



**City of Kingston  
Report to Heritage Kingston  
Report Number HK-16-045**

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**To:** Chair and Members of Heritage Kingston  
**From:** Lanie Hurdle, Commissioner, Community Services  
**Resource Staff:** Paige Agnew, Director, Planning, Building & Licensing Services  
**Date of Meeting:** November 2, 2016  
**Subject:** Application for Heritage Permit under the *Ontario Heritage Act*  
**Address:** 273 Main Street (P18-716)  
**File Number:** P18-074-2016

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**Executive Summary:**

The following report is provided for information, prior to a decision from Council pursuant to Section 42(4.1) of the *Ontario Heritage Act*. The Director of Planning, Building & Licensing Services may pre-consult with the Committee where deemed necessary due to the complexity of the application, under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141. Consultation with the Committee is not a statutory requirement under the *Act*.

The subject property at 273 Main Street is located on the west side of Main Street in the Barriefield Heritage Conservation District (HCD). The property contains a contemporary dwelling, constructed in 2011, which is set within the slope of the hill leading from the street. It is a two storey, cross gable house with multiple bays, that overlooks the Great Cataraqui River. The Property Inventory, as part of the District Plan Study, notes this property as a 'non-heritage' building.

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-074-2016, has been submitted requesting approval to extend the gable roof of the main dwelling over the existing rear porch to allow for a covered porch. The extension will be supported on 8x8 timber pillars clad in BC fir to match the existing wood pillars at the front of the property. These works are necessary to improve the functionality of this residential building and will be undertaken in accordance with both the current and updated Barriefield Conservation District Plan.

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 addresses,

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

This application was deemed complete on September 29, 2016. 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 December 28, 2016.

**Recommendation:**

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

That alterations to the property at 273 Main Street, be approved, in accordance with details described in the application (P18-074-2016), which was deemed completed on September 29, 2016, with said alterations to include the extension of the gable roof of the main dwelling over the existing rear porch to allow for a covered porch, subject to the following conditions:

- a) all Building Permits shall be obtained as required; and
- b) all work shall be completed in accordance with the policies and guidelines within the Village of Barriefield Heritage Conservation District Plan.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Lanie Hurdle, Commissioner, Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**Gerard Hunt, Chief Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

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

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

The subject property at 273 Main Street is located on the west side of Main Street, in the Barriefield HCD. It contains a contemporary dwelling, constructed in 2011, which is set within the slope of the hill leading from the street. It is a two storey, cross gable house with multiple bays that overlooks the Great Cataraqui River. The property also has a historic dry stone wall that is visible from the street. As new construction in the District, this property has been identified in the District plan as a “non-heritage” building.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-074-2016) has been submitted requesting approval to extend the gable roof of the main dwelling over the existing rear porch to allow for a covered porch. The extended portion of the roof will match the existing in pitch, material, colour and design; matching fibre glass shingles on the roof and cedar shingles set into the gable. The extension will be supported on 8x8 timber pillars clad in BC fir to match the existing timbre pillars at the front of the property and will have pine board on the underside of the roof. The new gable will also feature a vent within the peak to match the existing gable.

This report is provided for information, prior to a decision from Council pursuant to Section 42(4.1) of the *Ontario Heritage Act*. The Director of Planning, Building & Licensing Services may pre-consult with the Committee where deemed necessary due to the complexity of the application, under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141. Formal consultation with the Committee is not a statutory requirement under the *Act*.

This application was deemed complete on September 29, 2016. 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 December 28, 2016.

The applicant has submitted conceptual drawings and material specifications (Exhibit A - Proposed Plans and Drawings) in support of the application. Current photos of the property showing the proposed project work area have also been included as Exhibit A.

The application to construct the main dwelling on the subject property was reviewed by Heritage Kingston and approved by Council in 2010 (File Number P18-716-084-2010), which was accompanied by a Heritage Impact Statement (HIS) completed by Mac Gervan (Exhibit D). A corresponding Consent application for severance from the neighbouring property (275 Main Street, John Mark’s House) was also the subject of an Ontario Municipal Board appeal, where the decision determined that the severance met the intent of the Barriefield Conservation District.

**Reasons for Designation**

The subject property was included in the Barriefield HCD, created pursuant to Part V of the *Ontario Heritage Act* in 1981. Given that the property was recently severed, it is not included separately in the ‘1992 Historical Building Inventory’. The Inventory of Properties included with the recently updated District Plan (Appendix A to the 2016 Barriefield HCD Plan) describes it as a

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contemporary, multi-bay, cross gable, frame construction with numerous additions. The evaluation rates this property as a “non-heritage” property.

As a portion of the original lot at 275 Main Street, the property at 273 Main Street is intricately tied to the history of John Mark’s House (an identified heritage building in the District). The Inventory Evaluation for both properties have been included in Exhibit C - Property Inventory Evaluations. The site also has significant contextual and landscape value, as noted in the original District Plan (Appendix 5: Landscape Review) which describes that this property was part of Landscape Unit 6, the linear group of residences that formed “the main entrance to the village”, which was traditionally lined with hedgerows and stone fencing which allowed small, framed views down to the river through openings in the vegetation (also noted in Exhibit C).

### **Built Heritage Analysis - Barriefield Conservation District Plan**

While not all buildings in Barriefield are considered to be of heritage value or interest, additions and alterations can have an adverse effect on nearby heritage buildings and the cultural heritage value of a District as a whole. Therefore, the subject works will be undertaken in accordance with the City’s recently updated Village of Barriefield HCD Plan (and current Barriefield HCD Plan), as well as other existing by-laws, policy and guidance. These should be considered and followed in order to ensure that works undertaken to non-heritage buildings “respect the overall character and heritage attributes of the District”.

The District Plan policies related to this application include Section 4.4 of the updated Plan and Section 4.2 of the current Plan, ‘Alterations and Additions to Non-heritage Buildings’. The proposed alteration meets the policies of these sections in terms of maintaining roof height and profile as well as use of traditional materials. The alteration will also be located out of view from the public realm. Further, the HIS submitted in 2011 considered the impacts of construction of the new house and found that due to its location on the sloping portion of the hill, only the peaks of the house are visible from the street and do not obstruct the view of the river. The HIS also found that there were no impacts on the John Mark’s House or other significant surrounding attributes. Given that the alterations as part of the subject application are very minor modifications to the original construction, staff are of the opinion that the alteration will have no impact on the cultural heritage value of the District.

