



**City of Kingston
Information Report to Heritage Kingston
Report Number HK-18-070**

To: Chair and Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: September 19, 2018
Subject: Heritage Pre-Consultation Application
Address: 225 King Street East (P18-201)
File Number: F32-037-2018

Executive Summary:

The subject property is located on the southeast corner of King Street East and William Street. The subject property contains the Frontenac Club, a three-storey stone commercial building in the Classical Revival style. The subject property is designated under Part IV of the *Ontario Heritage Act* through By-Law Number 8487, as amended by By-Law Number 8892 and designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District (HCD) through By-Law Number 2015-67.

The applicants have requested a pre-consultation meeting with Heritage Kingston prior to advancing an application for a full Heritage Permit. Under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141, the Director of Planning, Building & Licensing Services may pre-consult with the Committee where deemed necessary due to the complexity of the alteration proposed.

The proposal comprises a number of external alterations to the buildings to facilitate the internal rearrangement and modest expansion of the hotel, including: window repairs and replacements; a new portico over the William Street entrance; blinding of a number of former door and window openings; new fire escapes; replacement roofing; the construction of two glass and stone roof top additions; new flat roof/deck with glass railings; new exterior lighting; repair, cleaning and repointing of masonry; repair and restoration of the stone wall along King Street East; and new eaves and downspouts.

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Feedback from the Committee will be provided to the applicant so as to guide the subsequent submission of a full Heritage Permit application.

Recommendation:

This report is for consultation purposes.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

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

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Options/Discussion:**Proposal/Background**

The subject property at 225 King Street East is located on the southeast corner of King and William Streets (Exhibit A). The subject property contains the Frontenac Club, a three-storey stone commercial building. The subject property is designated under Part IV of the *Ontario Heritage Act* through By-Law Number 8487, as amended by By-Law Number 8892 and designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham HCD through By-Law Number 2015-67.

This commercial building was constructed circa 1845-1846 for the Bank of Montreal. The bank occupied the building until 1906 at which point they moved to their current location at 297 King Street East. In 1908, the building was sold to the Frontenac Club, a local men's organization. During their occupation, new additions were constructed, including the bowling alley and billiards room. The Club was sold in 1934 and converted into apartments. Since this time, the building has been used for a variety of uses including a daycare and more recently a hotel.

The new owners of the building and hotel are planning an extensive renovation to allow a more efficient use of the building, to upgrade the hotel users' experience and to undertake a number of important repairs and conservation measures to ensure the long-term conservation of this heritage property. In November 2017, the owners received approval for an Official Plan Amendment and Zoning By-Law Amendment (File D35-004-2017) to enable the expansion of the existing hotel. They are currently seeking Ontario Heritage Act and Site Plan Control (File D11-036-2018) approvals in order to carry out the associated physical works to the property.

The applicants have requested a pre-consultation meeting with Heritage Kingston prior to advancing a full Heritage Permit application. Under Clause 16 of the Procedural By-Law for Heritage, By-Law Number 2013-141, the Director of Planning, Building & Licensing Services may consult with the Committee where deemed necessary due to the complexity of the alteration proposed. This report is for information purposes. Feedback from the Committee will be provided to the applicant so as to guide the subsequent submission of a full Heritage Permit application.

The applicants have provided supporting information, which has been included as Exhibit B.

In summary, the changes proposed include:

- Window repairs and replacements;
- Blinding of a number of former door and window openings;
- A new portico over the William Street entrance;
- New fire escapes;
- Replacement roofing;
- The construction of two glass roof top additions, including new stone walls;
- A new flat roof/deck with glass railings;
- New exterior lighting;

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- The repair, cleaning and repointing of masonry;
- Repair and restoration of the stone wall along King Street East; and
- New eaves and downspouts.

Reasons for Designation

225 King Street East is designated under Part IV of the *Ontario Heritage Act* through By-Law Number 8497, as amended by By-Law Number 8892 and designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham HCD through By-Law Number 2015-67.

The designation by-law and the Property Inventory Evaluation Form from the Old Sydenham Heritage Area HCD Plan have been included as Exhibit C to this report.

By-Law Number 8497 describes the subject property as:

“This stone building was built for the Bank of Montreal, which occupied the premises until 1906. In the dignity of its design, it is a fine example of the Classical Revival style.”

By-Law Number 8892, which expands upon the reasons for designation, indirectly identifies a number of cultural heritage values and attributes. The description is adapted from “Buildings of Architectural and Historical Significance”, Volume 2, pages 32-34 (1973). A few key cultural heritage values and attributes include:

- Its design value as a fine example of the Classical Revival style and the symbolic use of architecture (bank);
- Its limestone construction, including smooth ashlar finish on the King and William Street façades;
- The broad hipped roof with stone cornice;
- The symmetrical fenestration and division using Doric pilasters on the King and William Street façades;
- Its broad hipped roof with stone cornice;
- The stone entablature separating the second and third storeys;
- The King Street entrance with pediment resting on two pilasters;
- The number of original or period wood sash windows;
- The elaborate ground floor windows on the front façade with ashlar lugsills with plain square brackets beneath and moulded window surrounds with blank ashlar frieze and cornice;
- The large stone gateposts on William Street and large stone gateposts with stone wall on King Street East;
- The William Street entrance including a set of boxed ashlar steps with wood double leaf doors and transom light above; and
- The Cartwright House at 20-22 William Street at the south terminus of the subject property, constructed circa 1826 for the Cartwright family, one of the most affluent and well-known Loyalist families.

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Previous Approvals

P18-068-2014DA Roof replacement on 20 William Street (Cartwright House)

Comments from Departments and Agencies

The subject application was circulated to internal departments for review. These departments have provided the following comments (summarized by heritage staff) for Committee consideration:

Building Division: A Building Permit will be required.

Engineering: Engineering have reviewed the proposal and provide the following: It has been the position of the Engineering Department to protect the municipal right-of-ways from avoidable encroachments. Engineering would not be willing to entertain an encroachment for a canopy structure. A grading plan is required if any grading changes are proposed.

Fire: Permit to be applied for regarding the replacement of fire escapes. Replacement of windows along the fire escape path of travel to comply with protected openings requirement.

Heritage Planning: The proposal will need to demonstrate compliance with the policies and guidelines of the Old Sydenham Heritage Area HCD Plan, Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada and the Ministry of Tourism, Culture and Sport's eight guiding principles in the conservation of historic properties. Some considerations include:

- The repair and replacement of windows on the property should comply with the City's Policy on Window Renovations. The applicants have been asked to undertake a window survey to identify the original/period windows to be retained and repaired as well as the windows to be replaced.
- Details of the exterior lighting plan are required to ensure compatibility with the cultural heritage value and character of the building.
- Details of the proposed art installations are required to ensure that heritage attributes of the building are not obscured.
- In principle, the new glass and stone additions appear to comply with Sections 5.2.2 (Additions) and 5.4 (Additions to Heritage Properties) of the HCD design guidelines. Fundamentally, their design should not overpower or distract from the historic buildings and should clearly read as a new layer of architecture.
- Further consideration should be given to the design of the awning on the William Street entrance. Its alignment and configuration should complement the classical architecture of this building as far as possible. Additionally, its size should be minimized as far as possible.
- Although not required, consideration should be given to restoring the King Street East entrance with an appropriate double leaf wood door, which would be a significant enhancement to the cultural heritage value of the property.
- Based on the scope of alterations and the policies and guidelines contained in the Old Sydenham HCD Plan, a full Heritage Impact Statement report is not required for this

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application. However, the heritage permit application will need to provide the following: a fulsome description of all alterations proposed (including detailing and materials), existing and proposed elevations and 3D modeling of the site with proposed alterations identified, an overview of the proposal as it relates to the policies of the HCD Plan and other aforementioned policy documents, including a statement by the author regarding the appropriateness of the proposed alterations considering these policies.

