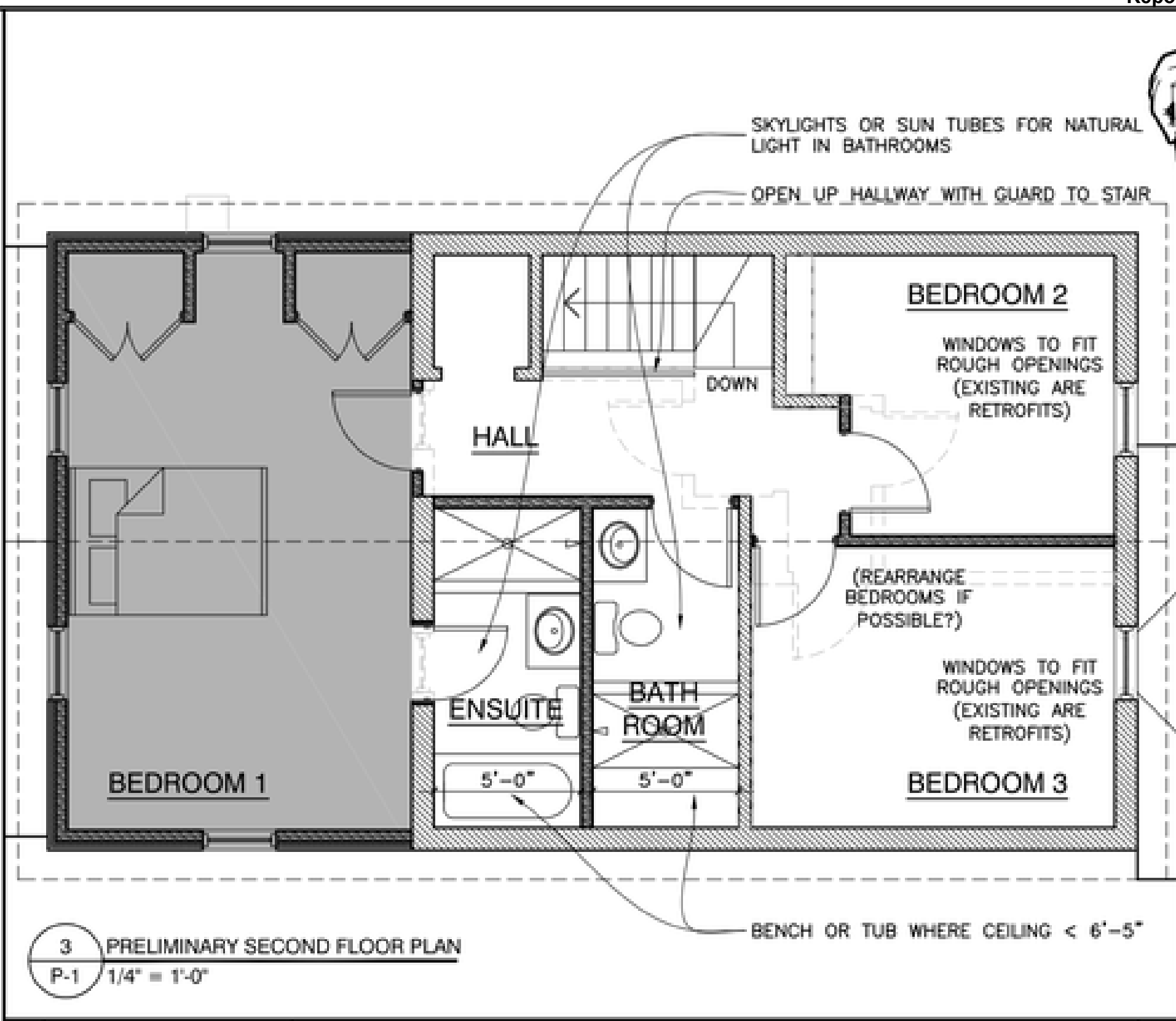
