



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-25-001**

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**To:** Chair and Members of the Kingston Heritage Properties Committee

**From:** Jennifer Campbell, Commissioner, Community Services

**Resource Staff:** Kevin Gibbs, Director, Heritage Services

**Date of Meeting:** December 18, 2024

**Subject:** Application for Ontario Heritage Act Approval

**Address:** 244 James Street (P18-450)

**File Number:** P18-110-2024

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property at 244 James Street is located on the north side of the street on an interior lot between George and Drummond Streets. The property contains a two-storey frame building with a L-shape plan, cross gable roof and two bay façade in Vernacular building style.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-110-2024) has been submitted to request approval to alter the existing residential building/property as well as construct a rear and side yard addition. This work includes the construction of a two-storey addition, approximately 0.5 metres lower in height than the existing building, that steps down to a one-storey addition in the rear of the property. The addition will include rectangular aluminum clad wood sash windows with simulated divided lites and flat window surrounds, a galvanized sheet steel roof like the existing building, two new wood porches and prefinished wood siding with the same/similar dimensions as the existing building. Proposed alterations to the original residential building will include the installation of two skylights on the roof, a metal cap on the existing chimney, a new painted white fence approximately 1.5-1.8 metres tall, alteration of

December 18, 2024

Page 2 of 16

select existing openings on the 2005 addition and replacement of a modern metal flue with a vent. Detailed floor and elevation plans, prepared by Mikaela Hughes Architect Inc., were submitted in support of this application.

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined in Exhibit A.

### **Recommendation**

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

**That** alterations to the property at 244 James Street, be approved in accordance with details as described in the application (P18-110-2024), which was deemed complete on November 7, 2024 with said alterations to include changes to the existing building/property and the construction of a two-storey addition in the rear and west of the existing building, specifically:

#### Alterations to the Existing Building/Property:

1. Addition of two new skylights on the western roof pitch near the rear of the roof ridge, a new metal cap on the existing chimney and a new 1.5-1.8 metre tall painted white fence bisecting the driveway;
2. Replacement of two casement windows on the second-floor as well as a first-floor entry way on the 2005 addition with aluminum clad wood sash windows with exterior muntin bars;
3. Replacement of a modern metal flue with a vent;
4. Repaint the building in a grey tone;

#### Details of the Proposed Addition:

1. Construction of a two-storey addition approximately 0.5 metres lower in height than the existing roof ridgeline of the original portion of the property, located in the rear and side yards, that step down to a one-storey addition deeper into the property;
2. The addition will feature a galvanized sheet steel roof like the existing, prefinished wood siding with the same/similar dimensions as the existing and a similar but different grey tone to the original portion of the building;
3. The addition will include two new covered wood porches with associated doors along the east and north of the building as well as historically appropriate and modern window systems/trim on the north elevation;
4. The addition will include two elongated rectangular aluminum clad wood sash windows with flat window surrounds on the west elevation visible to the public realm;
5. All but two windows visible to the public realm in the new addition will be rectangular aluminum clad wood sash windows with simulated divided lites and flat window surrounds; and

December 18, 2024

Page 3 of 16

**That** the approval of the application is subject to the conditions outlined in Exhibit A to Report Number HP-25-001.

December 18, 2024

Page 4 of 16

**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

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

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

December 18, 2024

Page 5 of 16

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

The proposed addition will remain visible along James Street (due to its size/design/layout), particularly when walking west to east (Exhibits B & D). However, the building's setback from the street as well as building locations on abutting properties will mitigate some of the visual impact created by this addition on the rest of the Heritage Conservation District (District) (Exhibit B). Despite this, if inappropriately designed the new addition could challenge the prominence of the original building (i.e. the central portion closest to James Street). As such, sympathetic design choices are necessary to mitigate potential negative impacts that could result from this substantial addition.

As the property is designated as a Part V property under the *Ontario Heritage Act*, the principal consideration of the proposal will be whether the proposed work will constitute a negative impact on the District, recognizing that contributing buildings are District heritage attributes. While some design specifics have yet to be determined, a significant amount of detail has been provided to date by Mikaela Hughes Architect Inc., in the form of detailed floor and elevation plans as well as a project summary and details, that allow Heritage Planning staff to appropriately consider the impact to the broader District (Exhibit D). This consideration is detailed in forthcoming sections.

This application was deemed complete on November 7, 2024. 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 February 5, 2025.

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

**Reasons for Designation/Cultural Heritage Value**

The property is designated under Part V of the *Ontario Heritage Act* as part of the Village of Barriefield Heritage Conservation District (District). The property is classified as having "heritage" value within the District. The Property Inventory Evaluation has been included as Exhibit C.

The property description in the related Heritage Conservation District Plan (HCD Plan) provides the following property entry and identified heritage attributes:

**Property Entry:**

- "Although it is known that there were buildings on this property during the 19<sup>th</sup> century, the present house was not erected until 1907 by local farmer William Toner. The builders were apparently Herbert Dowler, a local carpenter, and Bill Milton, a farmer. Frederick

December 18, 2024

Page 6 of 16

and Clara Radwell purchased the house in 1919 and sold it in 1926 to Florence and James Blake who owned the property until 1950. The main structure is a one- and one-half storey frame house with a steep front gable roof and a typical two bay, side entrance plan. A single brick chimney stands on the roof ridge to the rear of the house. A simple open one storey verandah wraps around the south (front) and east elevations. It is supported by decorative turned posts. Although presently clad in metal, the roof once had wooden shingles. Two one storey additions stand to the rear of the main block, and a one- and one-half storey addition built after 1992 extends from the original structure's eastern side."

#### Heritage Attributes:

- Elements that define the historical value of the property include:
  - Vernacular design representative of early 20<sup>th</sup> century construction in Barriefield
- Elements that define the architectural value of the property include:
  - One- and one-half storey massing
  - Cross-gable roof with brick chimney
  - Frame construction
  - Two bay façade
  - Rectangular window and door openings
  - Wrap around open porch
- Elements that define the contextual value of the property include:
  - Setback from the street
  - Orientation to James Street
  - Low stone wall

While the HCD Plan property entry notes the house as a one- and one-half storey building, the building will be referred to as a two-storey building when reviewing this proposal.

### Cultural Heritage Analysis

Staff visited the subject property on November 1, 2024.

The property at 244 James Street is located on the north side of the street on an interior lot between George and Drummond Streets, in the Village of Barriefield. As such, the property is part of the Village of Barriefield Heritage Conservation District. For the purposes of this proposal the original part of the building refers to the central portion closest to James Street that existed prior to the 2005 eastern addition.

### Best Heritage Conservation Practices

"The Standards and Guidelines for the Conservation of Historic Places in Canada" (Standards and Guidelines) provides guidance on best practices related to visual relationships, built features, exterior form, roofs, exterior walls, windows/doors, entrances/porches and wood/wood

December 18, 2024

Page 7 of 16

products. The table below organizes the most relevant/important best practices related to this proposal into categories as well as summarizes the guidelines applicable to most categories:

Standards and Guidelines Section Number & Categories		Best Practices Detailed in the Standards and Guidelines
4.1.5, 4.1.11, 4.3.1, 4.3.3, 4.3.4, 4.3.5, 4.3.6, & 4.5.2	Applicable to Most Below Categories	<ul style="list-style-type: none"> <li>• Understand how the form, feature, material, location, function, views, building or attribute contributes to the property or landscape;</li> <li>• Protect/maintain features that define or contribute to the property’s/landscape’s cultural heritage value;</li> <li>• Document all interventions that impact the property’s/landscape’s heritage value;</li> <li>• Design a new feature when required by a new use that maintains character-defining features;</li> <li>• Understand the design principles used or exemplified by the landscape, original designer and/or building;</li> <li>• Assess the condition of the building, feature, landscape and/or attribute early in the planning process;</li> <li>• Test proposed interventions prior to installation (i.e. reviewing samples, creating a mock-up, etc.);</li> <li>• Repair/retain attributes/features that contribute to the heritage value of the historic place, this may include limited like-for-like patching/consolidation/piecing-in; and</li> <li>• Remove non-character-defining features built after the restoration period.</li> </ul>
4.1.5	Visual Relationships	<ul style="list-style-type: none"> <li>• Understand the planning principles of visual relationships in a designed landscapes (i.e. views down streets, hill setting, historic materials/styles, etc.);</li> <li>• Document/assess visual relationships early in the process;</li> <li>• Protect/maintain features that define visual relationships (i.e. maintain size/massing of built features that contribute to the scale of a historic place);</li> <li>• Rejuvenate deteriorated defining features (i.e. principal entrance) related to visual relationships; and</li> <li>• Rehabilitate if more than preservation is required.</li> </ul>
4.1.11	Built Features	<ul style="list-style-type: none"> <li>• Understand the evolution of built features (i.e. building additions) as they relate to cultural heritage value;</li> <li>• Document/assess the built features (i.e. conditions, materials, function, etc.) early in the process;</li> <li>• Testing proposed interventions to establish appropriate replacement materials; and</li> </ul>

December 18, 2024

Page 8 of 16

		<ul style="list-style-type: none"> <li>Design a new built feature when required by a new use that is compatible with the site’s heritage value (i.e. a new addition in a vernacular style with appropriate massing/materials/legibility).</li> </ul>
4.3.1	Exterior Form	<ul style="list-style-type: none"> <li>Understand exterior form and the building’s evolving design principles as it relates to contributions to heritage value (i.e. two-storey massing and semi-modern side yard addition);</li> <li>Document/assess the building’s exterior form (i.e. form, massing, viewscales, etc.) early in the process;</li> <li>Retain exterior form by maintaining proportions, massing and spatial relationships with other buildings;</li> <li>Select a location for a new addition that maintains heritage value; and</li> <li>Design a new addition to draw a clear distinction between what is new and what is historic while also being compatible in terms of its material and massing.</li> </ul>
4.3.3	Roofs	<ul style="list-style-type: none"> <li>Understand the roof and its evolution as it relates to contributions to heritage value;</li> <li>Document/assess the roof (i.e. material, shape, etc.) early in the process;</li> <li>Modify a roof element to accommodate an expanded use or applicable codes while maintaining heritage value (i.e. extending the existing roof to aid in compatibility);</li> <li>Select appropriate rooftop mechanical equipment to ensure they are as inconspicuous as possible while respecting the building’s heritage value; and</li> <li>Design roof additions to be inconspicuous from the public right of way and do not negatively impact heritage value (i.e. appropriate skylight location).</li> </ul>
4.3.4	Exterior Walls	<ul style="list-style-type: none"> <li>Understand exterior walls and their evolution as it relates to contributions to heritage value;</li> <li>Document/assess the condition/form/materials/details (i.e. narrow horizontal cladding) early in the process;</li> <li>Design a new addition that maintains heritage value (i.e. avoiding the historic wall assembly); and</li> <li>Modify exterior walls to accommodate an expanded use that maintains heritage value.</li> </ul>
4.3.5	Windows/Doors	<ul style="list-style-type: none"> <li>Understand windows/doors and their evolution as it relates to contributions to heritage value (i.e. replacing inappropriate windows with appropriately designed ones that maintain proportions found in the District);</li> </ul>