- The subject site is identified as an archaeologically sensitive area. If any ground disturbance is proposed than an archaeological assessment will be required.

Kingston Hydro: Kingston Hydro has no concerns with the heritage aspect of the proposal. The applicant is reminded that all objects/tools, etc. must maintain a minimum clearance of three metres from the nearest powerline. If work cannot be completed safely or if the three metre clearance cannot be maintained from the lines, the applicant will need to complete a service request and submit to Utilities Kingston for isolation of the power lines.

Noise Review: It was identified as part of a previous application that a noise impact study will be required to address potential impacts on the proposed development (additions only where containing sensitive spaces and/or previous non-sensitive spaces being converted to sensitive spaces) due to stationary and/or transportation noise sources in the vicinity and to address potential impacts on sensitive land uses in the vicinity due to stationary and/or transportation noise sources associated with the proposed development. The study is to be prepared by a qualified individual with experience in environmental acoustics and is to demonstrate compliance with NPC-300.

Heritage Planning staff have confirmed that the Noise Impact Study will be required as part of the Site Plan Control application. The applicant has been advised that if mitigation measures require alterations to the property, that these should be included as part of the formal heritage permit application.

Planning Division: An Official Plan Amendment and Zoning By-Law Amendment (D35-004-2018) was recently approved for 225 King Street East on November 7, 2017. The subject lands are designated Central Business District, and are within the Downtown and Harbour Specific Policy Area. The lands are zoned site specific Central Business System Zone (H) C1-45 in By-Law Number 96-259 "Downtown and Harbour Zoning By-Law".

Transportation Services: Please continue to circulate Transportation Services on this application as there is an interest pertaining to the requests related to the on-street parking configuration.

Utilities Kingston: Utilities Kingston has no issues or concerns with the proposed changes.

Heritage Kingston

The Committee's comments have been compiled and attached as Exhibit D - Consolidated Comments from Heritage Kingston Members.

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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

Designation By-Law Number 8497, as amended through By-Law Number 8892

Old Sydenham Heritage Conservation District Plan - Designation By-Law Number 2015-67

City of Kingston's Policy on Window Renovations in Heritage Buildings

City of Kingston's Policy on Masonry Restoration in Heritage Buildings

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

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

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

Alex Rowse-Thompson, Planner, Heritage 613-546-4291 extension 3251

Other City of Kingston Staff Consulted:

The application has been circulated to internal departments for review and comment.

Exhibits Attached:

Exhibit A Context Map and Property Photos

Exhibit B Supporting Information

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Exhibit C Designation By-Laws & Property Inventory Evaluation Form, Old Sydenham HCD Study

Exhibit D Consolidated Comments from Heritage Kingston Members

Context Map – 225 King Street East





Front Elevation - King St. E.



Side Elevation - William St.



Rear Elevation - William St.



Side Elevation - William St.



Historic Photograph - Side/Rear Elevation from William St.



Historic Photograph - Front Elevation from King St. E.

SZA
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1 Existing West Elevation
1/2" = 1'0"



2 Existing North Elevation
1/2" = 1'0"

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Description Date
 Project Existing Conditions

Location
 225 King Street East
 Kingston, ON

Client
 Frontenac Club Inc.

Drawing
 Existing Elevations

Drawn by Date
 2018 28 June 2018

File Name
 1702-43rd_Avenue_Elevations 1/8" = 1/4"

Client Project # Drawing Number

Project 17021 Revision # EX-4

SCALE 1/8" = 1'0"

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City of Kingston
17021-17022
17021-17022
17021-17022

2018
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1 Existing East Elevation
1/8" = 1/8"



2 Existing South Elevation
1/8" = 1/8"

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Description Date
Existing Conditions

Location
225 King Street East
Kingston, ON

Client
Frontenac Club Inc.

Drawn by
Existing Elevations

Checked by
17021-17022_Existing Elevations

Project #
17021

Revision #
EX-5

SCALE 1/8" = 1/8"

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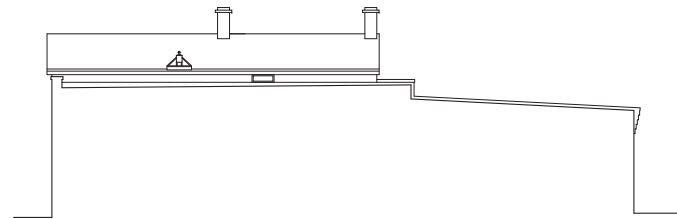
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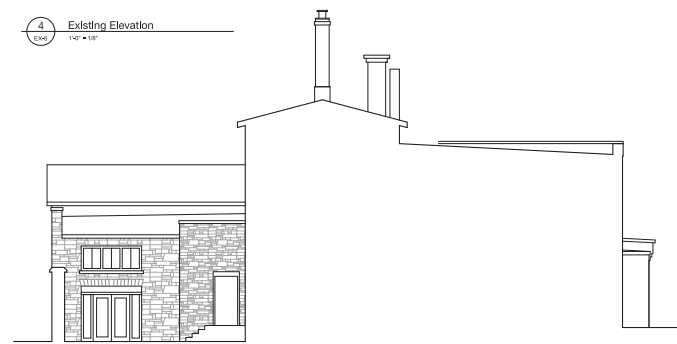
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1/4" = 1'-0"



3 Existing Elevation
1/4" = 1'-0"



4 Existing Elevation
1/4" = 1'-0"



5 Existing Elevation
1/4" = 1'-0"

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Description Date

Project Existing Conditions

Location 225 King Street East
Kingston, ON

Client Frontenac Club Inc.

Drawing Existing Elevations

Drawn by Date 28 June 2016

Checked by 1702-EX-6_Existing Elevations 1/4" = 1'-0"

Project # 17021 Revision #

Project # 17021 Revision # **EX-6**

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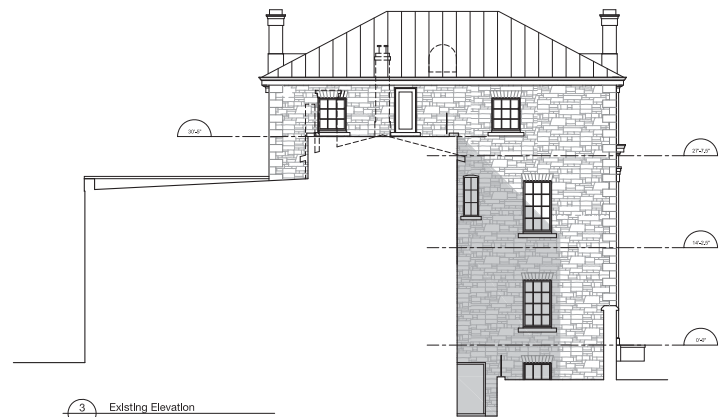
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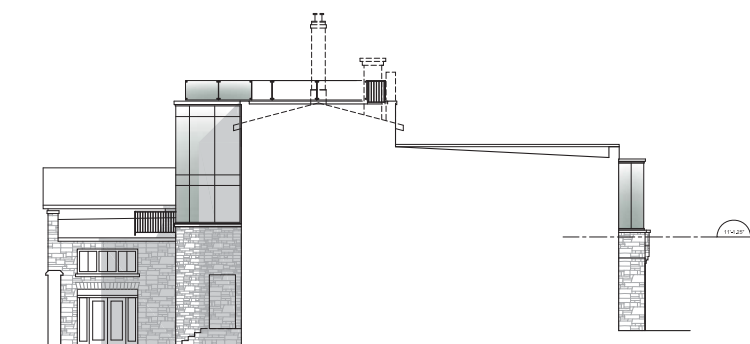
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1/4" = 1/8"



