



**City of Kingston
Report to Council
Report Number 19-017**

To: Mayor and Members of Council
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: December 18, 2018
Subject: Application for Heritage Permit under the *Ontario Heritage Act*,
7 George Street, P18-109-2018

Executive Summary:

This report is supplementary to [Report Number HK-18-083](#), which was reviewed by Heritage Kingston at their meeting of November 21, 2018.

The original application under the *Ontario Heritage Act*, presented at the November committee meeting, for the property at 7 George Street in Barriefield, was to replace an existing one-storey detached garage with a one-and-a-half-storey attached garage, positioned largely in line with the location of the existing garage. Policy 4.5.3.a) of the Village of Barriefield Heritage Conservation District (HCD) Plan requires all new garages to be detached/separate structures. Because the original proposal included a garage (vehicle storage) attached to the dwelling, staff recommended that the application, as originally proposed, be refused based on the explicit nature of this policy. Heritage Kingston did not support this recommendation as there was consensus that the overall vision and objectives of the Plan were being upheld, notwithstanding the explicit composition of the referenced policy and how it applied to the proposal.

The applicants have decided to no longer construct a garage. They have revised their plans to remove the garage use from the proposed addition and to replace this space with a workshop area and space for storage. The original and revised plans include loft /living space on the partial second storey of the addition. The style of the exterior door has been changed and the size of the door opening has been reduced. As a result of these changes, staff are of the opinion that policy 4.5.3.a) of the HCD Plan no longer applies.

The revised proposal satisfies all guidelines and policies of the Village of Barriefield HCD Plan and accepted best practices in heritage conservation, and staff recommend its approval.

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Recommendation:

That alterations to the property at 7 George Street, be approved in accordance with the details described in the application (File Number P18-109-2018) which was deemed complete on October 26, 2018, with said alterations to include replacement of an existing detached-garage with a one-and-a-half-storey addition, subject to the following conditions:

1. Building Permits shall be obtained, including confirmation of zoning compliance, as required;
2. Any necessary *Planning Act* applications, including minor variance, shall be completed prior to the issuance of a Building Permit;
3. An Encroachment Permit shall be obtained, as required;
4. The new doors and windows shall be an unobtrusive colour, not bright white; and
5. Heritage planning staff shall be circulated the drawings and design specifications, tied to the Building Permit application, for review and approval to ensure consistency with the Village of Barriefield Heritage Conservation District Plan.

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Authorizing Signatures:

Lanie Hurdle, Commissioner, Community Services

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required

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

The subject property at 7 George Street is located on the west side of George Street, between Wellington and Regent Streets, in the Barriefield HCD. The subject property includes a one-and-a-half-storey single unit dwelling built in the late 19th century and a detached one-storey garage built in the mid-20th century.

This report is supplementary to [Report Number HK-18-083](#), which was reviewed by Heritage Kingston at their meeting of November 21, 2018.

The original application under Section 42 of the *Ontario Heritage Act*, File Number P18-109-2018, was submitted to replace the existing one-storey detached garage with a one-and-a-half-storey attached garage in a similar location to the existing garage. Section 4.5.3.a) of the Village of Barriefield HCD Plan states “New garages/ancillary structures shall not form part of the street-facing façade of the main building, and are to be a separate/detached structure.” Based on the explicit nature of this policy, staff recommended that the application, as originally submitted, be refused. Heritage Kingston did not support staff’s recommendation to refuse this application. There was consensus among committee members that the overall vision and objectives of the HCD Plan were being upheld, notwithstanding the explicit composition of policy 4.5.3.a) and how it applied to the proposed addition.

Staff met with the applicants on November 27, 2018 to review options to bring their proposal into conformity with the HCD Plan. The applicants have decided to no longer build a garage. They have subsequently revised their plans (Exhibit A – Revised Concept Plans, Submitted by Applicant) to remove the garage use from their proposal and repurpose the space for a storage and workshop area. The style of the exterior door has been removed and the size of the door opening has been reduced. In response to comments received from committee members and staff, the applicants have also used this opportunity to change the proposed siding to board and batten (instead of horizontal clap board as indicated in the initial plans) and to replace the horizontal sliding window on the front elevation with a vertical sash window.