December 18, 2024

Page 9 of 16

		<ul style="list-style-type: none"> <li>• Document/assess the form/material/elements early in the process; and</li> <li>• Design new windows/doors required by a new use on non-character-defining elevations while ensuring compatibility.</li> </ul>
4.3.6	Entrances/Porches	<ul style="list-style-type: none"> <li>• Understand entrances/porches and their evolution as it relates to contributions to heritage value (i.e. removing an entrance that competes with historic entrance); and</li> <li>• Replace missing historic features by designing a new entrance/porch that is compatible in size, scale material, style or colour.</li> </ul>
4.5.2	Wood/Wood Products	<ul style="list-style-type: none"> <li>• Understand the properties of wood and its finish or coatings before undertaking an intervention;</li> <li>• Retain all repairable wood that contributes to the heritage value of the property; and</li> <li>• Select replacement materials for character-defining features based on physical/visual characteristics.</li> </ul>

**Applicable Local Policy/Guidelines**

Proposed alterations to the property must be assessed using policies outlined in the Village of Barriefield Heritage Conservation District Plan (the HCD Plan). The property is classified as “heritage” in the HCD Plan. The HCD Plan includes a list of Cultural Heritage Attributes that are “essential to defining and conserving the cultural heritage value and interest of the” Heritage Conservation District (District). The following attributes are relevant to this proposal: residential properties dating from the early 19<sup>th</sup> to mid-20<sup>th</sup> century, built structures that reflect the stylistic influences of Ontario Vernacular architecture, a grid network of narrow sloping streets and sidewalks, small lots, minimal setbacks of most buildings from the street, a built form of single-detached residential buildings with a height of one- to two-storeys with medium pitched roofs clad in wood or stone with prominent front doors, a consistent building scale/massing, and simple rectangular windows and door openings with minimal ornamentation.

The HCD Plan also provides direction on property alterations classified as “heritage.” On roofs the HCD Plan notes that non-functioning chimneys shall be capped and retained, new skylights shall be located away from public view and not negatively impact heritage attributes, simple metal sheeting is an appropriate modern roof material, and roof shape/configurations shall be retained. On windows, the HCD Plan notes that original window openings as well as their related distinguishing features and proportions be protected/maintained, new window openings shall not be on public façades, and bright colours or colour extremes (like bright white and black) are not recommended.

On entrances, the HCD Plan notes that existing entrances considered heritage attributes shall be protected/maintained, a new entrance/porch must be compatible with the character of the building and heritage value of the District, historic features (i.e. doors, steps, balustrades and entablatures) must be conserved, wood must be used on porches on public façades while

December 18, 2024

Page 10 of 16

synthetic porch materials are discouraged on non-public façades, and new entrances should be installed on secondary elevations instead of public façades. On exterior cladding, the HCD Plan notes that the traditional principal cladding for heritage buildings includes wood siding and this material preference shall persist, in addition synthetic materials are not permitted on public façades of Heritage Buildings but may be permitted on non-public façades on a case-by-case basis. On painting, the HCD Plan notes that painting of wooden features “shall be informed by original or historic colour palettes” and not negatively impact the heritage value/attributes of the building or District. Further, painting is recommended over staining. In addition, it is recommended that surrounding contributing landscape features (i.e. walk/driveways, fences, walls, etc.) be preserved/maintained. Finally, “Public Façade” is defined as “the building elevation (or elevations) that are visible from the public street or right-of-way.”

The HCD Plan also provides guidance on additions to “heritage” properties. With regard to location, massing and height the HCD Plan notes that additions shall be “...located at the rear or to the side of the [h]eritage building [and are not] ...permitted on street-facing façade(s),” shall be limited in size/scale to ensure compatibility, shall limit public visibility by being setback from the existing street-facing façade, that the ridgeline of the addition be lower than the heritage building, and that the addition’s height/massing not overpower the heritage building. Regarding design considerations, “[n]ew additions shall be designed in a manner that distinguishes between old and new” while avoiding replication of “the exact style of the [h]eritage building.” Finally, contemporary designs or design motifs that reference the style of the heritage building are encouraged provided they are compatible in terms of “scale, mass, materials, form and colour.”

The HCD Plan also provides recommendations on landscaping alterations, specifically that soft landscapes should be maximized along sidewalk frontage provided trees do not obscure the view of the building from the street, that fence designs follow historic precedent or similar patterns in the District for guidance/inspiration, that hardscaping can take the form of flagstone or interlocking pavers for walkways while gravel is acceptable for driveways, and native and non-native plant materials [are] appropriate for replanting in the District (in particular those listed in Appendix D of the HCD Plan). The HCD Plan also exempts certain alterations from needing approval, specifically: the installation/removal of vegetative landscaping, hard landscaping in the same dimensions as existing, fencing in the rear or side yard of a property (behind the midpoint of the building), and porches/decks in the rear yard. Finally, the HCD Plan also exempts “[r]epainting part of, or the whole building or structure.”

### **Summary of Project Proposal and Impact Analysis**

The applicant is seeking to alter the existing building and add an addition to the north and west of the building, specifically (Exhibit D):

Alterations to the Existing Building/Property:

- Addition of two new skylights near the rear of the roof ridge, a new metal cap on the existing chimney, and a new 1.5-1.8 metre tall painted white fence;

December 18, 2024

Page 11 of 16

- Replacement of two second-floor windows on the 2005 addition with aluminum clad wood sash windows with exterior muntin bars;
- Replacement of a first-floor door on the 2005 addition with aluminum clad wood sash windows with exterior muntin bars; and
- Replacement of a modern metal flue with a vent.

#### Details of the Proposed Addition:

- Construction of a two-storey addition lower in height than the original portion of the building in the rear and side yards that steps down to a one-storey addition;
- The new addition will feature a galvanized sheet steel roof and prefinished wood siding with the same/similar dimensions as the existing;
- The new addition will include two new covered porches with associated doors along the east and north of the building; and
- Most windows visible to the public realm will be rectangular aluminum clad wood sash windows with simulated divided lites and flat window surrounds.

The current proposal to alter the property at 244 James Street envisions alterations to the existing building as well as a substantial addition to the north and west of the building that conforms with the HCD Plan policies. Importantly, the central portion of the retained building is considered the original portion, while the eastern wing is a modern addition that was approved in 2005 (Exhibit C).

As the property is Designated under Part V of the *Ontario Heritage Act*, proposed alterations should be assessed to determine their impact on the heritage value of the District. The following sections will review the project's impacts to the District and assess its conformity with the HCD Plan.

#### **Impact Analysis – Alterations**

While the proposed addition has the largest potential to cause negative District impacts, alterations to this “heritage” building could also have negative impacts. The existing building will be altered by adding new skylights, a new chimney cap and a new fence, as well as replacing two casement windows with sash windows, one door with a sash window and a metal flue with a vent (Exhibit D). While additions are a form of alteration, addition details and a review of potential impacts will follow in the next section.

The project fulfills the alteration policies and guidelines outlined in the HCD Plan. The proposal will retain the existing proportion/location of historic openings and existing windows, while the existing door and pair of casement windows on the 2005 addition will be replaced (Exhibit D). Specifically, both second-floor double casement windows will be replaced with appropriate rectangular aluminum clad wood sash windows with exterior muntin bars and simple surrounds. While these second-floor openings will slightly increase in size to accommodate sash windows, this alteration will only be occurring on the 2005 addition. The replacement window on the first-floor will have the same design as those on the second-floor and replace a publicly visible

December 18, 2024

Page 12 of 16

entrance facing James Street (Exhibit D). This will allow the retained entrance on the original portion of the building to become more prominent, which will help the property recover some of its rural village character.

In addition, the proposal envisions two new skylights on the northern most portion of the westerly roof pitch of the original part of the building (Exhibit D). While these new openings are modern alterations, they are generally away from public view and do not negatively impact heritage attributes. Further, the applicant seeks to install a 1.5-1.8 metre tall white painted wood picket fence that bisects the driveway from approximately the midpoint of the building as well as a metal cap on the existing brick chimney (Exhibit D). Finally, the original building will be repainted in a grey colour (Exhibit D). These proposed alterations comply with the HCD Plan and have been approved/installed on other District properties.

### **Impact Analysis - Additions**

The project fulfills the addition policies and guidelines outlined in the HCD Plan. The largest potential for negative impacts relates to the size, location, design and relationship of the proposed addition to the existing building (Exhibit C). The proposal envisions a two-storey addition that attaches to the rear (north) and side (west) of the existing property that will be 0.5 metres lower at the roof ridgeline than the original portion of the building (Exhibit D). Despite the western wing being visible from the public realm, its location at the rear and side of the building, its reduced height compared to the original portion of the building, as well as its approximate 8.7 metre setback from the street-facing façade helps ensure the addition will be subordinate to the original portion of the building (Exhibits B and D). While the building's massing and location help achieve its subordinate status, its extensive size and visibility could still pose a compatibility concern if its finishes are designed inappropriately.

To address this concern the applicant has proposed that the existing building's galvanized sheet roof will extend to cover the addition, and the proposed wood siding will have similar dimensions to the existing building (Exhibit D). The proposed window openings will have single or paired rectangular aluminum clad wood sash windows with simulated divided lites and flat window surrounds/trim on all elevations (Exhibit D). Furthermore, the siding will have a similar albeit different grey colour to that proposed on the original portion of the building (Exhibit D). The slight colour difference, different window surrounds, lower height and double window configuration on the James Street elevation draws a distinction between new and old while ensuring compatibility. As the addition is appropriately designed, its height and massing does not overpower the heritage building.

The addition also calls for two new covered wood porches, one on the side (east) and one on the rear (north) of the property, both with associated entrances to the building (Exhibit D). While finalized design details for the porches and related entrances are yet to be determined, the side yard porch below the roof will mostly be hidden by the proposed fence while the rear yard porch will be nearly hidden from public view due to its location (Exhibits B and D). Finalized porch/entrance details will be provided to Heritage Services staff for review/approval prior to installation.

December 18, 2024

Page 13 of 16

The addition also calls for elongated rectangular aluminum clad wood sash windows with flat window surrounds on the second-floor of the western elevation that will be visible to the public realm (Exhibits B and D). While not as appropriate as the other proposed sash windows, their rectangular form and window type are appropriate for the District. Further, the north elevation of the addition will feature several modern and heritage appropriate windows, like those proposed for the rest of the property, that will not be visible to the public realm (Exhibit D). As these windows are not visible to the public realm nor proposed on the original portion of the building, they do not create a negative impact to the District or the property.

### **Results of Impact Analysis**

While the proposed two-storey addition will nearly double the size of the building, the location of the addition and its design mitigates potential negative impacts on the building and District. As the abutting properties along James Street have a similar setback from the road, the neighbouring building at 242A James Street to the west is located near its eastern lot line, and the addition is mainly located to the north and west of the existing building much of the consequences related to massing that may impact the District and result in an incompatible development are mitigated (Exhibit B). Further, as the design complies with the alteration and addition policies/guidelines in the HCD Plan, the building will continue to reflect and strengthen the building's contribution to the District's heritage attributes. In particular, the new addition will reference the Vernacular design of the original portion of the building (while ensuring legibility between new and old), proposes a two-storey built form with wood cladding, maintains the medium pitched gabled roof style, and proposes simple rectangular window and door openings with minimal decorative detailing (Exhibit D). The proposed addition conforms to the HCD Plan and appropriately mitigates potential negative impacts while increasing the usability of the property.