2 Existing Elevation
1/4" = 1/8"



3 Existing Elevation
1/4" = 1/8"



5 Existing Elevation
1/4" = 1/8"

PRELIMINARY
NOT FOR CONSTRUCTION

Revision	Description	Date
1	Project Existing Conditions	
Location: 225 King Street East Kingston, ON		
Client: Frontenac Club Inc.		
Drawing Proposed Elevations		
Drawn by	SKZ	Date
Checked by	SKZ	5 July 2018
Project Name	17021 Proposed Elevations	Scale
Client/Project #	17021	1/4" = 1/8"
Project #	17021	Revision #
		A203

SCALE 1/4" = 1/8"
1" = 4'

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1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

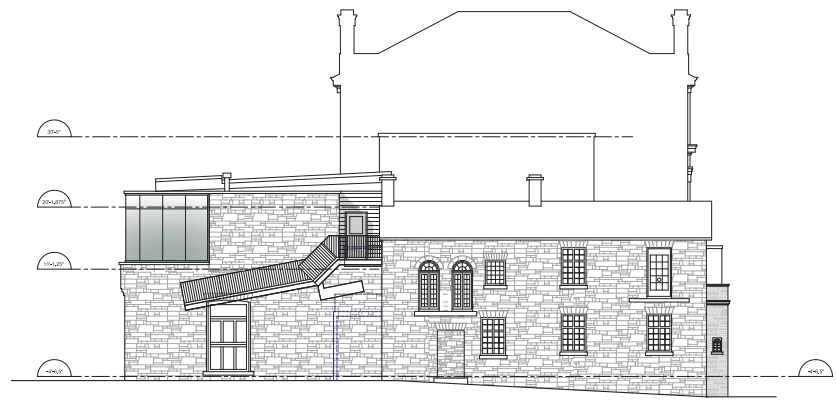
Revision	Description	Date
Project Frontenac Inn		
Location 225 King Street East Kingston, ON		
Client Frontenac Club Inc.		
Drawing Existing Elevations		
Drawn by	Date	
17021	5 July 2016	
17021 Proposed Elevations	1/4" = 1'-0"	
17021	Drawn by: H. H. H.	
17021	17021	A204

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1 Proposed East Elevation
1/8" = 1'-0"

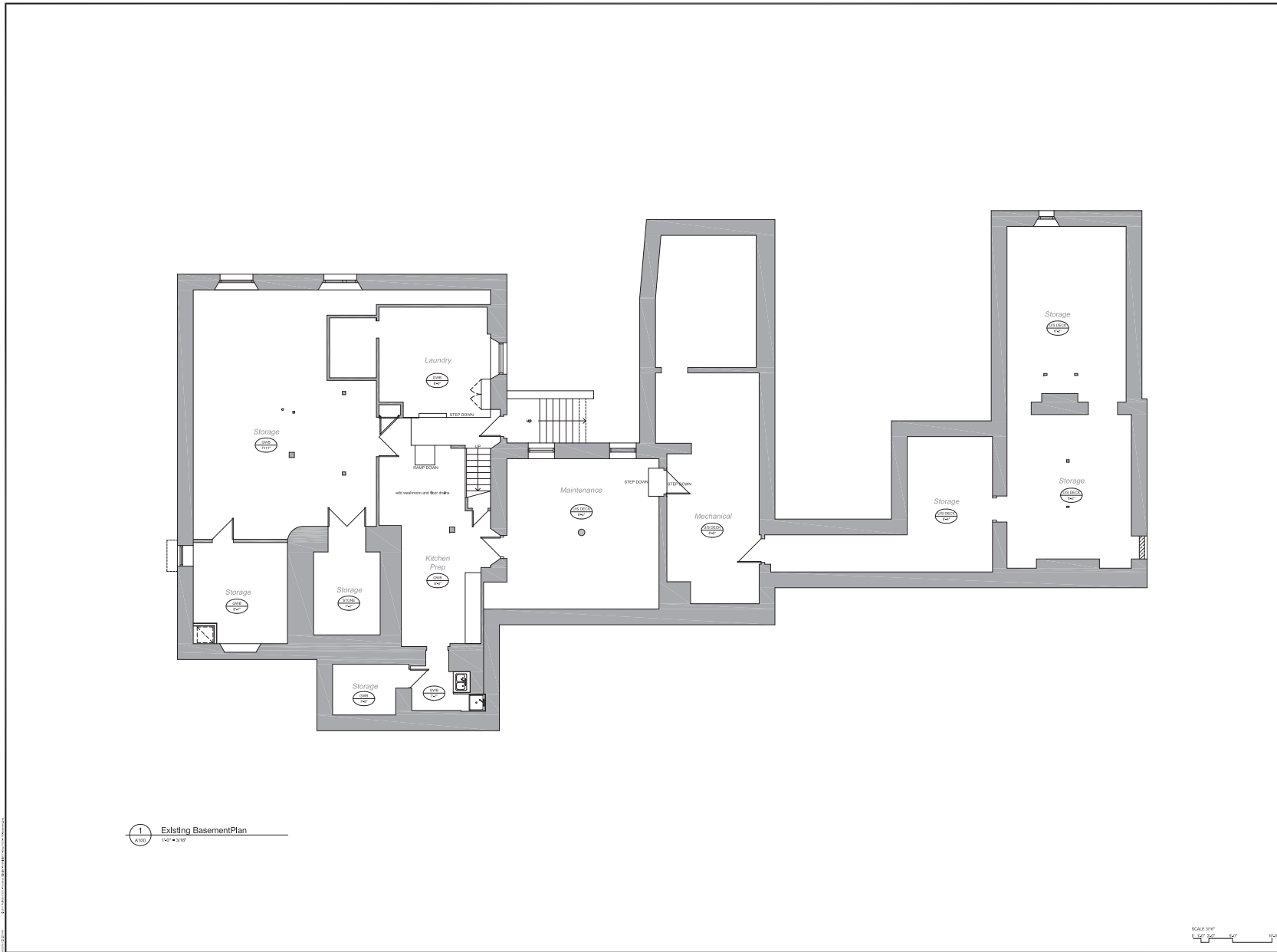


2 Proposed North Elevation
1/8" = 1'-0"

SCALE 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Revision	Description	Date
1	Project	
2	Frontenac Inn	
3	Location	
4	225 King Street East Kingston, ON	
5	Client	
6	Frontenac Club Inc.	
7	Drawing	
8	Proposed Elevations	
9	Drawn by	
10	Date	
11	04 July 2018	
12	Revision	
13	17021-Proposed Elevations	
14	1/8" = 1'-0"	
15	Client/Project #	
16	Drawn by/Author	
17	Project #	
18	Revision #	
19	17021	
20	A205	