Built/Cultural Heritage Analysis

It is the opinion of staff that HCD policy 4.5.3.a) is intended to preclude the more modern (traditionally suburban) practice of attaching and placing a garage in front of, or closer to the street than the main dwelling, to make indoor vehicle storage more convenient. This practice is out of character with the 19th century rural atmosphere of Barriefield. Acknowledging this, the applicants no longer intend to construct a garage, as defined and have amended their plans accordingly. The revised plans no longer include a garage component (i.e. a place to store a vehicle indoors) and the new addition is structurally and functionally attached to the main building; therefore, it is not an ancillary (or secondary) structure. The proposed new construction is considered an addition to the main heritage building and therefore Section 4.5.3 does not apply.

Section 4.3 of the Barriefield HCD Plan includes policies and guidelines pertaining to additions to heritage buildings. Section 4.3.1 requires new additions to be set back from the existing

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street-facing façade of the main building. The proposed addition is to be over 7 metres (23 feet) back from the main streetwall of the heritage building. This section further requires that the height of new construction shall be lower than the height of the main building. The applicants have confirmed that the new addition will be no taller than the height of the existing rear addition, which is currently lower in height than the historic portion of the main building.

Section 4.3.2 of the HCD Plan reflects Standard 11 of Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada' which states that the design of new additions shall be complementary in terms of scale, mass, material, form and colour but be clearly distinguishable from the heritage building. The proposed addition will be designed to be compatible with the heritage building in terms of its use of a medium pitched gables roof with asphalt shingles, vertical rectangular sash windows and colours that reflect the tones of the current building. The new addition will be distinguishable as new construction by its use of contemporary board and batten cladding with a slightly darker colour tone and a modern eave design.

The Ministry of Tourism, Culture and Sport's 'Eight Guiding Principles in the Conservation of Built Heritage Properties' suggests that new construction be reversible and able to be returned to its original condition (Principle 6) and new work should be distinguishable from old (Principle 7). As noted above, the new addition will be clearly a product of its own time and will not be confused as a heritage building. As the new addition is being structurally attached to an existing later addition (not the original historic part of the building), no new impact to the 19th century heritage building is proposed. As a result, the new addition could be completely removed in the future without any impact on the heritage resource.

The revised design for the new addition satisfies and complies with the Village of Barriefield HCD Plan and both the Federal and Provincial standards and principles, which are considered heritage conservation best practice guidelines. Staff support the proposed addition as amended, subject to the recommended conditions.

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)

Eight Guiding Principles in the Conservation of Built Heritage Properties (Ministry of Tourism, Culture and Sport)

Village of Barriefield Heritage Conservation District Plan

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. As per Section 42(4) of the *OHA*, Council may,

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within 90 days after the notice of receipt is served, give the applicant: the permit applied for; a notice that Council is refusing the application; or the permit with terms and conditions attached.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Laura MacCormick, Deputy Director, Planning Division 613-546-4291 extension 3223

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

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

Other City of Kingston Staff Consulted:

Not applicable

Exhibits Attached:

Exhibit A Revised Concept Plans, Submitted by Applicant

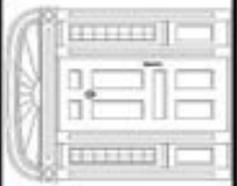


Proposed 1 1/2 Sty. Framed Addition
 (In place of 1.0 Sty Garage located on Property lines)