### **Previous Approvals**

P18-450-30-05: Removal of aluminum siding/approval of new one- and one-half storey addition

P18-450-15-06: Rebuild windows

P18-450-63-06: Rebuild garage

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

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

**Engineering Services – Development** - Given the size of the addition a formal grading plan prepared by a qualified individual will be required. The grading plan is to include sufficient existing and proposed geodetic grades so that it can be confirmed that there will be no adverse impacts to adjacent properties.

December 18, 2024

Page 14 of 16

A permit from Transportation Services will be required for the realignment of the driveway.

**Engineering Services – Storm Water Review** - Due to the size of the addition a grading plan prepared by a qualified person showing existing and proposed grades is required to demonstrate no negative drainage impacts to neighbouring properties.

**Utilities Kingston** - Utilities Kingston has no concerns with the Heritage Permit. Applicant should ensure locates are obtained as required. If upgraded water or sanitary service is required, the existing shall be abandoned at the main(s) at the Owner's expense.

**Building Services** - No comment was provided by the comment deadline. The applicant is encouraged to follow up with Building Services to discuss the potential and contents of a Building Permit submission.

**Planning Services** - The proposed building addition appears to comply with the zoning requirements under Section 13.2 with respect to the HCD1 zone.

Porches – please provide the height above finished grade, foundation type (e.g., perimeter foundation, helical piles, etc.), dimensions, and area for all porches (including existing porch) to assess compliance with Table 4.20.4.

Driveway – please provide width of driveway at front lot line. The applicant is advised that the maximum driveway width at the front lot line is the lesser of 40% of the lot width or 6.0 metres as per clause 7.4.8. (5) of the zoning by-law.

Driveway – the maximum driveway width is 6.0 metres beyond the front setback as per clause 7.4.8.(6) of the zoning by-law. Please revise plans to include a maximum driveway width of 6.0 metres. Note: if the applicant is seeking to widen the driveway to accommodate one additional (2.6 metre wide by 6.0 metre long) parking space, the driveway may be widened to a maximum width of 9.0 metres beyond the front setback, provided that the property complies with the landscaped open space and all other parking requirements.

Driveway – Please provide length, width, and area of the proposed parking area and the location, length and width of all parking spaces to assess compliance with Section 7.4.8.

Driveway – the applicant is advised that parking is not permitted within the front yard (i.e. area between required front setback and front lot line) as per clause 13.2.3.(4).

**Kingston Hydro** - No comment was provided by the comment deadline. The applicant is encouraged to follow up with Kingston Hydro to discuss the potential of a service request related to the isolation of power lines and other utilities.

**Forestry Services** - The applicant's are encouraged to refer to the Barriefield Conservation District Plan and specifically Appendix D regarding plant material selection. They are also encouraged to review the Guidelines for Tree Preservation and Protection for establishing tree preservation areas on the property during the construction to minimize compaction impacts to the existing root systems. Public Works-Forestry has uploaded a copy of the guidelines for the applicants review and consideration.

December 18, 2024

Page 15 of 16

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

The Kingston Heritage Properties Committee was consulted on this application through the [DASH](#) system. Staff received no comments from circulated Committee members (Exhibit E).

### **Conclusion**

Staff recommends approval of the application File Number (P18-110-2024), subject to the conditions outlined in Exhibit A, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

### **Existing Policy/By-Law:**

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

*Ontario Heritage Act*, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

Village of Barriefield Heritage Conservation District Plan

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

### **Notice Provisions:**

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

### **Accessibility Considerations:**

None

### **Financial Considerations:**

None

### **Contacts:**

Kevin Gibbs, Directo, Heritage Services, 613-546-4291 extension 1354

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

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

December 18, 2024

Page 16 of 16

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

- Exhibit A Conditions of Approval
- Exhibit B Context Maps & Site Photos
- Exhibit C Village of Barriefield Heritage Conservation District Plan Property Evaluation
- Exhibit D Concept Plans & Project Details
- Exhibit E Correspondence Received from the Heritage Properties Committee
- Exhibit F Final Comments from Heritage Properties Committee – December 18, 2024

## Conditions of Approval

That the approval of the application be subject to the following conditions:

1. Details related to the design, colour(s) and materiality of the siding, windows, surrounds/trim work, doors, skylights, rain gear, porch entrances/posts, chimney cap, vents/utilities, fence, and roofing, shall be provided to Heritage Services for review/approval prior to installation;
2. That the finalized location of exterior vents/utilities are provided to Heritage Services for review/approval prior to installation;
3. That all newly proposed windows used simulated divided lites on exterior glazing, where appropriate;
4. That the owners document the interior of the rear addition as well as the exterior of the property and provide this information to Heritage Services prior to demolition;
5. All window works shall be completed in accordance with the City's Heritage Window Policy and Guidelines;
6. That the applicant consider the recommended plant materials in Appendix D of the Heritage Conservation District Plan prior to commencing landscaping changes;
7. Utility locates shall be obtained prior to any digging;
8. That a Grading Plan be provided to Engineering Services for their review and approval, as necessary;
9. That a driveway realignment permit be obtained from Transportation Services, as necessary;
10. All *Planning Act* applications shall be completed, as necessary;
11. A Building Permit shall be obtained, as necessary;
12. Heritage Services staff shall be circulated the drawings and design specifications tied to Building Permit and/or *Planning Act* applications for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
13. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property and District, shall be delegated to the Director of Heritage Services for review and approval.



# Kingston Heritage Properties Committee

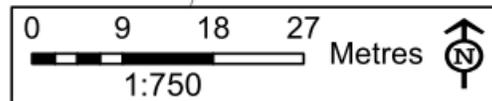
## Key Map

Address: 244 James St  
File Number: P18-110-2024  
Prepared On: Nov-12-2024

 Subject Lands



Prepared By: ncameron  
Prepared On: Nov-12-2024



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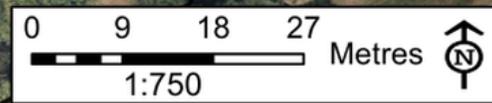
**Kingston Heritage Properties Committee**  
**Neighbourhood Context**

Address: 244 James St  
File Number: P18-110-2024  
Prepared On: Nov-12-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels

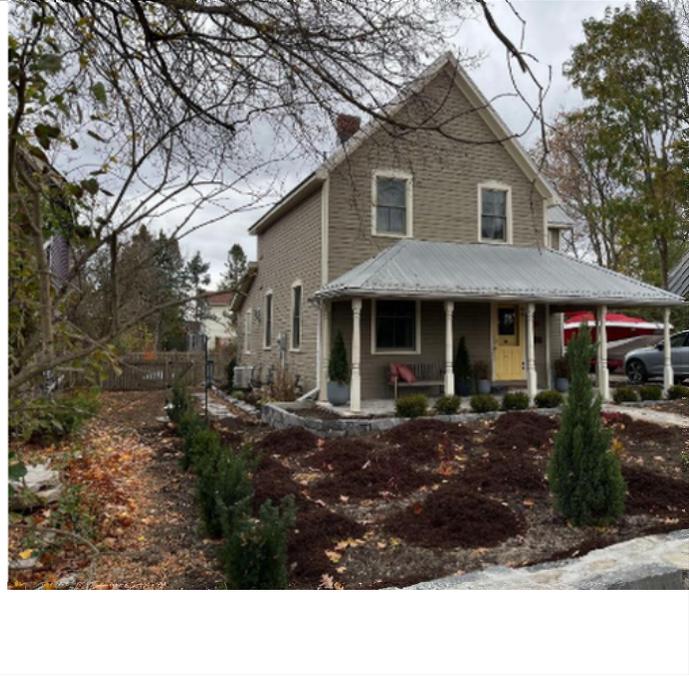


Prepared By: neameron  
Prepared On: Nov-12-2024



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Staff Site Visit 244 James Street – 11/1/24:







**Name:**

**Address:** 244 James Street

**Property Number:**

1011090090003000000.00

**Lot:** PLAN 51 PT LOT 7 & PT

JAMES;STREET 13R7197 PT PART 8



**Property Type:**

Residential

**Era/Date of Construction:**

1907

**Architect/Builder:**

William Toner, Herbert Dowler & Bill Milton

**Building style/Influence:**

Vernacular

**Materials:**

Frame

**Number of Bays:**

Two

**Roof Type**

Cross gable

**Building Height:**

One and one half storey

**Alterations:**

One and one half storey addition to east elevation (2005). Original wooden siding replaced with aluminum but restored after 1992, Original wooden shingles replaced with metal roofing. Garage rebuilt (2006), windows rebuilt (2006)

**Landscape/setting:**

Dry stone wall, lilac hedge, gravel drive

**Heritage value:**

Heritage

**Description of Historic Place:**

244 James Street is located on the north side of James Street in the Barriefield Heritage Conservation District. It is a one and one half storey residence with an L-shape plan, cross gable roof and two bay facade.

**Heritage Value:**

Although it is known that there were buildings on this property during the 19th century, the present house was not erected until 1907 by local farmer William Toner. The builders were apparently Herbert Dowler, a local carpenter, and Bill Milton, a farmer. Frederick and Clara Radwell purchased the house in 1919 and sold it in 1926 to Florence and James Blake who owned the property until 1950.

The main structure is a one and one half storey frame house with a steep front gable roof and a typical two bay, side entrance plan. A single brick chimney stands on the roof

ridge to the rear of the house. A simple open one storey verandah wraps around the south (front) and east elevations. It is supported by decorative turned posts. Although presently clad in metal, the roof once had wooden shingles. Two one storey additions stand to the rear of the main block, and a one and one half storey addition built after 1992 extends from the original structure's eastern side.