1 Existing Basement Plan
1/8" = 1'-0"

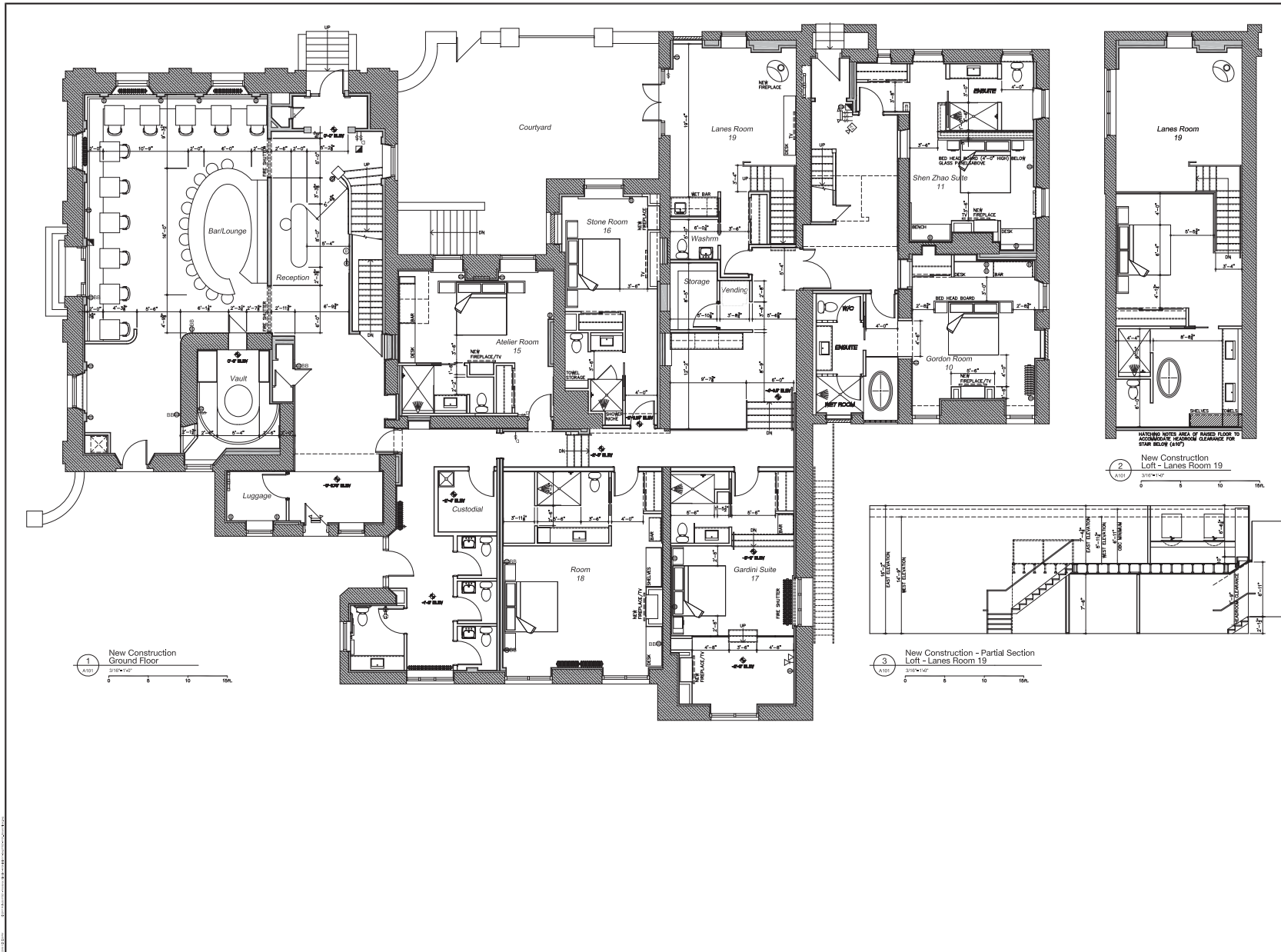
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PROJECT NUMBER: 17021
 COUNTY OF PINGRIE NUMBER: 2418
 17021-4-1002-Basement 2/16, 2/17
 4811541-0710 2/16, 2/17, 2/18
 4811541-0710 2/16, 2/17, 2/18
 4811541-0710 2/16, 2/17, 2/18

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Revision	Description	Date
1	Existing Conditions	
CLIENT: 225 King Street East Kingston, ON		
OWNER: Frontenac Club Inc.		
DRAWING: Existing Basement Plan		
Drawn by	DAK	Date
17021-4-1002-Basement	As Noted	28 June 2016
Checked by	DAK	Drawn by
17021-4-1002-Basement	As Noted	DAK
Project #	17021	Revision #
17021	Rev 1	A100

SCALE 3/16" = 1'-0"



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PROJECT NUMBER: 17021
 CLIENT: Frontenac Club Inc.
 ADDRESS: 225 King Street East, Kingston, ON
 DATE: 28 July 2016

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Legend:

- SWITCH
- THREWAY SWITCH
- SWITCH - DIMMER
- SWITCH - TRIP
- SWITCH - SENSOR
- RECEPTACLE - COUPLEX
- RECEPTACLE - JBOX
- RECEPTACLE - GROUND FAULT INTERRUPTER
- RECEPTACLE - GROUNDING ABOVE EQUIPMENT
- RECEPTACLE - COUPLEX + BASEBOARD MOUNTED
- BLANK COVER PLATE
- CABLE OUTLET
- TELEPHONE
- DATA COMMUNICATIONS OUTLET
- LIGHT FEATURE - PENDANT
- LIGHT FEATURE - CEILING MOUNTED
- LIGHT FEATURE - WALL MOUNTED
- LIGHT FEATURE - RECESSED POT
- LIGHT FEATURE - TRACK
- THERMOSTAT
- FAN
- ELECTRICAL PANEL
- EXHAUST FAN
- FIRE - ANNUNCIATOR PANEL
- FIRE - ALARMS - PULL STATION
- ESP LIGHT
- EMERGENCY LIGHT
- FIRE - ALARM BELL
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- PORTABLE FIRE EXTINGUISHER