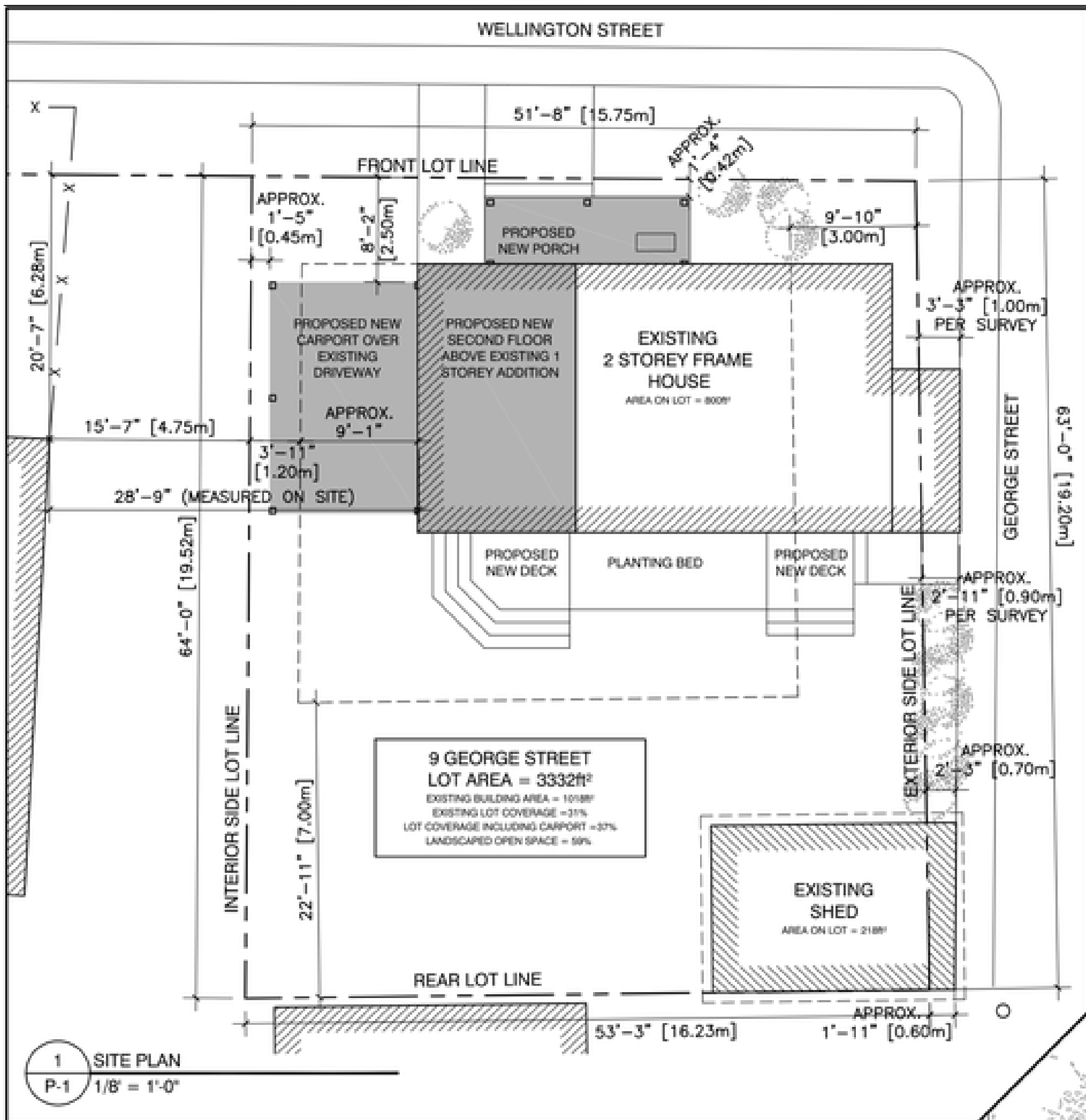
  