### **Previous Approvals**

P18-716-084-2010      Construct a new house

### **Comments from Agencies and Business Units**

The following internal departments have commented on this application:

Building Division: Building Permit will be required for proposed work and confirmation will be required that existing footings are sufficient to carry new loading.

Engineering: No comments.

Fire: No comments.

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Utilities Kingston: Utilities Kingston has no issues or concerns.

Property Standards: No comments.

Kingston Hydro: No comments.

**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)

By-Law Number 2013-141 Procedural By-Law for Heritage

By-Law Number 17-80 Designating the Village of Barriefield as a Heritage Conservation District

Barriefield Heritage Conservation District Plan (May, 1992)

Village of Barriefield Heritage Conservation District Plan (August 2016)

Rideau Canal National Historic Site Management Plan (2005)

City of Kingston Official Plan

**Notice Provisions:**

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

**Accessibility Considerations:**

Not applicable

**Financial Considerations:**

Not applicable

**Contacts:**

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

Marnie Venditti, Manager, Development Approvals 613-546-4291 extension 3256

MacKenzie Kimm, Planner, Heritage 613-546-4291 extension 3251

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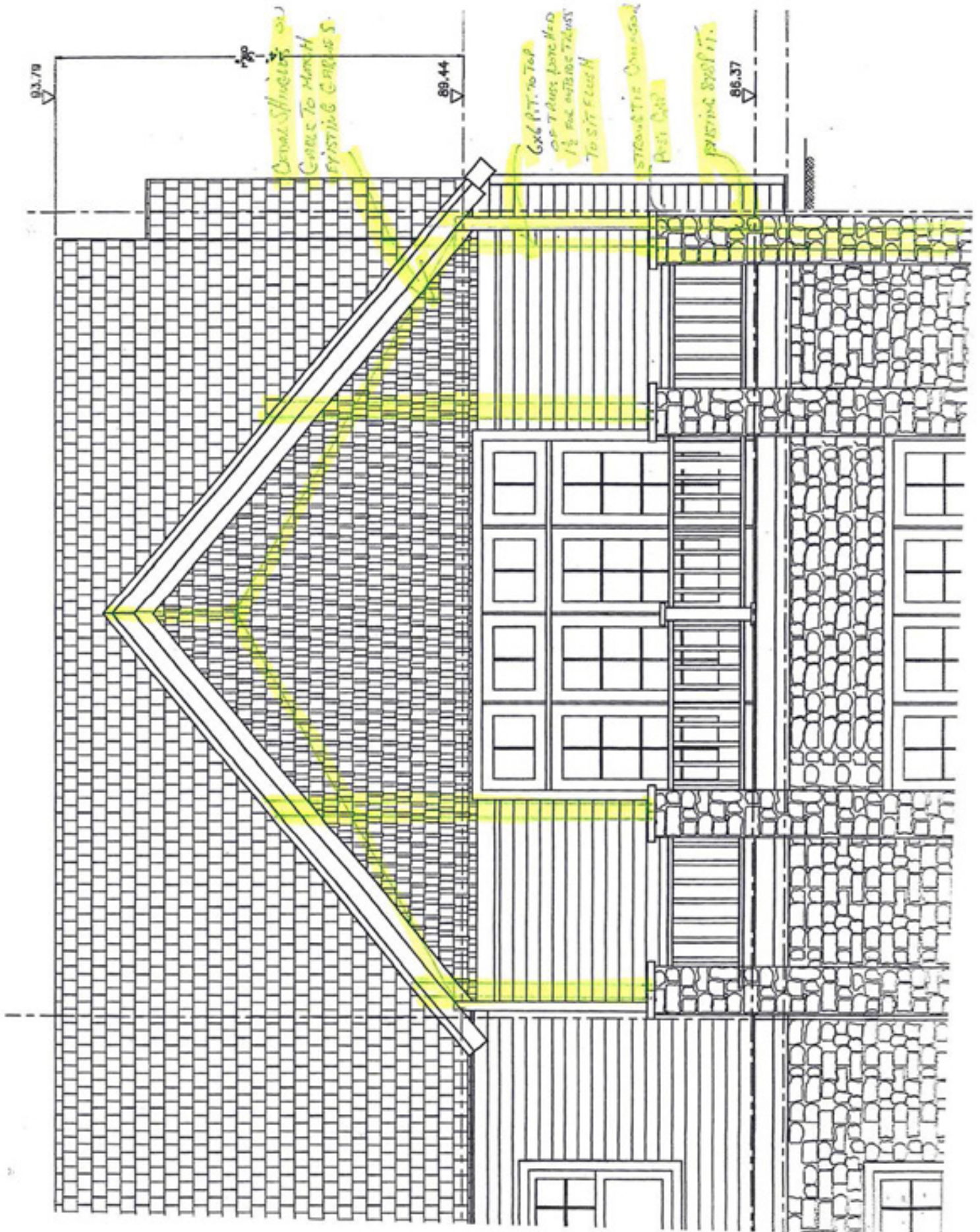
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**Other City of Kingston Staff Consulted:**

This application was circulated to a number of internal departments for review and all comments have been incorporated.

**Exhibits Attached:**

- Exhibit A Proposed Plans and Drawings
- Exhibit B Property Photographs
- Exhibit C Property Inventory Evaluations
- Exhibit D Heritage Impact Statement (2011)



6x6 P.T. TO TOP  
OF TRUSS JOINT  
2x6 BR. TRUSS TO ST. FLOOR

EXISTING SPDF PL.