PRELIMINARY
NOT FOR CONSTRUCTION

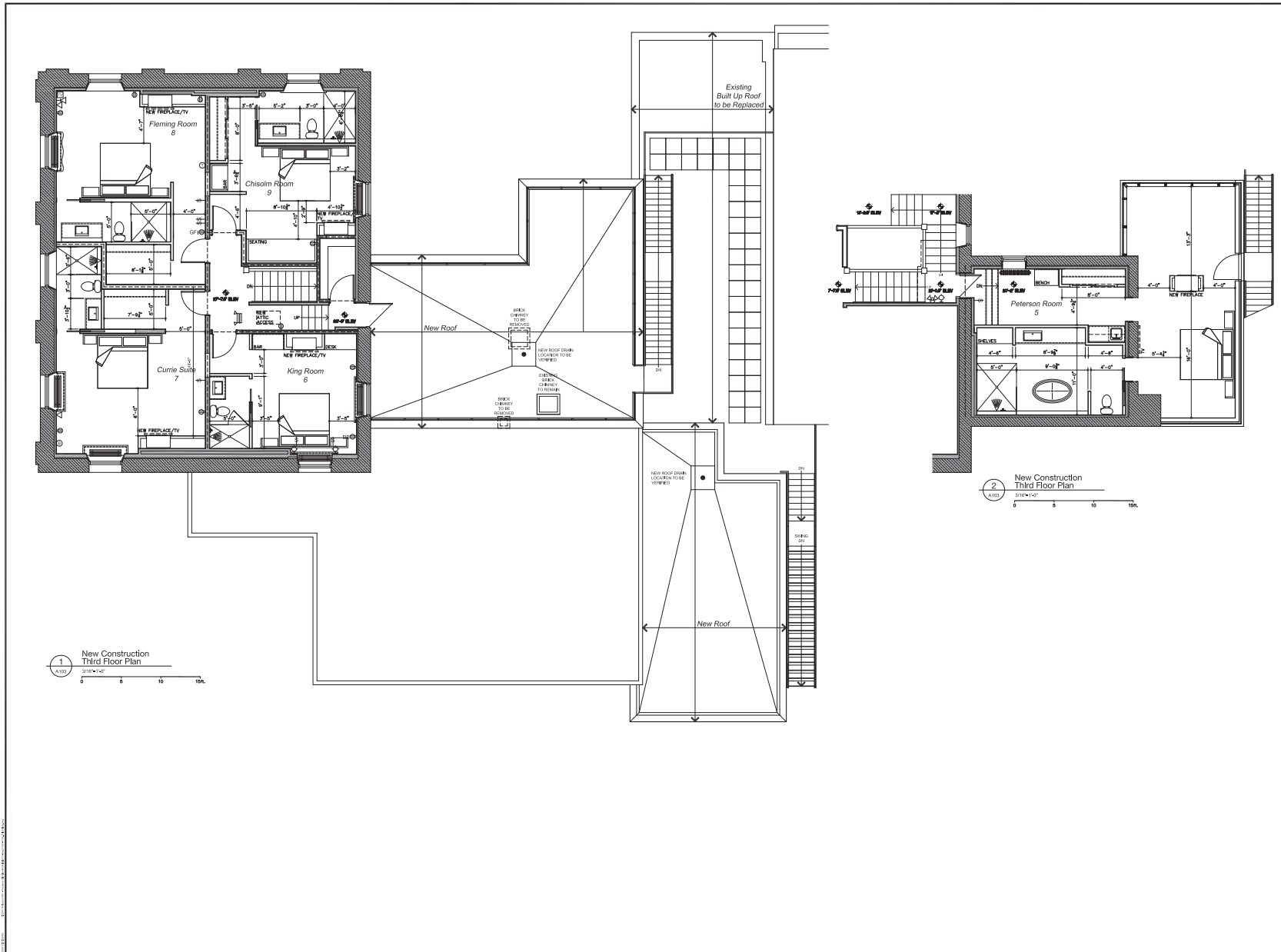
Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

Drawn by:	Date:
17021-17021_Ground Floor	28 July 2016
Project #:	As Noted
17021	17021

A101



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PROJECT NUMBER: 17021
 CLIENT: Frontenac Club Inc.
 ADDRESS: 225 King Street East, Kingston, ON
 DATE: 28 July 2016

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Legend:

- SWITCH
- THREWAY SWITCH
- SWITCH - DIMMER
- SWITCH - TRIP
- SWITCH - SENSOR
- RECEPTACLE - duplex
- RECEPTACLE - 200V
- RECEPTACLE - GROUND FAULT INTERRUPTER
- RECEPTACLE - GROUNDING ABOVE EQUIPMENT
- RECEPTACLE - duplex - BASKET MOUNTED
- BLANK COVER PLATE
- CABLE OUTLET
- TELEPHONE
- DATA COMMUNICATIONS OUTLET
- LIGHT FEATURE - PENDANT
- LIGHT FEATURE - CEILING MOUNTED
- LIGHT FEATURE - WALL MOUNTED
- LIGHT FEATURE - RECESSED POT
- LIGHT FEATURE - TRACK
- THERMOSTAT
- FAN
- ELECTRICAL PANEL
- EXHAUST FAN
- FIRE ALARM/NOTIFY PANEL
- FIRE ALARM - PULL STATION
- EXIT LIGHT
- EMERGENCY LIGHT
- FIRE - ALARM BELL
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- PORTABLE FIRE EXTINGUISHER

PRELIMINARY
NOT FOR CONSTRUCTION

Revision	Description	Date
1	Addition & Renovation	

PROJECT: 225 King Street East, Kingston, ON
 CLIENT: Frontenac Club Inc.

PROJECT: New Construction Third Floor Plan

Drawn by	Date
DKB	28 July 2016

File Name	As Noted
17021-17021-Third Floor	As Noted

Project #	Revision #	Drawn by	Checked by
17021	1	DKB	

A103



View from Corner - 225 King Street **sza**
Shoalts and Zaback Architects Ltd. 1 of 8
17021_FrontClub_02_j001 2018-08-03



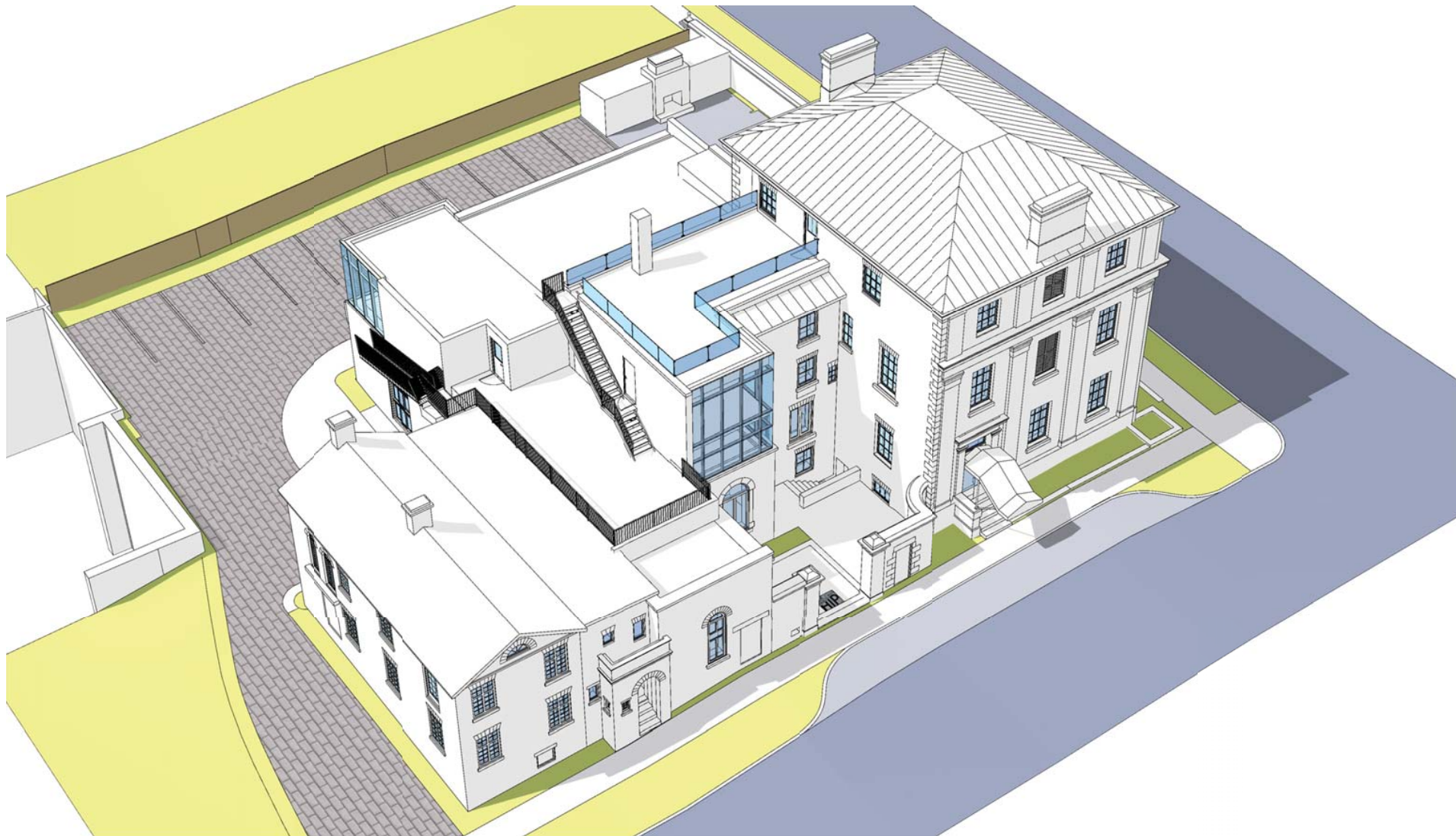
View from East - 225 King Street **sza**
Shoalts and Zaback Architects Ltd. 2 of 8
17021_FrontClub_02_1001 2018-08-03