**Heritage Attributes:**

Elements that define the historical value of the property include:

- Vernacular design representative of early 20<sup>th</sup> century construction in Barriefield

Elements that define the architectural value of the property include:

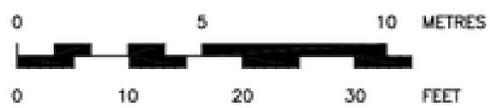
- One and one half storey massing
- Cross-gable roof with brick chimney
- Frame construction
- Two bay facade
- Rectangular window and door openings
- Wrap around open porch

Elements that define the contextual value of the property include:

- Setback from the street
- Orientation to James Street
- Low stone wall

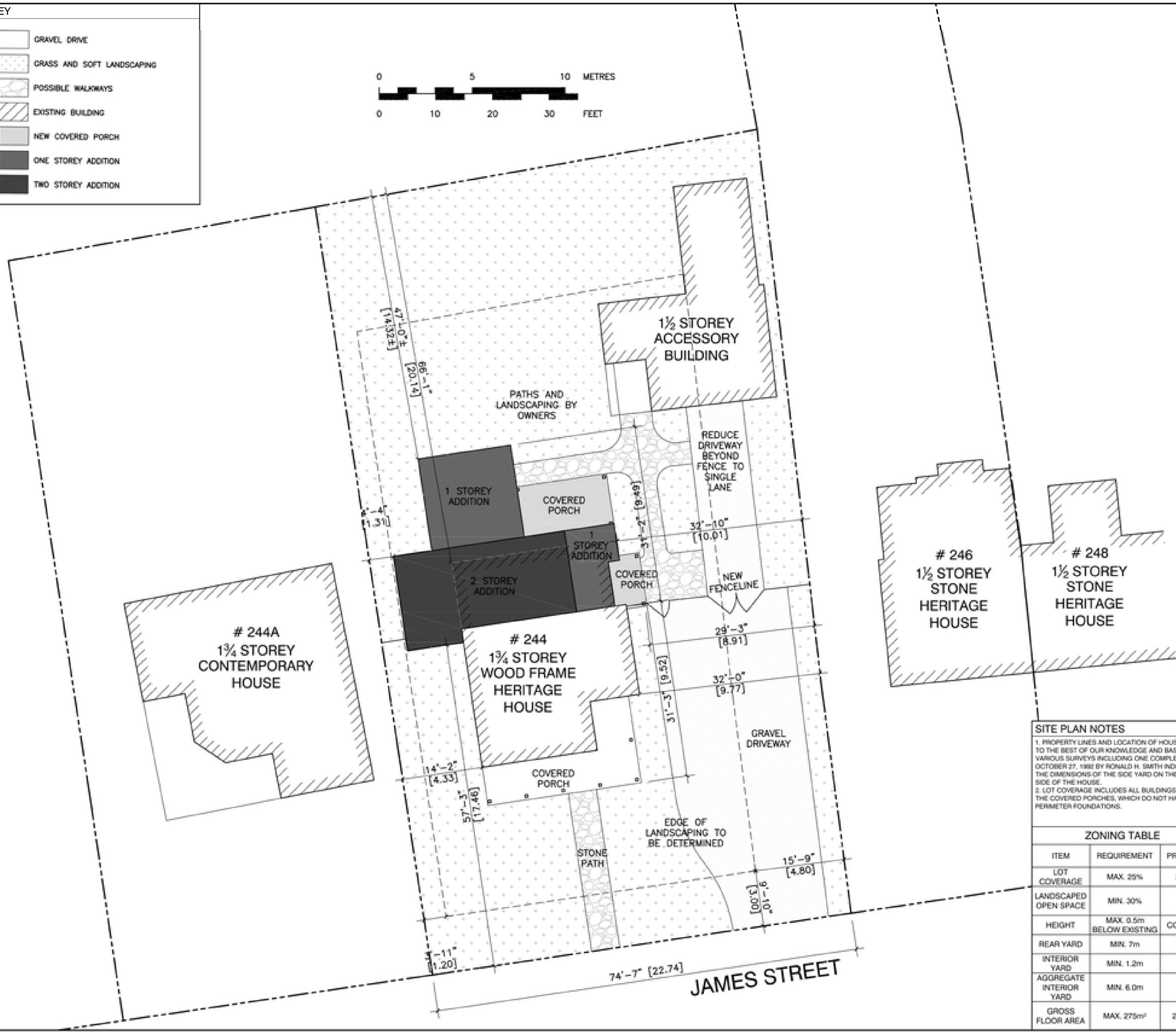
**KEY**

-  GRAVEL DRIVE
-  GRASS AND SOFT LANDSCAPING
-  POSSIBLE WALKWAYS
-  EXISTING BUILDING
-  NEW COVERED PORCH
-  ONE STOREY ADDITION
-  TWO STOREY ADDITION



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PLOTTED: Oct 31, 2024, 3:14pm

3	31/10/24	HERITAGE REVIEW
2	24/10/24	FOR HERITAGE
1	08/10/24	PRELIMINARY PRICING
#	D/M/Y	REVISION DETAILS

**SITE PLAN NOTES**

- PROPERTY LINES AND LOCATION OF HOUSES ARE TO THE BEST OF OUR KNOWLEDGE AND BASED ON VARIOUS SURVEYS INCLUDING ONE COMPLETED OCTOBER 27, 1992 BY RONALD H. SMITH INDICATING THE DIMENSIONS OF THE SIDE YARD ON THE WEST SIDE OF THE HOUSE.
- LOT COVERAGE INCLUDES ALL BUILDINGS BUT NOT THE COVERED PORCHES, WHICH DO NOT HAVE PERIMETER FOUNDATIONS.

ZONING TABLE		
ITEM	REQUIREMENT	PROVIDED
LOT COVERAGE	MAX. 25%	24.4%
LANDSCAPED OPEN SPACE	MIN. 30%	59%
HEIGHT	MAX. 0.5m BELOW EXISTING	COMPLIES
REAR YARD	MIN. 7m	>14m
INTERIOR YARD	MIN. 1.2m	1.3m
AGGREGATE INTERIOR YARD	MIN. 6.0m	13m
GROSS FLOOR AREA	MAX. 275m <sup>2</sup>	242.5m <sup>2</sup>

PROJECT  
RENOVATIONS AND ADDITION TO THE FECICA HOME  
244 JAMES ST. KINGSTON

DRAWING  
PRELIMINARY SITE PLAN

DRAWN BY MJH  
DATE 3 OCTOBER, 2024  
SCALE 3/32" = 1'-0"  
PRINT ON 18x24 PAPER

JOB NO.  
**2215**

DWG. NO.  
**P-1**

REV. NO.  
**3**

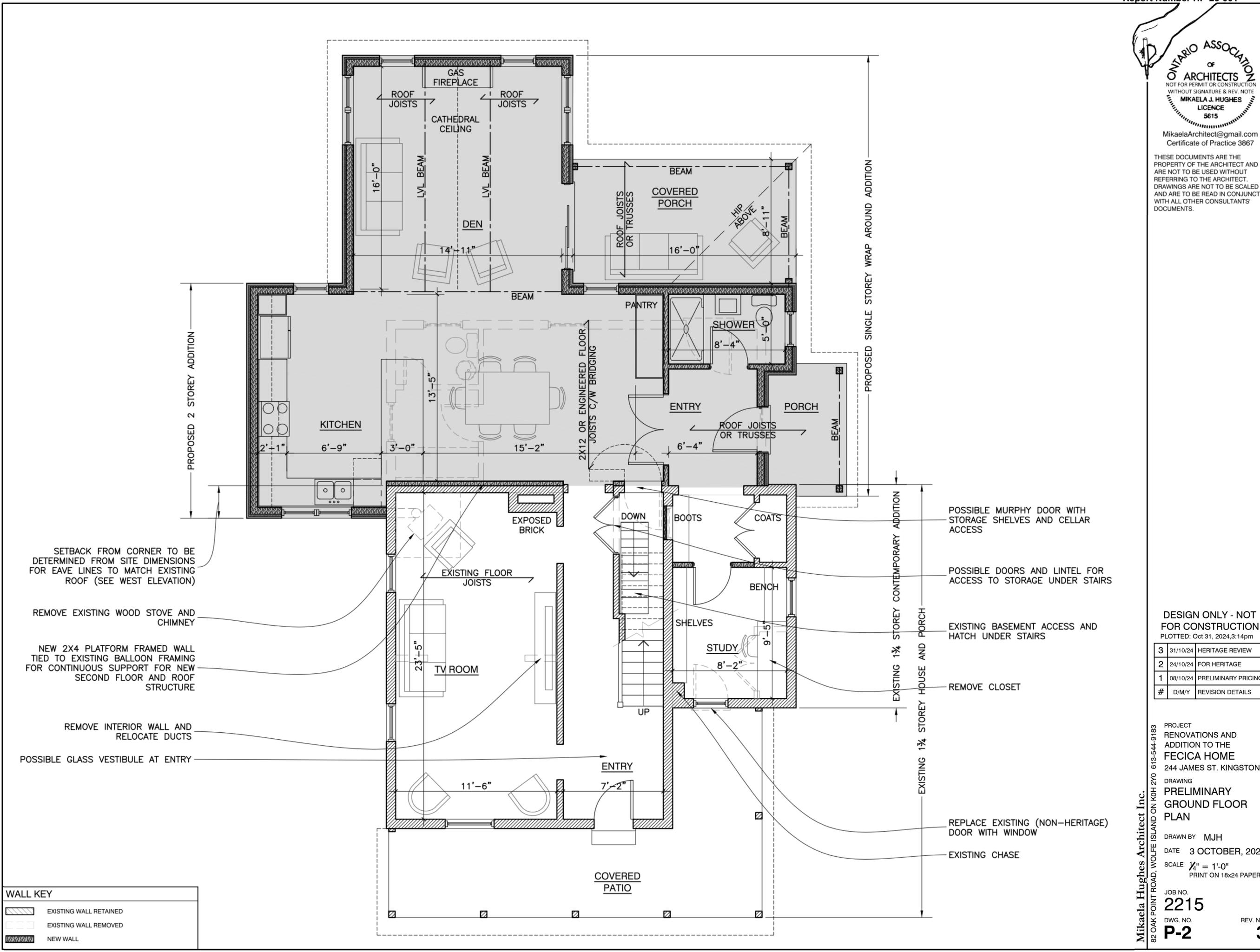
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82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183





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SETBACK FROM CORNER TO BE DETERMINED FROM SITE DIMENSIONS FOR EAVE LINES TO MATCH EXISTING ROOF (SEE WEST ELEVATION)

REMOVE EXISTING WOOD STOVE AND CHIMNEY

NEW 2X4 PLATFORM FRAMED WALL TIED TO EXISTING BALLOON FRAMING FOR CONTINUOUS SUPPORT FOR NEW SECOND FLOOR AND ROOF STRUCTURE

REMOVE INTERIOR WALL AND RELOCATE DUCTS

POSSIBLE GLASS VESTIBULE AT ENTRY

**WALL KEY**

	EXISTING WALL RETAINED
	EXISTING WALL REMOVED
	NEW WALL

PROPOSED SINGLE STOREY WRAP AROUND ADDITION

EXISTING 1 3/4 STOREY CONTEMPORARY ADDITION

EXISTING 1 3/4 STOREY HOUSE AND PORCH

POSSIBLE MURPHY DOOR WITH STORAGE SHELVES AND CELLAR ACCESS

POSSIBLE DOORS AND LINTEL FOR ACCESS TO STORAGE UNDER STAIRS

EXISTING BASEMENT ACCESS AND HATCH UNDER STAIRS

REMOVE CLOSET

REPLACE EXISTING (NON-HERITAGE) DOOR WITH WINDOW

EXISTING CHASE

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1	08/10/24	PRELIMINARY PRICING
#	D/M/Y	REVISION DETAILS

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PROJECT  
RENOVATIONS AND ADDITION TO THE  
**FECICA HOME**  
244 JAMES ST. KINGSTON

