



**City of Kingston  
Report to Heritage Kingston  
Report Number HK-16-047**

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**To:** Chair & 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:** 225 Main Street (P18-477)  
**File Number:** P18-075-2016

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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 225 Main Street is located on the west side of Main Street in Barriefield. The property includes one half of a one-and-a-half storey limestone double house, constructed circa 1834, with an attached stone and wood frame garage. The subject property is included in the Barriefield Heritage Conservation District (HCD), designated pursuant to Part V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-075-2016, has been submitted to construct an approximately 3.7 metre by 8 metre (12 foot by 26 foot) addition to the rear of the dwelling with a two-level balcony that adjoins the proposed addition with the recently approved rear addition to 223 Main Street.

All submission materials are available online through the Development and Services Hub (DASH) at, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

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This application was deemed complete on October 4, 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 January 3, 2017.

**Recommendation:**

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

That alterations to the property at 225 Main Street, be approved in accordance with the details described in the application (File Number P18-075-2016) which was deemed complete on October 4, 2016, with said alterations to include a rear addition with a two-level balcony, subject to the following conditions:

- a) All masonry work shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings; and
- b) That a building permit be obtained.

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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**

The subject property at 225 Main Street is located on the west side of Main Street in the Barriefield HCD. It contains one half of a one-and-a-half storey limestone double house and attached garage, built originally in 1834.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-075-2016) has been submitted to seek approval of an approximately 3.7 metre by 8 metre (12 foot by 26 foot) addition to the rear of the dwelling, including a two-level balcony that adjoins the proposed addition with the recently approved rear addition to 223 Main Street (Exhibit A – Conceptual Plans). The new addition will be clad in wood board and batten siding to match the adjoining building. The balcony railings will be metal in a custom made design, either black or a beige tone.

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 October 4, 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 January 3, 2017.

**Built/Cultural Heritage Analysis**

The new Village of Barriefield HCD Plan (August 2016) was approved by Council on September 20, 2016. The 30 day appeal period will expire on October 28, 2016. This application has been reviewed against the policies and guidance of both plans.

The proposed works are encouraged to be undertaken in accordance with the approved 2016 draft plan for the Barriefield HCD; however, other applicable by-laws, policy and guidance (including the 1992 Barriefield HCD Plan) should also be considered and followed, in order to ensure that the completed structure “adds to or enhances the history of the building and does not devalue it” (Section 4.4 of the 1992 Barriefield Plan).

The proposed two-storey addition will be primarily clad in wood (board and batten) siding (Exhibit A – Concept Plans). The roof will be flat and used as a balcony that extends the full width of the addition and extend over a lower balcony and terminates on the recently approved rear addition at 223 Main Street to the south (Heritage Permit Number P18-041-2016, approved June 21, 2016). Four rectangular sash windows, in a 6 over 6 glazing pattern, are proposed on the west facing façade. The colours of the proposed siding will be the same as those found elsewhere on the building (tones of light brown). The most prominent feature of the addition is the two-level deck/balconies. The railings are to be metal, with a simple picket design in a black or beige tone. The entire addition, including railings, will be constructed below the current ridgeline of the main house’s roof and located centrally along the rear wall of the building and



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therefore will not be visible from Main Street and only minimally visible (in the winter months) from Green Bay Road to the west.

It should be noted that the plans submitted with this application indicate a large glass door in the attached garage. The applicant has confirmed that this is noted in error, and that the new doors will be designed to match those approved through Heritage Permit Number P18-477-014-2014.

The proposed addition was assessed through a Heritage Impact Statement (HIS), prepared by Dr. Jennifer McKendry in 2013 (Exhibit B). While the footprint is slightly larger, the basic configuration and height of the addition remains largely unchanged from that which was reviewed in 2013.

The current Barriefield HCD Plan (1992), Section 4.4, notes that when considering a new addition to a heritage building the impacts should be visualized from the “street or at a pedestrian level”. The new addition will be constructed below the height of the roof ridgeline. Only partially visible, in the winter months only, from the west side of the building off of Green Bay Road, the impacts from the public realm will therefore be minimal.

The Barriefield HCD Plan further states that “new additions should be constructed in a way that clearly differentiates them from original historic fabric, and ensures the continued protection of distinguishing architectural features and does not radically change, damage, obscure, destroy or detract from such features.” The approved August 2016 draft of the new Village of Barriefield HCD Plan (section 4.3.2) expands on this current policy noting that new additions shall avoid “replicating the exact style of the existing Heritage building, or imitating a particular historical style or period of architecture.” Further, that “successful and compatible additions will be those that are complementary in terms of scale, mass, materials, form and colour.”

Staff have reviewed the scale, massing, design details and choice of materials from a heritage impact perspective and with respect to the existing and new conservation district policies for the Barriefield HCD. Staff are satisfied that the proposed addition meets the Objectives and Principles of both plans and particularly with respect to those policies and guidelines related to new additions to heritage buildings. Specifically, the new addition will “not destroy significant historical, architectural, streetscape or cultural features” and is using “colour and material that is compatible with the prevailing character of the building, streetscape, landscape and district” (Section 2.3 in the 1992 Plan).

Given that most of the proposed addition will not be visible from the public realm, thus having minimal impacts on the District, and given that the applicant has chosen materials and colours that are complementary to the existing building and are common within the District, staff have no concerns with the conditional approval of this application.

The recommended conditions of approval relate to obtaining building permits, as necessary. Further, the standard condition pertaining to undertaking any necessary masonry work in conformity with the City’s Policy on Masonry Restoration on Heritage Buildings, are included.

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**Reasons for Designation**

The subject property is included in the Barriefield HCD created pursuant to Part V of the *Ontario Heritage Act*, in 1981. The reasons for designation from the 1992 Historical Building Inventory (Exhibit C) are as follows:

“Built by Alexander Mayberry, a local blacksmith, this one-and-a-half storey limestone cottage was originally a single dwelling. In 1862 it was sold and became the "Pittsburgh Inn". From 1873 to 1913 cabinetmaker Miles Byrnes operated a grocery store and a tavern in this location. It has also been a post office.”

The draft Inventory of Properties (Appendix A to the Council adopted Barriefield HCD Plan update) rates this property as a “heritage” building (Exhibit C - Inventory Evaluation of Property (1992 and 2016 versions)). The description of heritage value notes that it was originally a one-and-a-half storey limestone cottage and single dwelling, but also had several other uses throughout its history. It is representative of vernacular stone design of early construction in the village, and its important architectural elements include its massing, stone construction, rectangular side-gable plan, multiple bay façade, stone chimneys and stone and wood frame attached garage. Additionally, the property’s close setback to the street and orientation to Main Street are specifically noted as important contextual attributes.

**Previous Approvals**

P18-477-014-2014	Reconstruction of attached drive shed
P18-477-031-2013	Install storm doors at the front entrances and restore existing doors on the front entrances
P18-477-035-2012	Foundation stabilization, re-pointing and waterproofing and relocation of utility metres
P18-477-028-2012	New eave and soffit details and demolition of rear addition
P18-477-058-2011	Roofing, dormer reconstruction/reconfiguration, basement waterproofing, demolition of attached drive shed and painting

**Comments from Agencies and Business Units**

This application was circulated to a number of internal departments who provided the following comments:

Planning Division: The subject property is within the ‘Residential’ land use designation of the City’s Official Plan and zoned the Special Residential Type 2 (R2-1) Zone in the former Township of Pittsburgh, Zoning By-Law Number 32-74. The proposed addition meets all zoning requirements. No *Planning Act* approvals are required.

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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)

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

By-Law Number 17-80 Barriefield Conservation District

Village of Barriefield Heritage Conservation District Plan (August 2016 Draft)

**Notice Provisions:**

Not applicable

**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

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

**Other City of Kingston Staff Consulted:**

The application was circulated internally for review and all comments have been incorporated.

**Exhibits Attached:**

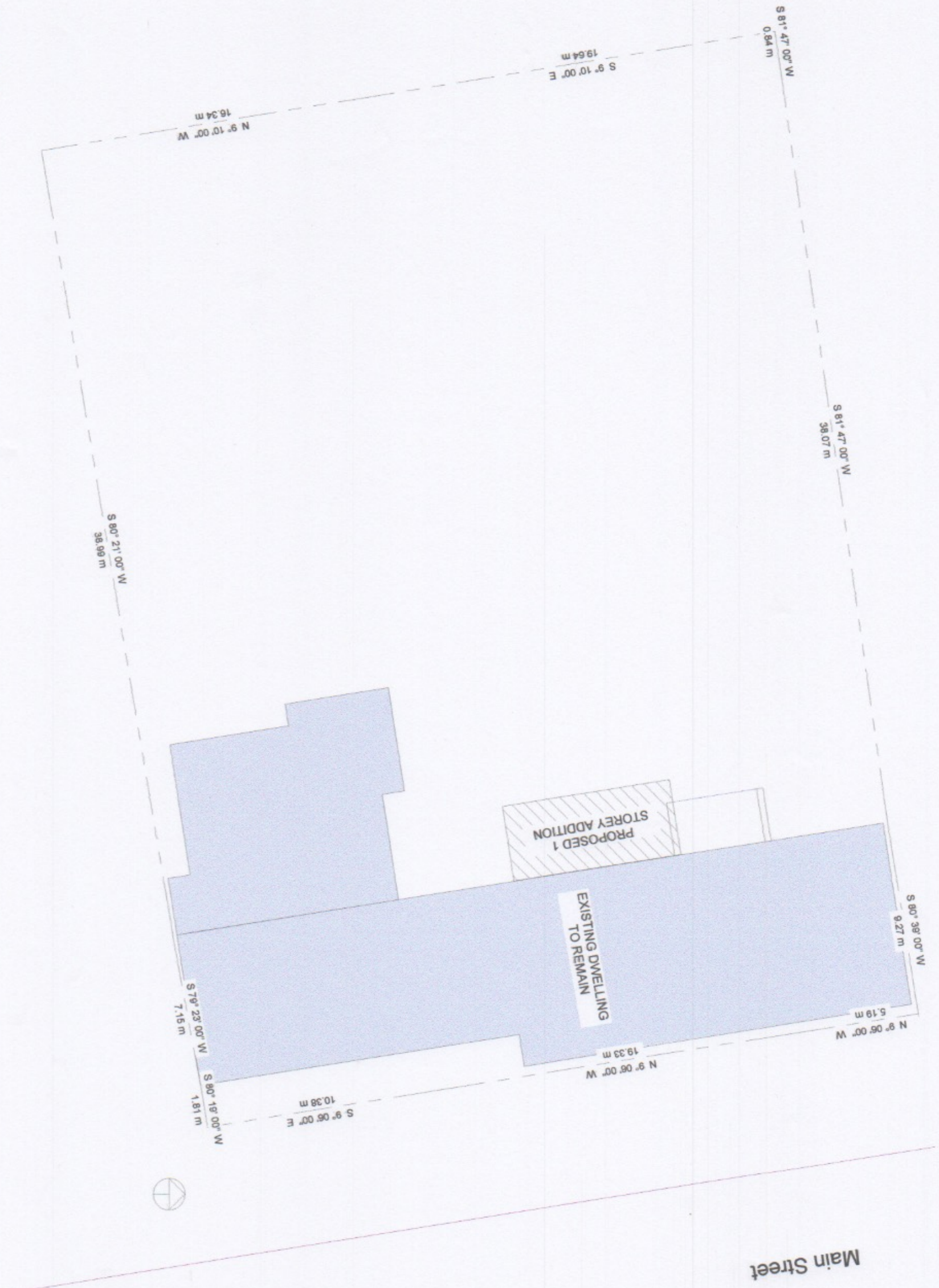
Exhibit A Conceptual Plans

Exhibit B Heritage Impact Statement, prepared by Dr. J. McKendry (2013)

Exhibit C Inventory Evaluation of Property (1992 and 2016 Versions)



① SITE PLAN  
1/8" = 1'-0"



All Measurements to be field verified. Do not scale drawing.



No.	Date	Description
Project:		
MUDROOM ADDITION		
Scale: AS NOTED		
Date: 22/04/2016		
Drawn by: HC		
Checked by: GB		
Project number: 2011 - 001		
<b>A-1</b>		



TYPICAL GENERAL NOTES		
<p>1. ALL JOISTS TO RECEIVE 1 ROD AND 2 SHELVES UNLESS NOTED.</p> <p>2. TRUSS AND FLOOR TRUSS SPACERS TO PROVIDE SHOP DRWG FABRICATION.</p> <p>3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO INSPECTOR BEFORE ERECTION OF TRUSSES.</p> <p>4. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>5. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>6. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>7. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>8. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>9. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>10. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>11. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p> <p>12. ALL TRUSS AND FLOOR TRUSS JOISTS TO BE FABRICATED AND ERRECTED AT ALL CORNERS AND LANDING LOCATIONS.</p>	<p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p> <p>OTHERWISE</p>	<p>13. GUARDRAILS</p> <p>INTERIOR STAIR</p> <p>ALL STAIR GUARDS TO BE 3'-0" ABOVE FINISH.</p> <p>ALL STAIR GUARDS TO BE 3'-0" ABOVE FINISH FLOOR.</p> <p>BASELINE VERTICAL SPACING BETWEEN BALUSTERS IS 4'.</p> <p>EXTENSION STAIR</p> <p>TO GUARD WALKWAYS FOR RESTRICTION TO LOADING AND LEVEL ANCHORAGE TO THE WALLS OF THE EXTERIOR.</p> <p>ALL LANDING AND BALCONY GUARDS TO BE 3'-0" ABOVE FINISH FLOOR.</p> <p>HAND RAILS TO COMPLY W/ O.S.C.</p> <p>14. MECHANICAL</p> <p>ALL WORK TO BE DONE IN ACCORDANCE WITH APPLICABLE STANDARDS</p> <p>15. ELECTRICAL</p> <p>ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN ELECTRICAL CODE</p> <p>PROVIDE LIGHT &amp; ALL EXTERIOR DOORS</p> <p>PROVIDED TO BE SPECIFIED</p> <p>16. REDUCE</p> <p>PROVIDE WATER PROOF WALL FINISH AS PER S.S.1.1 OF 2008 O.S.C.</p> <p>AT INTERIOR PROVIDE PROTECTION AS PER S.S.1.1 OF 2008 O.S.C.</p> <p>17. BATH ROOM</p> <p>WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER CANADIAN WATERPROOFING ASSOCIATION (CWA) SPECIFICATIONS (1) AND (2)</p> <p>- ALL FLOORING TO BE C/W/D/B-CERT. WITH MAX FLOOR COVERING</p> <p>- ALL FLOORING TO BE C/W/D/B-CERT. WITH MAX FLOOR COVERING</p> <p>- ALL FLOORING TO BE C/W/D/B-CERT. WITH MAX FLOOR COVERING</p> <p>18. GROUND FLOORING</p> <p>SUB FLOOR FOR CONCRETE AS PER S.S.1.1 OF 2008 O.S.C.</p>
STRUCTURAL NOTES		
<p>GENERAL</p> <p>1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO COMPLY TO THE REQUIREMENTS OF THE 2010 CANADIAN BUILDING CODE &amp; THE CAN STANDARDS INDICATED HEREIN, THE LATEST EDITIONS TO ALL STANDARDS WILL GOVERN.</p> <p>2. THE CONTRACTOR SHALL CHECK &amp; VERIFY ALL DIMENSIONS &amp; LOCATIONS AT THE SITE &amp; NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND/OR PROJECT CONSULTANTS.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND/OR PROJECT CONSULTANTS.</p> <p>5. DO NOT SCALE DRAWINGS.</p> <p>FOUNDATION</p> <p>1. ALL FOOTINGS TO BE BUILT ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MINIMUM BEARING CAPACITY OF 75 KPa. BEFORE SURFACE TO BE APPROVED BY GEOLOGICAL ENGINEER BEFORE FLOORING CONSTRUCTION.</p> <p>2. PROTECT SUB-GRADE FROM WATER AND FREEZING AGENTS TO AND BELOW ALL FOOTINGS AT ALL TIMES.</p> <p>3. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>4. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>5. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>6. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>7. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>8. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>9. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>10. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>11. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>12. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>13. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>14. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>15. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>16. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>17. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>18. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>19. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>20. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>21. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>22. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>23. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>24. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p> <p>25. CONCRETE TO BE MINIMUM 28 DAY CURE (MINIMUM GRADE TO U/S FOOTING) FOR HEATED FOOTINGS.</p>		

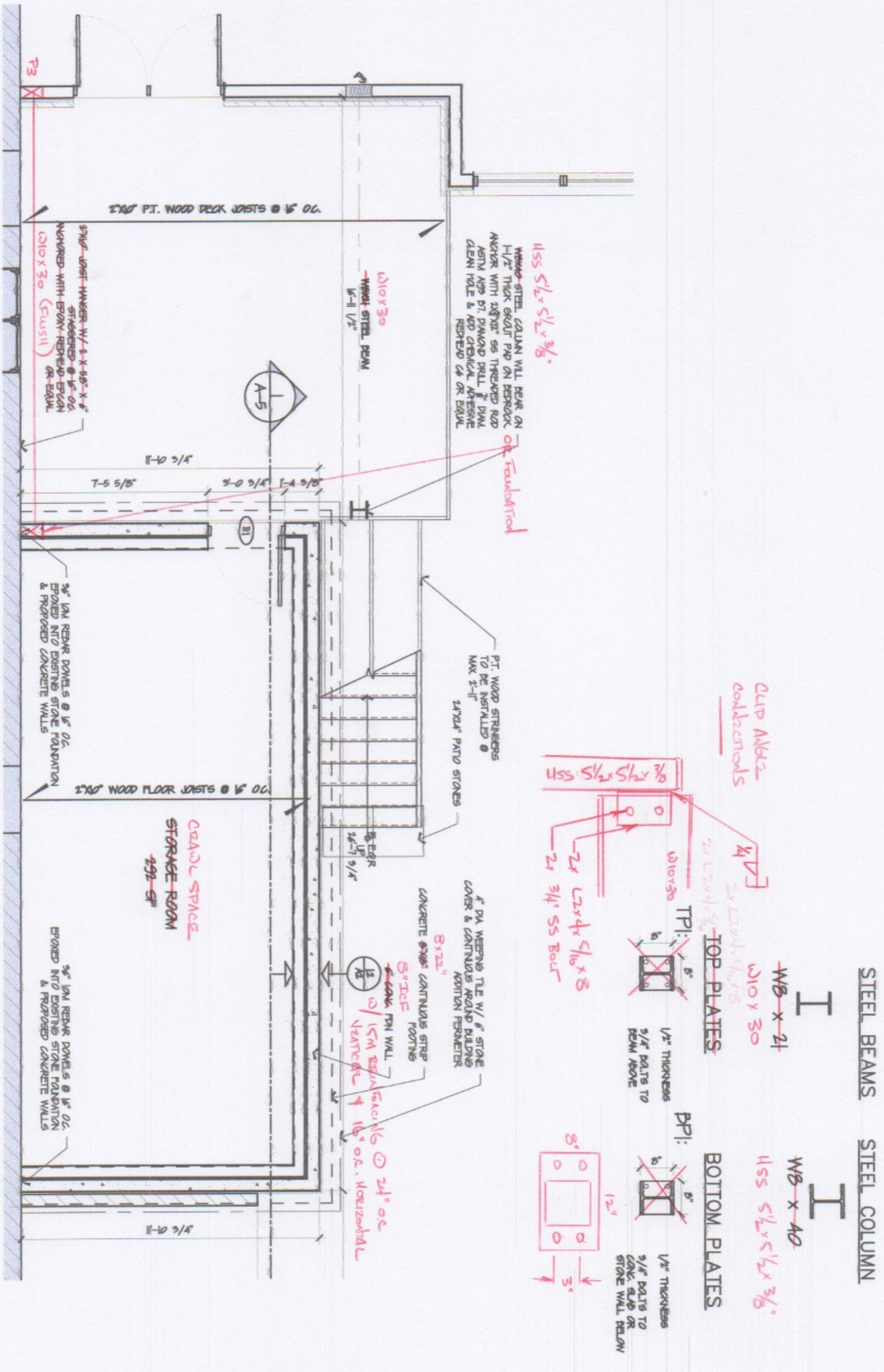
All Measurements to be field verified. Do not scale drawing.