View from South - 225 King Street **sza**
Shoalts and Zaback Architects Ltd. 3 of 8
17021_FrontClub_02_j001 2018-08-03



View from Williams Street - 225 King Street **sza**
Shoalts and Zaback Architects Ltd. 4 of 8
17021_FrontClub_02_j001 2018-08-03







William Street Elevation - 225 King Street **sza**
Shoalts and Zaback Architects Ltd. 7 of 8
17021_FrontClub_02_j001 2018-08-03



DATE *Aug 30, 1976*

[Signature]
CITY SOLICITOR

Report No. 72
Clause 8

BY-LAW NO. 8497

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

PASSED: July 28th, 1975.

WHEREAS Section 29 of The Ontario Heritage Act, 1974, provides that the Council of a municipality may, by by-law, designate a property within the municipality to be of historic or architectural value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality was served on the owners of the property and The Ontario Heritage Foundation on June 2nd, 1975, and was published in the Whig-Standard on June 2nd, 9th and 16th, 1975;

AND WHEREAS no objections were received against the designation of the said certain properties as a result of the aforementioned notices;

THEREFORE the Council of the Corporation of the City of Kingston enacts as follows:

1. The following properties be and are hereby designated to be of historic or architectural value or interest:

(1) CITY HALL - 216 Ontario Street

Built: 1842-44, rear wing rebuilt 1865-66, dome rebuilt 1909

Architects: 1841-43 George Browne
1844, 1866 William Coverdale
1909 Joseph Power

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part Market Reserve, Original Survey, M1802 Patent.

Owner: The Corporation of the City of Kingston

Reason for Designation: This building is one of the finest nineteenth century municipal buildings in Ontario and is one of the great classic buildings of Canada. It was designated as being of national significance by the Historic Sites and Monuments Board of Canada in 1961.

(2) ST. GEORGE'S CATHEDRAL BLOCK

St. George's Cathedral, St. George's Church, ... House, Caretaker's Cottage, Old Post Office, Customs House.

Reason for Designation: The differing limestone buildings render this block unique in the City of Kingston. The relationship of the building masses to each other and to the streets, provide a most interesting progression of scale from the smallest residential building to St. George's Cathedral.

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(36) 240 KING STREET EAST

Built: C.1829

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 125 and 136, Original Survey, as described in Instrument #65451.

Owner: Children's Aid Society of Kingston and Frontenac

Reason for Designation: This large brick house, an important component of the streetscape, was built by Archdeacon G. O. Stuart for a relative, Dr. Murray. In spite of alterations, the house retains its original proportions; it is probably one of the oldest brick houses in the city.

(37) EMPIRE LIFE INSURANCE COMPANY - 243 King Street East

Built: 1853-54

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Lot 85 and Part of Lot 86, Original Survey, as described in Instruments #55642 and #55643.

Owner: Empire Life Insurance Company

Reason for Designation: The original owner of this stone building was the Commercial Bank of the Midland District. This building is a fine example of the Baroque Revival style, not only in the variety of ways in which the stone is handled, but also in the interesting use of form and detailing.

(38) FRONTENAC CLUB - 225 King Street East

Built: 1845-46

Architect: Mr. Crane

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Lots 84 and 67 and Part of Lot 42, Original Survey, as described in Instrument #106803.

Owner: George Vosper

Reason for Designation: This stone building was built for the Bank of Montreal, which occupied the premises until 1906. In the dignity of its design, it is a fine example of the Classic Revival style.

(39) 228 KING STREET EAST

Built: 1834

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 41, 68 and 83.

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(39) 223 KING STREET EAST (cont'd)

Owner: Mrs. Pearl McKay

Reason for Designation: This stone building was constructed by J. S. Cartwright to serve as a law office and residence for his law students. The simple design of this substantial townhouse is dignified by the ashlar detailing.

(40) 221 KING STREET EAST

Built: 1834

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 41, 68 and 83, Original Survey, as described in Instrument #112520.

Owner: Kingont Investments Ltd.

Reason for Designation: This stone house was built as the townhouse of J. S. Cartwright. The building has been given a highly individual character by the unique handling of planes, textures and details. In spite of the numerous unsympathetic additions, its character is still strong.

(41) 21 EARL STREET

Built: Before 1832

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Part of Lots 41 and 68, Original Survey, as described in Instrument #47497.

Owner: Phillip Small

Reason for Designation: An 1815 map shows a building on this lot which belonged to the Cartwrights; they sold it in 1867. This substantial stone building seems to have been designed as a rural, rather than an urban, dwelling. It is one of the buildings on a complete block of old limestone structures.

(42) 20 WILLIAM STREET

Built: Before 1826

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and County of Frontenac, and being more particularly described as Lots 67 and 84 and Part of Lot 42, Original Survey, as described in Instrument #106803.

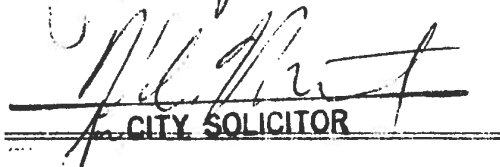
Owner: George Vosper

Reason for Designation: This stone building was one of the first structures built on the block of land owned by the Cartwright family. It is a substantial, handsome, town-residence of the early nineteenth century.

APPROVED AS TO FORM

DATE Aug 16/76

P18-201


CITY SOLICITOR

Report No. 84
Clause 1

BY-LAW NO. 8892

A BY-LAW TO AMEND BY-LAW NO. 8497, "A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST" (EXPAND REASONS FOR DESIGNATION)

PASSED: August 16th, 1976.

The Council of the Corporation of the City of Kingston enacts as follows:

1. By-Law No. 8497, "A By-Law to Designate Certain Properties Within the Municipality to be of Historic or Architectural Value or Interest", is hereby amended by expanding the reasons for designation as set forth on the attached Schedule "A".

This by-law shall come into force and take effect on its passing.

GIVEN THREE READINGS AND FINALLY PASSED the 16th day of August, 1976.