DRAWING  
**PRELIMINARY GROUND FLOOR PLAN**

DRAWN BY MJH  
DATE 3 OCTOBER, 2024  
SCALE 1/4" = 1'-0"  
PRINT ON 18x24 PAPER

JOB NO.  
**2215**  
DWG. NO.  
**P-2**

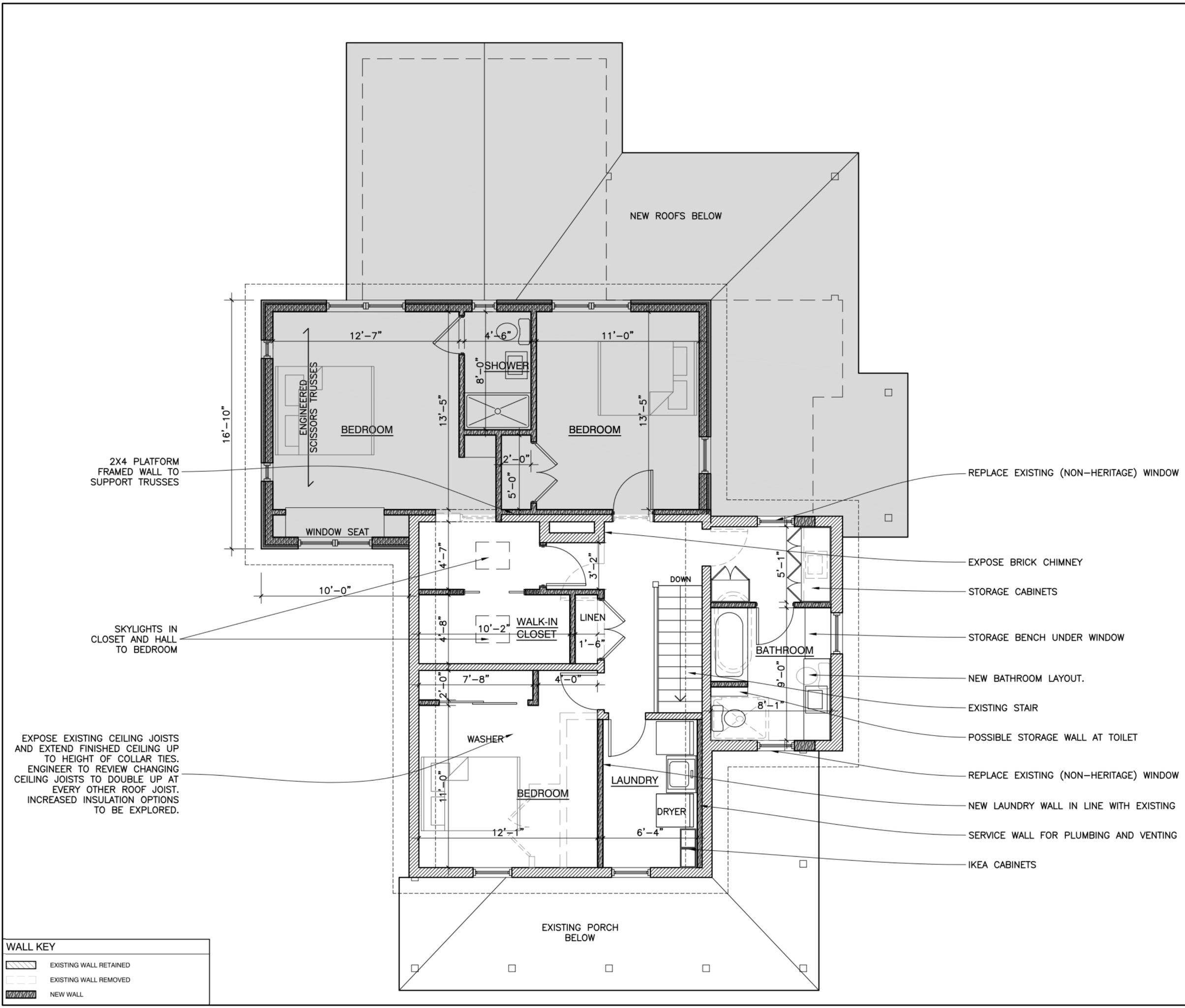
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**3**





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REPLACE EXISTING (NON-HERITAGE) WINDOW

EXPOSE BRICK CHIMNEY

STORAGE CABINETS

STORAGE BENCH UNDER WINDOW

NEW BATHROOM LAYOUT.

EXISTING STAIR

POSSIBLE STORAGE WALL AT TOILET

REPLACE EXISTING (NON-HERITAGE) WINDOW

NEW LAUNDRY WALL IN LINE WITH EXISTING

SERVICE WALL FOR PLUMBING AND VENTING

IKEA CABINETS

2X4 PLATFORM FRAMED WALL TO SUPPORT TRUSSES

SKYLIGHTS IN CLOSET AND HALL TO BEDROOM

EXPOSE EXISTING CEILING JOISTS AND EXTEND FINISHED CEILING UP TO HEIGHT OF COLLAR TIES. ENGINEER TO REVIEW CHANGING CEILING JOISTS TO DOUBLE UP AT EVERY OTHER ROOF JOIST. INCREASED INSULATION OPTIONS TO BE EXPLORED.

**WALL KEY**

	EXISTING WALL RETAINED
	EXISTING WALL REMOVED
	NEW WALL

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3	31/10/24	HERITAGE REVIEW
2	24/10/24	FOR HERITAGE
1	08/10/24	PRELIMINARY PRICING
#	D/M/Y	REVISION DETAILS

PROJECT  
RENOVATIONS AND ADDITION TO THE  
**FECICA HOME**  
244 JAMES ST. KINGSTON

DRAWING  
**PRELIMINARY SECOND FLOOR PLAN**

DRAWN BY MJH  
DATE 3 OCTOBER, 2024  
SCALE 1/4" = 1'-0"  
PRINT ON 18x24 PAPER

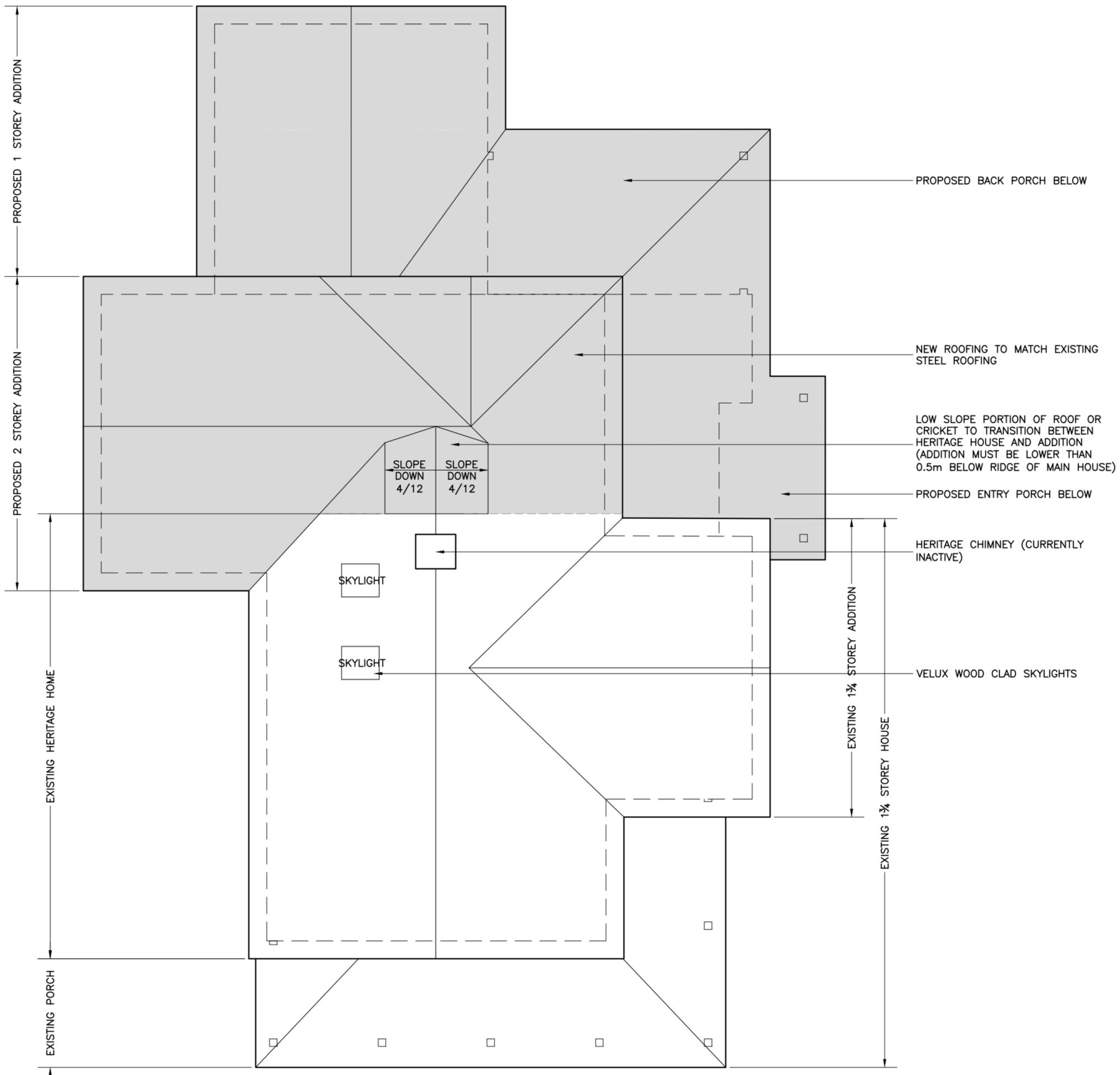
JOB NO.  
**2215**  
DWG. NO.  
**P-3**  
REV. NO.  
**3**

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3	31/10/24	HERITAGE REVIEW
2	24/10/24	FOR HERITAGE
1	08/10/24	PRELIMINARY PRICING
#	D/M/Y	REVISION DETAILS