G.P. DOWNSHAM  
2016.9.6  
LICENSED PROFESSIONAL ENGINEER  
PROVINCE OF ONTARIO  
No. 12345

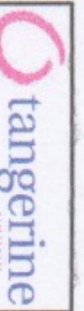
No.	Date	Description
Project:		
MUDROOM ADDITION		
223/225 Main Street, Barrie, ON		
Scale	AS NOTED	
Date	22/04/2016	
Drawn by	HC	
Checked by	GB	
Project number	2011 - 001	
<b>A-2A</b>		





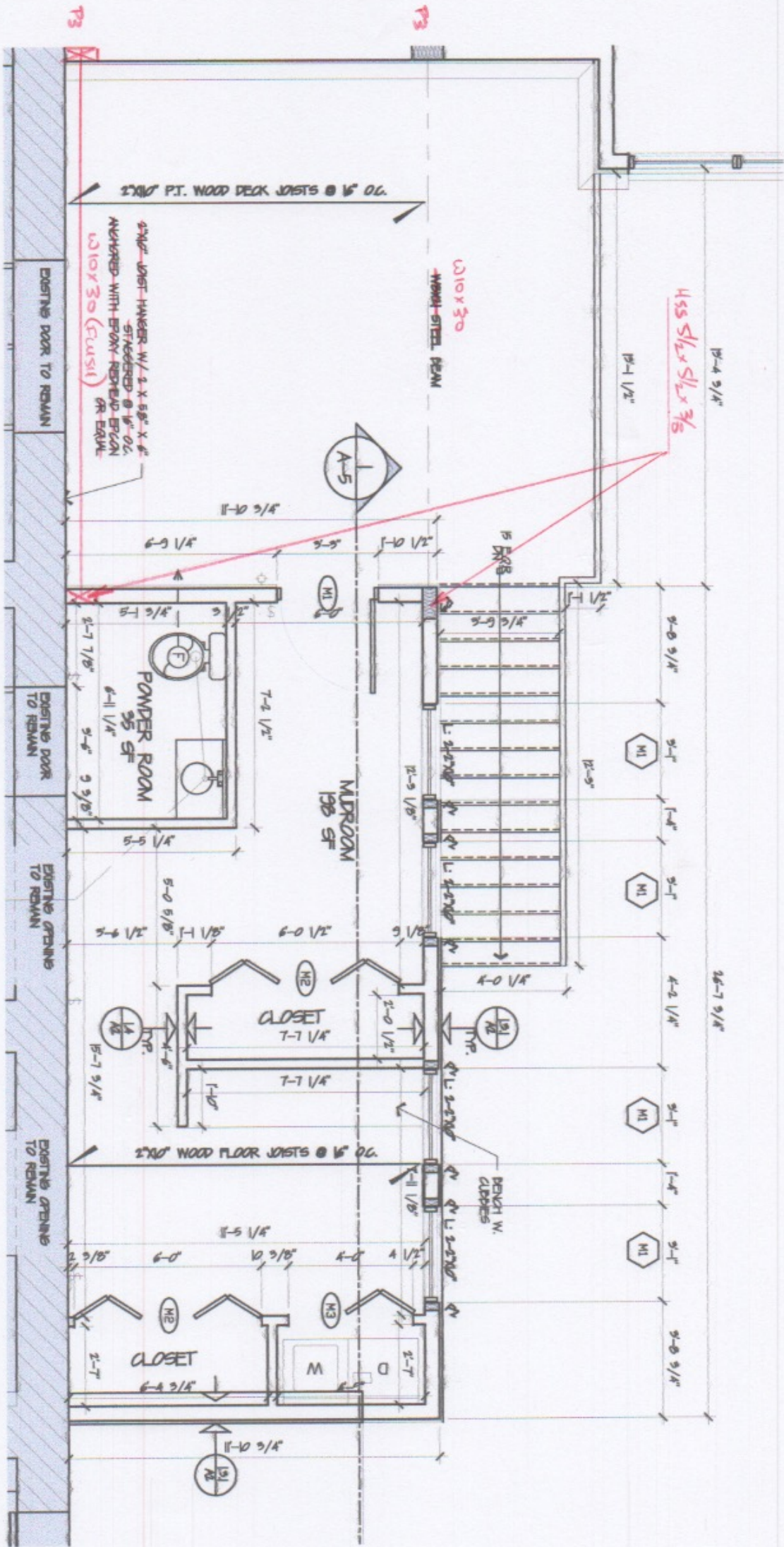
1 FOUNDATION FLOOR PLAN  
1/4" = 1'-0"

All Measurements to be field verified. Do not scale drawing.



No.	Date	Description
Project: MUDROOM ADDITION		
223/225 Main Street, Barrie, ON		
Scale	AS NOTED	
Date	22/04/2016	
Drawn by	HC	
Checked by	GB	
Project number	2011 - 001	
<b>A-3</b>		





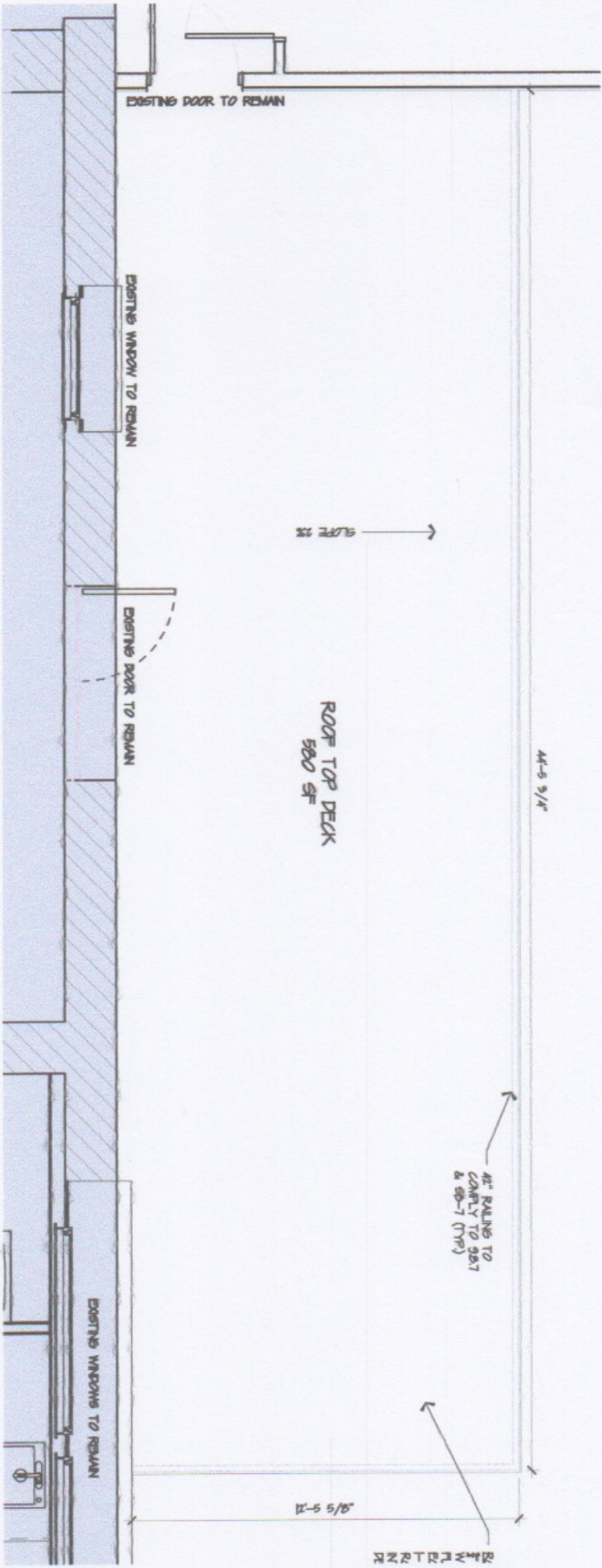
1 GROUND FLOOR PLAN  
1/4" = 1'-0"

All Measurements to be field verified. Do not scale drawing.



No.	Date	Description
Project: MUDROOM ADDITION		
223/225 Main Street, Barrie, ON		
Scale: AS NOTED		
Date: 22/04/2016		
Drawn by: HC		
Checked by: GB		
Project number: 2011 - 001		
A-4		





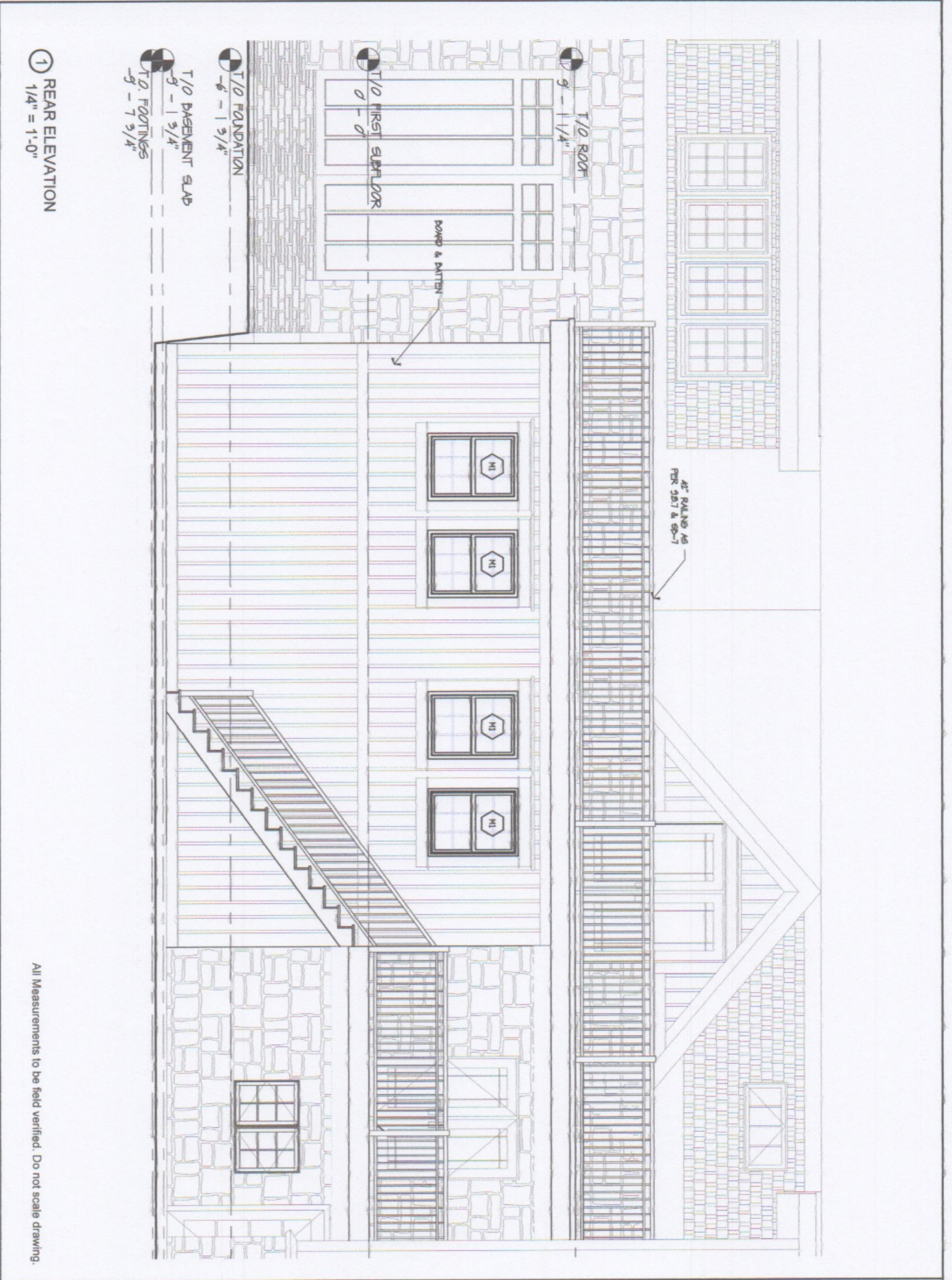
3 SECOND FLOOR PLAN  
1/4" = 1'-0"

All Measurements to be field verified. Do not scale drawing.



No.	Date	Description
Project: MUDDROOM ADDITION		
223/225 Main Street, Barrie, ON		
Scale AS NEED		
Date	22/04/2016	
Drawn by	HC	
Checked by	GB	
Project number	2011 - 001	
<b>A-5</b>		





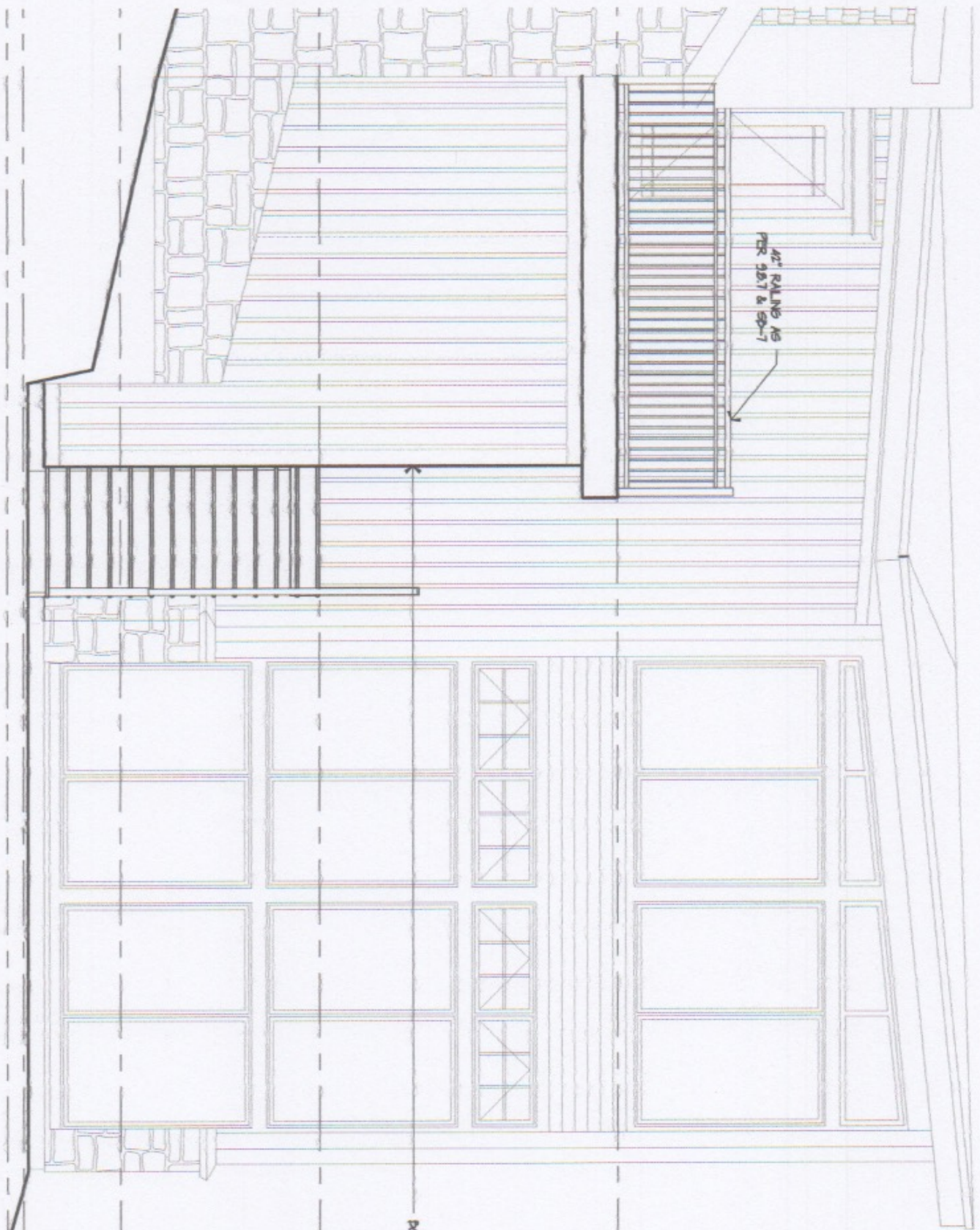
1 REAR ELEVATION  
1/4" = 1'-0"

All Measurements to be field verified. Do not scale drawing.