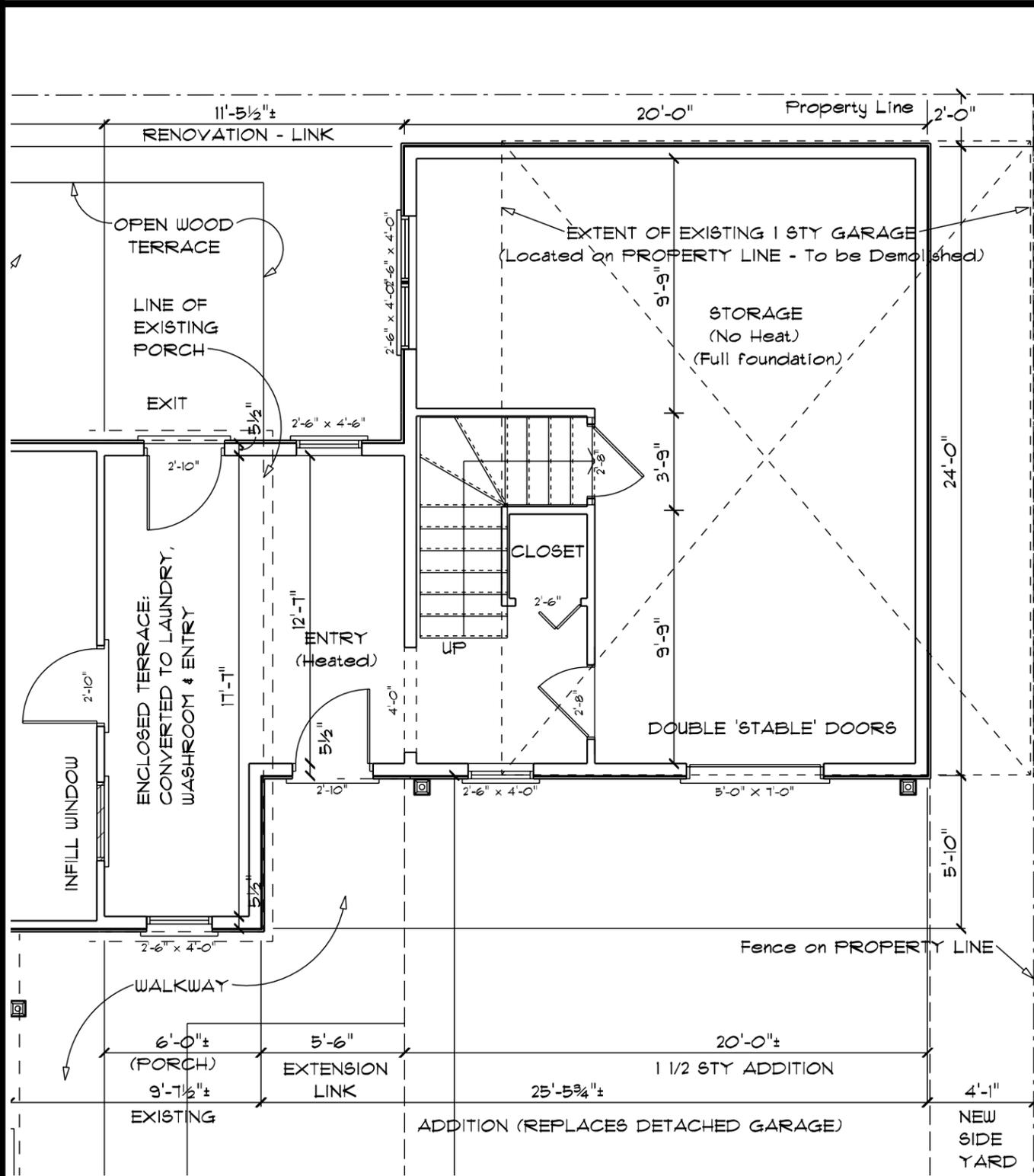


Johnstone Residence
 1.5 Sty Addition to Heritage Dwelling
 7 George St
 Barrfield
 For: Ryan
 DRAWN BY: Sherman A. Hill
 Kingston
 SCALE: As Noted
 DATE: December 5, 2018