PROJECT  
RENOVATIONS AND ADDITION TO THE  
**FECICA HOME**  
244 JAMES ST. KINGSTON

DRAWING  
**PRELIMINARY ROOF PLAN**

DRAWN BY MJH  
DATE 3 OCTOBER, 2024  
SCALE 1/4" = 1'-0"  
PRINT ON 18x24 PAPER

JOB NO.  
**2215**

DWG. NO.  
**P-4**

REV. NO.  
**3**

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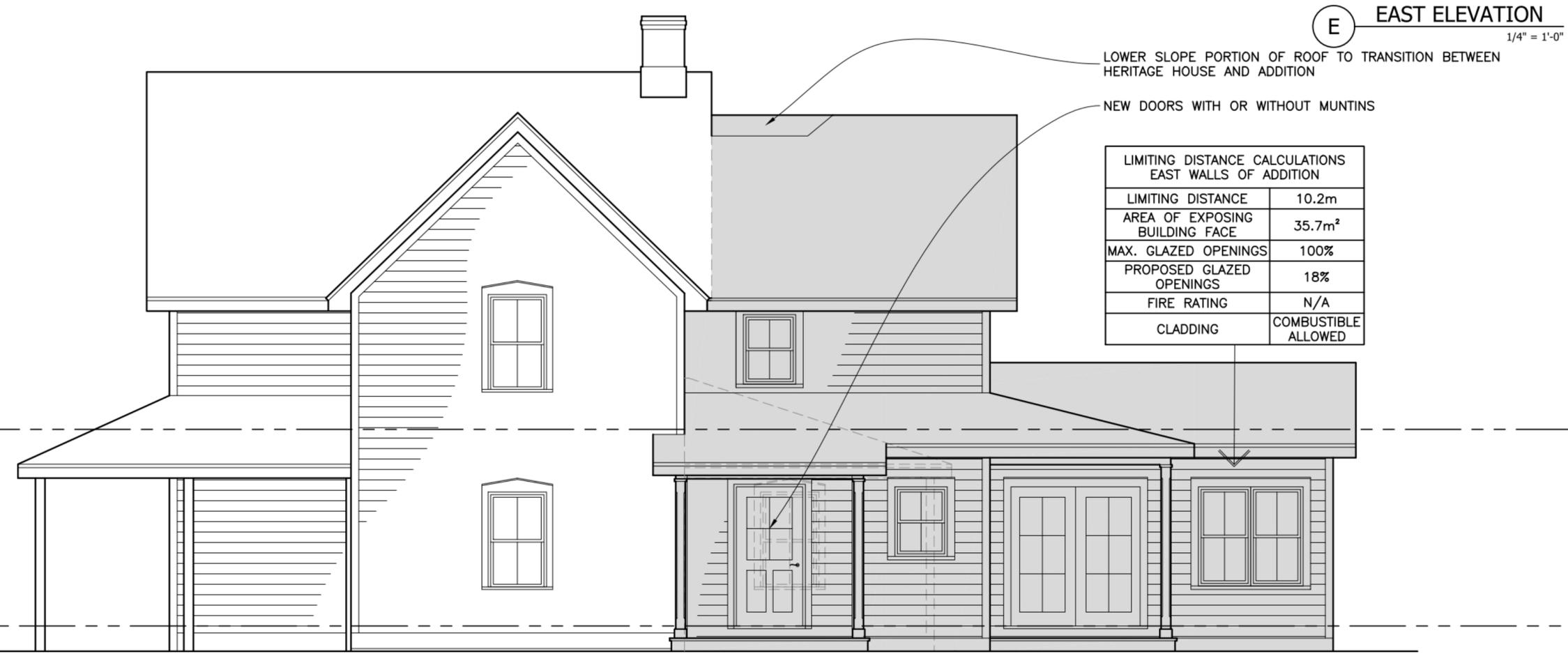


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**S** SOUTH ELEVATION  
1/4" = 1'-0"



**E** EAST ELEVATION  
1/4" = 1'-0"

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PLOTTED: Oct 31, 2024, 3:14pm

#	D/M/Y	REVISION DETAILS
3	31/10/24	HERITAGE REVIEW
2	24/10/24	FOR HERITAGE
1	08/10/24	PRELIMINARY PRICING

PROJECT  
RENOVATIONS AND ADDITION TO THE  
FECICA HOME  
244 JAMES ST. KINGSTON

DRAWING  
PRELIMINARY  
SOUTH AND EAST  
ELEVATIONS

DRAWN BY MJH  
DATE 3 OCTOBER, 2024  
SCALE 1/4" = 1'-0"  
PRINT ON 18x24 PAPER

JOB NO.  
**2215**

DWG. NO.  
**P-5**

REV. NO.  
**3**

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CONFIRM SCALE 0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"



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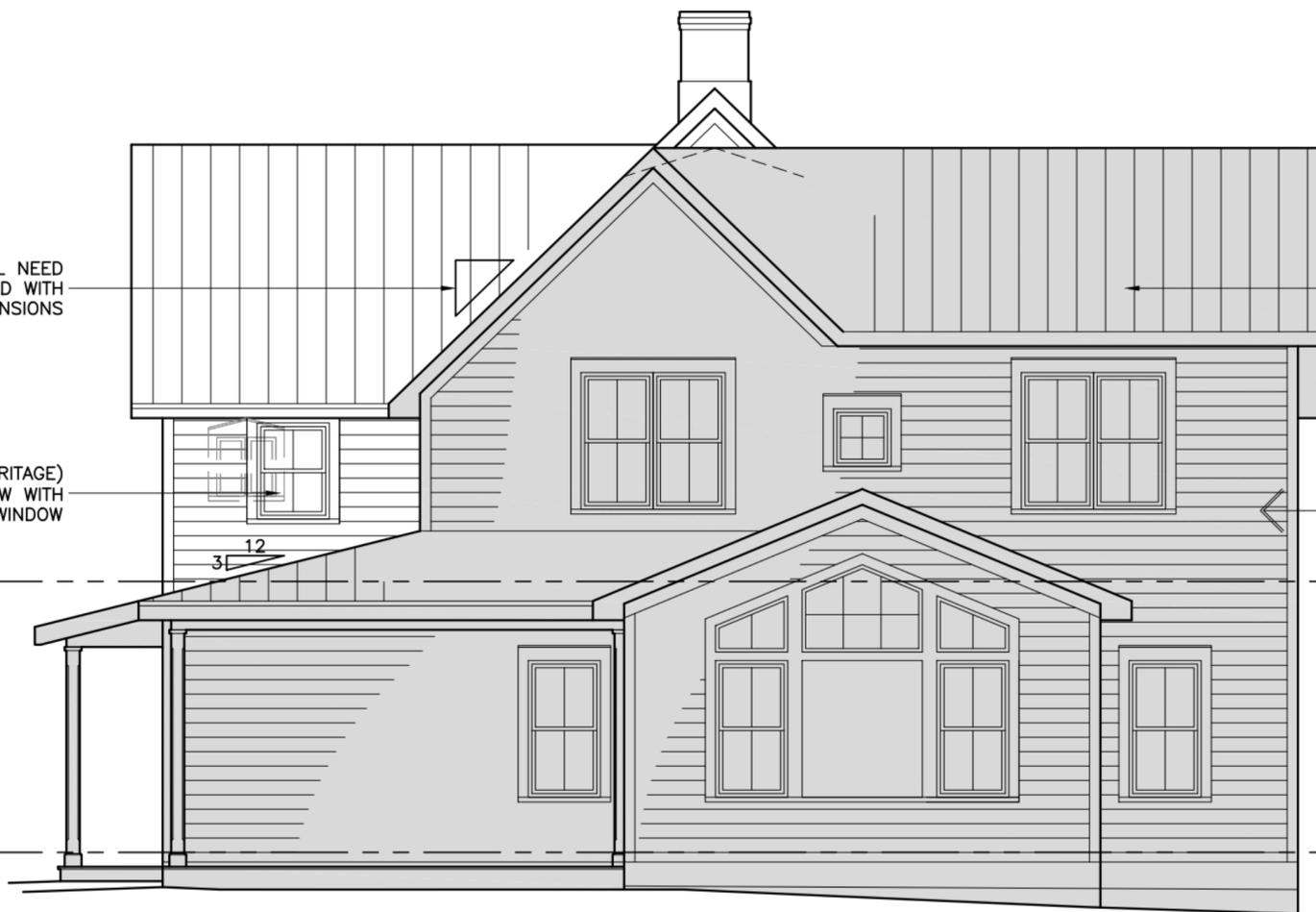
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EXISTING ROOF SLOPE WILL NEED TO BE CONFIRMED WITH ADDITIONAL SITE DIMENSIONS

REPLACE EXISTING (NON-HERITAGE) DOUBLE CASEMENT WINDOW WITH NEW CASEMENT WINDOW

ADDITION SHOWN SHADED

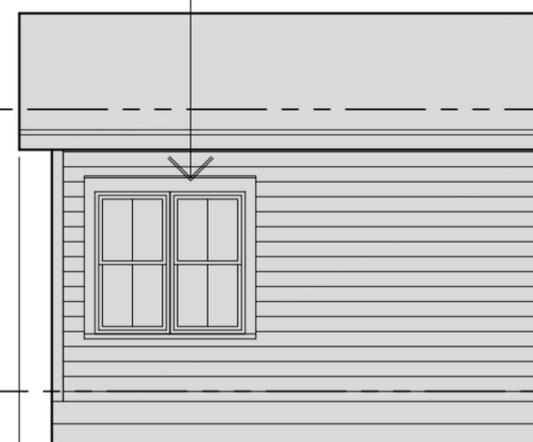
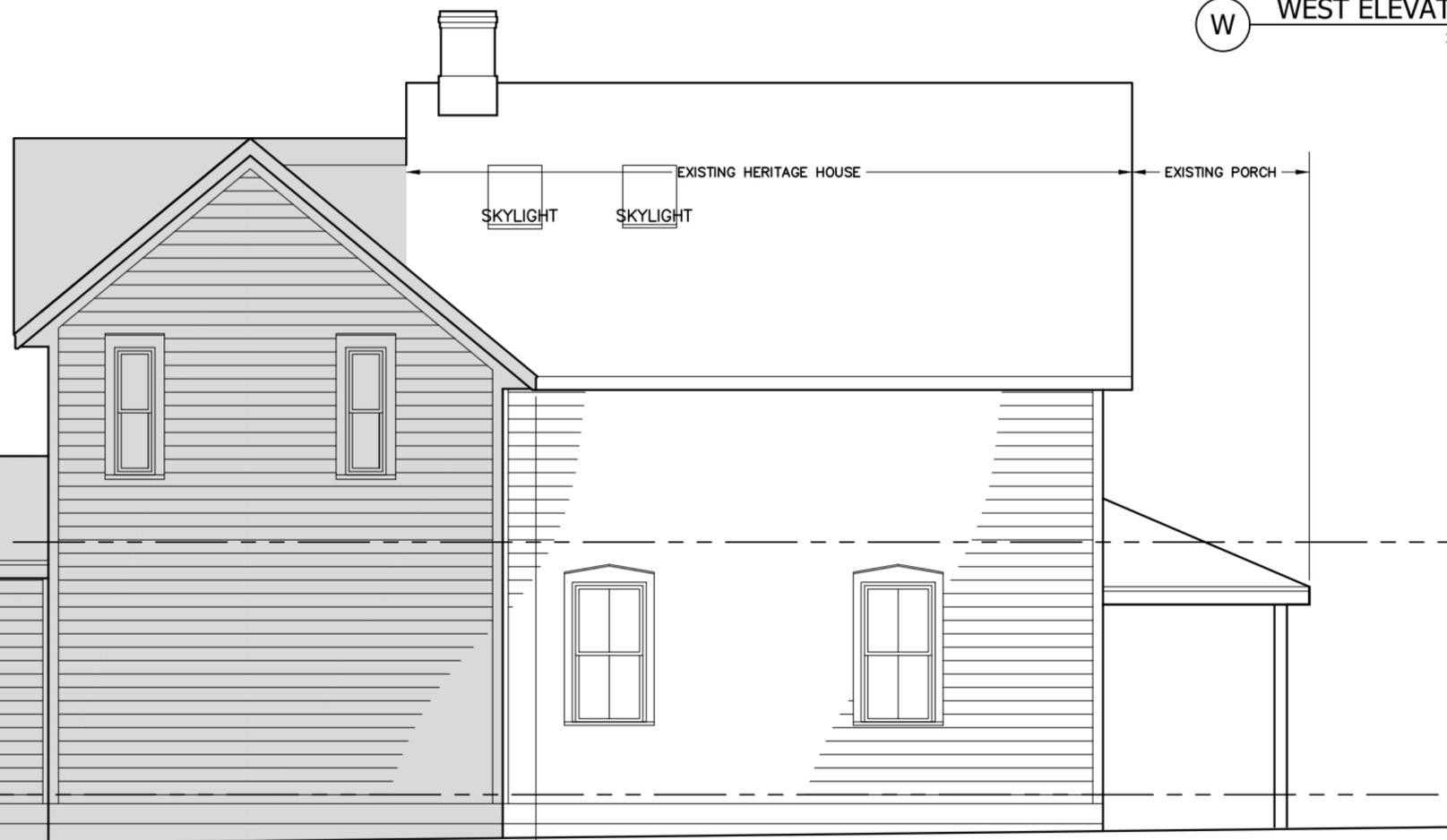
LIMITING DISTANCE	20.1m
AREA OF EXPOSING BUILDING FACE	63.1m <sup>2</sup>
MAX. GLAZED OPENINGS	100%
PROPOSED GLAZED OPENINGS	16%
FIRE RATING	N/A
CLADDING	COMBUSTIBLE ALLOWED