No.	Date	Description
Project: MUDROOM ADDITION		
223/225 Main Street, Barrie, ON		
Scale: AS NOTED		
Date: 22/04/2016		
Drawn by: HC		
Checked by: GB		
Project number: 2011 - 001		
A-6		

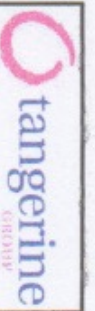




① SIDE ELEVATION  
1/4" = 1'-0"

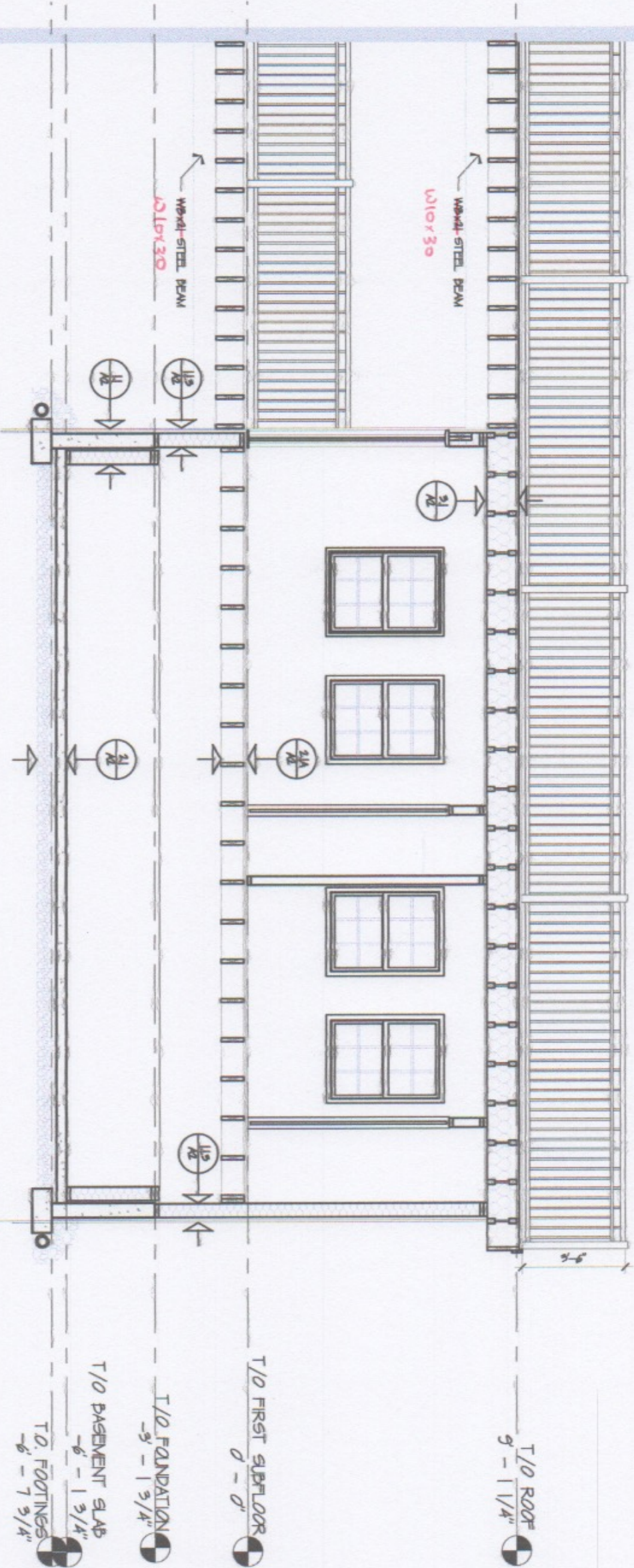
- T/O ROOF  
9' - 1 1/4"
- POWD & PATTEN
- T/O FIRST SUBFLOOR  
0' - 0"
- T/O FOUNDATION  
-6' - 3/4"
- T/O BASEMENT SLAB  
-9' - 3/4"
- T/O FOOTINGS  
9' - 7 3/4"

All Measurements to be field verified. Do not scale drawing.



No.	Date	Description
Project: MUDDROOM ADDITION		
223/225 Main Street, Barrie, ON		
Scale: AS NOTED		
Date: 22/04/2016		
Drawn by: HC		
Checked by: GB		
Project number: 2011 - 001		
<b>A-7</b>		





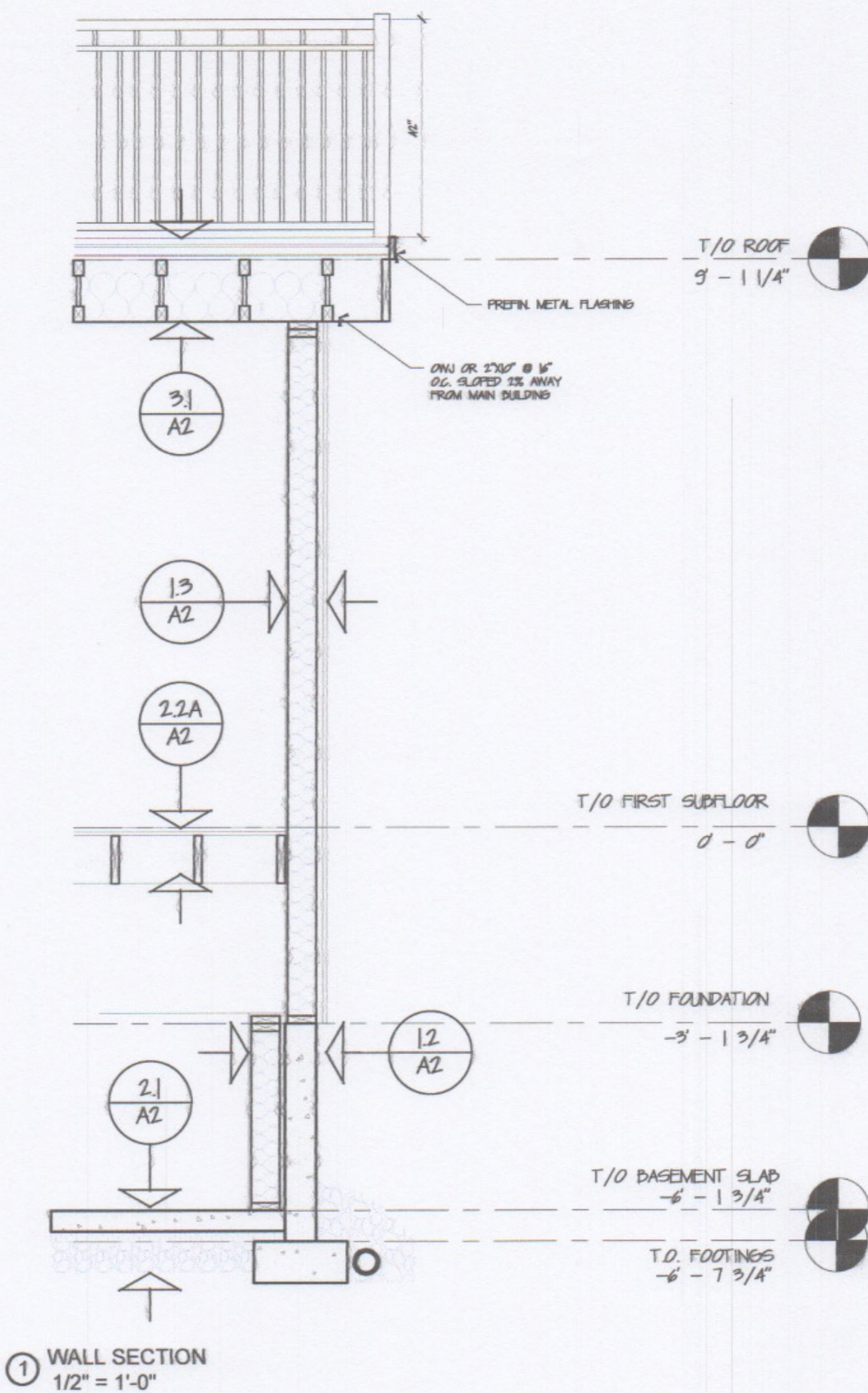
1 BUILDING SECTION  
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All Measurements to be field verified. Do not scale drawing.

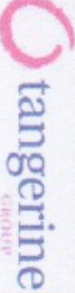



No.	Date	Description
Project: MUDROOM ADDITION		
223225 Main Street, Bartfield, TN		
Scale	1/4" = 1'-0"	
Date	09/13/2014	
Drawn by	Author	
Checked by	Checker	
Project number	2011 - 001	
<b>A-8</b>		

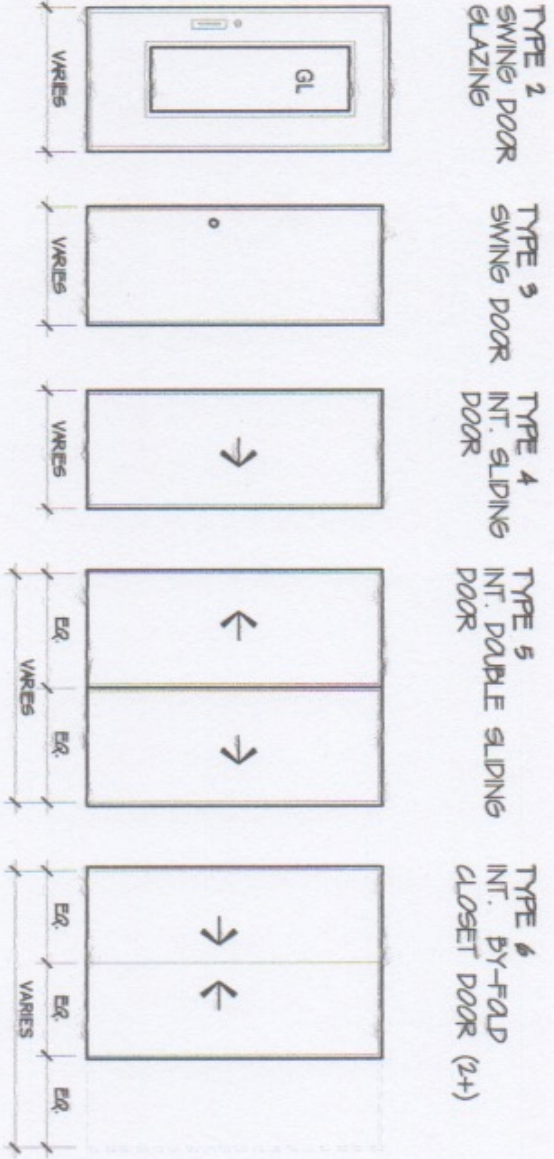
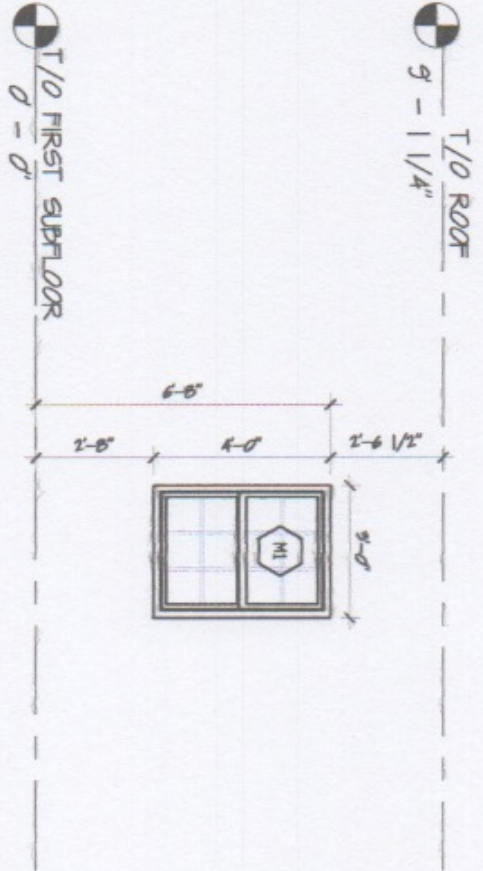




All Measurements to be field verified. Do not scale drawing.

	
	
Project: <b>MUDDROOM ADDITION</b>	
No.	Date
Description:	
223225 Main Street, Barrie, ON	
Scale	AS NOTED
Date	22/04/2016
Drawn by	HC
Checked by	GB
Project number	2011 - 001
<h1>A-9</h1>	





WINDOW SCHEDULE			NOTES
WINDOW No.	SIZE (W x H)	TYPE	MAT'L
M1	SEE DRAWING	DOUBLE HUNG	

ABBREVIATIONS:  
 HM = HOLLOW METAL  
 FG = FIBREGLOSS  
 GL = GLASS  
 PB = PRESS BOARD  
 CL = ALUMINUM CLAD WOOD  
 PS = PRESSED STEEL  
 MT = METAL  
 AL = ALUMINUM  
 PVC = POLY VINYL CHLORIDE  
 MM = MARINE MAHOAGANY PANEL

ALL WINDOWS - VINYL  
 1) SEE ELEVATIONS FOR OPERABLE DIRECTION  
 2) ALL DIMENSIONS ARE "FRAME TO FRAME"  
 3) ALL WINDOWS TO BE RESIST FORCED ENTRY AS PER O.B.C. 9.7.6  
 4) ALL WINDOWS SHALL HAVE A MAXIMUM U-VALUE OF 1.6  
 5) ALL SKYLIGHTS SHALL HAVE A MAXIMUM U-VALUE OF 2.8

DOOR SCHEDULE (XII)				NOTES
DOOR No.	SIZE (WxH) (FRAME)	FROM / TO	TYPE	HARDWARE
B1	36"x82"	BASMENT / EXTERIOR	1	WEATHER STRIPPING & (C)
M1	36"x82"	MUDROOM / EXTERIOR	2	WEATHER STRIPPING & (C)
M2	72"x80"	MUDROOM / CLOSET	6	
M3	48"x80"	MUDROOM / LAUNDRY	6	

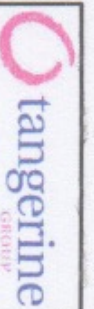
HARDWARE TYPES:  
 A - 1 1/2 PAIR BUTT HINGES  
 B - SELF CLOSER  
 C - DEADBOLT LOCK  
 D - PASSAGE SET  
 E - PRIVACY SET  
 I - BIFOLD DOOR HARDWARE, TRACE & VALENCE (USE LEVER HANDLES FOR ALL DOORS)

ABBREVIATIONS:  
 EXT. = EXTERIOR  
 PD. = PATIO DOOR  
 INT. = INTERIOR  
 PD. = POCKET DOOR  
 DBL. = DOUBLE  
 TRI. = TRIPLE  
 SC = SOLID CORE WOOD

ROUGH OPENING IS (+) 1/2" AROUND DOOR SLAB IS (-) 1/2" AROUND FRAME

SED. = SOLID EXTERIOR DOOR  
 GAR. = GARAGE DOOR  
 WD. = WOOD  
 AL = ALUMINUM  
 GL = GLASS

All Measurements to be field verified. Do not scale drawing.



No.	Date	Description
Project: MUDROOM ) ADDITION		
223/225 Main Street, Bartfield, OH		
Scale	AS NOTED	
Date	22/04/2016	
Drawn by	HC	
Checked by	GB	
Project number	2011 - 001	
A-10		



HERITAGE IMPACT STATEMENT  
223-225 MAIN STREET, BARRIEFIELD  
KINGSTON, ONTARIO

by Jennifer McKendry PhD

Architectural Historian

[mckendry@kos.net](mailto:mckendry@kos.net) 613-544-9535

2 April 2013



March 2013

For Greg Bowman

294 Victoria Street, Kingston ON K7L 3Z1

613-328-3555

[greg.p.bowman@gmail.com](mailto:greg.p.bowman@gmail.com)

**The owner's objectives in order of scheduling:**

1. "Construct rear building additions and rear verandas (2013)
2. Install storm doors on front of building (2013), followed by
3. Restoration of front verandah
4. Replacement of front doors (solid 4 flat panel) and windows (6 pane over 6 pane configuration)
5. Restoration of drive shed including construction of rear drive-through door and loft"



Part Lot B, Plan 51 – Registered Plan 13R7631; Assessment Roll No. 1101 090 090 04300

<b>CONTENTS</b>	
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History of the site, 1798 – mid 20 <sup>th</sup> century	5
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Historic view of the back yards of Main Street houses (223-225 is right of centre)  
For detail with labels see p. 13