STANDARD OVERHEAD  
POST CAP

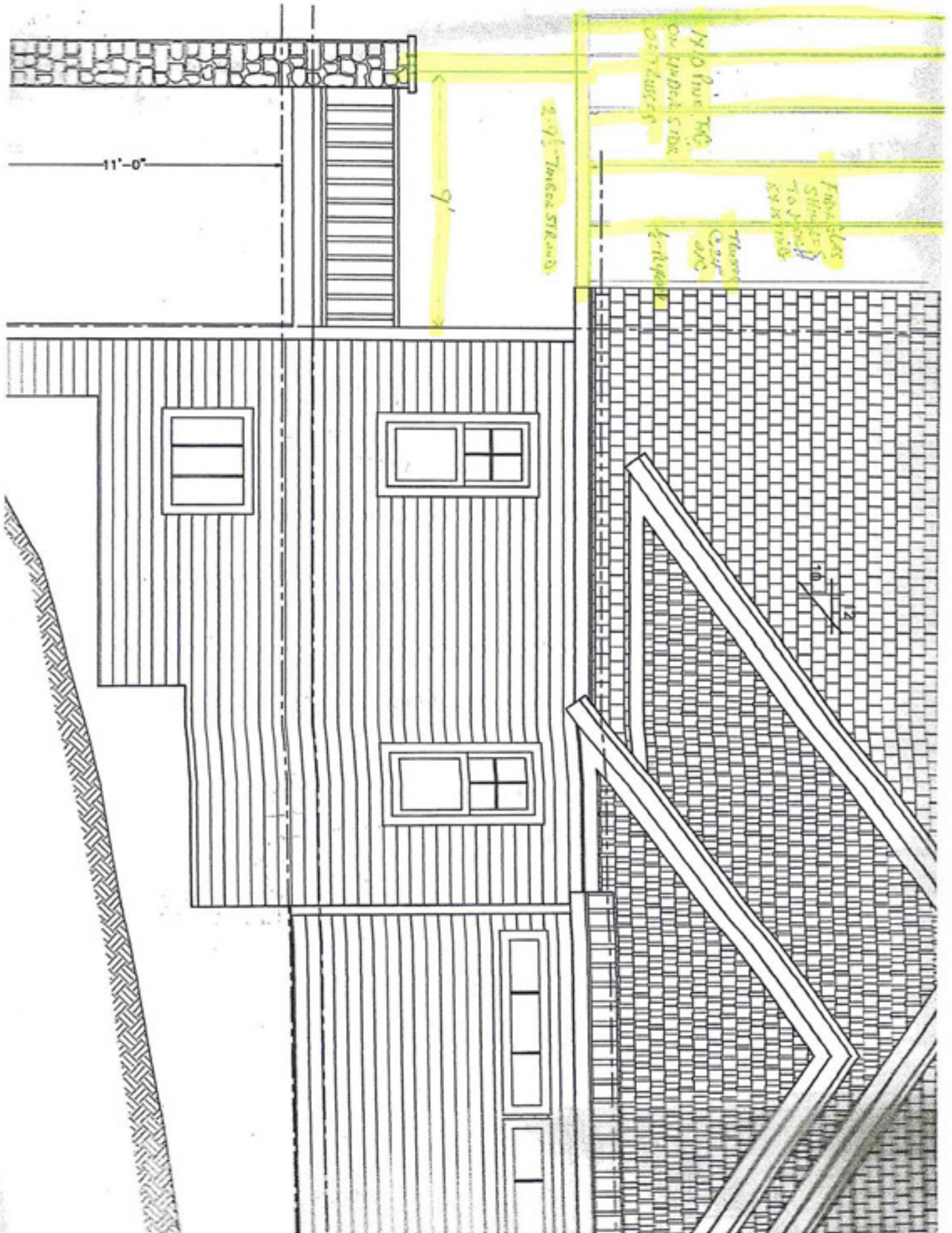
EXISTING SPDF PL.

93.70

89.44

86.37



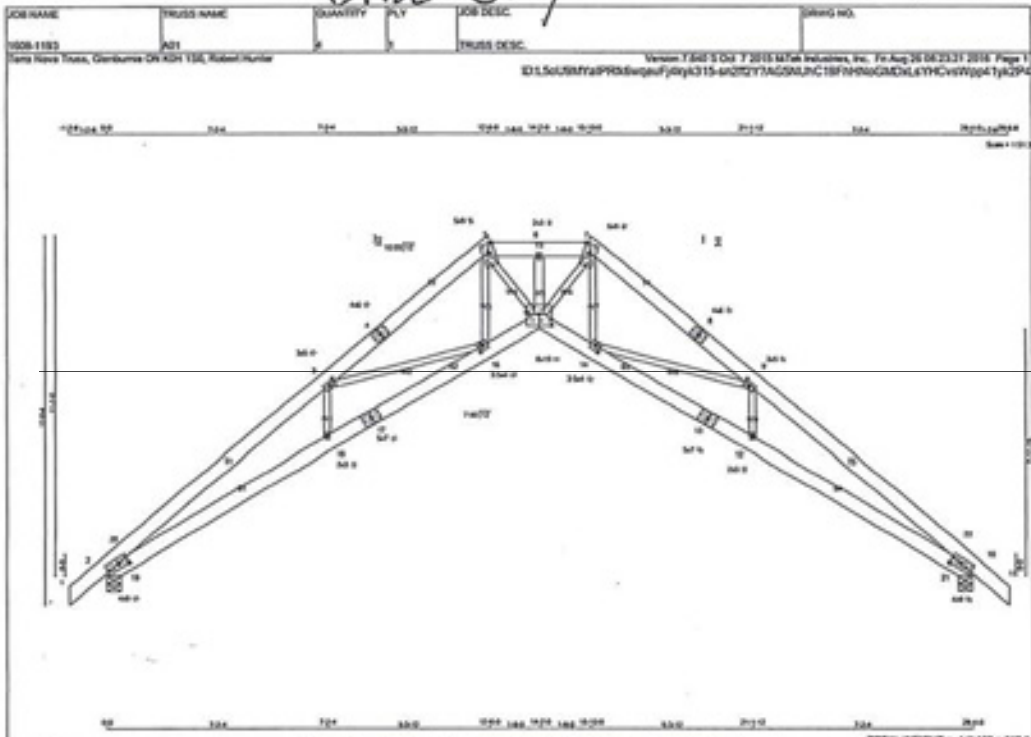






DAVE GAY

#1245 includes  
GIU LAM  
SUPPORT  
BEAM



MEMBER	SIZE	LUMBER	DESCR.
1 - 4	2x6	SPF	No.2
4 - 5	2x6	SPF	No.2
7 - 8	2x6	SPF	No.2
8 - 11	2x6	SPF	No.2
5 - 7	2x6	SPF	No.2
2 - 3	2x6	SPF	No.2
17 - 18	2x6	SPF	2100F L&C
15 - 16	2x6	SPF	2100F L&C
12 - 13	2x6	SPF	2100F L&C
10 - 11	2x6	SPF	2100F L&C

ALL WERS 2x6 DRY No.2 SPF  
EXCEPT 15-18 2x4 DRY No.2 SPF

DRY SEASONED LUMBER.