Mikaela Hughes  
B. Arch., M. Phil., O.A.A., MRAIC





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**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)

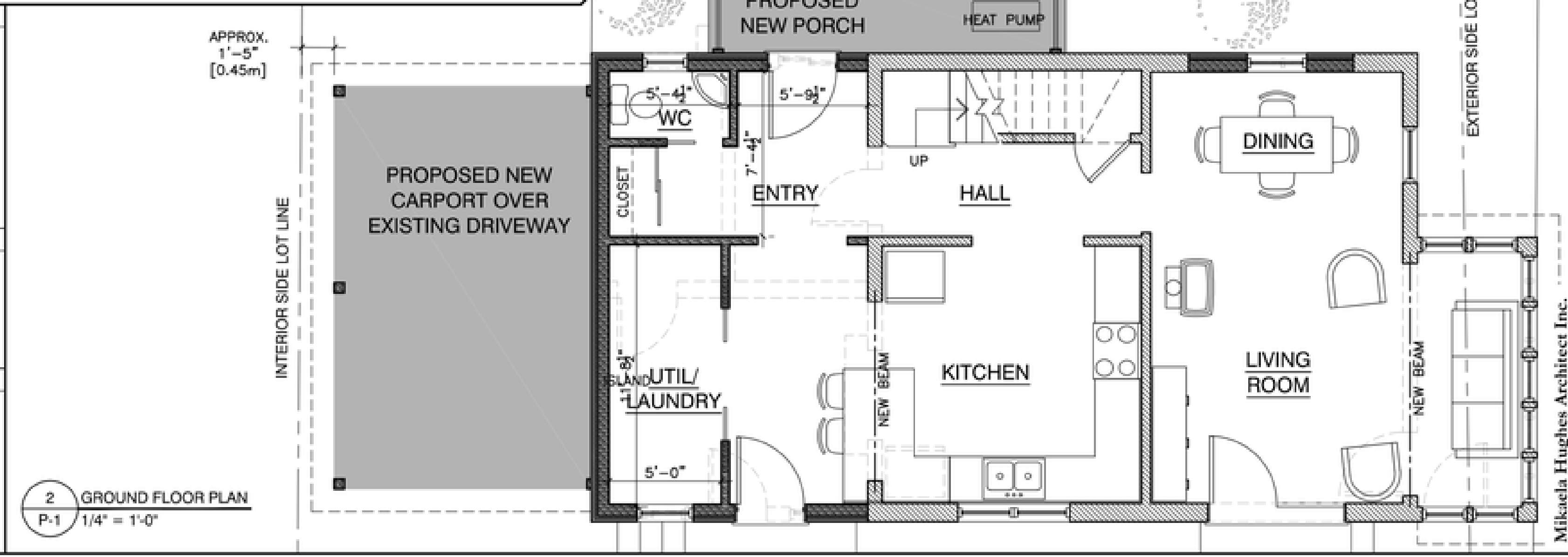
**FLOOR PLAN NOTES**

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: May 27, 2024 5:05pm

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  
PROPOSED SITE AND FLOOR PLANS

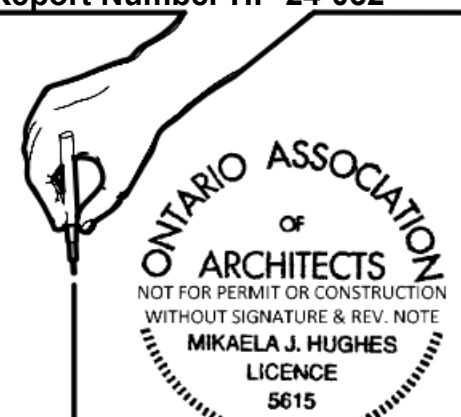
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DATE 13 FEB., 2024  
SCALE AS NOTED  
PRINT ON 18x24 PAPER

JOB NO.  
**2309**

DWG. NO.  
**P-1**

REV. NO.  
**2**

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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: May 27, 2024, 5:05pm

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

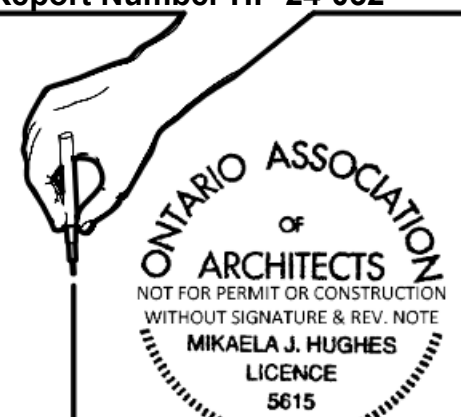
DRAWING  
EXISTING & PROPOSED  
**SOUTH ELEVATION**