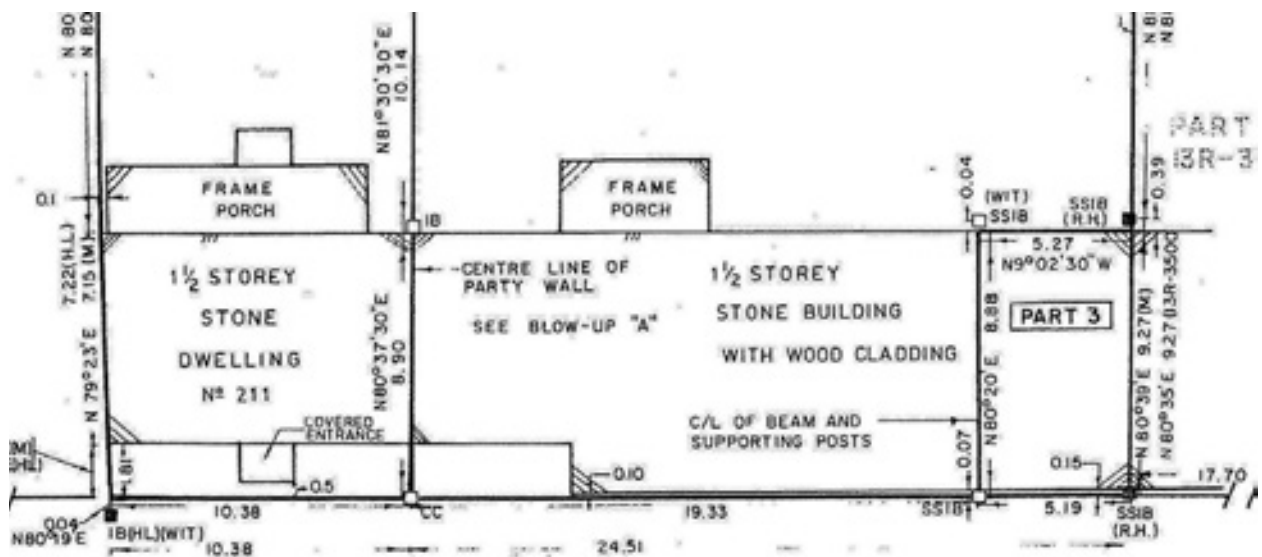
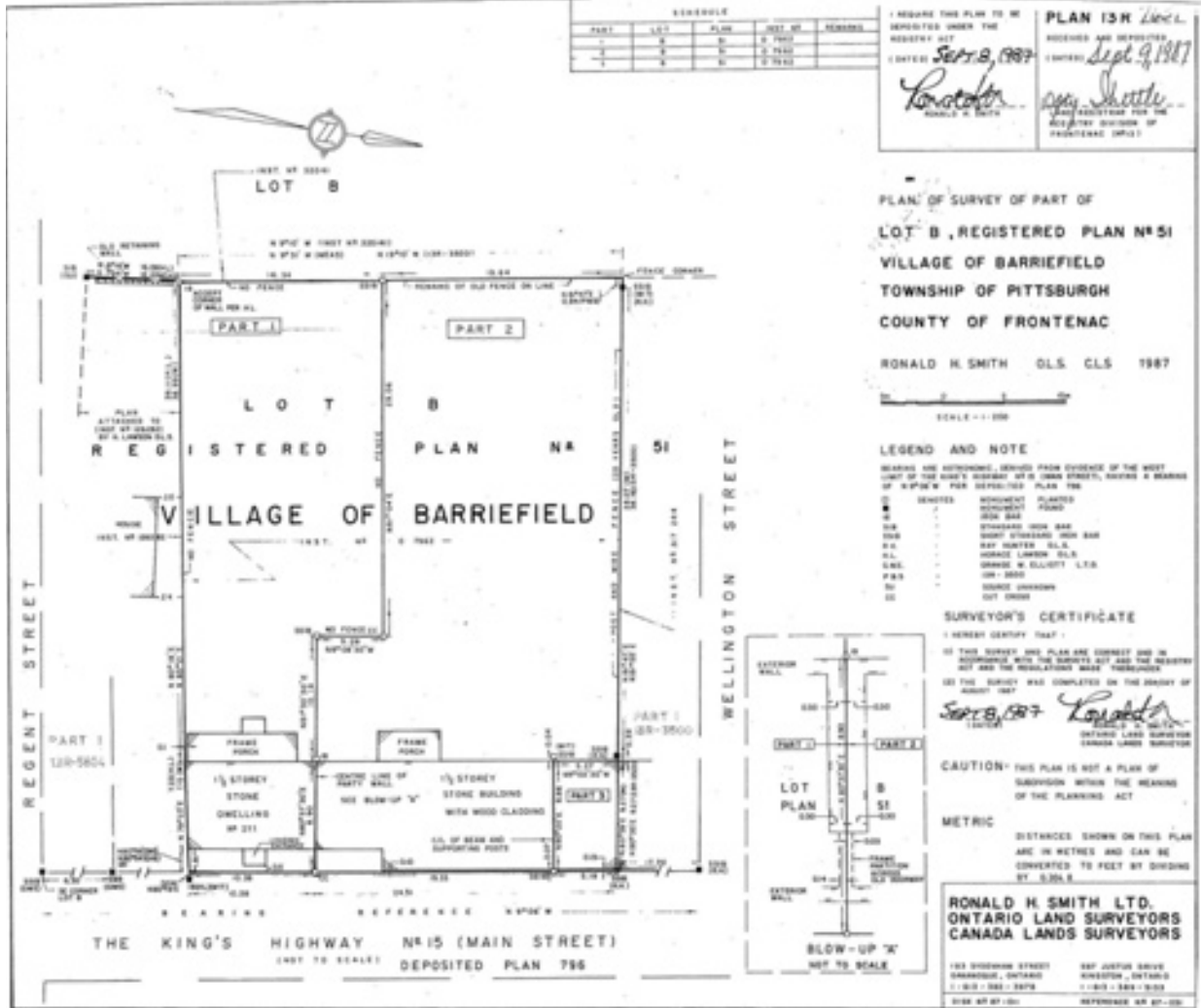
Location of the Study Area (223-225 Main St)  
*Kingston Whig-Standard, 29 Oct. 2009*



City website 2011



Heritage Impact Statement 223-225 Main Street by J. McKendry 2013



## Concise History of the Study Area, 1798 – Mid 20<sup>th</sup> Century

(“The Study Area” = 223-225 Main Street)

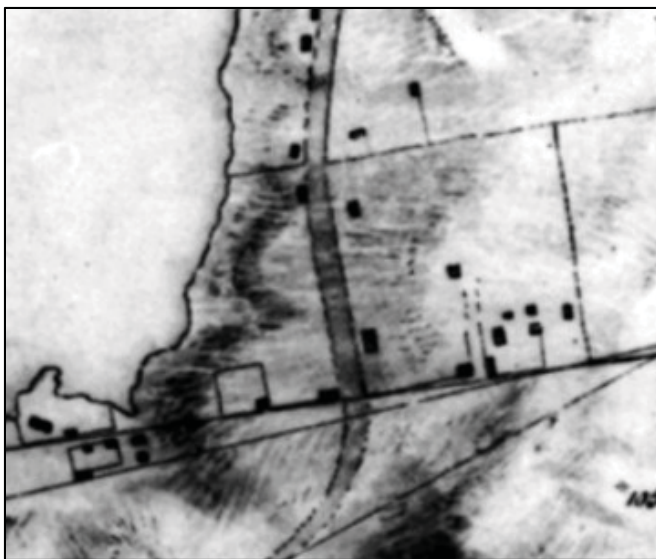
In 1798, Lot 21 EGCR (the future site of Barriefield Village & the Study Area), consisting of 100 acres, was granted to Loyalist Richard Cartwright. This was the date of registration but it was likely allotted earlier.

By October 1813, Fort Henry was well underway on Point Henry, and Point Road existed from Kingston Mills to Point Frederick (now highway 15 and Main Street in Barriefield Village).

In 1814, a village was laid out by Richard Cartwright into 2-acre building lots on the west part of lot 21; in June, for example, he sold a village lot to John McLean for £20 (D13).<sup>1</sup> The village was named Barriefield in 1820. The original lots began to be subdivided into smaller building lots in 1822.

In 1826, work began on the Rideau Canal, which was finished in 1832.

*Right* No buildings in the Study Area are shown and the street plan is not yet fully developed in this 1827 map (NMC22425).



In 1827, work began on the Cataraqui Bridge, which opened in 1829.

*Left* No buildings are shown in the Study Area and the street plan is not yet fully developed in this map of 1828 (NMC11380).

In 1828, William Kilborn surveyed the neighbourhood into numbered building lots.

<sup>1</sup> Thanks to Robert Cardwell for information on the Study Area’s land transactions.



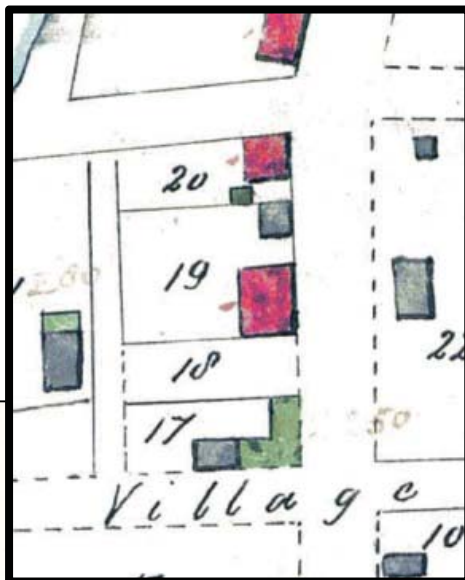
Left No buildings are shown in the Study Area and the street plan is not yet fully developed in this map of 1830.<sup>2</sup>

In 1832, the Rideau Canal and Fort Henry opened.

In June 1834, Joseph McLean, eldest son and heir of John McLean, sold about 62 square rods (B605, lots 2 and 3, as laid out in 1828) to Alexander Mayberry, a blacksmith. It is likely that, shortly after, he built a 1½-storey, stone house tight against the street.<sup>3</sup> (Shown here in 2013 with the later addition to the north digitally removed.)



In 1840, the military acquired 85 acres of lot 21 east of the village to add to the Military Reserve.



1842 & detail (NMC 17439)

“19” is a stone building (the Study Area) built previous to November 1840. There are no buildings to the south and a wooden one distanced from it to the north. The wooden building may have been Alexander Mayberry’s blacksmith shop.

From 1841 to 1844, Kingston became the capital of Canada West (Ontario) and Canada East (Quebec).

In 1844, St Mark’s (Anglican) Church opened.

Pittsburgh Township underwent significant development due to the arrival of Irish emigrants in



<sup>2</sup> Illustrated in Bray, *Barriefield Village Heritage Conservation District Stud*, 4.

<sup>3</sup> This is the basis of the c1834 building date in various secondary sources.

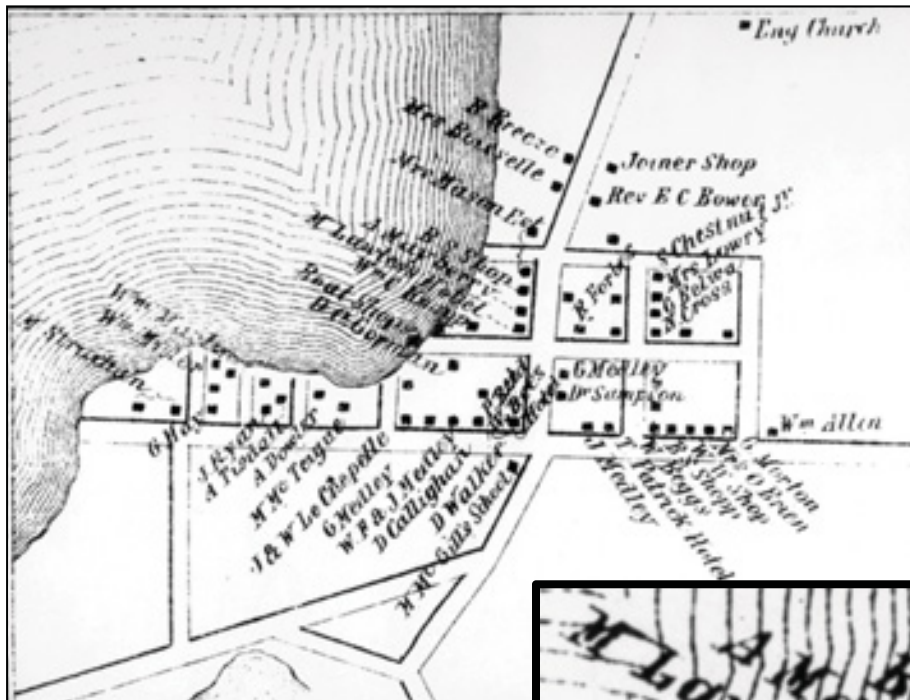


Heritage Impact Statement 223-225 Main Street by J. McKendry 2013

1847 and 1848. It was incorporated in 1850 with John Marks as the first reeve.

In the 1851 census, Alexander Mayberry was 52 years old on his next birthday, born in Ireland, a Presbyterian and blacksmith. He was married to Ester and they had two adult daughters, Martha and Elizabeth, living at home. Also in the household – but not a relative – was 19-year-old Mary Ann Beaton. They lived in a stone, one-storey, house. Neighbours included a wheelwright, shoemaker, carpenter, tailor, butcher and tavern keeper.

In 1855, mention was made of Mayberry’s stone house, when he was acquiring more land, namely part of lot 4 to the south (B606).



1860 Details from the Walling wall map.



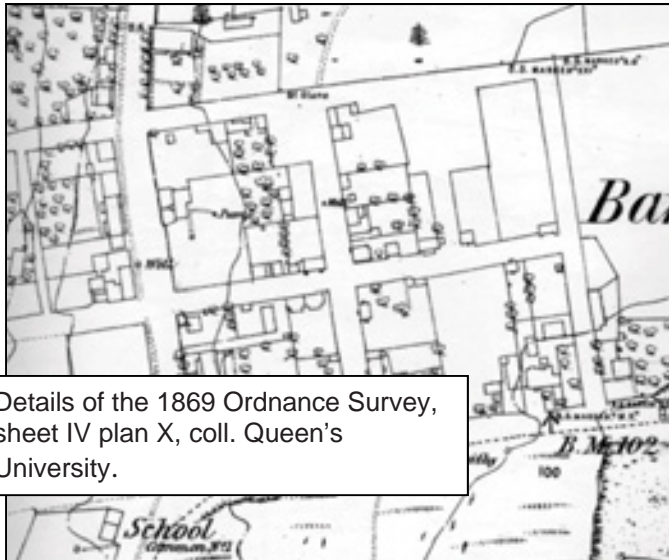
From Wellington to Regent on the west side of Main Street:

- Mrs Mason Est[ate].
- B[lack] S[mith] Shop
- A. Mayberry [223 Main]
- M. Lawless Hotel

This roughly corresponds to the 1842 map suggesting not much has changed in the interval. 223 Main is presumably still a single house with a separate blacksmith shop to the north. In the 1861 census, 61-year-old Alexander is still a blacksmith living with his wife Ester and his daughter Martha.

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In December 1862, Mayberry sold the property (B809) to Alexander Finley (Finlay), an innkeeper who, by 1869, added 225 Main Street to the original Mayberry house. The drive shed and L-shaped stone shop with its verandah appear to be in place on the map of 1869. In addition, there is a square building (2C, see below) attached to the south end of 223 Main. It appears on the 1908 plan – where it is identified as a blacksmith shop with an extension to the west – but is no longer in place today.



Details of the 1869 Ordnance Survey, sheet IV plan X, coll. Queen's University.

Below left, 1869, 2A, B & C are compared with the fire insurance plan of 1908 middle (Barriefield was not included in the 1892 plan) and a modern plan right.



The stone extension (1A) south of 233 Main Street (1) is not yet in place on the 1869 Ordnance Plan.





Finley's additions of the 1860s digitally stitched together: the stone L-shaped section on the left and the frame (with stone rear and end walls) drive shed on the right (photo 2011, J. McKendry)



Panorama digitally stitched together with Mayberry's 1830s house on the left and Finley's 1860s additions on the remaining more than two-thirds (photo 2013, J. McKendry)

From 1862 to 1873, Finley was noted as an innkeeper. In the 1871 census, born in Ireland, he was described as 70 years-old with a 40 year-old wife (!), a six-year-old son William, a three-year-old daughter Alice and a ten-month-old baby Mary. Also living with the family were Ann Armstrong, age 16, and John Armstrong, age 14. Alexander Finley died on 28 August 1888 at age 81.

Photo 1972 by J. McKendry



*Heritage Impact Statement 223-225 Main Street by J. McKendry 2013*

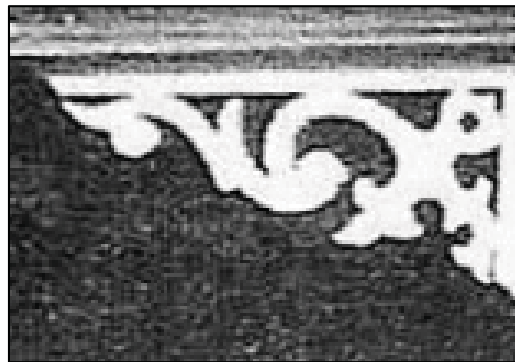
In April 1873 (D552), the premises were taken over by Myles Byrns (Miles Burns or Byrnes, c1845-1912), who operated a tavern (1891 census) and grocery (225 is marked as “gro.” on the 1908 fire insurance plan). In the 1890s, the Byrns hotel was known as Pittsburgh House. A cabinet maker, Byrns had trained as a piano forte maker working with J.C. Fox at Princess and Ontario Streets in the 1860s (*right*, directory 1865). Under various managers, the property continued in use as a grocery until at least 1940.



Missing in photos of the mid 1960s and later is the verandah, which had become progressively more deteriorated, as recorded in earlier photographs.

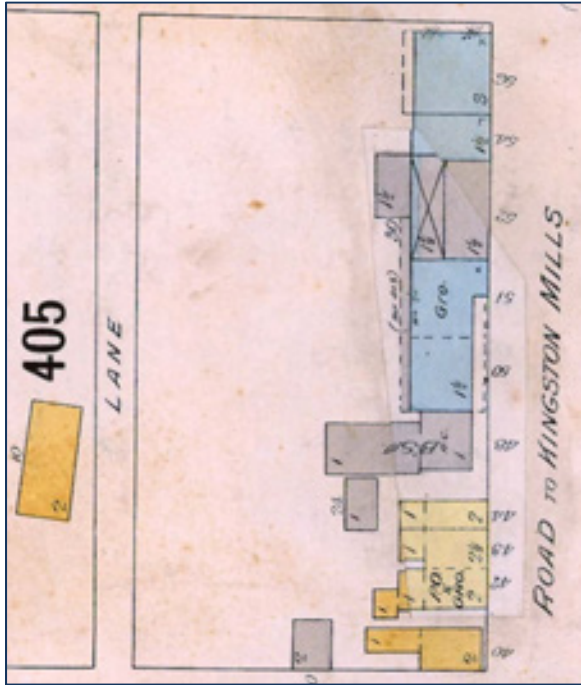


photographs early 20<sup>th</sup> century, priv. coll.