ALL JOINTS TO BE SHEATHED OR MAX. PURLIN SPACING = 3.0 FT.  
MAX. UNBRACED BOTTOM CHORD LENGTH = 15.0 FT. OR ROOF CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

MEMBER	COMBINED	SHEAR	MAX. PERMISSIBLE	WIND	DEAD	SOIL
1	1300	1008/10	0/0	0/0	291/0	0/0
10	1300	1008/10	0/0	0/0	291/0	0/0

BEARING CRITERIA

SPECIFIED LOADS:  
TOP CH. LL = 32.5 PSF  
TOP CH. UL = 3.0 PSF  
BOT CH. LL = 0.0 PSF  
BOT CH. UL = 7.0 PSF  
TOTAL LL = 43.5 PSF

SPACING = 24.0 IN. OC

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.0/12.0 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:  
- PART 9 OF NBC 2010, BNBC 2012, AND 2014  
- CSA S806  
- TFC 2011

85% OF 410 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAFTER/CEILING EQUALS 32.5 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFLECTION: L/200 (S.M.)  
CALCULATED VERT. DEFL. (LL) = 1.758 (S.M.)  
ALLOWABLE DEF. (LL) = 1.758 (S.M.)  
CALCULATED VERT. DEFL. (UL) = 1.488 (S.M.)

CS: 10-0.86 (9-22.1), 80-8.42 (10-21.1),  
WB-0.37 (9-10.1), 25-9.42 (10-21.1)

DOE LUMBER-1.00 N/A+1.00 L5 BEND=1.10  
COMP-1.10 SHEAR-1.10 TENS=1.10

COMP WOOD LANE LOAD FACTOR = 0.80

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

N/A VALUES

PLATE	GAP(DRY)	SHEAR	SECTION
19-19	0.1488	-0.2	0.28(0)
19-17	0.1488	-0.2	0.28(0)
17-16	0.1488	-0.2	0.28(0)
16-15	0.1419	-0.2	0.28(0)
15-14	0.1419	-0.2	0.28(0)
14-13	0.1488	-0.2	0.28(0)
13-12	0.1488	-0.2	0.28(0)
12-11	0.1488	-0.2	0.28(0)
11-10	0.1542	-0.2	0.41(0)

PLATES (Details in isoband)

JT TYPE	PLATES	W	LEN	Y	X
2	TMBH	MT20	4.0	5.0	2.00 2.75
3	TMBH	MT20	3.0	5.0	1.50 2.25
4	TS4	MT20	4.0	6.0	
5	TWWH	MT20	5.0	5.0	Edge
6	TMBH	MT20	2.0	3.0	
7	TWWH	MT20	5.0	5.0	Edge
8	TS4	MT20	4.0	6.0	
9	TMBH	MT20	3.0	5.0	1.50 2.25
10	TMBH	MT20	4.0	5.0	2.00 2.75
12	SHWH	MT20	2.0	3.0	
13	SD-I	MT20	5.0	7.0	
14	SHWH	MT20	3.0	4.0	1.75 1.75
15	SHWH	MT20	6.0	10.0	4.25 5.00
16	SHWH	MT20	3.0	4.0	1.75 1.75
17	SD-I	MT20	5.0	7.0	
18	SHWH	MT20	2.0	3.0	