CLERK-COMPTROLLER

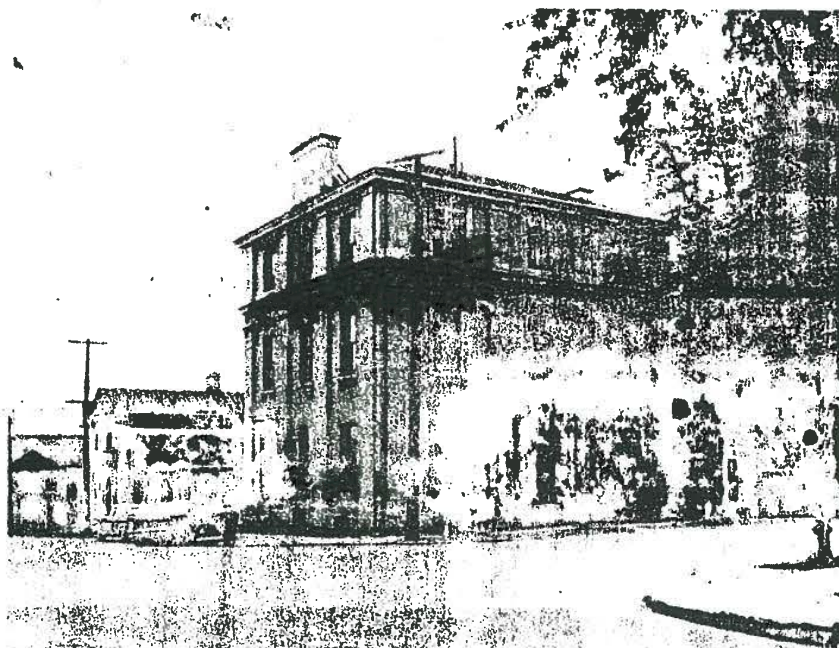

MAYOR

REASONS FOR DESIGNATION (cont'd)(37) EMPIRE LIFE INSURANCE COMPANY - 243 King Street East (cont'd)

The decoration is in two levels with a projecting ashlar moulding between, and at the top. The lower portion is rusticated with a scroll at each side. The upper portion is a rectangular block with a horizontal recessed panel.

The William Street doorway is smaller in scale and only one storey high. It is surmounted by a balcony similar to those in front of the windows. Supporting this balcony are two full columns and two pilasters, square and rusticated in keeping with their position on the ground floor. The columns rest on rusticated plinths which form a casing for the steps rising to the door which is set in a round arch whose head contains an undecorated ashlar semi-circle.

The northeast and southeast facades of the building are simply treated and contain numerous windows randomly placed. The older section is in rubble limestone while the rear of the addition is in brick.

(38) FRONTENAC CLUB - 225 King Street East

Significance: This building on the southeast corner of King and William Streets was built for the Bank of Montreal which occupied the premises until 1906. As was customary, the bank offices

REASONS FOR DESIGNATION (cont'd)(38) FRONTENAC CLUB - 225 King Street East (cont'd)

were on the lower floor of the three-storey building and the bank manager and his family lived in the two upper floors. In 1908, the building was sold to the Frontenac Club, a local men's organization and extensions were added for such activities as bowling and billiards. A plaque affixed to the north side of the building lists the members who lost their lives in the First World War. In 1934 the Club was sold and converted into apartments. It is maintained as such today.

In the dignity of its design it is a fine example not only of the Classical Revival style, but also of the symbolic use of architecture. Bankers were anxious to have their business associated with stability and culture by their prospective clients so that a classical design for their buildings, symbolic of these elements, was popular.

The building consists of a three-storey rectangular block facing King Street with numerous random later additions to the eastern and southern sides. The King Street facade, constructed of smooth ashlar, is in the classical style, being divided into three bays by four Doric pilasters rising in a giant order through two of the storeys. Their bevelled plinths rest on a base two blocks in height. This emphatic vertical thrust supports the horizontal entablature which divides the second from the third storey. The pilasters are continued on a smaller scale into this attic level and directly support the cornice. Strongly projecting from beneath the broad hipped roof, the cornice echoes the entablature above the second storey.

What was formerly the main entrance to the bank from King Street is now the entrance to one of the apartment units. The doorway, the central point of the facade, has an attached pediment resting on two pilasters. Here, as on the other pilasters, edges are horizontally furrowed. The

REASONS FOR DESIGNATION (cont'd)(38) FRONTENAC CLUB - 225 King Street East (cont'd)

doorway is square-headed and recessed but the door has been replaced by a modern one.

In the classical manner, the fenestration of the main facade is symmetrical, with a window on either side of the entrance and in each bay of the two upper storeys. The ground storey windows are the most elaborate. Resting on solid ashlar lugsills with two plain square brackets beneath, the windows have a moulded surround and are surmounted by a blank ashlar frieze and a cornice-like projection. A rectangular block above the cornice projects from the wall surface and is the width of the window surround. The three second storey windows have no entablature but are otherwise identical to those below them. In the attic storey, the windows with the same moulding and sill, are shorter than the others.

On the William Street facade, also constructed of smooth ashlar, the overall design is the same as the main facade except in the treatment of windows and the entrance. The windows are less ornate and rest on plain ashlar lugsills which do not project so far as those on the main facade. Two plain rectangular windows are recessed into the basement level and protected by iron bars. All the windows of these two facades retain their original glazing.

The side entrance, located in the east bay of this facade, is approached by a set of boxed ashlar steps which rest on a bevelled base. This formerly gave access, through a spacious interior hallway and up an elegant staircase, to the private apartment of the bank manager. Each of the double-leaf doors has a cornice-like projection with a row of small dentils below it on the top rail. The rectangular upper panel is glazed in an asymmetrical pattern and this is repeated at right angles in the transom. Four smaller rectangular fielded panels form the lower half of the door.

The east and south sides of the building

REASONS FOR DESIGNATION (cont'd)(38) FRONTENAC CLUB - 225 King Street East (cont'd)

partly obscured by random additions of hammer-dressed limestone. They have an irregular pattern of fenestration and two minor entrances and a dormer window has been added to the east slope of the roof. Broad rectangular ashlar chimneys are inset on the north and south sides of the roof.

A regularly coursed, hammer-dressed limestone wall about seven feet high, covered with metal, encloses a side yard to the south. The entrance in the wall, close to the main building, is marked by two square ashlar posts about nine feet high with a flat concrete top. On the north side, the wall curves out from the main building and extends along William Street to the next structure. A door and a gate in the wall give access to the service yard. The frame door is set under a solid ashlar lintel and has a surround of alternating broad and narrow blocks. The ashlar gate-posts rest on bevelled bases and have a cornice-like projection on top with a diamond crown. The gates, simple frame structures, are in a poor state of repair.

The one and one-half storey building east of the main building and adjacent to the William Street portion of the wall was formerly a private bowling alley for the Frontenac Club. It is a flat roofed structure of regularly coursed hammer-dressed limestone. Radiating voussoirs form an arch around a semicircular window, formerly an attic window, which sits on a projecting ashlar lugsill. The other opening in the long rectangular building is a door to right of centre.

