

Assessing the Effectiveness of the Barriefield Heritage
Conservation District Designation through Project
Design Guideline Compliance from 1993-2002

By

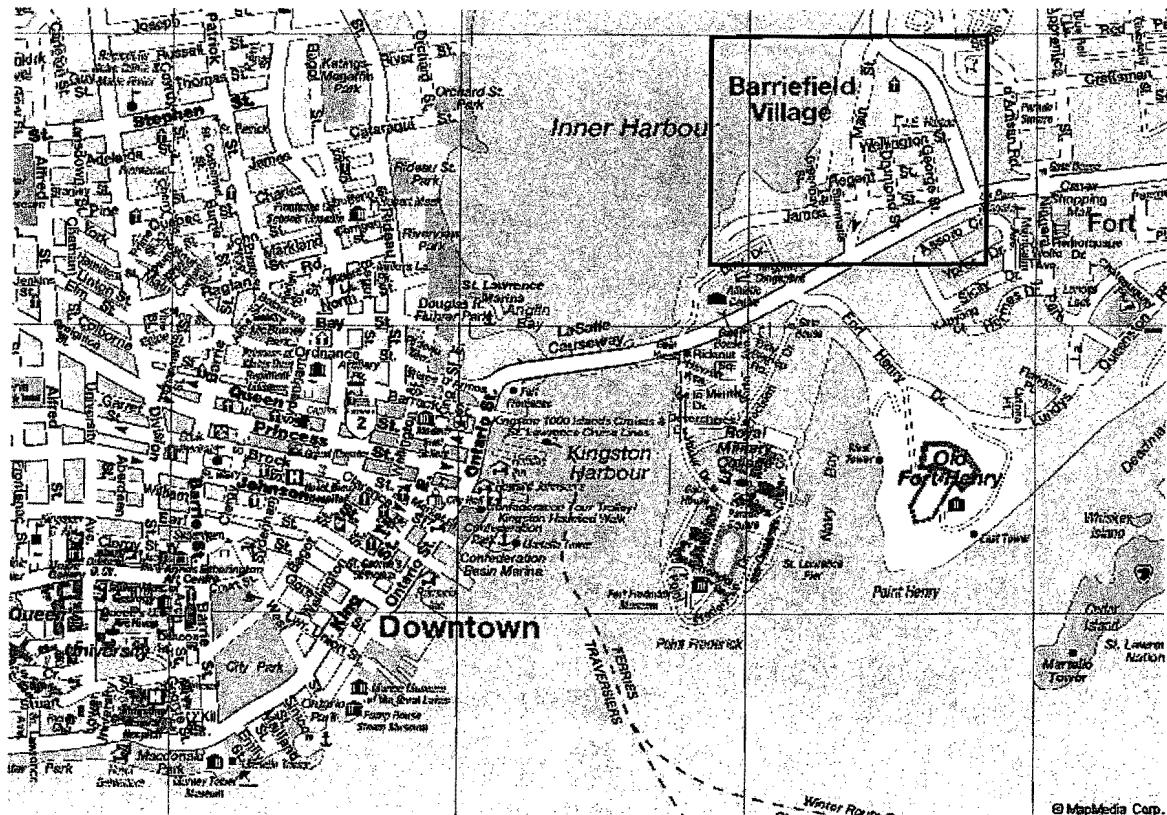
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A Master's Report to the School of Urban and Regional Planning
in conformity with the requirements for
the degree of Master of Urban and Regional Planning

Executive Summary

In 1979, Barriefield Village was designated as one of the first heritage conservation districts in Ontario under Part V of the Ontario Heritage Act (see map 1). In an attempt to further manage growth and change within the District the Pittsburgh Township Council adopted the new Barriefield Heritage Conservation District Plan and Review in 1992. This Plan was not established to seek the restoration of all heritage properties, as that is the responsibility of individual property owners, but to protect the historical and architectural character of Barriefield Village in light of recent development pressures from the City of Kingston. The Plan outlined a number of design guidelines directed towards the appropriate management of built environment to assist property owners, LACAC and Council.