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

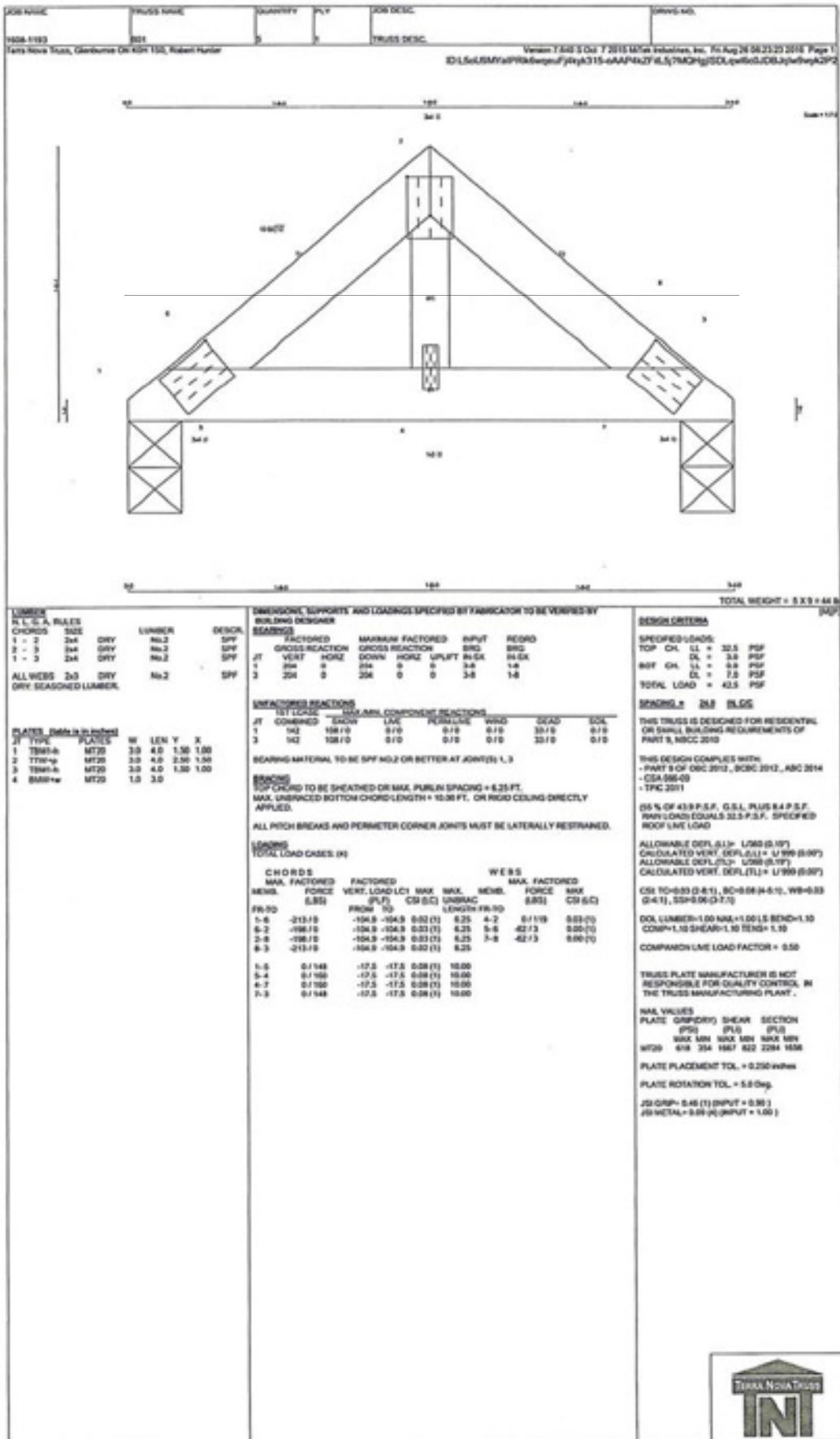
CHORDS

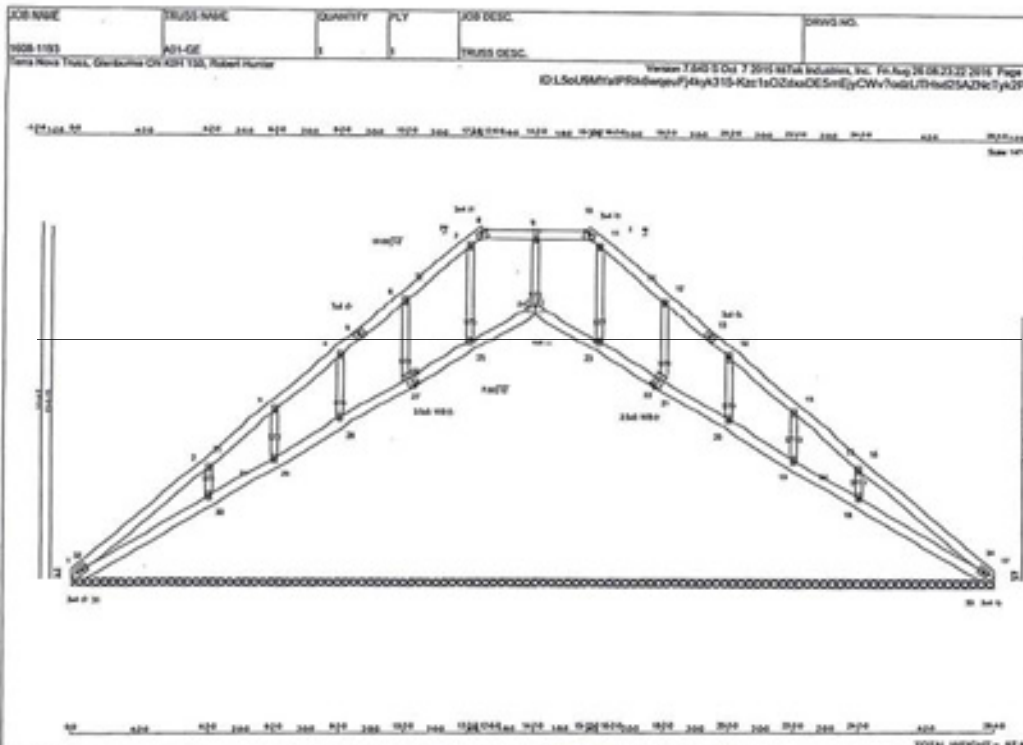
MEMB.	MAX. FACTORED FORCE (SBS)	VERT. LOAD (LET)	MAX. (P/L)	MAX. (C/S-C)	UNBRAC.	MEMB.	MAX. FACTORED FORCE (SBS)	MAX. (C/S-C)
FR-10	1.75	-104.9	-104.9	0.87(0)	10.00	10-6	-137.10	0.82(0)
2-10	-4263.10	-104.9	-104.9	0.83(0)	3.02	12-9	-130.10	0.82(0)
20-3	-9410.10	-104.9	-104.9	0.80(0)	3.33	18-3	-139.10	0.82(0)
3-4	-4667.10	-104.9	-104.9	0.31(0)	3.82	14-7	0.1488	0.11(0)
4-5	-4667.10	-104.9	-104.9	0.31(0)	3.82	16-5	0.1488	0.11(0)
7-8	-4667.10	-104.9	-104.9	0.31(0)	3.82	3-6	-466.10	0.26(0)
8-9	-4667.10	-104.9	-104.9	0.31(0)	3.82	16-9	-495.10	0.26(0)
9-10	-9410.10	-104.9	-104.9	0.36(0)	3.33	5-15	0.12945	0.87(0)
22-10	-4263.10	-104.9	-104.9	0.83(0)	3.02	10-7	0.12945	0.87(0)
10-11	1.75	-104.9	-104.9	0.87(0)	10.00	19-20	0.1006	0.00(0)
5-6	-9228.10	-104.9	-104.9	0.28(0)	3.59	21-22	0.1006	0.00(0)
6-7	-9228.10	-104.9	-104.9	0.28(0)	3.59			

W E B S

MEMB.	MAX. FACTORED FORCE (SBS)	MAX. (C/S-C)
19-19	0.1488	-0.2
19-17	0.1488	-0.2
17-16	0.1488	-0.2
16-15	0.1419	-0.2
15-14	0.1419	-0.2
14-13	0.1488	-0.2
13-12	0.1488	-0.2
12-11	0.1488	-0.2
11-10	0.1542	-0.2