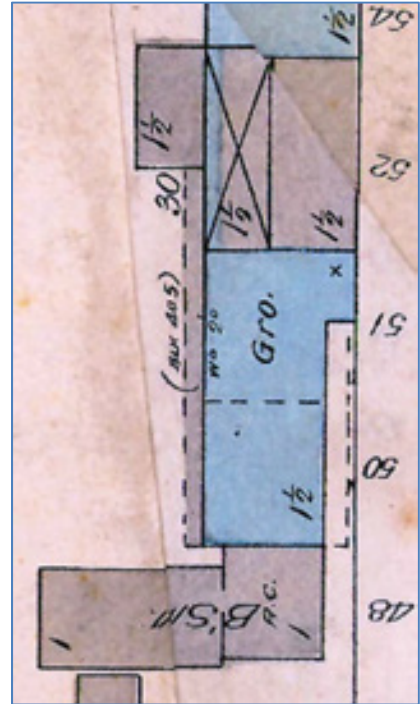
This is the formal façade of the building. The verandah unified the old and new portions.





Fire Insurance Plan of 1908 with tipped-in alterations to 1911; the colours represent a code of building materials: blue = stone; yellow = frame; grey = shed (a utilitarian building)

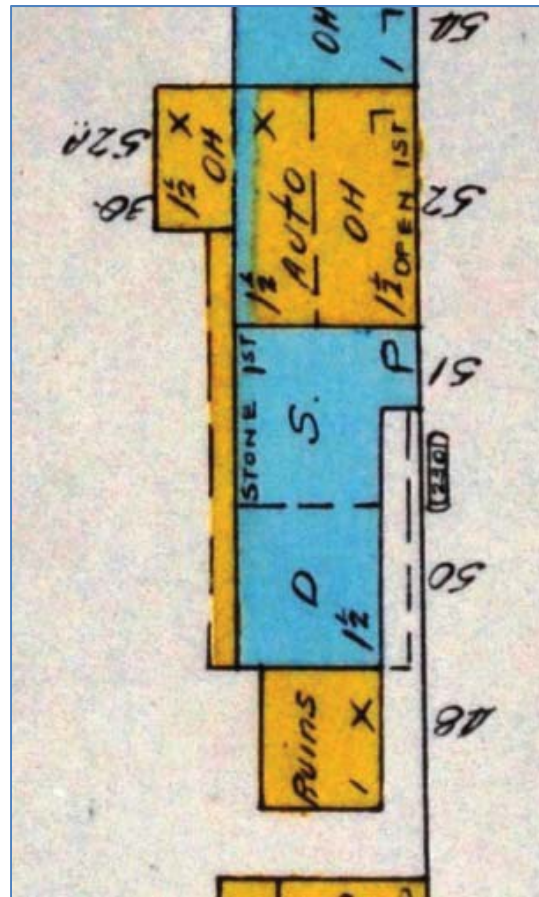
This plan confirms a wooden verandah across the rear or informal back of the house reaching to a wing on the drive shed. The latter had a complex roof form



(now a simple gable) and the rear or west wall is stone.



1947 fire insurance plan. In the 1940s, the drive shed was in use as an automobile shop, while the blacksmith shop attached to the end wall of 223 Main St was in ruins. 223 Main was shown as a dwelling, while 225 Main was shown as a store. The dashed lines represent verandahs.





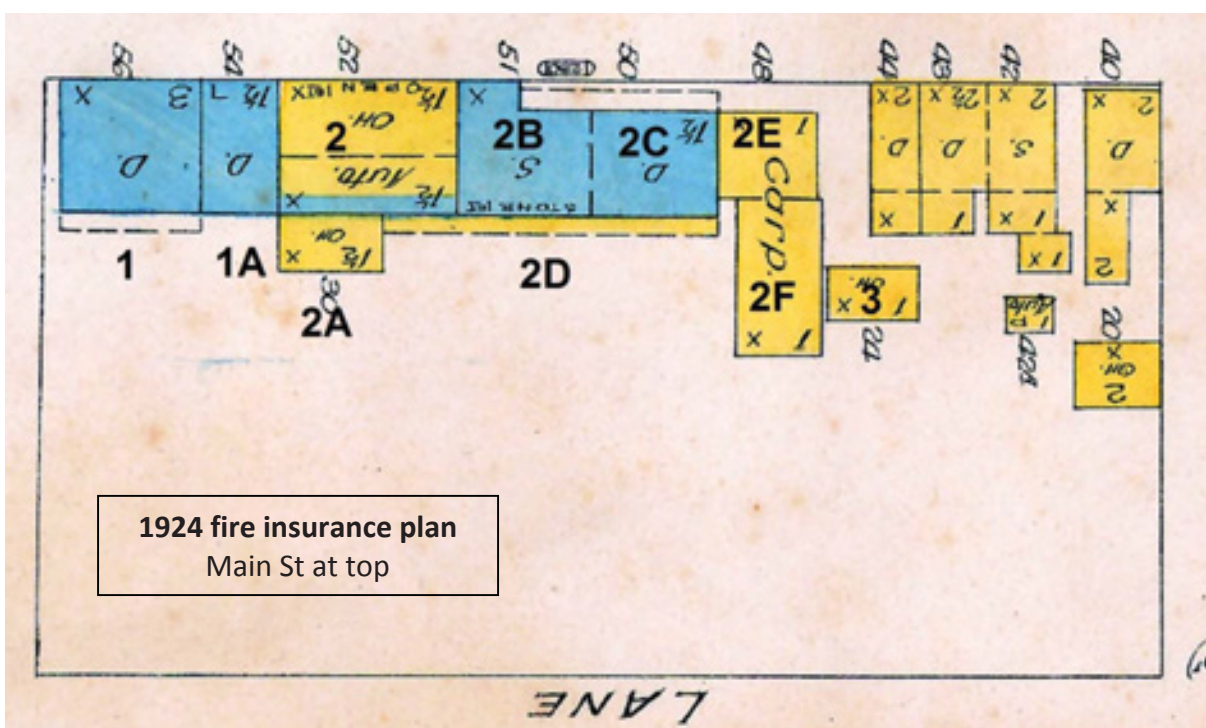
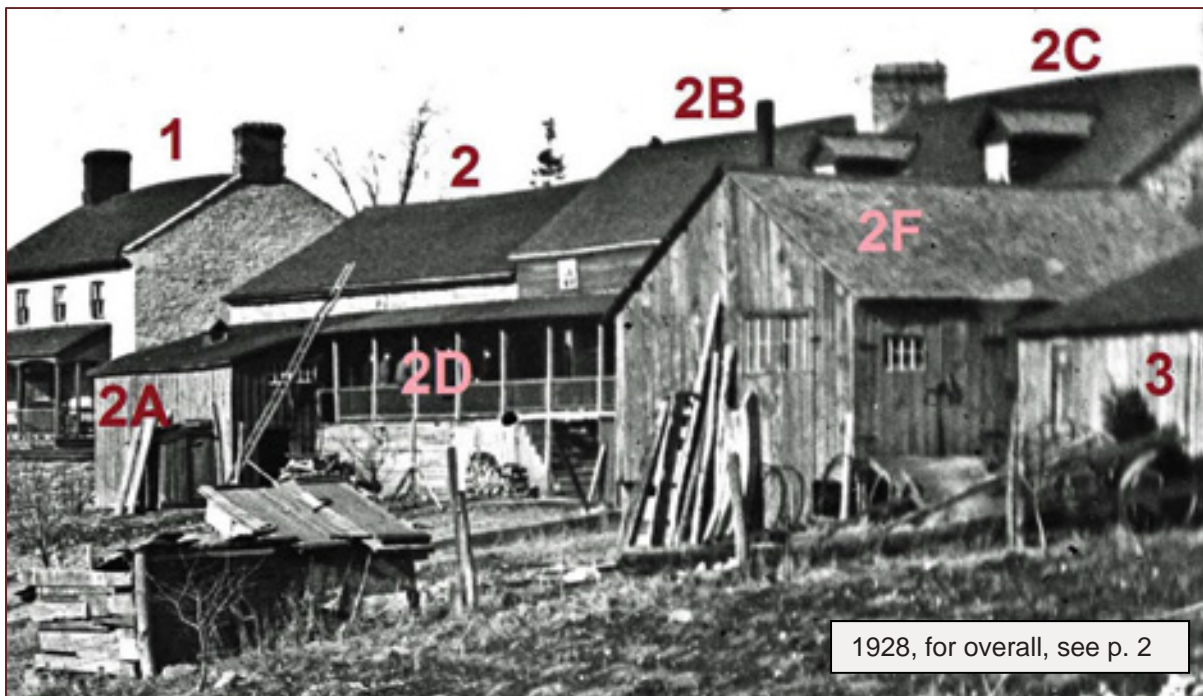


Left, 1928, Ontario Archives; right, priv. coll.

Views of the frame blacksmith shop (not extant) on the south end of 223 Main St, which has lost its windows in that wall. They were stoned up in the 1928 photo but have recently been opened and reglazed with 6 over 6 doublehung sash (below right).



Left, 2011; right, 2013; photo J. McKendry



REAR OR WEST VIEW			
1.	233 Main St & south stone extension (1A)	2D.	verandah
2.	drive shed, frame with stone wall on west	2E.	frame blacksmith shop, here labelled carp[entry]
2A.	frame extension on drive shed	2F.	frame extension of 2E
2B.	225 Main St (shop)	3.	frame out building
2C.	223 Main St (dwelling)		





Details of early 20<sup>th</sup>-century views of the back yard showing the verandah, priv. coll.; bottom right is a view of the drive shed's frame addition, which also had a small lean-to addition

Photographs record the back yard, extensions and verandah being casually used for socializing and functional purposes such as drying laundry. The architectural elements were utilitarian in form and materials. The impression is additive, growing according to need, unlike the carefully planned street view of the building with its dentilated cornice and intricate verandah brackets. In one picture, a pair of horses is at work west of the drive shed's extension.



It is more difficult to be certain about how the back yard functioned before being photographed, but there are no indications that it was formally designed or used. In the 1871 census, Alexander Finley was assessed for having a 1/2 acre under cultivation. Because of the steep drop towards the shore, the amount of arable land seems limited but exploiting what one could for one's own vegetables or, even better, excess to sell was an important economic necessity for many families. On the 1869 plan, an area -- likely used for gardening -- was fenced off from the narrow space next to the buildings.



1869 Ordnance plan with the street at the top (colour added).

- yellow = buildings
- lime green = grass or vegetable garden
- brown = fence
- grey = path
- dark green = trees (orchard?)
- dashes & dots = change in topography

The back yard was not visible from the street south of 223 Main St from at least 1869 to the demolition of the blacksmith shop sometime in the 1950s ("ruins" but still standing on the 1947 fire insurance plan).



**Proposed Additions and Alterations**

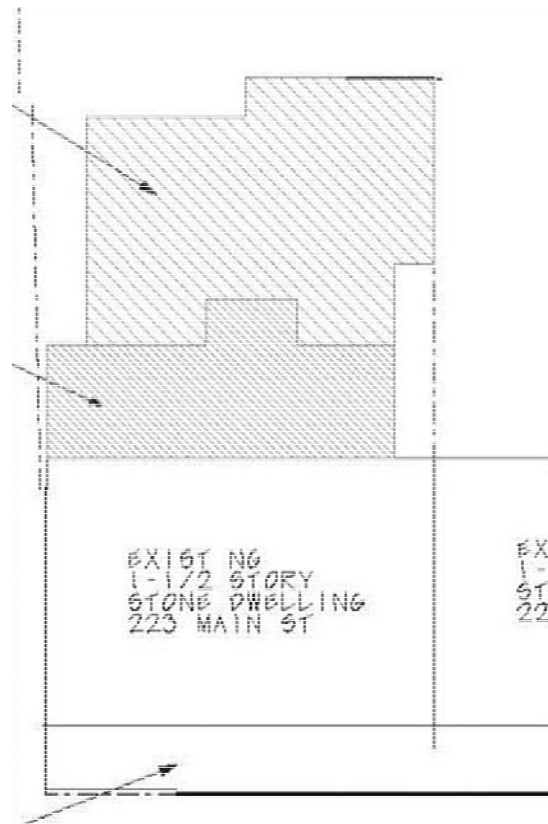
**A. THE BACK YARD**

Today, from the street, there is a glimpse of the Great Catarauqui River between the present frame extension (of no heritage value) on the west of the house and the neighbouring 1950s or '60s house. This will disappear once the proposed addition is in place but seems an acceptable loss, as there is a historical precedence for blocking the view. Furthermore, the view, even without a new addition, could be disrupted by evergreen trees and vegetation. In general, historically, such a vista would not have been deliberately planned along this commercial and home-industry part of the main street.



Proposed site plan

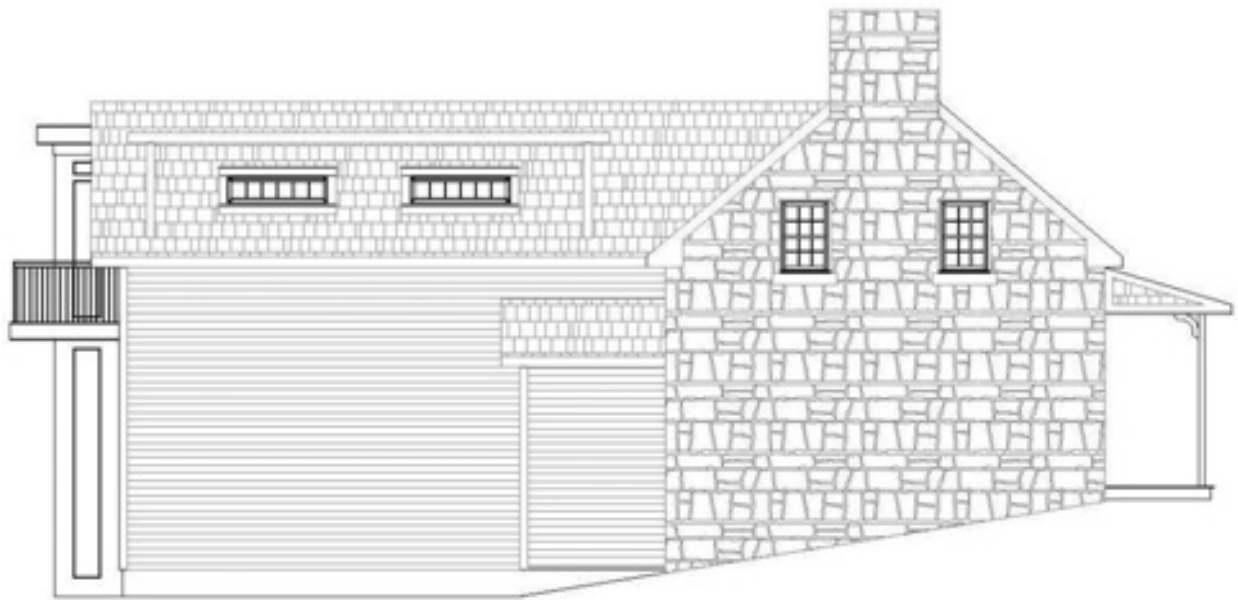
- Bottom: stone, 223 Main St
- Middle: existing frame extension (to demolished)
- Top: new frame addition



be

Drawings of proposed additions and alterations provided by Greg Bowman

Photos by Jennifer McKendry 2013



The proposed frame addition, covered in 5-inch, painted wood, clapboard (in a simple profile, not coved), will not interfere with the house’s south end wall (photo 2013; this straight-on view is not what one see from the road – from whence one has an angled view). It is set-in somewhat to avoid it appearing to be an extension of the old stone wall, which will be readily distinguished by its different material and colour. Windows are minimized on the south wall of the new addition to respect the neighbour’s privacy and draw less attention to the new part. The peak of the new addition does not extend beyond the ridge pole of the old house when seen from the street.

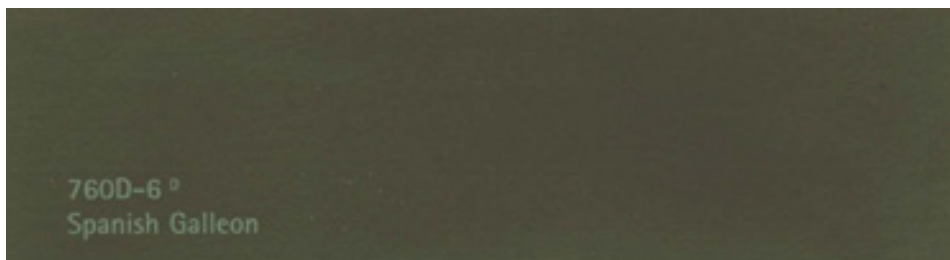


Construction notes for the new addition provided by the owner:

1. Clapboard siding 5” bevel profile in pine or cedar
2. Siding colour Behr Spanish Galleon or equivalent
3. Window & door casings 6” flat stock
4. Window sills 2”
5. Fascia trim 8” flat stock
6. Trim colour Jeld-wen Desert Sand or equivalent
7. Windows Jeld-wen Siteline EX Series



Approximate scan of Spanish Galleon paint sample





North side wall of the proposed rear addition. This would be seen from Green Bay Road with only the greatest difficulty and only when leaves are off the trees and not seen at all from Main Street. It should thus not adversely affect the Heritage District.



The existing rear addition seen from the north and west (north side wall in oval) in 2011. It does not have significant heritage value and can be removed.





Left, existing rear addition next to the drive shed; the former has no significant heritage value and can be removed.