**N NORTH ELEVATION**  
1/4" = 1'-0"

**W WEST ELEVATION**  
1/4" = 1'-0"

LIMITING DISTANCE	1.3m
AREA OF EXPOSING BUILDING FACE	49.3m <sup>2</sup>
MAX. GLAZED OPENINGS	7%
PROPOSED GLAZED OPENINGS	7%
FIRE RATING	N/A
CLADDING	COMBUSTIBLE ALLOWED



PROPOSED ADDITION SHOWN SHADED

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2	24/10/24	FOR HERITAGE
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#	D/M/Y	REVISION DETAILS

PROJECT  
RENOVATIONS AND ADDITION TO THE  
FECICA HOME  
244 JAMES ST. KINGSTON

DRAWING  
PRELIMINARY  
NORTH AND WEST  
ELEVATIONS

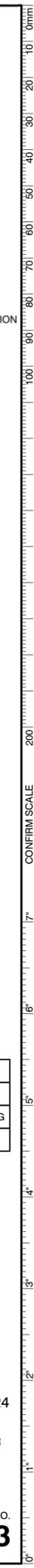
DRAWN BY MJH  
DATE 3 OCTOBER, 2024  
SCALE 1/4" = 1'-0"  
PRINT ON 18x24 PAPER

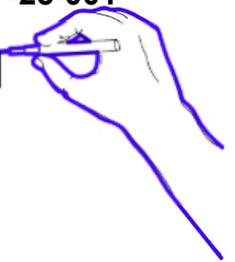
JOB NO.  
**2215**

DWG. NO.  
**P-6**

REV. NO.  
**3**

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82 OAK POINT ROAD, WOLFEE ISLAND ON K0H 2Y0 613-544-9183





October 24, 2024

**Re:** 244 James Street, Barriefield

These notes are intended to supplement the drawings being submitted for Heritage approval for a two storey addition to a 1¾ storey heritage home.

The owners of 224 James Street are hoping to make alterations and additions to the house to make it relevant for their modern family, allowing for large gatherings, separate spaces for noisy activity and quiet contemplation, more comfortably sized bedrooms, functional study and laundry.

To achieve this, the design includes an addition accommodating kitchen, dining, den and washroom on the ground floor with two bedrooms above and two covered porches. The upper level is kept smaller and in line with the back wall of the adjacent house to the west with the ground floor and porches wrapping around the east and north sides in order for the addition to appear less bulky as it steps down to the north.

We have tabulated the HCD requirements for additions to Heritage buildings and our notes on the proposal below to show how this alteration and addition is designed to be sympathetic to the Heritage house.

Best wishes,

Mikaela Hughes

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

BARRIEFIELD HCD	PROPOSED
<b>4.3 Additions to Heritage buildings</b>	
<p>New additions shall be constructed in such a way that clearly differentiates them from the heritage fabric of the building, and ensures the continued conservation of the heritage attributes of the Heritage building</p>	<p>The existing addition to the east side of the house was constructed before this policy came into effect and was not designed to differentiate it from the heritage house. One challenge is how to respond to both the original house and that addition. Creating an addition that is significantly different from the original house will give the impression that the existing addition is part of the heritage structure.</p> <p><b>The massing</b> of the proposed addition is kept to the north end of the existing house, away from the street. It extends to the west to create a new wall plane clearly separate from the Heritage home.</p> <p><b>New windows</b> are casement in contrast to the original double hung windows. This includes new windows on the north and south sides of the existing addition. If muntins are used, the pattern will be different from the</p>

	<p>original windows.</p> <p><b>Exterior walls</b> are to be clad in wood (or other siding material with similar profile) in a colour that is different, but complementary to and darker than, the original house. If the existing addition is repainted in the same colour, the original heritage home can be more clearly differentiated than it currently is.</p>
<p>4.3.1 Location, massing and height</p>	
<p><u>Policies</u></p>	
<p>a) Additions, including garages and greenhouses are not permitted on the street-facing façade(s), and shall be located at the rear or to the side of the Heritage building.</p>	<p>Addition is at the rear and west side of the Heritage house, with a porch extending slightly to the east side.</p>
<p>b) Additions shall be limited in size and scale to be compatible with the existing Heritage building.</p>	<p>Second storey of addition is kept smaller than ground floor and in line with back of adjacent house to west in order to step down into back yard and provide a lower scale at the back wall.</p> <p>Although the second storey is mostly full height, the front eave is kept at the same height as the existing for visual continuity.</p>
<p>c) Additions shall be set back from the existing street-facing façade in order to limit public visibility from the streetscape.</p>	<p>Addition is kept approximately 30' back from front of porch and more than 20' from front wall of house. It does not extend over the west facing walls of the main house.</p>
<p>d) The height of ridgelines of additions shall be lower than the Heritage building.</p>	<p>Ridgeline is kept a minimum of 0.5m below the ridge of the heritage home.</p>
<p>e) Additions shall not overpower the Heritage building in height and mass.</p>	<p>The addition is at the rear of the house and lower in height.</p>
<p>f) Significant historic views as outlined in Section 4.8.7 shall be maintained.</p>	<p>Site will not impact any of the historic views:</p>



Figure 2: Significant historic views to be retained.

<p><u>Guidelines</u></p>	
<p>g) Additions to structures with symmetrical façades should avoid creating imbalance and asymmetrical arrangements in building form.</p>	<p>The structure is not symmetrical and the addition is set at the rear of the house, and further back than the existing gabled addition to the east. Although it is not in line with the existing addition, by creating a ridge at the same height, it does create a certain balance with it.</p>
<p>h) Care should be taken to retain mature trees on the lot and reduce the effects on mature trees on neighbouring properties.</p>	<p>There are no mature trees affected by this addition.</p>
<p>4.3.2 Design</p>	
<p><u>Policies</u></p>	
<p>a) New additions shall be designed in a manner which distinguishes between old and new, and that avoids replicating the exact style of the existing Heritage building, or imitating a particular historical style or period of architecture.</p>	<p>See above. The porch columns have not been designed, but will not be imitations of the existing turned columns on the front porch (which are not original to the house, themselves).</p>
<p>b) Contemporary design of additions or those additions that reference or recall design motifs of the existing Heritage building are to be encouraged. Successful and compatible additions will be those that are complementary in terms of scale, mass, materials, form and colour.</p>	<p>Although the addition is more complex than the original house, the complexity is kept to the north/back of the house with a simple south façade in keeping with the simplicity of Barriefield houses in general and this one in particular.</p>

# Exhibit D Report Number HP-25-001

From: [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: [REDACTED] James Street - P18-110-2024  
Date: October 25, 2024 1:24:34 PM  
Attachments: [REDACTED]  
[REDACTED]  
From: [REDACTED] 2024-10-25 10:30:30 AM EDT

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Philip,

This is a response to your initial email. Some items I had addressed in subsequent emails, but I didn't want to send this reply until I had fully fleshed it out with the owners. I have put together some replies in red.

If you're able to do your site visit between noon and 1:00, the owners will be around and able to answer questions.

I have redrawn the elevations (drawings P-5 & P-6) with:

- single hung windows with flat trim rather than peaked (attached pdf) to help with the legibility issue
- more detail on the porch posts
- with two west bedroom single hung windows rather than the horizontal one over the bed

And with notes on the roofing and skylights added to the roof plan (P-4).

With respect to the windows, would you need a manufacturer, or is it acceptable to just say that they will be aluminum clad wood windows with simulated divided lites?

We discussed the opportunity for the standing seam roof, but given the cost, the weariness of the existing roof (which could have another 40 years of life) and how the new and old roofs tie together, it is not a consideration. It is very different from the house on HWY 2, where the addition and main house have distinct roofs and can be replaced separately. It is a simple sheet metal roof, which is considered an appropriate replacement roofing material by the Barnefeld HCD plan.

I replied to the question about the skylights below. The owners would actually prefer to have a window there, but windows would be more intrusive than skylights because they are closer to eye level and would contrast with the walls on which they are placed. At times the skylights would pretty much disappear since they, and the roof, are reflecting the sky.

With respect to landscaping, the owners are avid gardeners, and are planning along the west property line in collaboration with their neighbour. There isn't a specific landscape design, but as trees and shrubs grow up, they will be creating more of a buffer to the west side of the house.

I hope that this is sufficient for your current needs. We will see you at the meeting on Wednesday.

Best wishes,

Micaela

\*\*\*\*\*

Micaela Hughes Architect Inc

[REDACTED]

From: Phil Philip <philip@philipshandson.ca>

Sent: October 25, 2024 4:29 PM

[REDACTED]

Subject: Follow up questions on 244 James Street - P18-110-2024

Hello Micaela,

I hope your Fall has been equal parts eventful and restful as this year's building season comes to a close.

I have done a preliminary review of the proposed addition/alteration at 244 James Street - P18-110-2024. I want to follow up with my team internally on a few items during our team meeting so I will likely reach out again, likely on Friday, with more information/questions/thoughts.

Importantly, my comments mainly stem from the alteration and addition sections in the HCD Plan, as an addition is a form of alteration. While I need to continue to review these policies, these are the preliminary thoughts/questions I came up with today while reviewing the application.

**Recordable Consideration:**

I wanted to flag that this proposal would be a good candidate for the heritage Roundtable that we host on Wednesdays. I am wondering if you and/or your client would be able to join us on November 6<sup>th</sup> from 1-2 PM to discuss the proposal with those in attendance?

**Questions/Thoughts:**

**Documentation of the Property**

• Can photo documentation be provided on the existing addition/ear of the heritage portion of the building prior to demolition for record purposes?

• If interior photos can also be provided that document the kitchen/ear addition and stove that would also be a great addition to the property file.

Yes, we can provide photo documentation. We already have some photos from 2018 and 2024 and can take more that are specific to the intention of documentation.

Much of the original finishes were already replaced. For instance, the whole back wall of the ground floor has new roofing, siding, trim and windows so everything visible is new.

The wood stove was a modern one which was replaced with a gas stove prior to the current owners purchasing the property. I hadn't initially noticed the change because I was going with my 2018 photos.

**Construction**

• Will the low lying stone wall and mature trees be protected during construction works on the property? If so, what strategies will be in place to ensure this?

Low lying stone wall has already been restored and is completely isolated from the proposed addition location. I haven't included the stone wall on the site plan because I don't know where exactly it is and it isn't part of this submission. It was in pieces and hidden in the blaca when I took my site measurements.

Also, all mature trees are isolated to periphery of property and are no concerns. Various shrubs and smaller trees have been removed because they were out of hand and there was a whole mass of growth at the chicken coop and lan-CP (all now removed).