MEMBER	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
TRUSS 1103	A11-GE	1	1	TRUSS DESC.	
Terra Nova Truss, Manufactured On Job Site, Robert Hunter					
Version 7.00 S Oct 7 2015 10:16 Industries, Inc. Fri Aug 26 08:23:22 2016 Page 1					
ID:L5dLRMhGjP5a8wepgP74yA310-Raz1aOZxaxDES5nEjyCWw7aagL7Hm02SAZ4c7yA2P5					
1'-0" 2'-0" 3'-0" 4'-0" 5'-0" 6'-0" 7'-0" 8'-0" 9'-0" 10'-0" 11'-0" 12'-0" 13'-0" 14'-0" 15'-0" 16'-0" 17'-0" 18'-0" 19'-0" 20'-0" 21'-0" 22'-0" 23'-0" 24'-0" 25'-0" 26'-0" 27'-0" 28'-0" 29'-0" 30'-0"					
<p><b>LUMBER</b></p> <p>N. L. G. A. RULES</p> <p>CHORDS SIZE LUMBER DESCR.</p> <p>1 - 6 2x4 DRY No.2 SPF</p> <p>5 - 8 2x4 DRY No.2 SPF</p> <p>10 - 13 2x4 DRY No.2 SPF</p> <p>13 - 17 2x4 DRY No.2 SPF</p> <p>8 - 10 2x4 DRY No.2 SPF</p> <p>7 - 26 2x4 DRY No.2 SPF</p> <p>26 - 34 2x4 DRY No.2 SPF</p> <p>24 - 22 2x4 DRY No.2 SPF</p> <p>22 - 17 2x4 DRY No.2 SPF</p> <p>ALL WEBS 2x3 DRY No.2 SPF EXCEPT</p> <p>ALL GABLE WEBS 2x3 DRY No.2 SPF DRY SEASONED LUMBER.</p> <p>GABLE STUDS SPACED AT 24-0 OC.</p> <p><b>PLATE</b> Details in inches</p> <p>JF TYPE PLATE W L EN Y X</p> <p>1 TRUSS-MT20 3.0 4.0</p> <p>2, 3, 4, 6, 7, 9, 11, 13, 14, 15, 16</p> <p>2 TMR-MT20 2.0 3.0</p> <p>4 TR-L MT20 3.0 4.0</p> <p>6 TR-M MT20 3.0 4.0 Edge</p> <p>10 TR-M MT20 3.0 4.0 Edge</p> <p>13 TR-L MT20 3.0 4.0</p> <p>17 TRUSS-M MT20 3.0 4.0</p> <p>18, 19, 20, 23, 25, 26, 29, 30</p> <p>18 SBR-MT20 2.0 3.0</p> <p>22 SBR-MT20 3.5 5.0 0.50 1.50</p> <p>24 SBR-MT20 4.0 6.0</p> <p>26 SBR-MT20 3.5 5.0 0.50 1.50</p> <p>Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.</p> <p>WB - INDICATES BLOCKING REQUIRED</p>					
<p><b>DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER</b></p> <p><b>BEARING</b></p> <p>THIS TRUSS DESIGNED FOR CONTINUOUS BEARING.</p> <p>THIS TRUSS REQUIRES RIGID SHEATHING ON EXPOSED FACE.</p> <p>REVEALED PLATE OR SHIM REQUIRED TO PROVIDE FULL BEARING SURFACE WITH TRUSS CHORD AT JOINTS 24, 25, 23</p> <p>BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S)</p> <p><b>BRACING</b></p> <p>TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.</p> <p>MAX. UNBRACED BOTTOM CHORD LENGTH = 18.00 FT. OR GRID CEILING DIRECTLY APPLIED.</p> <p>ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally Restrained.</p> <p><b>LOADING</b></p> <p>TOTAL LOAD CASES (K)</p> <p><b>CHORDS</b></p> <p>MEMB. MAX. FORCE FACTORED VERT. LOAD (L1) MAX. FORCE FACTORED (K) (K) (K) (K)</p> <p><b>WEBS</b></p> <p>MEMB. MAX. FORCE FACTORED MAX. FORCE FACTORED (K) (K) (K) (K)</p>					
<p><b>DESIGN CRITERIA</b></p> <p>SPECIFIED LOADS:</p> <p>SOP CH LL = 32.5 PSF</p> <p>SOP CH DL = 3.0 PSF</p> <p>WOF CH LL = 6.0 PSF</p> <p>WOF CH DL = 2.0 PSF</p> <p>TOTAL LOAD = 41.5 PSF</p> <p>SPACING 2x3 @ 24.00</p> <p>LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM</p> <p>THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 8, NBC 2015</p> <p>THIS DESIGN COMPLES WITH:</p> <ul style="list-style-type: none"> <li>- PART 8 OF CBC 2012, BORG 2012, ABC 2014</li> <li>- CSA-088-09</li> <li>- TRC 2011</li> </ul> <p>(55 % OF 41.5 P.S.F., G.S.L. PLUS 8.4 P.S.F. BARRIERS (EQUALS 53.3 P.S.F. SPECIFIED ROOF LINE LOAD</p> <p>CSL TO=0.17 (2-32 F), SCH=14 (18-33 F), WSP=0.05 (2-30 F), SPP=9.13 (2-32 F)</p> <p>DCL LUMBER=1.00 NDL=1.00 LS BEND=1.10 COMPL 1.10 SHEAR=1.10 TEND= 1.10</p> <p>COMPANION LINE LOAD FACTOR = 0.50</p> <p>TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.</p> <p><b>NAIL VALUES</b></p> <p>PLATE GRAPHERY SHEAR SECTION (PSI) (PSI) (PSI)</p> <p>MAX MIN MAX MIN MAX MIN</p> <p>MT20 610 354 1667 622 2294 1556</p> <p>PLATE PLACEMENT TOL. = 0.250 inches</p> <p>PLATE ROTATION TOL. = 5.0 Deg.</p> <p>JOBGRAPH 9.87 (14) (INPUT = 0.90)</p> <p>JOBMETAL = 9.10 (1) (INPUT = 1.00)</p>					
TOTAL WEIGHT = 87 K					

9/2 2017



Property Photographs



Figures 1:View of the property from Main Street.



Figure 2: View from side of house towards the water.



Figure 3: View of the scope of work area from the sloping hill.



Figure 4: View of scope of work area from the side yard.





Figure 5: (Left) Front of main dwelling with scope of work area obstructed.  
(Right) Proposed wood cladding for pillars to be similar to above.

**Name:**

**Address:** 273 Main Street

**Property Number:**  
 1011090090211220000.00

**Lot:**  
 PLAN 464 PT LOT 3 RP;13R18166  
 PARTS 3 AND 4



<b>Property Type:</b>	Residential
<b>Era/Date of Construction:</b>	2011
<b>Architect/Builder:</b>	Builders Jake Dupuis and David Gay
<b>Building style/Influence:</b>	Contemporary
<b>Materials:</b>	Frame
<b>Number of Bays:</b>	Multiple bay
<b>Roof Type</b>	Cross gable
<b>Building Height:</b>	Two storey
<b>Alterations:</b>	Not known
<b>Landscape/setting:</b>	Sloped yard, trees, lawn, stone retaining wall
<b>Heritage value:</b>	Non-heritage

**Name:** John Marks House

**Address:** 275 Main Street

**Property Number:**  
1011090090083500000.00

**Lot:** PLAN 464 PT LOT 3  
RP;13R18166 PART 5



<b>Property Type:</b>	Residential
<b>Era/Date of Construction:</b>	1824-1828
<b>Architect/Builder:</b>	Stone structure by John Grant, Main house by John Marks
<b>Building style/Influence:</b>	Vernacular
<b>Materials:</b>	Log and Frame
<b>Number of Bays:</b>	Four
<b>Roof Type</b>	Side gable
<b>Building Height:</b>	Two storey
<b>Alterations:</b>	Restoration (2005), windows restored (2006)
<b>Landscape/setting:</b>	Open lawn, specimen trees, gravel drive
<b>Heritage value:</b>	Heritage

#### **Description of Historic Place:**

The John Marks House is located on the west side of Main Street in the Barriefield Heritage Conservation District. The property contains a c. 1820s two storey frame structure connected to a c. 1800 stone structure.