**225 KING STREET EAST
FRONTENAC CLUB INN**

Built: 1845-46

Architect: Mr. Crane

**Addition: c. 1908
(along William St.)**

Rating: S (Part IV)



has fenestration almost identical to the front. *

“This building on the southeast corner of King and William Streets was built for the Bank of Montreal which occupied the premises until 1906. As was customary, the bank offices were on the lower floor of the three-storey building and the bank manager and his family lived in the two upper floors. In 1908, the building was sold to the Frontenac Club, a local men's organization and extensions were added for such activities as bowling and billiards. A plaque affixed to the north side of the building lists the members who lost their lives in the First World War. In 1934 the Club was sold and converted into apartments.

“In the dignity of its design it is a fine example not only of the Classical Revival style, but also of the symbolic use of architecture. Bankers were anxious to have their business associated with stability and culture by their prospective clients so that, a classical design for their buildings, symbolic of these elements, was popular.

“The building consists of a three-storey rectangular block facing King Street with numerous random later additions to the eastern and southern sides. The King Street facade, constructed of smooth ashlar', is in the classical style, being divided into three bays by four Doric pilasters rising in a giant order through two of the storeys. Their beveled plinths rest on a base two blocks in height. This emphatic vertical thrust supports the horizontal entablature which divides the second from the third storey. The pilasters are continued on a smaller scale into this attic level and directly support the cornice. Strongly

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 32-34 (1973).

projecting from beneath the broad hipped roof, the cornice echoes the entablature above the second storey.

“... The doorway, the central point of the facade, has an attached pediment resting on two pilasters. Here, as on the other pilasters, edges are horizontally furrowed. The doorway is square-headed and recessed but the door has been replaced by a modern one.

“In the classical manner, the fenestration of the main facade is symmetrical, with a window on either side of the entrance and in each bay of the two upper storeys. The ground storey windows are the most elaborate. Resting on solid ashlar lugsills with two plain square brackets beneath, the windows have a moulded surround and are surmounted by a blank ashlar frieze and a cornice-like projection. A rectangular block above the cornice projects from the wall surface and is the width of the window surround. The three second storey windows have no entablature but are otherwise identical to those below them. In the attic storey, the windows with the same moulding and sill, are shorter than the others.



William Street elevation

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“The side entrance, located in the east bay of this facade, is approached by a set of boxed ashlar steps which rest on a beveled base. This formerly gave access, through a spacious interior hallway and up an elegant staircase, to the private apartment of the bank manager. Each of the double-leaf doors has a cornice-like projection with a row of small dentils below it on the top rail. The rectangular upper panel is glazed in an asymmetrical pattern and this is repeated at right angles in the transom. Four smaller rectangular fielded panels form the lower half of the door.

“The east and south sides of the building lack the decoration of the street facades and are partly obscured by random additions of hammer-dressed limestone. They have an irregular pattern of fenestration and two minor entrances and a dormer window has been added to the east slope of the roof. Broad rectangular ashlar chimneys are inset on the north and south sides of the roof.

“A regularly coursed, hammer-dressed limestone wall about seven feet high, covered with metal, encloses a side yard to the south. The entrance in the wall, close to the main building, is marked by two square ashlar posts about nine feet high with a flat concrete top. On the north side, the wall curves out from the main building and extends along William Street to the next structure. A door and a gate in the wall give access to the service yard. The frame door is set under a solid ashlar lintel and has a surround

of alternating broad and narrow blocks. The ashlar gate-posts rest on beveled bases and have a cornice-like projection on top with a diamond crown.

“The one and one-half storey building east of the main building and adjacent to the William Street portion of the wall was formerly a private bowling alley for the Frontenac Club. It is a flat roofed structure of regularly coursed hammer—dressed limestone. Radiating voussoirs form an arch around a semicircular window, formerly an attic window, which sits on a projecting ashlar lugsill. The other opening in the long rectangular building is a door to right of centre. *

The William Street building was constructed from limestone quarried on site, after the Frontenac Club purchased the property in 1908.[†] It appears on a pre-1915 pasted amendment to the 1908 fire insurance map.

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 45-49 (1973).

[†] <http://www.frontenacclub.com/>

Heritage Kingston

Summary of Input from the Technical Review Process

F32-037-2018

Heritage Kingston Members	Comments Enclosed	No Comments Provided	No Response Received
Chair, Councillor Peter Stroud	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councillor Liz Schell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Patricia Fiori	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Carl	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mac Gervan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sherman Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Hyett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meghan Kerrigan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hailey Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3



where history and innovation thrive

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:

Form:

Heritage Kingston Reviewer Form

Reviewer Name:

Donald Taylor

Application Type:

Alteration and/or repair

File Number:

[P18-086-2018](#)

Property Address:

58 WILLIAM ST

Description of Proposal:

The subject property, known as the Frontenac Club, is located on the south-east side of King Street East, at the intersection with William Street, in the Old Sydenham Heritage Conservation District. The property is designated under both Parts IV and V of the Ontario Heritage Act. The applicants are requesting an opportunity to circulate and present their preliminary alteration and addition plans to the Heritage Kingston committee for feedback and advice. The plans include: window repairs and replacement; a new portico over the Williams Street entrance; blinding a number of former door openings; new fire escapes; and the construction of two glassed roof top additions at the mid-point of the complex. Your comments will be provided to the applicant and will help to shape this proposal.

Comments for Consideration on the Application:

From the visit to the Frontenac Inn I think we all had a very favourable impression, and look forward to much-needed repairs and renovations. I have confidence in Ray Zaback and Andre Scheinmann to guide the plans.

I have concerns about the planned glass additions. They might turn out to be acceptable but the one facing William St could be overly obtrusive in this block of important stonework, even though it is set back somewhat from the street. If possible I would prefer its scale to be reduced somewhat. It appears from the plans that it spans two storeys of hotel rooms. Perhaps it could be broken up into smaller areas by expanding and solidifying the central horizontal member so that it looks more like picture windows on two floors rather than an extended curtain wall.

The other comment is that the applicant might consider a colour other than black for the door and window trim. As it was originally a bank the original colour could have been black, but some of the trim now has a beige colour. A warmer heritage colour would be more welcoming for its hotel function.

Exhibit D

Re 225 King St East – Frontenac Club Request For Information

Additional comments referencing Old Sydenham Heritage Plan, after site visit of August 16, 2018:

- Completion of a window inventory and the plans for restoration and repair of the windows on the main building are a very positive approach.
- On the other portions of the building the use of hung sash windows would be more historically appropriate and compatible to the District than casement or others (5.3.2).
- The glass structures proposed for the south and north elevations are not appropriate for or compatible with the District and other forms for these additions should be considered eg the use of hung sash windows as in classic solariums or conservatories in place of the window walls (5.4.1). The revised set-back of the glass structure on the north façade does somewhat help to minimize its impact on William St, making it seem more subordinate to the other structures. A similar set-back of the south façade addition, in line with the portion of the building to the west of it, would help minimize the visual impact on King St and make it subordinate to the surrounding structures. The exposed roof area could then possibly be used as a small outdoor terrace. Perhaps a Heritage Impact Statement would help inform this decision.
- The upper roof proposed railing is also not complimentary to the building in the present form and different styles of railings should be investigated eg iron that gives the suggestion of a widow's walk.
- The proposed William St. awning might give better coverage if it were a simple sloped retractable cloth awning above the doorway lintel spanning the entire length of the lintel so that the door and its surrounds can be visible even when the awning is open. Supports, if required, could be placed outside the step walls.
- Specifications (materials, height, colour, etc.) for new fencing proposed for the south limit of the property and any new gates will need to be provided for consideration.

Jane McFarlane
Heritage Kingston
August 22, 2018