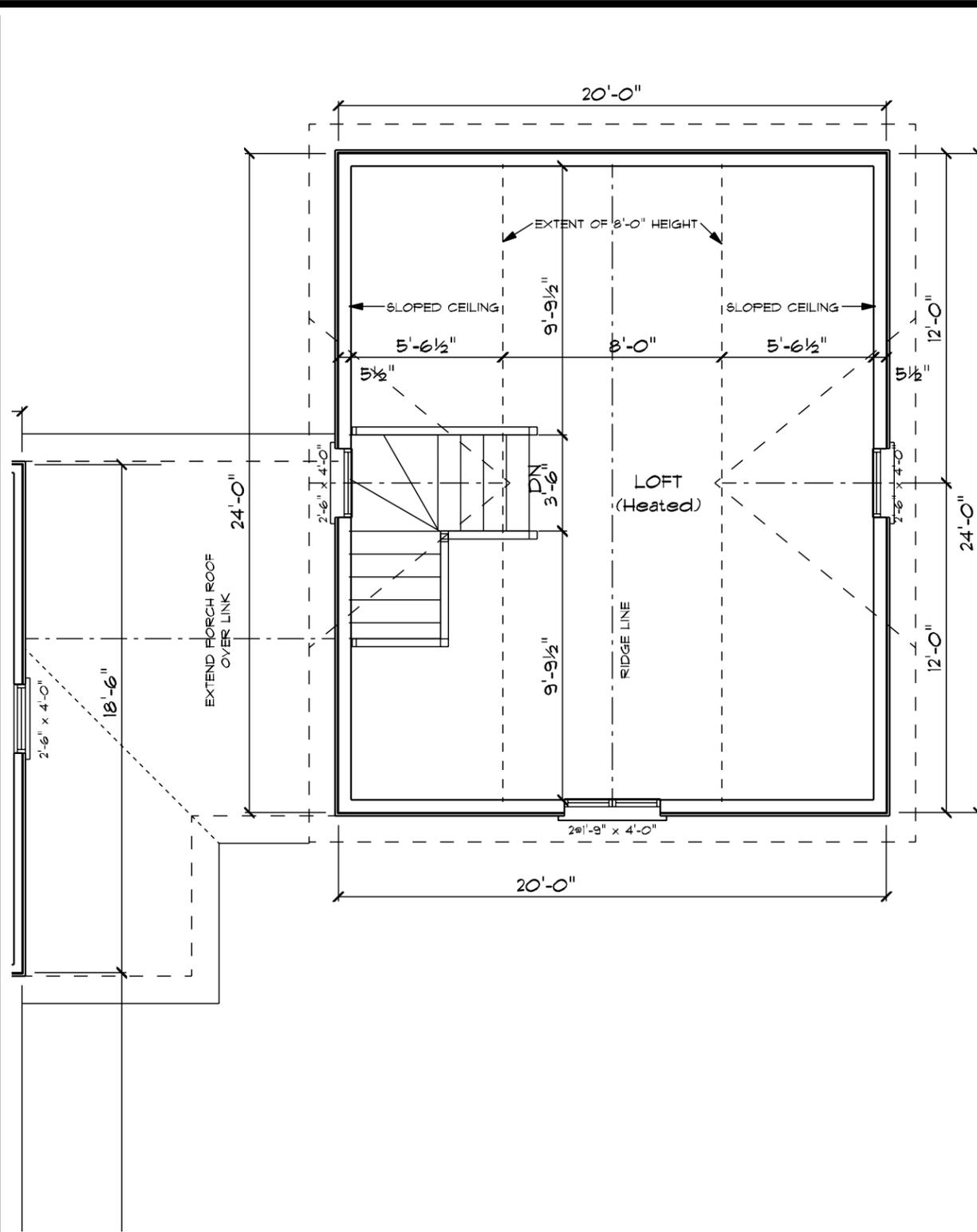
PAGE: 1 / 3
 COVER VIEWS



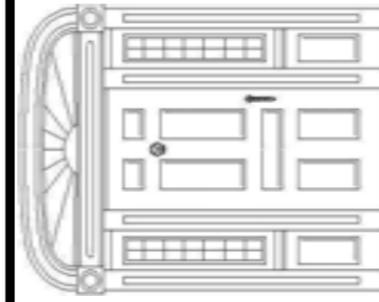
SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE
Sherman A. Hill
 Architectural Drawing & Design Consultation
 PH: 613-641-9540
 sherman@saahdesign.ca
 Kingston, Ontario



MAIN FLOOR_Partial
SCALE: 3/16" = 1'-0"



LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"



Johnston Residence
1.5 Sty Addition to Heritage Dwelling
Kingston
7 George St.
Barriefield
For: Ryan

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE
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FLOOR PLANS
DRAWN BY: Sherman A. Hill
SCALE: 3/16" = 1'-0"
DATE: December 5, 2018