#### **Heritage Value:**

The construction of this house is partially documented in the diary of its original owner John Marks from 1824-1828. When Marks purchased EGCR Lot 19 in 1824 a small stone dwelling built by John Grant c. 1800 already existed on the lot. This stone dwelling is believed to have been incorporated into the present structure on the north side.

Marks was a prominent historical figure in Barriefield. He was a leader in local government as well as many business, commercial and social enterprises. He served as a MLA from 1836 to 1840; was president of the court martial that sentenced the leader of the Patriots of the Battle of the Windmill Van Schultz to death in 1839; first warden of Frontenac County council and first reeve of Pittsburgh

Township; as well as helping to establish St. Mark's Church on land that he had donated. He was also instrumental in forming the Cataraqui Bridge Co. and having a bridge built to connect Kingston and Barriefield.

This two storey house has a "T" shaped plan with a rectangular main block and a rear wing. The long axis of the main house is oriented towards Main Street and has a medium pitched side gable roof. The present structure is clad in shiplap siding. A one storey stone wing with a hip roof stands on the north side. The front facade is divided into four bays with a side entrance door and three first floor windows and four second storey windows. The second floor window sashes have 6/6 lights. Historic photographs show that some of the upper windows had louvred exterior shutters at one time.

A one storey verandah runs across the full width of the main elevation and down the south elevation. The supporting posts are turned. An off-centre brick chimney is located on the roof ridge of the main house while the rear wing and the side stone addition also have brick chimneys. A semi-circular window is located in the north side gable.

#### **Heritage Attributes:**

Elements that define the historical value of the property include:

- Vernacular stone and frame designs representative of early construction in Barriefield Village, and early changes to the property.

Elements that define the architectural value of the property include:

- Two storey massing of frame structure
- One storey massing of stone structure
- "T" shape plan with side gable and hipped roofs
- Four bay facade of frame structure with regularly spaced rectangular window and door openings
- Central rectangular window in stone section
- Wrap-around open porch with turned balustrades
- Brick chimneys
- Narrow horizontal cladding

Elements that define the contextual value of the property include:

- Setback from street
- Orientation to Main Street

New trees and/or fencing should be installed along the 2 frontages of the grocery store to reduce the visual impact of the asphalt parking lot from the street.

**Landscape Unit 6: Main Street, west side.**

The existing trees, hedgerows and decorative fencing along Main St. should be retained in order to maintain the continuous visual definition of the edge of the street. Any new entrances should be defined by an opening in the existing borders. Replanting of groupings or specimen trees in the residential yards should be undertaken as the existing trees mature and are removed. The same mix of species is encouraged.

With respect to 273 Main St. a review of historical photographs reveals that, with the exception of the plank sidewalk and ornamental fence that have been lost, the landscape of 273 Main St. has remained unchanged for a considerable period and is now of importance within the village. The owner of 273 Main St. is encouraged to survey and document the existing historic landscape of this property.

A rehabilitation plan for this significant property should be prepared to guide its conservation. Any redevelopment of this property should be designed in a manner that retains this landscape. A single narrow driveway entrance, framed by streetside planting is preferable in order to retain both the streetscape and the private landscape.

Overhead wires should be maintained as much as possible on one side of the street only. Street lighting providing adequate light levels should make use of the existing poles. A simple modern fixture that does not dominate the streetscape is appropriate.

**HERITAGE IMPACT STATEMENT FOR:  
271 - 273 Main STREET - BARRIEFIELD**

JUN 07 2010  
PLANNING & DEVELOPMENT  
DEPARTMENT  
CITY OF KINGSTON

**Introduction**

The owners of 271 and 273 Main Street are proposing to build a new house as per plans on 273 Main Street and then in next year of so, to build a second residence on 271 Main Street. These properties have been severed from the original property, The John Mark's House at 275 Main Street (formerly 273 Main Street, which dates back to 1824), and are zoned for residential construction. The OMB ruling created 2 lots zoned Residential. The design of the proposed houses has been done by Scott McNeely, prof engineer, along with the owners and the builder, JND Construction.

The subject property is located in Barriefield Village, a heritage conservation district so designated under the Ontario Heritage Act and is subject to the provisions of the *Barriefield Heritage Conservation District Plan (BHCDP)*. The site is on the west side of Main Street and backs onto the east shore of the Greater Cataraqui River and overlooks the City of Kingston's downtown core.

This application was appealed to the OMB and the decision was issued March 16/05 in favor of the then owners, Willard and Helen Treleaven, with some conditions.

The heritage status of the original building and property, along with the proximity to other heritage structures and the Heritage district, "triggers" the requirement for a *Heritage Impact Assessment (HIA)* of the proposal reported as a *Heritage Impact Statement (HIS)*. The authority for the HIS is derived from the *Ontario Heritage Act (OHA)*, Section 2(d) of the *Planning Act* and section 2.6 of the *Provincial Policy Statement 2005*.

**Existing Site Context**

The existing property is a large well treed double lot that is directly behind and well below the John Mark's House and slopes steeply away towards the Cataraqui River. The formation of these two lots was conditional on having the John Mark's House properly retained and restored and that the new homes "do not detract from the landscaping and siting of the Marks House". The OMB ruling also stated that the "homes to be located on the slope of the river and be of a height that will not impact on the established streetscape or the Marks House." The ruling also stated that the exterior side yard adjacent to the Gordons will be set at 3.9m. And the interior to the north to be 1.2m.....

**Proposed Development**

The construction of two residences with attached double garages as shown on the site plan. Also the building of two retaining walls, also shown on the site plan, to be made of Limestone Blocks removed from the excavation and as per detail on the site plan. The proposed elevations show that the highest peak of the house is slightly lower than elevation of the road at the driveway entrance.