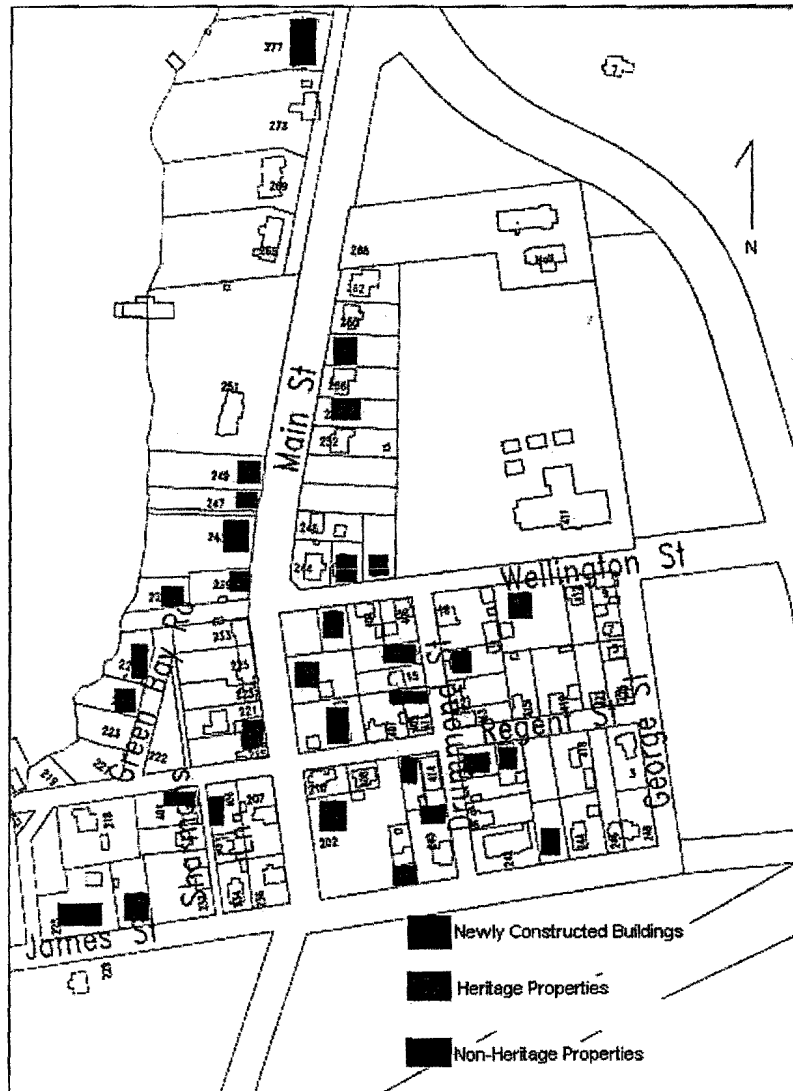
Map 1: Barriefield Village east of Downtown Kingston, ON



Source: MapArt Canada, 2000

The purpose of this report was to evaluate the compliance of alterations and additions to heritage and non-heritage buildings and new construction projects with established design guidelines from the Barriefield Heritage Conservation District Plan (1992). Based on the results of 31 project evaluations (see Map 2) this report determined that the design guidelines have effectively managed the historic and architectural character of the District. The final columns in tables A, B, C and D clearly identify that all projects complied well or moderately well with the design guidelines.

Map 2: Location of all Evaluated Projects within Barriefield Village



Base Map Source: City of Kingston, 2003

Furthermore, this report has illustrated that the compliance of projects to the design guideline has resulted in achieving the three fundamental goals of the Barriefield Heritage Conservation District Plan (1992):

- To maintain the low density residential character of the District;
- To protect and enhance the existing low rise residential profile of Barriefield; and
- To avoid the destruction of Barriefield's heritage building and landscape fabric and to encourage only those changes that are undertaken in a manner that if such alterations or additions were removed in the future, the essential form and integrity of the heritage property would remain unimpaired.