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

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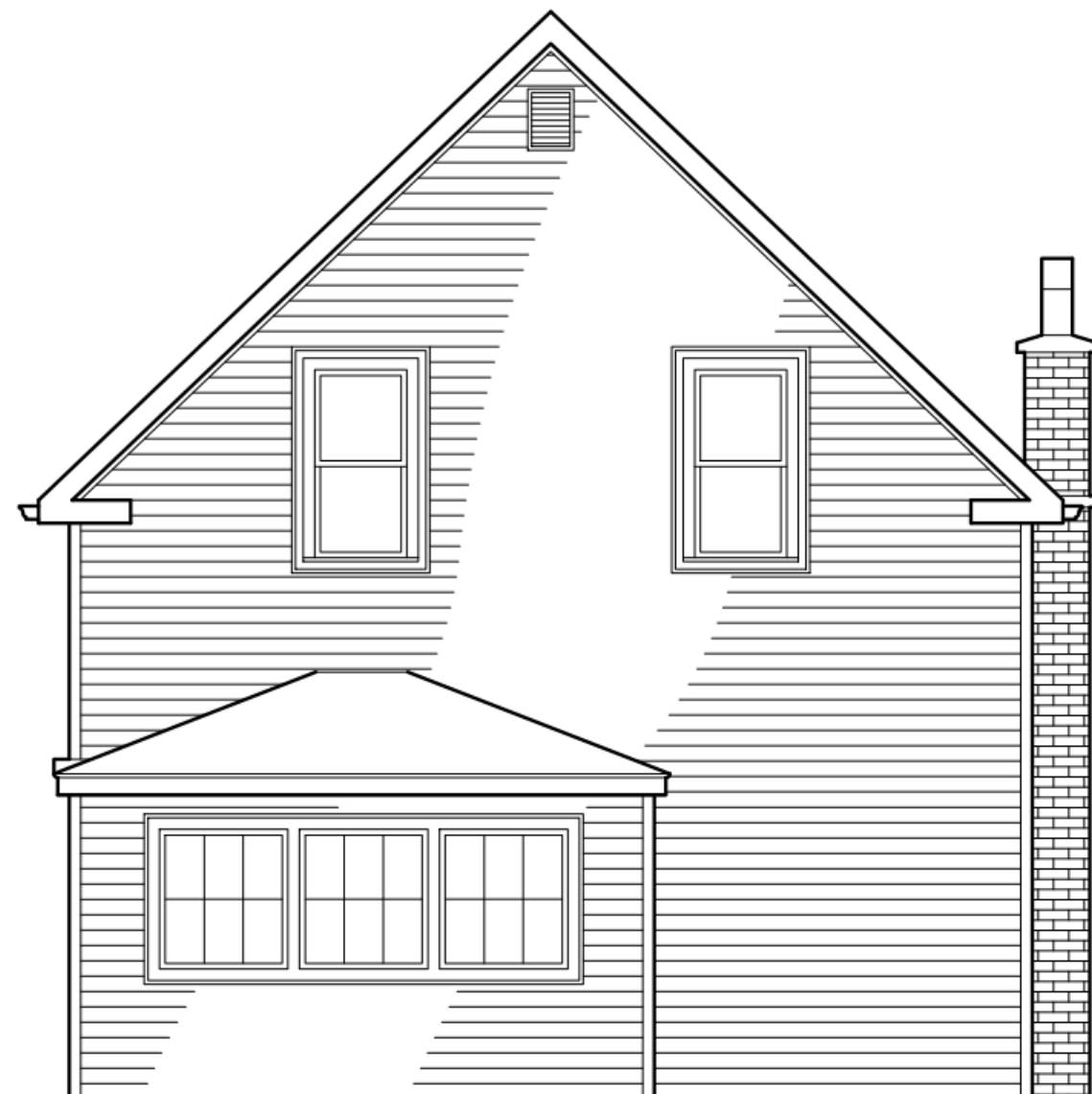
JOB NO.  
**2309**  
DWG. NO.  
**P-2**  
REV. NO.  
**2**





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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: May 27, 2024, 5:05pm

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  
EAST AND WEST  
ELEVATIONS