The plans show that there has been no attempt to build a replica of an "old" house style in the village. The house is timber framed and very much an Arts and Craft style. This is permitted, I believe, in the Barriefield Heritage Conservation District Plan ... "as part of the continuing changes that are experienced within any community" (Barriefield Heritage Conservation District Plan, 4.5)

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The proposed materials are as per following:

- Please note that I am using the plans dated April 12/10, which show the site plan for both lots, but the construction details for 273 Main(the more northerly lot) only. I have replaced the elevations with drawings dated May 31/10(revised mullion details on some windows and reduction of height transom windows)..My understanding is that the house to be built at 271 will be very similar in finishes to 273.
- insulated Concrete Foundations with limestone veneer finish
- one storey bungalow, timber framed with vaulted ceilings and small second storey living above garage area
- asphalt shingle roofing
- finish main storey, combination of stone(as per foundation), timber framing(portico only), cedar shingles, and wood siding(clap board for 273 and board and batten for 271) with corner boards, frieze boards, and water table boards
- double hung widows and french doors...wood interior, metal clad exteriors...historically profiled mullions, simulated divided lights as per window schedule
- cedar soffit and fascia
- copper minor roofs and flashings
- flag layed stone walkout terrace
- colours similar in tone with shots from JDN's photos
- Preservation of Healthy Trees
  - as can be seen by the photos "Views to Lake" and the site plan, there are numerous trees being saved that will mask the view of the house to the lake
  - more details on the trees to be found in the Tree Report, Nov. 27/09 & Site Plan

## Consideration of Impacts on Surrounding Area

### Street Level

The ground drops off quite significantly once you get to the back side of 275 going steeply to a natural flat, which is where the proposed houses will start. The owners are proposing significant retaining walls, as shown on the site plan. They hope to use limestone excavated from the house foundations to face these new retaining walls.

The main floor elevation of the proposed house at 273 is 86.3m....elevation at the road is 7 metres higher at 93.3m....the height of the proposed house from the main floor level to the highest peak is approximately the same 7m. Therefore the elevation of the highest peak of the two proposed structures will be at the level of the street at the entrance driveway. That along with the remaining trees, means that anyone walking at street level will have their natural view to the river unobstructed and will not see the house....This can be seen on the section through the property...

### 275 Main – John Marks House

This restored residence sits just slightly below the street level, therefore, as stated above, the natural view towards the river will remain unobstructed. The ground drops off very quickly behind 275, opening the view. There will be trees removed where the new residences are proposed and the driveway constructed, but there will still be significant trees left to mask the

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view. When standing on the back deck of the John Mark's house it will be a natural and easy view to the river. If looking down towards the new proposed houses you would be able to see the roof peaks through the trees. Aside from the driveway to the south of the house, there will be no real impact on the John Marks House. Initially it was thought that the garages would be at street level which would have been unfortunate.

### **269 Main Street**

This stucco home sits up at approximately the same level as 275, and of course is not directly in front of the proposed houses, but off to the south. As can be seen from the photos taken from the proposed site, there are many trees between the two properties and a lilac row up by the road. These photos were taken with no leaves on the trees, so when the leaves are out and the neighbours out on their back deck, it will be difficult to see the proposed houses at all.

### **277 Main Street**

This vinyl sided bungalow sits slightly(app 2') above 275 and, of course, does not sit directly in front of the proposed homes, but off to the north. Again like 269, there is a strong tree line, as per the photos, between the two properties and should not obstruct their view whatsoever.

### **St Mark's Church**

As you can see from the photo taken from the front of the church, there is a strong tree line towards the proposed development and it will be impossible to see any of the new homes as all.

### **Barriefield Heritage Conservation District Plan**

The proposed buildings are basically one storey with walk out basements, which with it's "sunken" location.....keeps a low profile....the setbacks and side yards are all within code and OMB requirements.

Due to the topography and size of the approved lots, it makes it virtually impossible to have the garage anywhere but at the street side of the house. Under normal circumstances, this is not the preferred location, but in this case trying to take vehicles further down towards the water would be impractical. Again, due to the location, the front of the house is not visible from the street. The east elevation has a broken gable on the garage end to mask the garage location and a very predominant timber framed front entrance with matching sidelights and stone finish draws the eye as you would come down the driveway. None of the roof pitches are more than 45degrees adhering to the BHCPD guidelines.

The exterior of the building fits in well with the guidelines:

- clap board wood siding(proposed batten siding for 271)
  - the BHCPD guidelines state that board and batten siding should be used only on secondary buildings....in this case the houses out of view from the street and since the exterior details and style of houses are very similar, the switch to the board and batten is appropriate. With the Arts and Craft style, the board and batten looks very sophisticated.. Look at the details in the photos from the JDN project and the board and batten can look very good....
- the owners propose to use a simulated divided light double hung windows
- the foundation will be a limestone veneer
- asphalt shingles

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**OMB DECISION**

The restoration of the John Marks House has been very well restored and the new proposal will not take away from the integrity of the landscape and siting of the Marks House. The new owners have committed themselves to saving the stones from the dry laid wall to the left of their new driveway which is in bad repair ... and to restore the wall to their driveway. The proposal conforms with the OMB's side yard conditions.

As stated in the OMB hearing..."While the planner agreed that the size and configuration was different than the five lots in the immediate adjacent area backing onto the river, this is what the Official Plan policies envisaged and the shape preserves the Marks House and its setting."

**Mitigation of Impacts/Recommendations**

There are no major mitigations required, but attention must be paid to the details of this work as per the photos of other JDN's projects, particularly the location of roof vents and valley details. .

**CONCLUSIONS**

My opinion is that this is a very good infill project. From a location and siting perspective, this proposal is in compliance with the OMB, and represents good planning. The proposed homes will have very little effect on the surrounding homes or neighborhood.

The proposed buildings fit in with the criteria and intent of the Barriefield Heritage Conservation District Plan and the OMB decision.

The detailing and massing of the proposal is quite appropriate.

There is reasonable tree coverage between the lake and the proposed homes.

These new homes will give an attractive and an appropriate addition to Barriefield.

**Authorship**

This HIS has been undertaken at the request of the proponent by MacGervan, CAHP.

I have been a designer/builder in the Kingston Area for 30 years, with much experience in Restoration. I have won numerous awards for my Heritage work. I was a member of LACAC for six years.

In Barriefield Village, I have designed and built two new residences and have been involved with several restoration projects.

**Sources**

- Constuction Drawings by Scott McNeeley, dated April 12/13 & May 31/10
- Standards and Guidelines for the Conservation of Historic Places in Canada
- Ontario Municipal Board decision # 0626 , Mar. 16/05
- Barriefield Heritage Conservation District Plan
- Stage 1, 2, 3 Archaeological Assessment, October 20, 2009
- Tree Report , November 27/09

Mac Gervan, ~~April 16/10~~ June 6/10



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