Project compliance to the design guidelines has supported low density residential developments by encouraging projects that are sensitive to the scale and mass of existing buildings within the District. Newly constructed buildings and additions to existing buildings, as shown through the evaluated projects, have effectively supported low density residential development within the District. The design guidelines have successfully encouraged the majority of changes to the existing built heritage environment that do not impair the form or integrity of the buildings. Many of the projects have retained historical and architectural features important to the character of the building as evident through a number of restored porches, windows, entrances and exterior walls.

Table A: Summary of Newly Constructed Building Design Guideline Compliance

Guideline Compliance Rating	17 Drum. St.	227 Green Bay	403 Well. St.	244 James St.	229 Green Bay	416 Reg. St.	258 Main St.	408 Well. St.	225 Green Bay	402 Well. St.	405 Reg. St.	Criteria Evaluation
Windows and Entrances												
1. Window Shape and Orientation	■	●	■	●	■	■	●	■	●	■	■	■/●
2. Window/Door Proportions	■	■	■	●	■	■	●	■	■	■	■	■
Building Location												
3. Setback	■	■	■	■	■	■	■	■	■	■	■	■
4. Parade Orientation	■	■	■	■	●	■	■	■	■	■	■	■
5. Bulk on Lot Width	■	■	■	○	■	■	■	■	■	■	●	■
6. Auxiliary Buildings	■	○	N/A	■	■	■	○	■	N/A	■	●	●
7. Outbuildings	■	N/A	N/A	■	■	■	N/A	■	N/A	■	N/A	■
Exterior Walls												
8. Materials	■	■	■	■	■	■	■	■	■	■	■	■
9. Avoidable Materials	■	■	■	■	■	■	■	■	■	■	■	■
Roofs												
10. Side Gabled/Low Pitch	■	●	■	■	■	■	●	■	■	■	■	●/■
11. No Clay/Tile	■	■	■	■	■	■	■	■	■	■	■	■
12. Vents/Dormers at Rear	○	○	■	○	■	■	●	■	N/A	■	■	●/■
Overall Rating	■	●	■	●	■	■	●	■	■	■	●	■

Legend

Good Compliance	Moderate Compliance	Poor Compliance
■	●	○

Table B: Summary of Non-heritage Building Design Guideline Compliance

Design Guideline Compliance	3 Drummond Street	228 James Street	401 Welling Street	116 Drummond Street	243 Main Street	27 Main Street	Criteria Evaluation
1. walls/window and doors	■	■	■	■	■	●	■
2. Vent/dormers at rear	N/A	■	■	N/A	N/A	N/A	■/●
3. design/location of parking	N/A	■	N/A	N/A	●	●	■
4. new additions	N/A	■	N/A	N/A	●	●	■
5. Roofs	N/A	N/A	N/A	N/A	N/A	N/A	■
Overall Rating	■	■	■	■	●	●	■

Table C: Summary of Heritage Building Addition Design Guideline Compliance

Design Guideline Compliance	10 Drum Street	226 Main Street	249 Main Street	404 Reg. St.	13 Drum St.	230 James St.	254 Main St.	406 Reg. St.	Criteria Evaluation
1. Addition Size/Location	■	■	■	■	○	■	N/A	■	■
2. Multi-storey add.	■	■	N/A	■	●	N/A	N/A	●	●
3. asymmetric architecture	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. distinguish between new/old	■	■	unknown	■	●	■	■	■	■
5. Compatibility	■	■	■	■	●	■	■	●	● ■
Overall	■	■	■	■	○/●	■	■	●	■