**Legibility**

• One of the major considerations in this proposal is to ensure that the new addition on the building is distinctly different yet sympathetic to the historic portion of the building. As the westerly wing appears to be mirroring or reflecting the easterly wing, the material choices/colour/siding for the portion of the building will be an important consideration.

• I highly recommend that more detail is provided on the above prior to me circulating this for Committee review.

Yes, the intention was to mirror the easterly wing with similar materials and trim dimensions. However, that addition was constructed with details to match the heritage house, including beaded corner and window trim. To mirror that addition, similar details could be followed or similar proportions but simpler details which will still make it harmonious from a distance but distinct when close up. We await further discussion at the roundtable.

Siding: wood cove with trim proportions to match existing.

Roofing: sheet steel with profile to match existing.

• The window surrounds on the new addition may confuse the legibility between the historic portion of the building and the rear/side addition. While they do appear appropriate, this could be one way to minimize legibility concerns.

Window surrounds have been changed to be flat. The ground floor south-facing window on the east wing is existing and already has a peaked top trim. We are trying to avoid a hodgepodge of different details at the different windows but do not intend to change this.

Second floor windows facing the street will have a flat top trim to tie in with the street line.

• While I can appreciate that the use of casement windows can be used to demonstrate the difference between new and old, they are not as appropriate as sash windows in the District. Alternative solutions for differentiation are highly encouraged that better reflect the character/design of the District.

Although casements are preferred because the several of the ones facing the road are above counters, I have changed them to single hung in the drawings but await further discussion at the roundtable.

**Vestibule**

• Will the interior glass vestibule be visible to the exterior of the property? I do not believe so but want to confirm.

I doubt it if it even happens. This is just something we discussed to stop drafts from the front door. We were considering something that would be very glassy and almost disappear, but it still isn't determined if it will be needed.

**Porch/Columns**

• While it is acknowledged that the porch columns are not yet designed, it is recommended that they remain plain to differentiate from the existing turned columns on the wraparound porch.

• If a new design is proposed for the existing porch, this can be included in the approval provided we get additional details before the report is finalized.

• For the easterly porch, as it will be visible from the public realm, 4.2.4c & a are relevant. This porch should be made of wood and be "compatible with the heritage character of the Heritage building and heritage value of the District."

Yes, the intention was to have simple square wood columns with chamfered corners. I have added this to the drawings.

**Windows**

• With regard to the skylights, I wanted to flag that 4.2.1b notes that new skylights "shall be located away from public view..." and these two new skylights will feature prominently when traveling west to east along James Street. Can these skylights be moved to the new addition portion of the site? This would make them truly away from public view.

• In addition, please provide size/dimensions and any product details currently available for review for these skylights or this will be a condition of approval prior to installation.

The intention of having a couple of skylights here was to bring light into the centre of the second floor because the existing natural light will be blocked by the addition. We wanted to avoid new windows in the heritage house, and a couple of skylights near the back of the existing roof seemed a more discrete way to add natural light. Although they could be seen from the street, this didn't seem to be a very prominent location and there isn't anywhere else to put them, given that the areas to be lit are at the centre of the house.

I am showing Velux clad wood windows 22 1/2" W x 38 1/2" H

• Please provide more details on the proposed windows (including how they function, their material, the materials, the colour, etc.) for review or this will be a condition of approval.

• Please note that bright white and black are not recommended for painting window components.

I am showing aluminum clad wood windows with simulated divided lites.

• Casement windows along public façades (i.e. those elevations visible from James Street) are less appropriate than sash windows in Barnefeld. Is it possible to change these windows to a more appropriate type? I believe this may also be cause concern with the Committee if casement windows continue to be proposed.

I have shown single hung windows but would like to include the conversation at the roundtable.

• As the building is so close to the street, exterior muntin bars are an important inclusion. I will likely be adding a condition to the approval requiring simulated divided lites (SDLs) for all windows visible from the public realm.

• This also applies to the newly proposed glazed door that faces to the east as it too will be visible from the public realm. Alternatively, a solid door with no glazing may be more appropriate.

Muntins will be SDLs. By the way, the glazed doors facing east are tucked behind the addition and will not be very visible if at all.

• Please consider changing the addition's horizontally oriented rectangular window facing west to a vertically oriented one as that form is more appropriate for the District.

**Changed**

• No concern with the rear addition's extensive glazing provided it is not visible from the public realm.

**Roof Materials/Farm**

• Please provide roofing details including the material, design and colour for review.

• I highly recommend that more detail is provided on the above prior to me circulating this for Committee review.

New siding to match existing galvanized sheet steel roof.

• Please confirm/clarify if the roof pitch of the newly proposed easterly covered porch will be consistent with the front elevation.

The roof pitch is lower at the back to allow for the second storey windows.

**Siding/Colour**

• Regarding the potential for wood, this is the preferred material choice for public elevations. It is highly encouraged that wood material is used instead of others even if they have a similar profile.

• Please be advised that according to 4.2.5b: "The application of new cladding, surfaces or coatings, including synthetic materials such as ... concrete fibre boards, [and] synthetic wood products, are not permitted on public façades of Heritage buildings. These materials and others will only be considered on a case by case basis through the heritage permit process on non-public façades."

• Please confirm the existing and proposed siding details (material, colour, grain, etc.) for the historic portion of the building and the addition. If the existing colour will change, please provide those details.

New siding to be standard wood siding to match that on the east addition. It will be slightly different in dimension and profile from the siding on the original painted wood siding of the heritage house.

• According to 4.3.2b: "...Successful and compatible additions will be those that are complementary in terms of scale, mass, materials, form and colour."

• Staff agree that a different but complementary darker colour for the addition than the historic house should aid in legibility concerns.

• It could be interesting to have the historic portion to be a lighter colour, the 1996 addition portion to be a darker colour and then the newly proposed addition be the darkest of them all to aid in legibility. Just a thought.

The main thing is for the additions to be legibly different from the heritage house rather than from each other. Colour can have a profound effect.

• For the proposed colour 4.2.6 states: "The painting of wooden or metal features shall be informed by original or historic colour palettes, and shall not adversely affect the heritage value of the District or heritage attributes of the Heritage building."

This is extremely vague and could have unintended consequences if the intention is to have LOCAL historic colours. Does the heritage department have a colour palette for Barnefeld or is it up to every property owner to determine what historic colour palettes include, given that all the wooden buildings in Barnefeld have been repainted over the years and copying them might not be historically accurate? The owners intend to paint the house off-white, but the colours have not been finalized.

**Chimney/Flue**

• Will the removal of the wood stove and chimney impact the exterior existence of the brick chimney OR require the removal of the existing metal flue on the westerly elevation? If so, please specify.

The chimney will not be impacted and the metal flue was removed by the previous owners. It was replaced with a vent.

The owners would like to explore whether the existing chimney could be reinstated.

• Please see below photo on the existing metal flue that appears to still be attached to the building.

A house with a tree in the background □ □ Description automatically generated

Landscaping

- Please confirm if the landscape changes are informed by historical documentation as detailed in section 4.7 of the HCD Plan. If so, please provide those details.
- The existing stone path and wall have been repaired in conformity with what was in place before time and pieces putted them apart. Unfortunately, many of the stones had completely disintegrated so there are more new stones than they had intended. Based on what the mason found, the stone wall was not a heritage wall. The main landscaping change that the owners would like is to increase the soft landscaping towards the driveway, which is pretty dominant at the east side of the house.
- Please provide more fence and gate details (size, materials, design, etc.) as both will be seen from James Street. In the absence of historical documentation 4.7.2a, notes that "...similar [fence] patterns may be created by studying historical photographs of other parts of the Village for guidance and inspiration."
  - Please note that the City's Fence Bylaw will also provide guidance, but that consider will be outside of the Heritage Permit process. It is recommended these details are considered now to ensure we capture the design in this approval.
- Fence is falling apart. It will be replaced next year in traditional wood picket fence with mortised joinery.
- Please note that providing the finalized placement/location of trees and pathways/landscaping, if they deviate from the proposed, will be a condition of approval.
- The pathway at the front of the house is existing. The ones at the back are out of public view.
- The proposal has an opportunity to further reduce the landscaping in the front yard to increase soft landscaping as recommended in 4.7.1a.
- The owners would like to extend the soft landscaping further into the gravel driveway, but that will take time. The landscaping will be kept low in front of the house, unlike the out of control hedges which did obstruct the view of the building from the street contrary to b). Not only is the intention to keep the front of the house visible from the street, but also to maintain the view of the street and park from the house.



- Please note that the HCD Plan provides guidance on the types of plants/trees that are appropriate for the area and District. Details on this can be found in section 4.7.4 as well as in Appendix D of the HCD Plan. Please see this attached.

Thanks, good to have this. The owners prefer the native plants.

- Please detail if any exterior lighting is proposed as well as their location/type for review.

No significant lighting changes intended.

Vents/Exhausts/Utilities

- Please consider the exterior location of vents/exhaust to accommodate the gas fireplace, new bathroom locations, and kitchen. It is best if these are located away from public view.

New bathrooms and gas fireplace will be at back of house, which makes it easy to comply with this. The kitchen should be able to connect with the venting for the new second floor bathroom.

The existing bathroom and laundry should be able to connect with the existing roof vent at the back of the east wing.

Utilities all enter on west side and will be concentrated there.

While I know the above is a lot of detail, I wanted to be upfront on the items that I believe need to/hould be clarified as well as detail my thoughts on the proposal to date. I have not yet finalized my opinion on the proposal as I still want to chat with my team about project overall. I plan on following up with additional details/thoughts/questions regarding the design of the addition in general later this week.

Hope all is well.



Philip Prell (he/him/his), M.P.I., RPP, MCIP  
Intermediate Planner  
Heritage Services  
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pprell@cityofkingston.ca



The City of Kingston acknowledges that we are on the traditional homeland of the Anishinabab, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

**Burnett, Sarah**

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**From:** [REDACTED]  
**Sent:** November 4, 2024 9:40 AM  
**To:** Prell, Phillip  
**Cc:** [REDACTED]  
**Subject:** Colour concept for 244 James Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Caution:** This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Phillip,

This photo shows the general concept for colours, with a slightly darker version of the wall colour for the additions (rather like the effect of the shade from the tree on the addition to the left in the photo).



These colours are Benjamin Moore, but more research can be done before they are finalized:

SIDING: Stonington Gray HC-170  
TRIM: Edgecomb Gray HC-173  
DOOR: Narragansett Green HC-157

Just to confirm:

Roofing: Galvanized sheet steel to match existing  
Windows: Aluminum clad wood windows with simulated divided lites  
Siding: Prefinished wood, with same dimensions as existing. Can we leave the profile to be finalized after the roundtable discussion?  
Chimney: Existing, brick, may be reinstated as functional at some point, but for the moment just kept the same.  
Skylights: Velux aluminum clad wood. We can investigate if they can be coloured to match the roof.  
Fence: White painted wood picket fence with mortised posts, 5-6' high.

Anything else you need today?

Thanks,  
Mikaela  
\*\*\*\*\*

Mikaela Hughes Architect Inc



No comments were provided to Heritage Planning staff regarding the application (P18-110-2024).

**Summary of Final Comments at the December 18, 2024 Heritage Properties Committee Meeting**

[To be added following the meeting.]