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

REV. NO.  
**2**

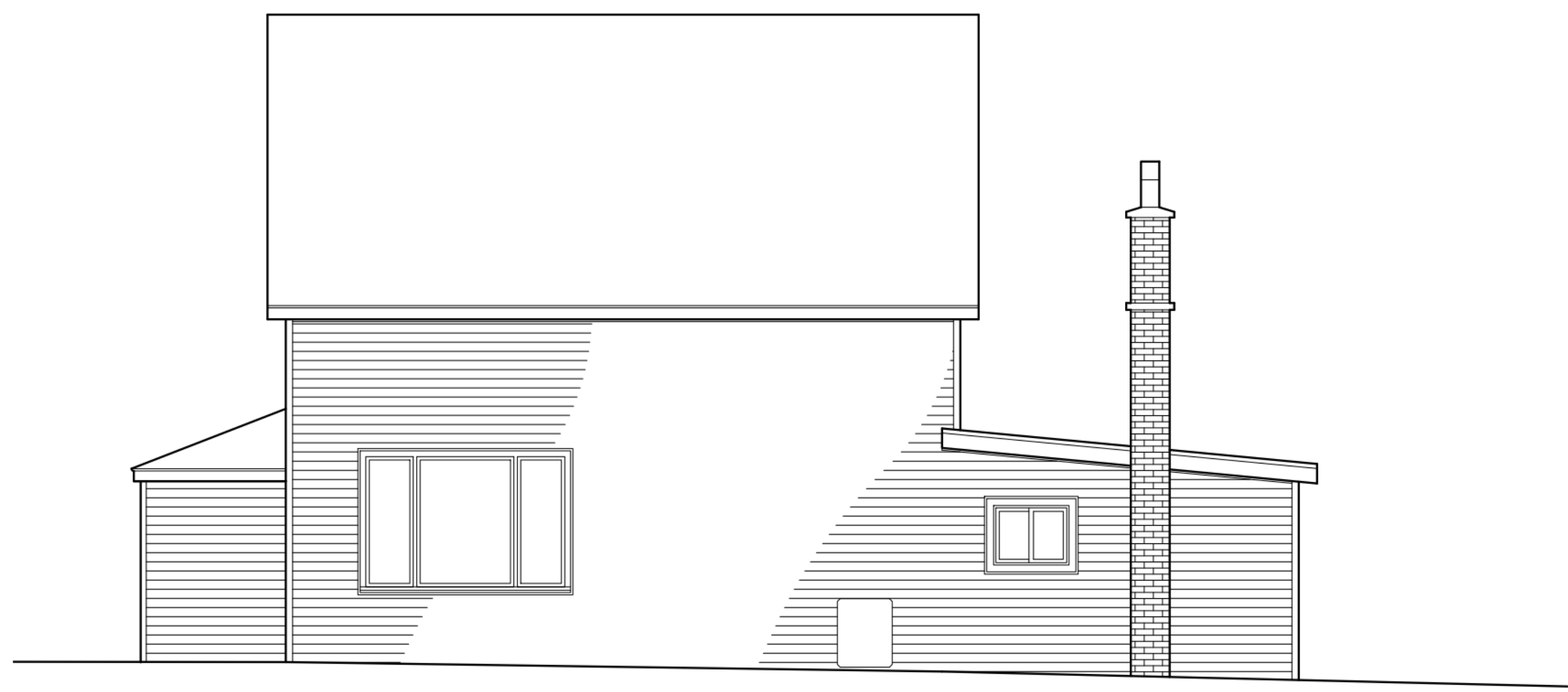
Mikaela Hughes Architect Inc.  
82 OAK POINT ROAD, WOLFE ISLAND ON K0H 2Y0 613-544-9183