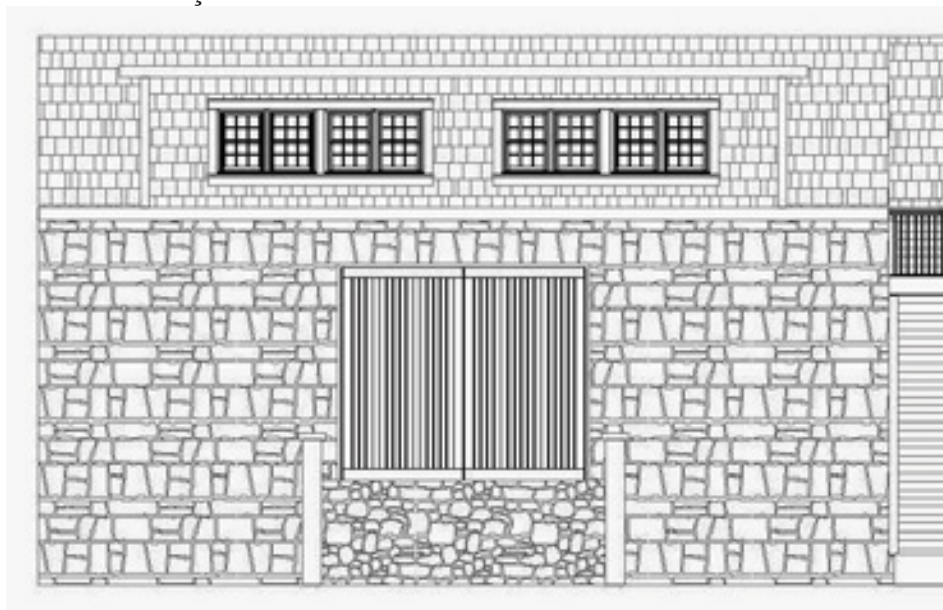
Proposed rebuilding of this addition, which will not be visible from Main Street and very difficult to see from Green Bay Road due to vegetation. It should not adversely affect the Heritage District and will likely be an aesthetic improvement.



drive shed



**Drive shed** in 2013 (above) and proposed alterations (below). The stone west wall has seen a number of changes over the years. The structure’s original purpose to stable the horses bringing guests to the hotel and customers to the tavern and grocery gave way to an automobile repair shop in the 20<sup>th</sup> century. Various opening were made in the stonework, which is currently in poor condition. The arrangement of a pair of wide doors and a ramp is traditional in a drive shed or stable. This creates the potential for access from Main Street to the back yard which, otherwise, has none. Reworking the opening in the stone wall will create an opportunity to stabilize the wall. The detailing and new dormer windows will be difficult to see from Green Bay Road (and only when the leaves are off the trees) and not at all visible from Main Street. Recent changes to the roof dormers on the main part of the house set a precedent for adding dormers to the drive shed. The windows are in a shed-roof addition to the existing gable roof. The design should not adversely affect the Heritage District. The north end wall of the drive shed is discussed in Section B and the street façade in Section C.



Consideration could be given to inserting a single passage door within the double doors -- a traditional idea in order to avoid having to open the large doors unless needed. With some barns,

if additional natural light is desirable, a simple rectangular transom with small panes of glass is positioned over the doorway (above left, Blacklock Farm, Glenburnie, photo J. McKendry 1977). Board and batten doors often have beading between the vertical boards on the outside face. If

actual swinging doors are used, antique or reproduction iron strap hinges can be installed and truly function.

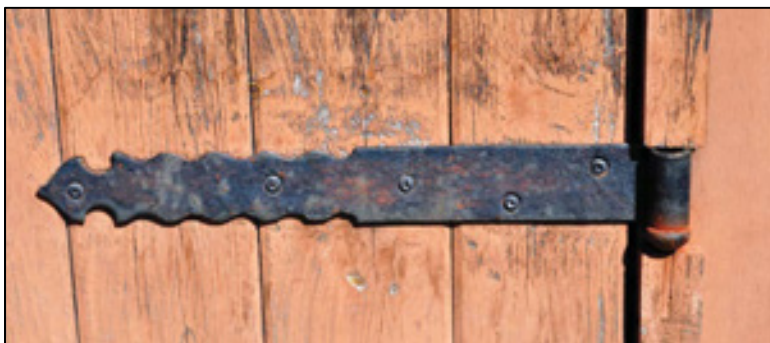


A



B

- A. Original door and hinges, Frontenac County
- B. New doors with working antique hinges in a c1860 drive shed; rebuilt arch because of collapsed stonework; Latimer Rd
- C. New door with working antique hinges, 1 Baiden St



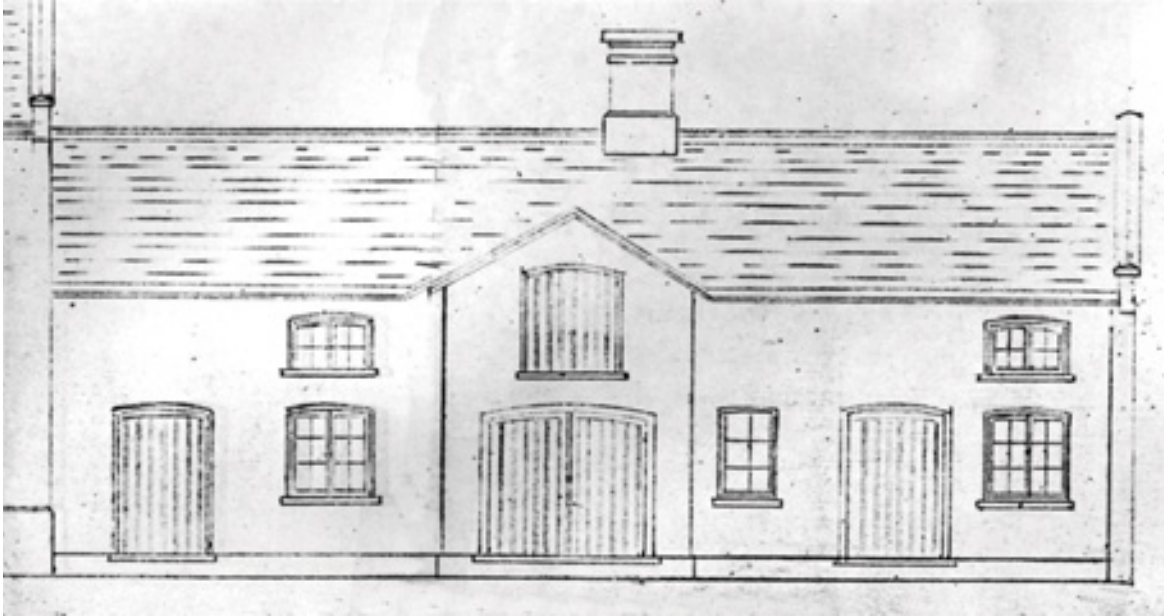
C



*Heritage Impact Statement 223-225 Main Street by J. McKendry 2013*

Non-functioning strap hinges should be avoided. The owner proposes, “Two 2 vertical [wooden] panels wooden that will part in the middle on a track mechanism,” which is an acceptable solution.

Consideration could also be given to spanning the opening with voussoirs with a straight lintel or a gentle curve.



Edgewater, Emily St, 1857, architect William Coverdale (attribution) Queen’s University Archives



53 King Street East

*Below voussoirs over shop window, 225 Main St*







West or rear view in 2011



West or rear view in 2013 (above) and proposed construction (below).





The **two-storey frame addition** on the back of 223 Main Street is the largest new feature and incorporates a corner section mainly composed of windows in order to enjoy the views of the Great Cataraqui River from the master suite on the second floor and the kitchen-dining-sitting room on the main floor. It replaces an existing frame addition of no heritage value. The motif of a large gable at right angles to the original gable roof is already in place, as is raising the wall beyond the old eave line. From Main Street only the side (south) wall of the new addition will be seen, as one looks between 223 and 217-219 Main Street, as already has been discussed. If one looks from Green Bay Road, the house sits at a considerable distance and appears elevated due to the topography. Leaves obscure a good view of the back of the house during late spring, summer and autumn. Even in winter, the basic form of the house is not easily seen and details particularly difficult to distinguish. Due to the overriding importance of whether one can observe the historic



*Heritage Impact Statement 223-225 Main Street by J. McKendry 2013*

features of a building from a place of public access in a heritage district, the owner should be permitted to build the addition he has proposed.



Green Bay Road in March 2013: 223-225 Main Street is left of centre on the horizon. 221 Main Street (on the right) is considerably closer to Green Bay Road and has a wing stretching west.





223-225

221



Green Bay Road in March 2013: above, 223-225 Main Street is in more than half of the picture on the horizon (221 Main is on the right).

### Proposed Additions and Alterations Continued

#### B. THE NORTH END WALL OF THE DRIVE SHED



The north end wall of the drive shed, photographed in 2011, J. McKendry.



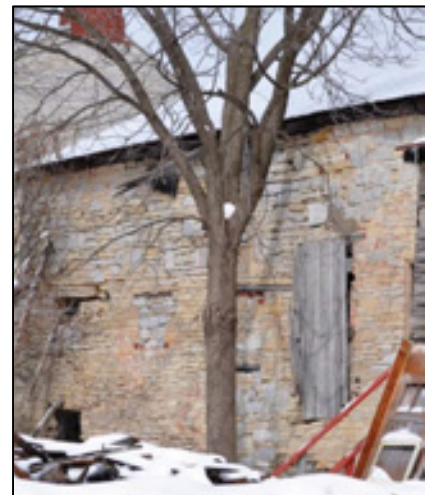
It is visible as it rises above the neighbour's one-storey stone wing. The owner of 223-225 Main Street proposes "no eave and finish in the same board and batten as on the front of the building. Pre-finished pine or cedar 8" board + 1" batten strips." This should not adversely affect the Heritage District. The roofing material will be asphalt shingle, as is now on the main house. The owner plans to work on the drive shed after the back additions are finished, windows reglazed, storm doors installed and the verandah built.



It is my recommendation that the drive shed take priority over the verandah, because the former appears to be in need of structural stabilization.



above, March 2013 from the front and, right, from the back



(Consideration of the drive shed's proposed front design is in the next section)



C. THE FRONT OR STREET VIEW



General Views

Above, 2013

Right, historic photo showing verandah in place

The owner plans to build the verandah after the back additions are finished and storm doors are installed on the main building.

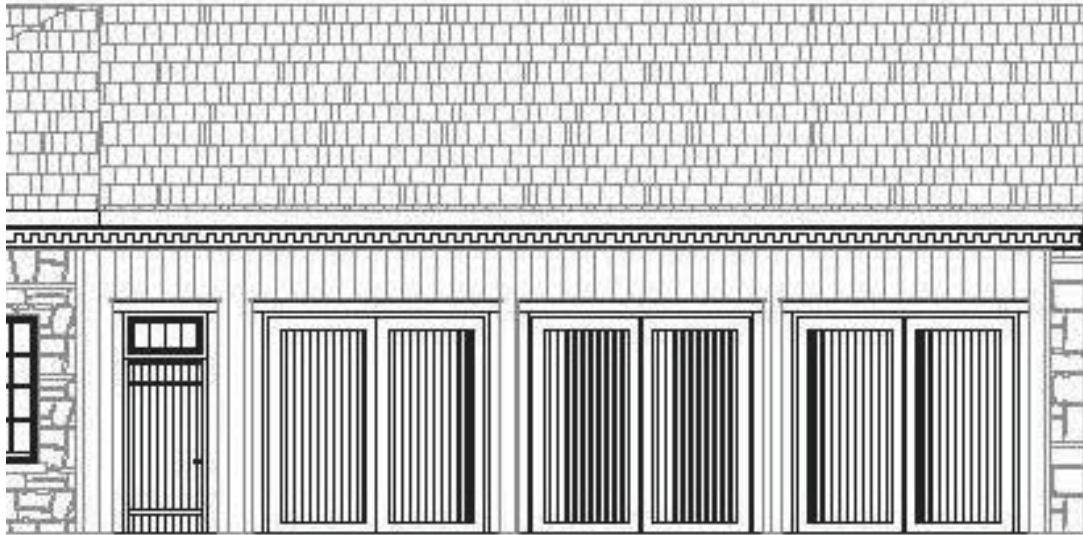


2013 (two photos stitched digitally)



Proposed alterations





The **drive shed**, which is of great historical and architectural significance as one of the few remaining ones in the region, has been discussed in Section A concerning the back yard and Section B on its end wall. It is frame under a gable roof with a stone rear wall and stone below a frame gable in the north end wall. It appears to be in poor condition and in need of stabilization sooner than later. The frame is covered in board and batten, which the owner proposes, appropriately, to replace (in wood). There was once a **dentillated cornice** on the



adjoining stone store (detail of historic photo, right, and Cardwell photo 1980s, left) and the owner proposes carrying it across the cornice of the restored drive shed to unify the sections and dress up the front of the complex. Even though it is unlikely that such a band of continuous dentils was originally present, it is acceptable and could be reversed in the future.



Although of some age, the existing doors do not seem to be original (circular saw marks and round nails) and are in poor condition. They can be removed. Hopefully, however, some of the interior structural posts, beams, etc., as well as a room with stone walls (see bottom corner photo), can be retained in place or reused. The owner proposes, “[Wooden] doors on the front will be overhead but will be constructed like and appear like a hinged door other than the horizontal panel seams.”



Given the scanty visual evidence of how the front of the drive shed was originally designed and the dilemma of the property not having parking spaces and access to the back yard, it seems reasonable to allow the owner to build a design that suits his purposes to use it as a garage and loft workshop, as long as the front does not distract from the integrity of the Heritage District. The proposed design is acceptable in this regard. Careful attention to detailing

and craftsmanship will be, of course, of a paramount importance given to very close proximity to the street.

There are, however, other design options that the owner might consider that were found in traditional drive sheds and stables portrayed in county atlases c1880, such as wide doorway openings with angles at the top two corners (accommodating structural braces), open wide doorways with no doors (which may be why the



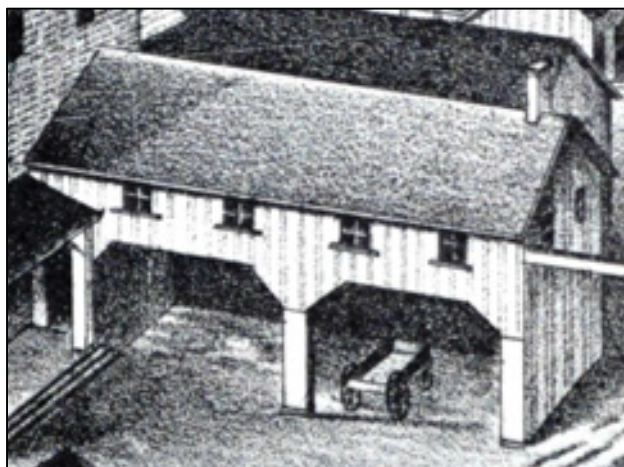
Interior room with stone walls in the drive shed, 2011



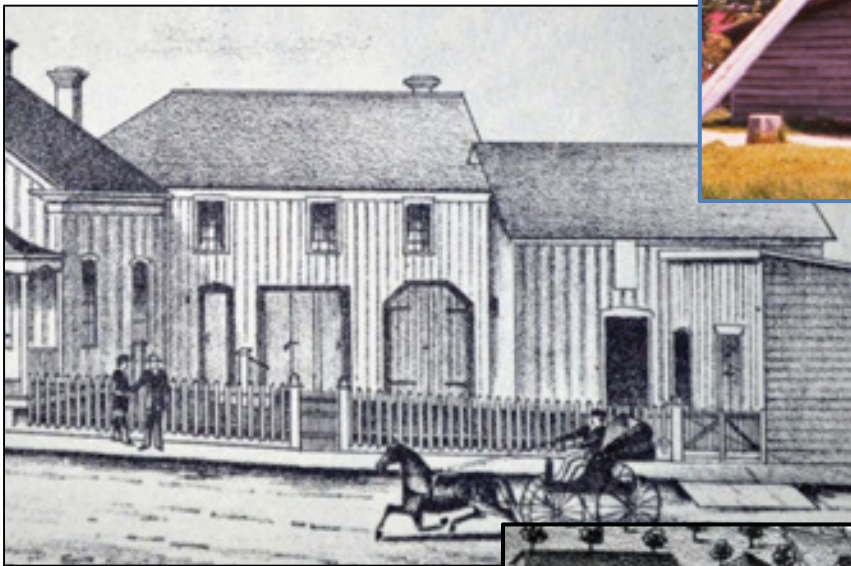
front wall of 225 Main Street was frame instead of the stone forming the other walls) and arches over the openings.



Although difficult to decipher precisely, this early photo of 223-225 Main Street seems to show the drive shed with two large open doorways with angles at the top corners, as is seen in the drawing below right for a drive shed attached to a hotel in Dundas County, illustrated in 1879 (overall on next page).

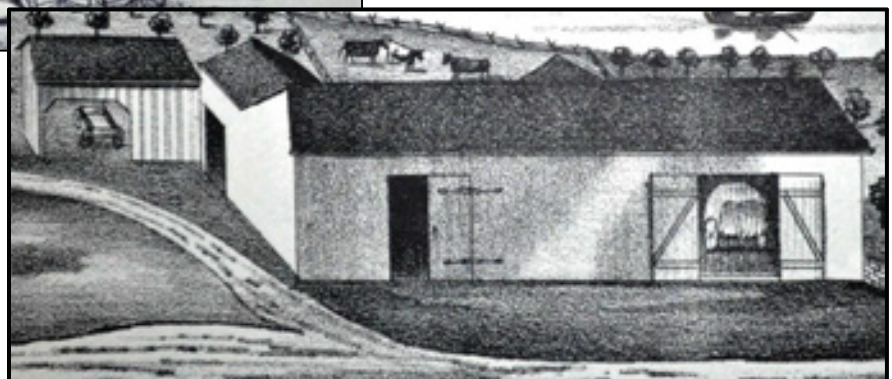




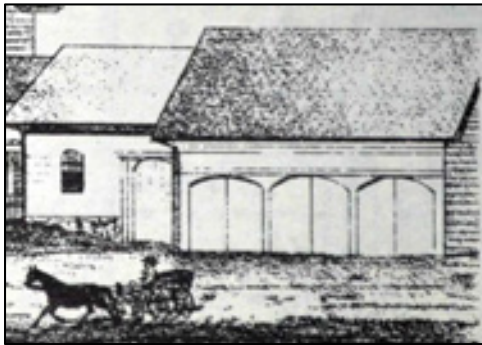


above, Upper Canada Village,  
photo J. McKendry 1976

This view shows the back of the board and batten doors swung open.







right Three taverns with drive sheds without doors and with angled top corners (Edwin Guillet, *Pioneer Inns & Taverns*, 1954, p. 220)



Approximate scan of Canyon Clay paint sample for drive shed and house trim



Natural for drive shed & main house doors

Historically, the doors would likely have been painted, possibly in a different and complementary colour to the walls. If the owner wants natural, this is acceptable, as they can always be painted in the future. Grey (Canyon Clay) is acceptable for the drive-shed wall if this is the owner's personal preference, although consideration could also be given to a colour that is more distinctive from the house's stonework such as reddish-brown, sable, ivy or almond. The same colour could be picked up on the verandah trim.



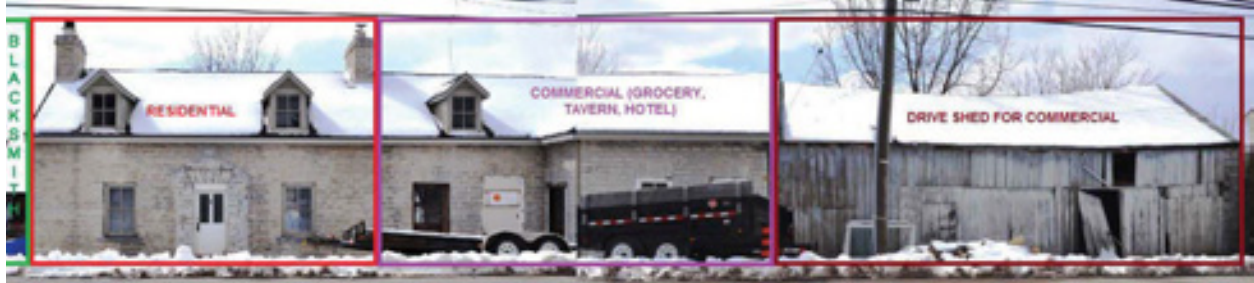
Barney Gloster  
**STEELE'S HOTEL, THORNHILL, 1909**  
Built about 1847 and latterly known as the Green Bush Inn, this hotel stood on Yonge Street at Steele's Avenue.



Barney Gloster  
**THORNHILL HOUSE**  
When this sketch was made, probably in 1909, the proprietor was J. Hughes.



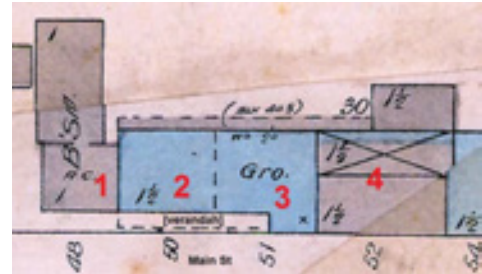




Left to right:

1. **blacksmith** shop (not extant)
2. **residential**
3. **commercial** (grocery, tavern, hotel) – The Pittsburgh House
4. **drive shed** for commercial

1908



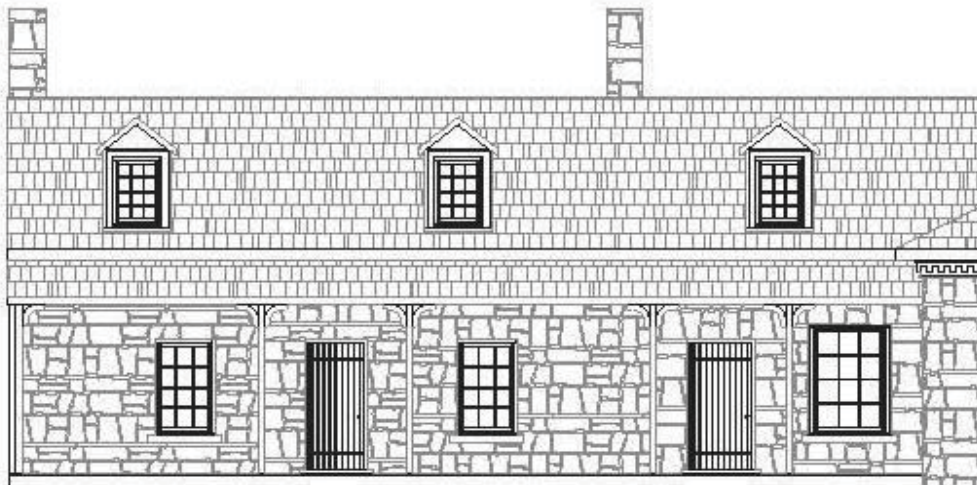
The **verandah** added in the 1860s both unified and distinguished parts of the complex. The board-and-batten roof (yellow) fitted in the jog and ran across the 1830s residential and 1860s commercial parts of the stone building. As in any house, it was an important part of the village social life (left), in addition to sheltering customers arriving at the grocery and tavern (right). The residential portion was distinguished by the use of a



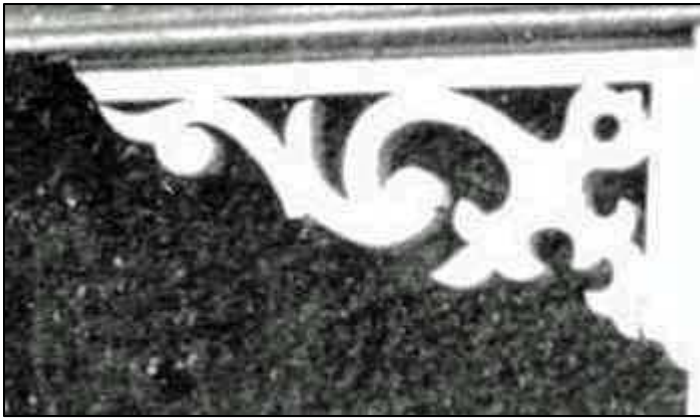
railing and crisscross paneling (orange in modern photo and in left historical photo on previous page). There was a pair of swinging gates positioned to align with the front door. They may have been in place to prevent small children from running into the street. The panel returned to the front stone wall at the junction of the residential and commercial (right historical photo on previous page). This gave an open and welcoming effect for the commercial portion and, at the same time, privacy for the residential.



The owner wishes to replace the wood verandah (below) after the back additions and changes are accomplished and storm door installed on the front and before new doors and windows are installed and before the drive shed is reworked. While it is admirable that the verandah – which will indeed add much visual appeal to the street view – is to be replaced, the poor condition of the drive shed (of even more architectural importance) needs attention to save as much of its original fabric as possible -- ahead of the now missing verandah.







The owner reports that the supplied drawings (above) show simple representations of the verandah posts and brackets for the sake of making the drawings easier to create, but that he intends to reproduce the original bracket design, which can be seen in various historic photographs (detail on left).

It is my recommendation that the brackets follow exactly the original design, as well as the verandah posts, which had chamfered corners, until they met the top and base.

Ideally, the rebuilt verandah should respect the historical divisions of residential and commercial, as seen in early photographs by installing a railing and crisscross paneling, as described above. However, the owner is not keen on this idea and it is an aspect, which could be added later and thus should hold up permitting the verandah being built without the railing, gates and panels.



Ideally, the verandah roof should have a board-and-batten covering instead of asphalt shingles, as the drawing indicates will be used. The original material visually tied together the large expanse of the drive shed front wall and the verandah roof in the jog of the stone

house and shop. If the owner is determined to use asphalt shingles, it is recommended that the underlying roof structure be built in such a way that, in the future, the shingles could be removed and replaced with board and batten. A local example is Newcourt House (1842, King W.) with painted battens on the verandah roof, which is likely covered in metal.

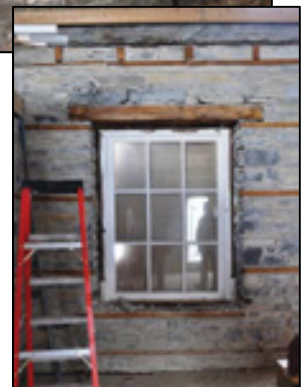


The plank floor of the verandah, as seen in historic photographs, could be rebuilt with other materials, if they will stand up better to weathering and use. The owner is thinking of wood planks running at right angles to the front wall (as seen in historic photos) and this is appropriate.

It is highly recommended – but optional – that louvred **shutters** be installed, as seen in



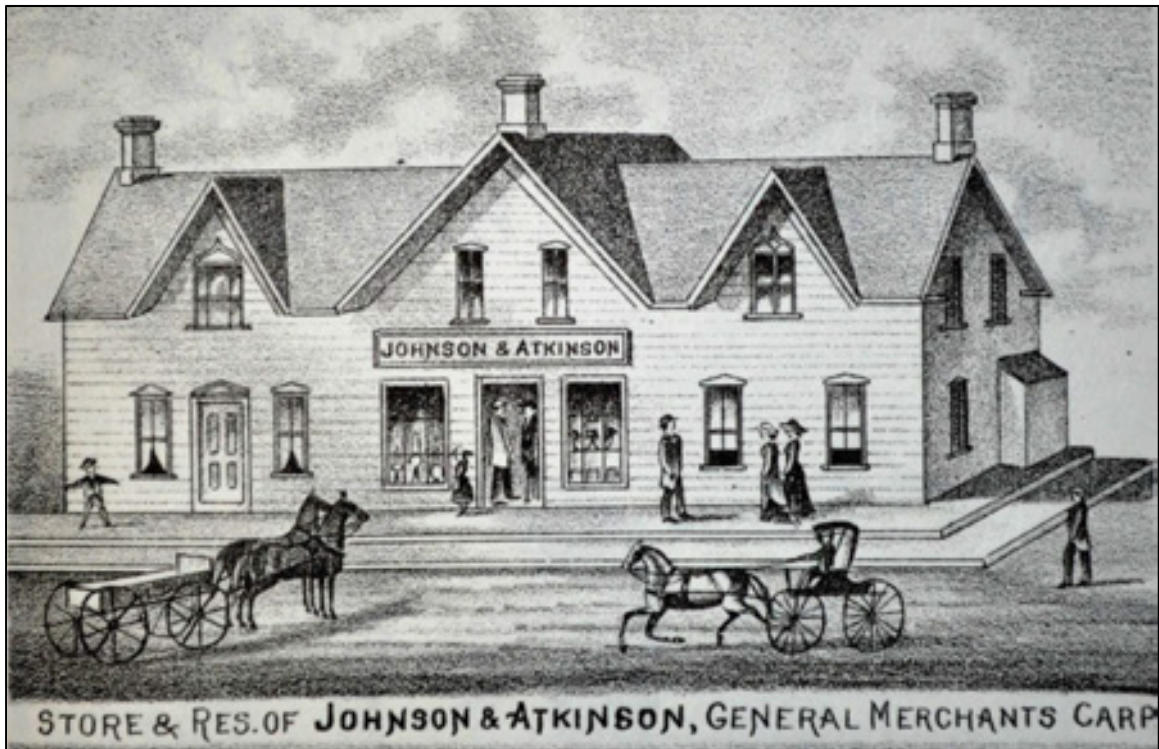
historic photographs. They were a common feature on 19<sup>th</sup>-century houses and add a welcome element of colour to the façade. They could be installed over time after, for example, the drive-shed needs are addressed.



Although the owner is not keen on the larger dimensions of the **shop window in 225 Main Street** and, at one point, considered replacing it with an arched version, it is my strong recommendation that it be retained in its original shape, 9-pane glazing (the owner would prefer 12 panes in order to be more consistent with reglazing the other windows) and position, as part of the 1860s method of distinguishing the commercial from the residential portion of the complex. This is an important aspect of the history of the site. The glazing-bar pattern (seen here on the exterior in 2011 and on the interior in 2013) reflects the original one, even though the window itself was installed by the previous owner. Rather than thinking about it negatively as a disruption in the pattern of the other windows, one should



embrace it as a deliberate reflection of how such commercial buildings once worked to display goods. Below is an example, illustrated in 1879, of a combined house and shop, which had 9-pane shop windows.



In the historic photographs, the **other windows** are 2 panes of glass per sash – likely a change from the original pattern and made at the turn of the 20<sup>th</sup> century. In the earliest part of the complex, Mayberry’s 1830s house likely had 12 over 12 windows, seen here in a house of 1820 with its original

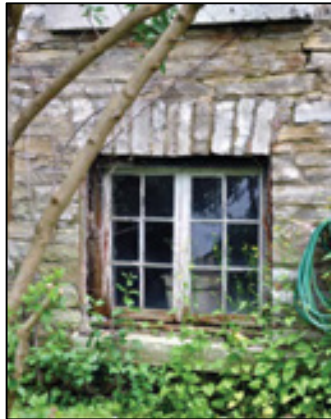


windows on the Latimer Road or as restored at 236 James Street, Barriefield.



It’s interesting that the blacksmith shop (left, photo of 1928), once attached to the south end wall of 223 Main Street, had windows with tiny panes of glass in a doublehung sash arrangement.

When Finley added the stone shop in the 1860s, the window glazing pattern was likely 6 over 6 (except for the one larger shop window). One window at the back of 225 Main Street has



*Left, exterior in 2011*



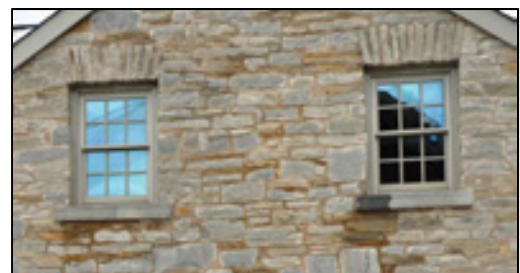
*Right, interior in 2013*

survived with its original glazing and should be preserved or replaced in that form if beyond repair. It has 6 panes per casement sash and is in that form to accommodate the smaller window opening in the basement.

Original 6 over 6 double-hung sash and louvred shutters at 58 Baiden Street, Portsmouth Village, late 1860s.



This is the option preferred by the owner -- who is seeking to maximize the unity of the street façade -- and is acceptable (note that the drawing shows the shop window with 12 panes but must be left as it actually is with 9 panes). On the other hand, if the option of 12 over 12 in the older Mayberry house at 223 Main Street and 6 over 6 (except the shop window) for the newer Finley part at 225 Main Street was chosen, this would be more than acceptable. The south end wall of 223 Main Street has recently been reglazed with 6 over 6 doublehung sash.







The owner proposes reglazing the front three **dormers** with 6 over 6 doublehung sash, one of which is shown, on the right, with the south end, window glazing pattern digitally superimposed. This seems an acceptable arrangement.



The **shop door** is still in place at 225 Main Street. The owner would like to replace it with a new solid panel door matching other new ones on the street façade but it is my recommendation that it be preserved in situ as part of the history of the complex as a shop. It also



visually ties in well with the shop window. The four-pane upper portion must be retained.



**Door in the jog of 225 Main Street** (photo by Greg Bowman). This is a later door than the 1860s, when this portion of the complex was built and can be replaced with one more in sympathy with other entrance doors in the complex. Due to its proximity to the original half-glazed shop door, thought should be given to either copying the latter or making a similar door but with solid upper panels, if that is the preferred choice by the owner.

The existing door on 223 Main Street (right) has flat lower panels with beading on the vertical edges.



**Front entrance door of 223 Main Street.** In the 1830s, in a private house, this door would have had solid panels, fielded or flat, six or four panels. Careful inspection of the existing door may

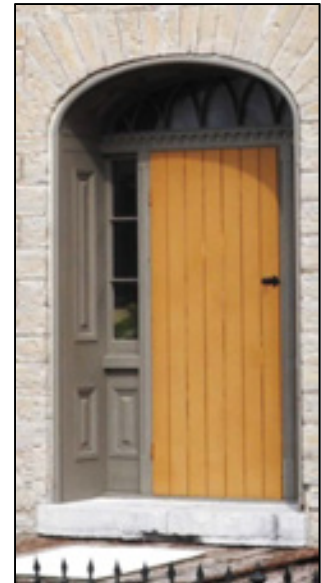
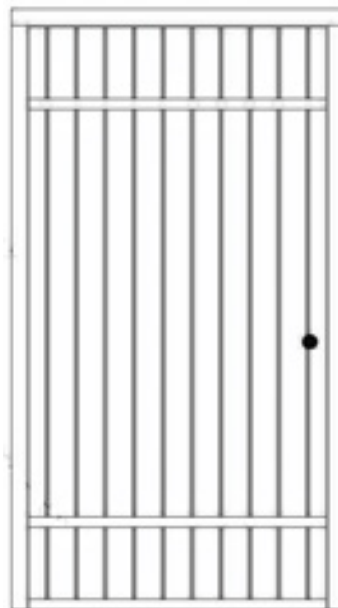


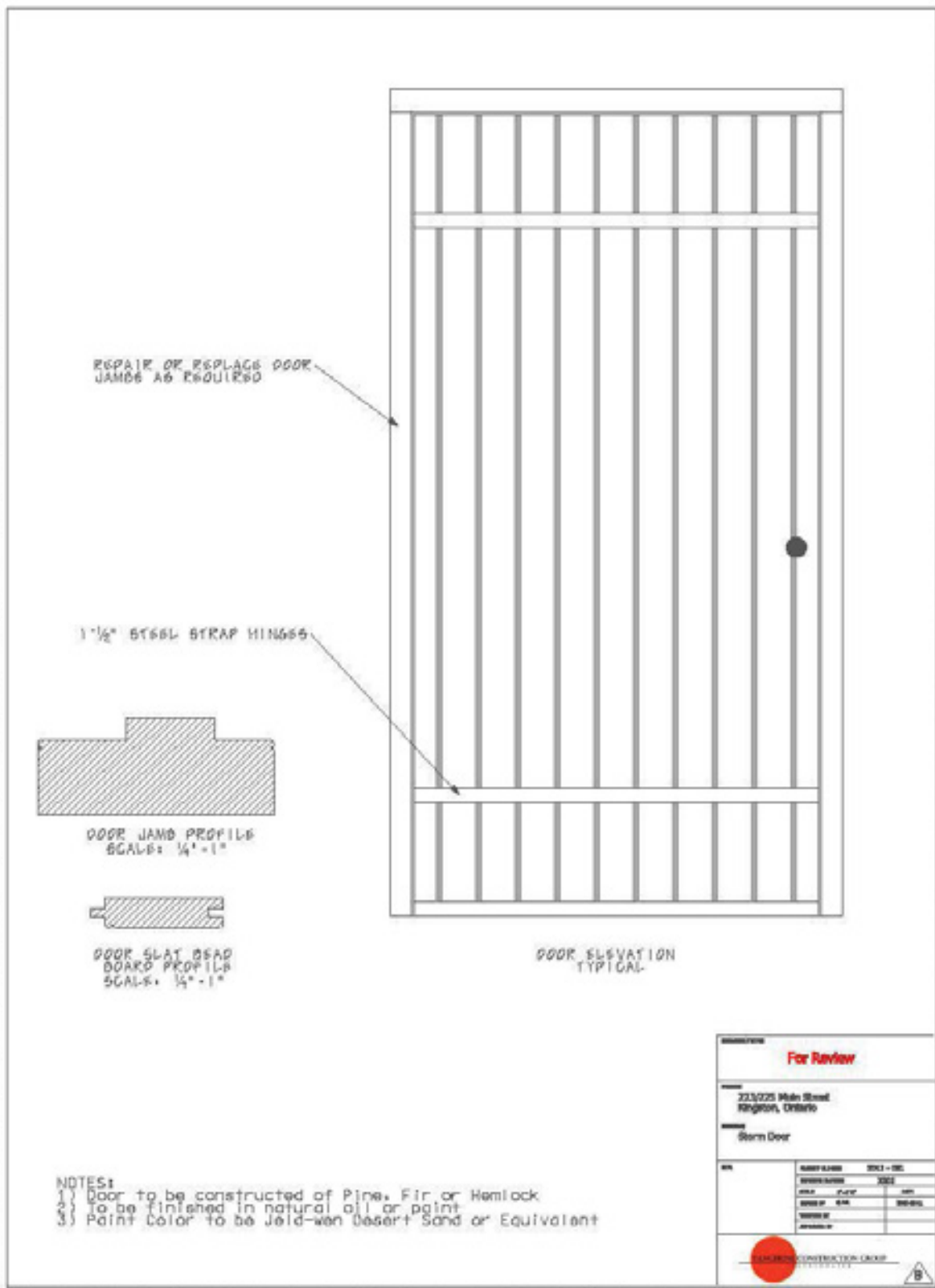


indicate whether it is the original one with the upper panels cut out and glazed. If so, it should be restored with solid upper panels or, if it is in too poor a condition to preserve, a copy made. The **transom** should be replaced – a simple rectangle with small panes of glass, as seen in the 1820 Snook House, Latimer Road, which has its original transom, and 6-panel door.

The owner wishes to build and install new, wood, painted **storm doors** (see drawing next page) for the street entrances in a manner similar to one installed on 230 James Street, Barriefield (right).

The owner’s drawing (below) does not specify whether it is showing the exterior or interior of the storm doors. The exteriors should not show the strap bars. The traditional construction on the interior of a board-and-batten door is in the form of a Z (seen in the right bottom on a modern example, 1 Baiden St). If the owner wants to use the steel straps, they must appear only on the reverse of the doors, that is, not visible from the street. Storms doors were typically made to be removable during the moderate seasons. It is strongly suggested that they be constructed and design in such a way that it is convenient to remove them when the winter is over. The paneled doors they otherwise hide will add much to the visual appeal of the complex and reinforce the formal nature of the street façade. The storm doors should be permitted with the limitations just noted.





Proposal for storm doors on 223-225 Main Street.



**General Views & Neighbours**

The immediate neighbouring 1950s or '60s house to the south at 221 Main Street has no heritage significance and is set back considerably from the street.



207 (on left) to 233 (in distance) Main Street in 2007 (photo J. McKendry)



215 (on left) to 233 (on right) in 2011 (photo J. McKendry)



219 (red on left) to 233 Main Street (on right) in 2011 (photo J. McKendry)



226 Main Street (across from the Study Area, 2011) (photo J. McKendry)





**Archaeology** of the Study Area by Michael Berry of Abacus Archaeology, 13 April 2012:  
“The subject property tested during Stage 2 excavation has been assessed and found to contain no significant archaeological resources. No further work is required within the study area. The property should be considered clear of archaeological concern.”

### **Construction Concerns for Neighbouring Heritage Buildings**

There is no heritage building immediately south of the end wall of 223 Main Street but special care must be taken to safeguard the attached, one-storey, stone wing of 233 Main Street, a heritage building, when working on the frame, north, gable end of 225 Main Street’s drive shed and while repairing its roof. It seems desirable to work as soon as possible on the drive shed, not only to preserve it, but to gain access to the back yard when constructing the new additions and for storage of building materials and tools.



223-225 Main Street (left of centre) and 233 Main Street (right of centre) in 2011

**SUMMARY**

(Detailed recommendations are found in pages 16-43.)

It is important to consider the original functions of this complex of attached buildings when assessing proposed alterations, additions and restorations. The street view was the formal front for both the residential and commercial portions of the complex. It set the status of the inhabitants as prosperous, skilled workers and business men – land owners and proprietors of a blacksmith shop, grocery, tavern and hotel. This is where they worked and this is where they lived. The street façade was also welcoming with a verandah for socializing as part of village life. The drive shed spoke to the need to accommodate customers' horses. The division between residential (223 Main Street) and commercial (225 Main Street) was made clear by the paneling system below the railing of the verandah fencing off the residential and by the large shop window and half-glazed door in 225 Main Street. More than one-third of the existing complex was devoted to the drive shed, which primarily catered to customers. It was located tight against the street on one of the major transportation routes by horseback or horse and waggon or carriage. The back yard, on the other hand, was the informal side of the complex with more random placement of openings and additions. A simple elevated verandah took advantage of the high site with its view towards the Great Catarqui River. The yard itself was casually used for functional purposes such as laundry, vegetable gardens and gatherings of friends and family.

Historically, the complex is interesting because of the span of time represented in the parts from the mid 1830s (223 Main Street) to the mid 1860s (225 Main Street) and the range of functions from housing to blacksmithing (the two actual shops have disappeared but the site of the first one is still on the property plus the smith's house still stands) to a grocery-tavern-hotel. In the 20<sup>th</sup> century, one needs to add village post office and auto-repair shop. Architecturally, it is a good example of a house from the 1830s attached to a shop from the 1860s with unity achieved by consistency in material and a verandah (not extant) bonding them together. Furthermore, drive sheds, once fairly common, have become a rarity due to demolition. To have one in such a prominent location is, indeed, of heritage significance.

Conversion of heritage structures for modern living must endeavour to preserve as much of the original structural fabric as possible and, as well, show respect for the original builder's intentions.

With these aspects in mind, the proposed changes to the back yard are acceptable within the Heritage District, in part because they are not readily seen from public streets. They do not spoil any formal heritage landscaping efforts and do continue the casual uses of the back yard. Balconies and additions update the additive quality found historically and logically finish off the roof changes and new door opening. The existing frame additions have no heritage significance and can be demolished. It is urged that west or rear side of the drive shed be stabilized and that, indeed, appears to be the intention of the owner. Inserting a pair of large doors and a ramp fall within the traditions of such a functional structure and will give the opportunity to stabilize the wall, which has had numerous alterations over the years. In fact, the apparently poor overall condition of the drive shed necessitates, in my opinion, beginning work on it ahead of other projects such as rebuilding the verandah. Seemingly, it would also be a prudent move to allow



construction materials to be stored and moved into the back yard which, otherwise, does not have direct access. While the owner's proposed form of rear doors opening on a track is acceptable, suggestions are offered in this report for an alternative scheme of hinged doors using functional strap hinges and possibly a small door opening within one of the larger ones, as well as a potential transom and stone arch in the form of a gentle curve or straight with voussoirs. The shed-roof dormer to light a workshop in the loft of the drive shed is acceptable to increase the usefulness of this building and will not be seen from Main Street and seen only with difficulty from Green Bay Road.

The street or east view of the complex of buildings must be treated with sensitivity as part of the visual harmony of a Heritage District. A problem with the proposed changes at 223-225 Main Street is that there seems to be a tendency in the drawings to unify the overall structure at the cost of downplaying the original different functions. The designer of Finley's additions in the 1860s handled the situation with finesse through repetition of materials and installing a verandah spanning most of the stone portions. It is our legacy as custodians of the heritage buildings to respect this, which – for the most part – is proposed in the drawings now under consideration. There are, however, some aspects that should be fine-tuned, for example retaining the east shop half-glazed door and its adjacent large shop window including the glazing pattern (9 panes, although it should be noted that the owner would prefer 12 panes). On the other hand, replacing the later door in the jog is acceptable, as long as the replacement harmonizes with the still-in-place shop door. However, if the owner prefers, a new door in the jog could match the restored door of 223 Main Street. Reglazing the other windows will add to the heritage visual appeal with either all 6 over 6 doublehung sash or the latter just in the shop area and 12 over 12 in the original Mayberry 1830s house. The dormers can be 6 over 6. Shutters would add to the appearance but can be considered optional (as they can be added in the future).

The entrance doorway for 223 Main Street should have the transom restored and, as well, if the door is original, the upper panels of the door filled with solid wood. If it is not original or in too poor a condition to restore, a reproduction door can be made. Board-and-batten storm doors can be installed in all three doorways but constructed and hung in such a way that they can be removed during the mild seasons, in order that the formal doors can be appreciated.

The verandah can be constructed following closely the design and form shown in historic pictures, such as the cut-out brackets and chamfered posts and running the full length from the jog to the south corner. While the preferred option is to install the original railing and crisscross panels, they could be ignored now with the potential to add them in the future. The board-and-batten roofing material on the verandah is highly recommended but is optional, as long as the new roof is built in such a way that this material could be installed in the future. In the meanwhile, asphalt shingles matching the main roof are acceptable. The verandah flooring can be in whatever materials are deemed suitable for usage and weathering.

A dentilated cornice around the jog, as shown in historic pictures, should be installed. The owner proposes carrying it across the drive shed. While this was likely not historically the situation, it seem an acceptable idea to dress up the street façade and can always be removed in the future if greater historical accuracy is wanted.

*Heritage Impact Statement 223-225 Main Street by J. McKendry 2013*

The owner proposes retaining the drive shed as a garage and workshop, and this is an admirable decision, even though extensive work is required given its seemingly poor condition. Priority should be given to stabilizing its fabric and retaining as much of the original structural material as possible. The existing doors can be replaced. The drawings show three large doors and a single passageway door and this is acceptable, as is the idea of accessing the back yard through the west wall. In the report, various options for handling the front doors are offered, including having no doors (except the single passageway one). Arched openings and openings with diagonal top corners are traditional. If the owner is not interested in any of these ideas, the proposed scheme is acceptable, particularly as the front wall, in painted board-and-batten wood, will be essentially new in construction and in the future could be modified.

In summary, as much original fabric as possible should be retained and, especially in the street view, the original design be preserved or replaced.

The owner is to be congratulated for giving new life to a building in need of intervention to extend its existence.



*Jennifer McKendry 2013*



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Also, city directories, fire insurance plans, historical maps & atlases, censuses, cemetery records, tax assessments, newspapers, land records, historical photographs from private collections and the Ontario Archives. Special thanks to Robert Cardwell for sharing his list of the land transactions and general knowledge of the village.

**QUALIFICATIONS OF THE AUTHOR****JENNIFER McKENDRY**

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Dr McKendry's book, *Into the Silent Land: Historic Cemeteries & Graveyards in Ontario*, evolved out of her interest in architectural history, photography, and book designing. Author of numerous books, reports, and articles on historical aspects of Ontario, such as *With Our Past before Us: 19<sup>th</sup>-Century Architecture in the Kingston Area* and *Portsmouth Village: an Illustrated History*, she is a member of the Society for the Study of Architecture in Canada, the Frontenac Heritage Foundation and the Kingston Historical Society. She has given presentations to each organization, and each has presented her with an award for her work.

She received her Ph.D. from the University of Toronto in 1991; her thesis was on the architecture of Kingston, 1835 to 1865. She lives in a restored house of 1860 in Kingston, and has given illustrated lectures and papers in various locations in Canada, as well as in the United States.

An architectural historian, she is working as a freelance researcher for such organizations as Bray Heritage and the City of Kingston. Recent work includes a history of Lake Ontario Park, historical overviews for numerous archaeological assessments and the architectural histories of old Sydenham Ward, Kingston Provincial Campus, the Frontenac County Court House, Kingston City Hall and the Kingston Penitentiary.

Along with Peter Milliken and Arthur Milnes, Jennifer McKendry is one of the authors of *Kingston & the Thousand Islands, Then & Now*. Her book, *Early Photography in Kingston from the Daguerreotype to the Postcard*, has just been released.



Address 223 Main Street  
(formerly 211 & 213)

Building Type: limestone; side gable; 3 bays; 1 & 1/2 storey

Construction Date: circa 1834

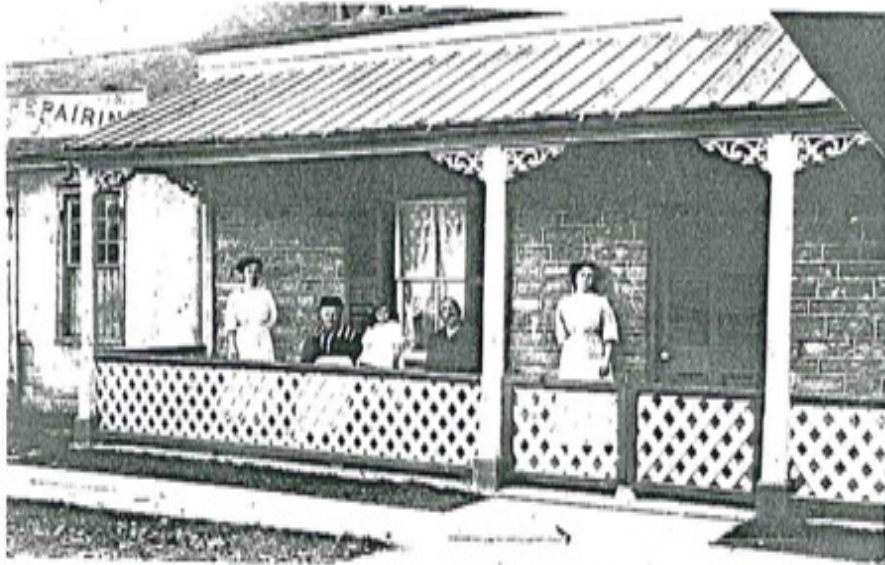
Architectural /Historical Description:

Built in the early 1830s by Alexander Mayberry, a local blacksmith, this one-and-a-half storey limestone cottage was originally a single dwelling. In 1862 it was sold and became the "Pittsburgh Inn". From 1873 to 1913 cabinetmaker Miles Byrnes operated a grocery store and tavern in this location. It has also been a post office.

The original building consisted of a three bay front facade with a central doorway and two flanking windows. The side gable roof is a medium pitch and the eaves are flush with the wall planes. Two multi-flue stone chimneys are located at either end of the original building and are integral to the side wall masonry. The limestone is squared and evenly coursed on all sides. An historical photograph shows that the front elevation was tuck pointed to emphasize the horizontal lines of the masonry joints.

The roof has two wooden gable dormers sided with shiplap cladding which are probably later nineteenth century additions. The original roofing material was wooden shingles. A small frame enclosed vestibule is located at the main entrance door. The first floor windows on the main facade once had exterior louvered shutters. The masonry of the south elevation shows the outline of two former second floor windows since blocked in with rubble.

A full width open verandah once stretched across the front facade. It had a simple shed roof covered with a metal batten roof, plain chamfered supporting posts with a boxed base, decorative fretwork at the top of each post, a wooden floor and a handrail and trellis-style enclosure along the edges. At one time a one storey frame and stucco building stood on the south end of the building. As well, A one-and-a-half storey limestone extension was also built on the north end probably by the mid 19th century.





**Name:** Alexander Mayberry House  
& Byrnes Hotel & Grocery

**Address:** 223-225 Main Street

**Property Number:**  
1011090090043100000

**Lot:** PLAN 51 PT BLK B RP  
13R7631;PART 1



<b>Property Type:</b>	Residential
<b>Era/Date of Construction:</b>	C. 1834
<b>Architect/Builder:</b>	Alexander Mayberry
<b>Building style/Influence:</b>	Vernacular
<b>Materials:</b>	Limestone
<b>Number of Bays:</b>	Multiple
<b>Roof Type</b>	Side gable
<b>Building Height:</b>	One and one half storey
<b>Alterations:</b>	New roofing installed, dormers reconstructed/reconfigured (2011), chimneys repointed (2011), eave and soffit details changed (2012), south gable windows restored (2012), front vestibule demolished (2012), garage to be reconstructed with rear shed dormer
<b>Landscape/setting:</b>	Close setback to street
<b>Heritage value:</b>	Heritage

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

The property at 223-225 Main Street (formerly addressed as 211 and 213) is located on the west side of Main Street in the Barriefield Heritage Conservation District. The property consists of a one and one half storey stone structure that historically served several uses including residence, inn, grocery store and post office. It was constructed in the 1830s.

#### **Heritage Value:**

Built in the early c.1834 by Alexander Mayberry, a local blacksmith, this one and one half storey limestone cottage was originally a single dwelling. In 1862 it was sold and became the "Pittsburgh Inn". From 1873 to 1913 cabinetmaker Miles Byrnes operated a grocery store and tavern in this location. It has also been a post office.

The original building consisted of a three bay front facade with a central doorway and two flanking windows. The side gable roof is a medium pitch and the eaves are flush with the wall planes. Two multi-flue stone chimneys are located at either end of the original building and are integral to the side wall masonry. The limestone is squared and evenly coursed on all sides. An historical photograph shows that the front elevation was tuck pointed to emphasize the horizontal lines of the masonry joints.

The roof has two wooden gable dormers sided with shiplap cladding which are probably later 19th century additions. The original roofing material was wooden shingles. The first floor windows on the main facade once had exterior louvred shutters.

A full width open verandah once stretched across the front facade. It had a simple shed roof covered with a metal batten roof, plain chamfered supporting posts with a boxed base, decorative fretwork at the top of each post, a wooden floor and a handrail and trellis-style enclosure along the edges. At one time a one storey frame and stucco building stood on the south end of the building. As well, until recently, a one and one half storey limestone and wood frame attached garage was also built on the north end probably by the mid-19th century; it is proposed to be restored and rebuilt.

**Heritage Attributes:**

Elements that define the historical value of the property include:

- Vernacular stone design representative of early construction in Barriefield village.

Elements that define the architectural value of the property include:

- One and one half storey massing
- Rectangular side-gable plan
- Stone construction including stone courses and keystones above doors and windows
- Multiple bay facade with regularly spaced rectangular windows and door openings
- Stone chimneys
- Stone and wood frame attached garage.

Elements that define the contextual value of the property include:

- Close setback to street
- Orientation to Main Street