Table D: Summary of Heritage Building Alteration Design Guideline Compliance

Design Guideline Compliance	207 Main St.	226 Main St.	239 Main St.	275 10 th Main	24 Main St.	404 Regent St.	12 Regent St.	230 James St.	238 James St.	254 Main St.	Criteria Evaluation
1. original window opening	■	■	N/A	■	N/A	■	■	N/A	■	N/A	■
2. Roofs	N/A	N/A	■	N/A	■	●	N/A	N/A	N/A	N/A	■
3. window openings	N/A	■		■	N/A	N/A	■	N/A	N/A	N/A	■
4. new windows design	N/A	■	N/A	N/A	■	N/A	N/A	N/A	N/A	N/A	■
5. new window compatibility	N/A	■	N/A	N/A	N/A	■	N/A	N/A	N/A	N/A	■
6. original entrances and porches	■	■	■	■	N/A	N/A	■	■	N/A	N/A	■
7. new entrances and porches	N/A	■	N/A	N/A	N/A	■	N/A	N/A	N/A	■	■
8. new entrance location	N/A	■	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	■
Overall	■	■	■	■	■	●/■	■	■	■	●/■	■

As mentioned above, the majority of projects complied well with design guidelines. There were a few notable instances of non-compliance that should be revisited to ensure that the quality of future change and growth accurately supports the historic and architectural character of the District. Some newly constructed buildings have included dormer windows within their façades. This architectural feature is not characteristic of heritage homes within the District.

The inclusion of dormer windows within the District should be revisited by LACAC. It may be an acceptable way to accommodate increased space requirements for new home builders without drastically increasing the mass and scale of a building. Arched windows have been incorporated on a number of newly constructed buildings, predominantly on those buildings that have centre gabled roofs. These types of windows are evident on some of the heritage homes within the District and could become acceptable practice if reflected in the design guidelines. A few newly constructed buildings have not located garages in appropriate locations relative to the principal property (see Table A, row 6). This report suggests that there may be an area of the District where it could be acceptable to accommodate non-traditional garage locations without disturbing the heritage character of the District. The following list includes the above and other key recommendations based on the evaluation of the 31 projects in the Barriefield Village:

- This report recommends that newly constructed buildings continue to be setback similar to adjacent buildings and parallel to the street to maintain the historic streetscape of Barriefield Village.
- This report recommends that geodetic studies be used to evaluate appropriate building heights relative to important historic views and vistas. Additionally, newly constructed buildings should continue to be encouraged to respect the mass of adjacent properties.
- The inclusion of dormer windows within the District should be revisited by LACAC. If the committee finds this to be an acceptable practice the design guideline should be omitted. If it is not an acceptable architectural feature, dormers should be discouraged as per design guideline number 3.
- This report recommends that the design guidelines continue to be implemented to encourage the use of wooden siding, limestone and brick (where appropriate) for newly constructed buildings.

- Continue to allow the use of arched windows appropriately in newly constructed buildings. Revise the design guidelines to reflect this architectural feature.
- In order for new development and additions to non-heritage homes to be compatible with adjacent properties, ancillary buildings could be attached to principal buildings only in the area on the north end of Main Street (see Map 5-1 in Section 5). To ensure that ancillary buildings do not result in the appearance that the façade of the building is wider, design guidelines should encourage roofs on ancillary buildings to be lower in profile and setbacks for the front wall plane to be a minimum of two to three feet.
- Design guidelines for additions and alterations to heritage buildings should continue to be utilized to effectively maintain and restore important heritage buildings within the District.
- Design guidelines should ensure that the roofline of a new second storey addition to a heritage building be lower in profile than the principal building's roofline.
- Increased consultation between LACAC and heritage property owners should be encouraged to help reduce incompatibilities of fabric and colour of additions on heritage buildings.
- Recommendations by LACAC should be more closely managed by design guideline number 2 to help retain historically and architecturally important chimneys where possible.
- Though the Barriefield Heritage Conservation District Plan does not seek to restore all heritage properties within the District, it may be beneficial to develop a public awareness program targeted towards property owners to describe potential grants and programs aimed at the preservation of heritage resources. This is a small manageable Village that could accomplish this task. Voluntary work may be necessary to attain this goal.