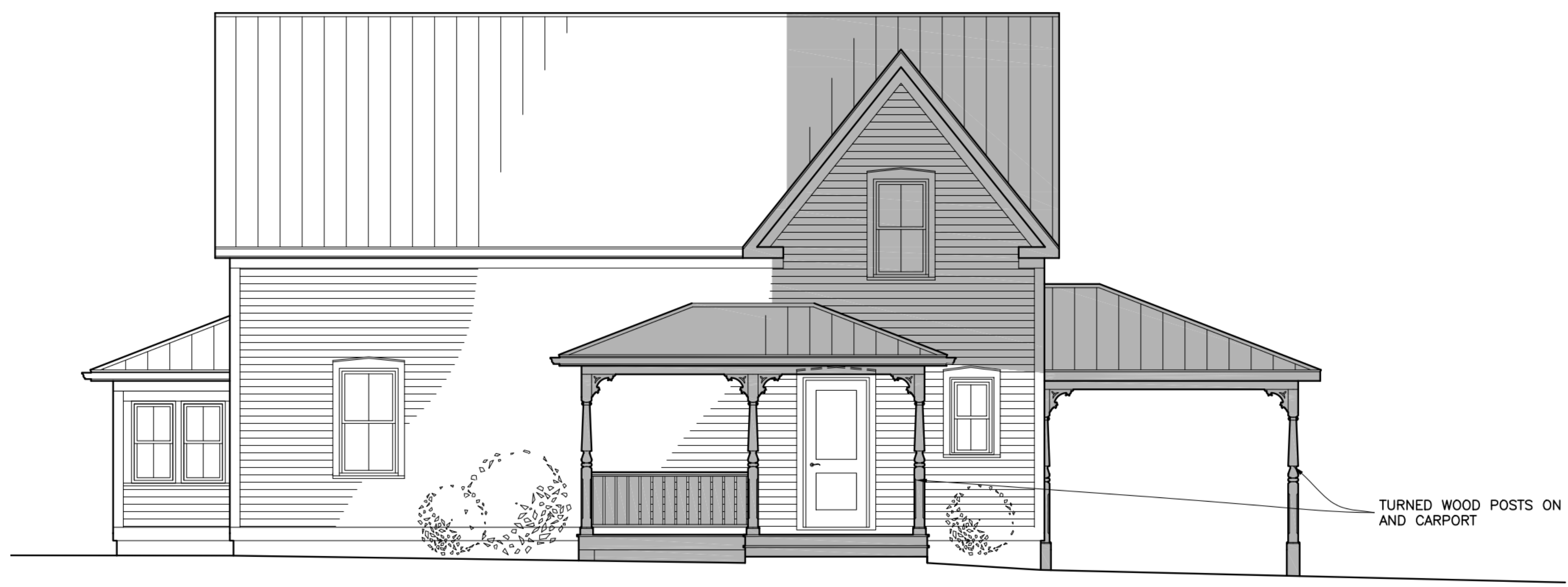


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Certificate of Practice 3867

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



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

DESIGN ONLY - NOT FOR CONSTRUCTION  
PLOTTED: May 27, 2024 5:05pm

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.  
**2**

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Staff Site Visit 5-31-24:







# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

**P01-002-2024**

<b>Committee Members</b>	<b>Comments Enclosed</b>	<b>No Comments Provided</b>	<b>No Response Received</b>
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane			X
Ann Stevens	X		
Peter Gower	X		
Daniel Rose			X





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

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)

TTY: Dial 613-546-4889

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Date:	June 5, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P01-002-2024
Property Address:	9 George Street

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Description of Proposal:

Proposal to add a new second floor addition above an existing 1 storey addition with a gable end facing Wellington Street and the rear yard, add a new porch that faces Wellington Street in a historic style, add a new carport over the existing driveway that exits onto Wellington Street, raise the foundation of the property, install historically appropriate windows/surrounds/trim, install historically appropriate doors, change the roofing to standing seam or batten, add skylights that face into the rear yard, remove the existing chimney, add wood siding/trim, add new window openings on the sunroom and east elevation, remove windows on the west elevation, and add two new decks that face the rear yard. A cover letter that details the proposal is included in the submission.

Comments for Consideration on the Application:

When looking at this plan, it is important to note that this plan as it currently stands does not comply with Barriefield HDC Plan.

The current structure looks a little hodge-podge with the variation of its windows, and oddly placed door. It would appear that the house has had different iterations over the years. The proposed new building is tasteful, but it is too soon in the process to pass judgement. Before going much further it would be important to investigate the underlying materials to see what the original house might have looked like. I cannot really make a fair assessment of the new proposal without knowing what the old structure looked like.

Recommended Conditions for the Application:

Please examine the historical record and investigate the property's historic background, materials and structure.



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where history and innovation thrive

---

Date:	June 5, 2024
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P01-002-2024
Property Address:	9 George Street

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Comments for Consideration on the Application:

This is a most interesting idea and the owner and architect have shown much imagination and common sense in the development of their plans. At present I have no concerns, comments or questions. I know that they will keep all of the HCD guidelines in mind.

Recommended Conditions for the Application: