



**City of Kingston
Report to Heritage Kingston
Report Number HK-19-005**

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: January 16, 2019
Subject: Application for Heritage Permit
Address: 194 King Street East (P18-189)
File Number: P18-128-2018

Executive Summary:

The subject property at 194 King Street East is located on the northwest corner of King Street East and Gore Street in the Old Sydenham Heritage Conservation District (HCD). The subject property contains a one-and-a-half-storey house, constructed before 1819.

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-128-2018) has been submitted to gain heritage approval to repair the stone foundation, and repair, repoint and repaint the brickwork on the front (King Street), side (Gore Street) and rear (northwest) elevations of the building. The intent is to inspect and repair the masonry on all areas of these three walls as needed.

This application was deemed complete on December 14, 2018. 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 March 14, 2019.

Upon review of all the submitted materials, as well as applicable policies and legislation, staff have no concerns with the proposed scope of work, subject to the conditions outlined herein.

Recommendation:

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

That alterations to the property at 194 King Street East, be approved in accordance with the details described in the application (File Number P18-128-2018), which was deemed

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complete on December 14, 2018, with said alterations to include masonry repairs and re-pointing to the stone foundation and brick walls on the southeast and west sides and repainting to the brick portions of the walls only; and

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

1. All masonry works, including cleaning and paint removal, shall be completed in accordance with the City's Policy on Masonry Restoration on Heritage Buildings;
2. Existing materials be utilized, wherever practical. Any replacement stones or bricks shall be cut and finished to match the existing, as closely as possible; and
3. An Encroachment Permit be obtained, as necessary. The proponent is encouraged to contact the City.

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Authorizing Signatures:

Lanie Hurdle, Commissioner, Community Services

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
Commissioner, Corporate & Emergency Services	Not required

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Options/Discussion:**Description of Application**

The subject property at 194 King Street East is located on the northwest side of King Street East at the northwest corner with Gore Street. The subject property contains a one-and-a-half-storey dwelling, originally roughcast now covered with a brick veneer (painted red), constructed before 1819 (Exhibit A - Context Map & Property Photographs).

An application for alteration under Section 42 of the *Ontario Heritage Act* (File Number P18-128-2018) has been submitted to gain heritage approval to repair the stone foundation, and repair, repoint and repaint the brickwork on the front (King Street), side (Gore Street) and rear (northwest) elevations of the building. The intent is to inspect and repair the masonry on all areas of these three walls, and repair as needed, in accordance with the City's Policy on Masonry Restoration on Heritage Buildings.

The applicant has submitted a series of pictures of the deteriorating masonry and peeling paint on the building (Exhibit B).

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.

This application was deemed complete on December 14, 2018. 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 March 14, 2019.

Reasons for Designation

The subject property was designated under Part IV of the *Ontario Heritage Act* in 1984 through By-Law Number 84-32. It is also included in the Old Sydenham HCD created pursuant to Part V of the *Ontario Heritage Act* in 2015. The District Plan describes the building as:

"...likely one of the earliest dwellings on this street and represents, in its size and style, a typical unpretentious cottage... This brick cottage, four bays wide, was originally roughcast. ... The foundation is rough stone. ... Early street signs affixed to the upper southwest [southeast] corner of the building reads 'Gore Street' and 'King Street'".

The Old Sydenham HCD Plan identifies the property as 'Significant' to the District. Relevant portions of the designating by-law and the Property Inventory Evaluation from the HCD Plan are included in Exhibit C.

Cultural Heritage Analysis

Staff have reviewed the information provided, alongside the description of heritage value in the HCD Plan, and have attended the site. The proposed works are encouraged to be undertaken in accordance with Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada' and the City's Policy on Masonry Restoration in Heritage Buildings, in order

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to ensure that the completed alterations enhance and conserve the heritage value of the building and the District.

While the brick cladding may not be original to the building, it has become commonly accepted as part of the character of this building, which contributes significantly to the heritage value of the Old Sydenham HCD.

Parks Canada's Standards and Guidelines encourage repairing existing character defining elements instead of replacing them. According to the applicant, the masonry of this building has not been repaired for many years and is in need of attention. The applicant intends to retain a local mason to assess the entirety of the front, side and rear brick walls as well as the stone foundation and undertake any necessary cleaning, repairing and repointing as necessary. The currently painted brick will then be repainted in a similar red colour. The stone foundation will not be painted. The applicant is aware that removing the paint by sandblasting is not recommended by either the HCD Plan or the City's Masonry Policy.

Section 4.3.2 of the HCD Plan recommends that any bricks or stones that can be reused should be salvaged and reintegrated back into the building. If new units are required they should be sourced to match in size and colour as closely as possible. This recommendation has been included as a condition of approval.

The proposed works to repair the brick clad walls and limestone foundation will improve the longevity of this building by stabilizing and restricting water penetration. Historic materials, such as the brick and stone, are not only heritage attributes of the property but are a significant part of the character of the Old Sydenham HCD.

Upon review of all of the submitted materials, as well as applicable policies and legislation, staff have no concerns with the proposed applications, subject to the conditions outlined herein.

Previous Approvals

P18-189-046-2011	Repairs to select window sills and storm windows
P18-189-040-2014DA	Replace roofing and repair dormers
P18-034-2017DA	Repair and repaint dormers and front portico and columns

Comments from Departments and Agencies

The following internal department has commented on this application:

Planning Division: The subject property is designated 'Residential' in the City's Official Plan. It is included in the 'Three to Six-Family Dwelling Zone' (B Zone) under Zoning By-Law Number 8499. There are no concerns from a land use perspective.

Consultation with Heritage Kingston

Due to the change in membership at the time of preparing this application, Heritage Kingston was not previously consulted on this application. The Committee will be provided an opportunity to provide formal comments to Council by way of Exhibit D - Final Comments from Heritage Kingston.

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Conclusion

Staff recommend approval of the application (File Number P18-128-2018), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments or members of the Committee.

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)

Old Sydenham Heritage Conservation District Plan

City's Policy on Masonry Restoration in Heritage Buildings

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:

Not applicable

Financial Considerations:

Not applicable

Contacts:

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

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

Other City of Kingston Staff Consulted:

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

Exhibits Attached:

Exhibit A Context Map & Property Photographs

Exhibit B Photographs of Masonry Decay, Provided by Applicant

Exhibit C Designating By-Law and Property Inventory Evaluation

Exhibit D Final Comments from Heritage Kingston – January 16, 2019

Aerial Photograph: 194 King Street East



194 King Street East







Photographs of masonry decay, provided by applicant/owner
Council Meeting 06 February 5, 2019

Clause 1, Report No. 6, 1984

BY-LAW NO. 84-32

A BY-LAW TO DESIGNATE 92 GORE STREET AND 194 KING STREET EAST TO BE OF ARCHITECTURAL AND/OR HISTORIC VALUE OR INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT

PASSED: January 3, 1984

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS notices of intention to designate 92 Gore Street and 194 King Street East were served on the owners on the 10th day of November, 1983, and were published in the Whig Standard on November 10, 1983, November 17, 1983 and on November 24, 1983;

AND WHEREAS no notices of objection to the proposed designations have been served on the Clerk of the City of Kingston;

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

1. There is designated as being of architectural value or interest the real property known as 92 Gore Street, in the City of Kingston, as more particularly described in Schedule "A" attached hereto.
2. There is designated as being of historic value or interest the real property known as 194 King Street East, in the City of Kingston, as more particularly described in Schedule "A" attached hereto.
3. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the lands described in Schedule "A" hereto in the Registry Office at Kingston, Ontario.

4. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the lands described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this By-Law to be published in the Whig Standard once for each of three consecutive weeks.

5. This By-Law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS December 20, 1983

GIVEN THIRD READING AND FINALLY PASSED January 3, 1984


CITY CLERK


MAYOR

92 GORE STREET

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac and Province of Ontario and being composed of part of the North-East Half of Lot 169, according to the Original Survey of the Town of Kingston, now the City of Kingston, more particularly described as Part 3 according to Reference Plan 13R4799.

194 KING STREET EAST

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Kingston, County of Frontenac, being composed of part of Lot 128 of the original survey of the Town of Kingston, now in the City of Kingston which said part hereby conveyed is more particularly described as follows:

COMMENCING at the South East angle of the said Lot;

THENCE Westerly along the north limit of Gore Street 45 feet more or less to the east limit of the land formerly owned by one Welsh;

THENCE Northerly along the said last mentioned limit 32½ feet to a point 2 feet northerly from a line of the north face of a brick building standing on the land hereby conveyed;

THENCE easterly parallel to the said line of the northerly face of the said brick building 45 feet more or less to King Street;

THENCE south along the west limit of King Street 32½ feet more or less to the place of beginning.

RESERVING a right-of-way for all purposes over the northerly two feet of the land hereby conveyed from King Street to the Westerly limit thereof. And together with a right-of-way over the southerly one foot of land adjoining the land hereby conveyed on the north. Said two rights-of-way to be used in common for all purposes by the owners and occupiers of the adjoining land.

REASONS FOR DESIGNATION OF 92 GORE STREET
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON
DECEMBER 20, 1983 (CLAUSE 1, REPORT NO. 6)
AS BEING OF ARCHITECTURAL VALUE OR INTEREST

This corner house, built in 1839 by Robert Waddingham, a carpenter and builder, had the Wellington Street wing added later. There have been many alterations.

REASONS FOR DESIGNATION OF 194 KING STREET EAST
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON
DECEMBER 20, 1983 (CLAUSE 1, REPORT NO. 6)
AS BEING OF HISTORIC VALUE OR INTEREST

Built before 1819, this is one of the earliest dwellings on this street and represents in its size and style a typical, unpretentious cottage.

194 KING STREET EAST

Built: by 1819

Rating: S (Part IV)

“This is likely one of the earliest dwellings on this street and represents, in its size and style, a typical unpretentious cottage.

“In 1819 George Oliver bought this lot from Andrew Denyke who advertised for sale ‘six lots with dwellings thereon’. The first real proof of the presence



J.McK.

of this building is in the 1838 tax assessment roll when it belonged to George Oliver. Originally a roughcast house, it has been covered with brick veneer.

“This brick cottage, four bays wide, was originally roughcast. The doorway in the third bay has a rectangular transom divided into four lights. The entrance is protected by a wooden portico with pediment supported by Doric columns and pilasters. The foundation is rough stone.*

The rectangular windows in this building are new relative to the age of the building.† These have appropriate multi-paned glazing patterns. Those on the first storey façade are 12/12, while a 6/6 arrangement has been used on windows under the gable ends. Two pediment dormers on the front slope have plain tympanums and contain paired 6-piece casement windows.

Early street signs affixed to the upper southwest corner of the build read “Gore St” and “King Street.” A further design attribute of this property is the rounded, dual, stone curbs in front of the building. These define flower bed that flank the entranceway and are topped by iron rails.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 173-74 (1980).

† See picture, *ibid*, p. 173.

Summary of Final Comments at January 16, 2019 Heritage Kingston Meeting

The following comments were provided at the January 16, 2019 Heritage Kingston meeting:

Mr. Taylor noted that the choice of paint type is important in order to allow air to penetrate the masonry and avoid trapping moisture in the walls.



**City of Kingston
Report to Heritage Kingston
Report Number HK-19-006**

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: January 16, 2019
Subject: Application for Heritage Permit under the *Ontario Heritage Act*
Address: 198 King Street East (P18-190)
File Number: P18-134-2018

Executive Summary:

The subject property at 198 King Street East is located on the west side of King Street, between Earl Street and Gore Street. The property consists of a two-storey brick dwelling and was built in 1853. It was designated under Part IV of the *Ontario Heritage Act* in 1984 through By-Law Number 84-65 and is also included in the Old Sydenham Heritage Area Conservation District created under Part V of the Act.

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-134-2018, has been submitted to replace the existing asphalt shingle roof with a new metal roof, and to raise the stone step at the front entrance facing King Street.

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, or submission materials may also be found by searching the file number.

This application was deemed complete on November 30, 2018. 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 28, 2019.

Recommendation:

That Heritage Kingston supports Council’s approval of the following:

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That alterations to the property at 198 King Street East, be approved in accordance with the details described in the application (File Number P18-134-2018) which was deemed complete on November 30, 2018, with said alterations to include replacing the existing asphalt shingle roof with a new metal roofing system in a charcoal or black colour, and raising the second stone step at the front entrance facing King Street, subject to the following conditions:

1. Heritage planning staff shall review the final roofing system specifications to ensure consistency with this approval; and
2. An Encroachment Permit shall be obtained, if required.

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Authorizing Signatures:

Lanie Hurdle, Commissioner, Community Services

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
Commissioner, Corporate & Emergency Services	Not required

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

The subject property at 198 King Street East is located on the west side of King Street, between Earl Street and Gore Street (Exhibit A - Arial and Context Photographs). The property consists of a two-storey, three bay brick dwelling, built in 1853. It was designated under Part IV of the *Ontario Heritage Act* in 1984 through By-Law Number 84-65, and is also included in the Old Sydenham Heritage Area Conservation District created under Part V of the Act.

An application for alteration under Section 42 of the *Ontario Heritage Act*, File Number P18-134-2018, has been submitted to replace the existing asphalt shingle roof with a new metal roofing system, and to raise the stone step at the front entrance facing King Street. The proposed roof will be a standing seam metal roofing system in a charcoal or black colour. To reduce the current gap between the second and third entrance step, the applicant is proposing to raise the second step. No removal or replacement of the existing stones is proposed.

This application was deemed complete on November 30, 2018. 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 28, 2019.

Reasons for Designation

The subject property is included in the Old Sydenham Area Conservation District created pursuant to Part V of the *Ontario Heritage Act* in 2015. The Old Sydenham Heritage Conservation District (HCD) Plan property evaluation form indicates this property is “significant” to the district.

The property is also designated under Part IV of the *Ontario Heritage Act* through By-Law Number 84-65. The designating by-law notes that “this two story brick dwelling... is an important part of the streetscape.”

The HCD Plan property evaluation form and Designating By-Law Number 84-65 have been attached as Exhibits B and C.

Built/Cultural Heritage Analysis

The subject property at 198 King Street East is located within the Old Sydenham HCD. The HCD Plan for the district references, in its listing of heritage attributes, the area’s “compact scale comprised of street width, building height (predominately 2-3 storeys), and setback.” The subject property is specifically located within the King Street Corridor sub-area. The King Street Corridor is defined in Section 2.3.1 as a “ceremonial entrance to the downtown”, and its attributes include “buildings that form a strong street edge”. The subject property is a contributing example of a compact mid-19th century residential building abutting the King Street right-of-way.

The subject property has a simple gable roof with end parapets. The existing asphalt shingles are a dark-grey colour. There is no readily accessible documentation pertaining to the original roofing material for this property; however, a metal roof would have been a suitable material at the time of the building’s original construction. The proposal to replace the existing asphalt

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shingled roof with a simple metal roofing system is sympathetic to both the age and architectural style of the property, satisfying the guidelines of 'Section 5.3.1 – Alterations to Heritage Properties' of the HCD Plan.

The applicant is proposing to use a standing seam metal roofing system in Ideal Roofing's "Junior H-F" panel. This panel type has a 16 inch profile and is proposed in a charcoal or black colour. The Committee has recommended that the applicant also obtain a quote for the "Heritage" panel series, as this is available in a 20 inch profile, and is likely to provide longer service as a result of its lower gauge. While this option is preferred, both options would be appropriate and are supported by City staff. Staff have provided this recommendation to the applicant for their consideration. Additionally, staff have recommended that a snow guard be installed over the entrance as part of the new metal roofing system. A condition has been included in this report's recommendation that staff have an opportunity to review the final roofing specifications to ensure they are consistent with the options outlined herein.

The applicant is also proposing to raise the front stone step at the King Street entrance, as it is noted that this step has sunken over the years. There is currently a fairly large gap between the second and third step, which makes access to the property increasingly difficult. The applicant is not proposing to remove or replace the existing stone steps as part of this work and has been in contact with a local stone mason to complete this aspect of the project. The front doorway with its radiating brick voussoirs and semicircular fanlight are noted in the HCD Plan evaluation form for this property. The raising of the step will not have an impact on this noted attribute, and will improve the overall functionality of this original entrance.

Staff support this proposal as it meets the 'Standards and Guidelines for the Conservation of Historic Places in Canada' recommendations for the rehabilitation for roofing (Section 4.3.3) and entrances (4.3.6).

Staff have reviewed, and are satisfied that the proposed alterations meet the Designation Goals and Objectives of the HCD Plan (Section 2.5). The proposal to replace the current roofing system and raise the front step will contribute to the conservation and continuing use of the property, which are both included as district goals in the HCD Plan (Section 2.5.1). The proposed alterations will have a minimal impact on the heritage character of the District and the heritage attributes of the property.

Comments from Agencies and Business Units

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

Planning Division: This property is designated Residential within the City's Official Plan, as shown in Schedule 3-A to the Plan. The property is zoned "B – Three to Six-Family Dwelling" under zoning By-Law Number 8499; this single-family dwelling is believed to be a legal non-conforming use. The current proposal is to replace the roof and to raise an existing front step. The proposed alterations do not affect the use of the property and do not necessitate *Planning Act* approval. Based on a review of the proposal against the applicable provisions of the zoning

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by-law, the alterations appear to comply with the applicable standards, given that no new front steps are proposed.

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the [DASH](#) system. The Committees' comments have been compiled and are attached to this report as Exhibit E.

The Committee commended the applicant for the care and maintenance that is evident at 198 King Street East. Committee members noted that a metal roofing system in a dark gray colour as proposed is sympathetic to the character of the structure, and provided recommendations to the applicant in terms of gauge, durability and design. A Committee member also noted that the addition of a snow guard should be considered with the material change, as this would prevent snow from falling on the front entrance. The Committee did not note any concerns with the raising of the front step. Staff have forwarded these comments to the applicant for their consideration.

Existing Policy/By-Law:

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

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

Old Sydenham Heritage Conservation District Plan

Designating By-Law Number 84-65

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*

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. As per Section 42(4) of the *OHA*, Council may, within 90 days after the notice of receipt is served, give the applicant: the permit applied for; a notice that Council is refusing the application; or the permit with terms and conditions attached.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

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

Genise Grant, Planner, Heritage 613-546-4291 extension 3185

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Other City of Kingston Staff Consulted:

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

Exhibits Attached:

- Exhibit A Aerial and Context Photographs
- Exhibit B Old Sydenham HCD Plan Property Evaluation Form
- Exhibit C Designating By-Law Number 84-65
- Exhibit D Consolidation of Comments from Heritage Kingston
- Exhibit E Final Comments from Heritage Kingston

Subject Property - 198 King Street East



Subject Property - 198 King Street East



198 KING STREET EAST**Built: 1853****Rating: S (Part IV)**

“This two-storey brick dwelling was built in 1853, according to an assessment roll, for Robert Sellers and rented to George H. Sellers. It is one of a series of dwellings on land which belonged to the Oliver family and descendants for almost a century.

“This two-storey, three bay brick house sits on a limestone foundation and has a gable roof with end parapets supported by ashlar corbels. There are chimneys at each end of the ridge of the roof. The square-headed windows have radiating brick voussoirs and ashlar lugsills.

“The round-headed doorway is inset in the first bay and radiating brick voussoirs top a semicircular fanlight.

“The round-headed doorway is inset in the first bay and radiating brick voussoirs top a semicircular fanlight.*

The entranceway fanlight is currently blind, and the doorway is flanked by wood reveals with recessed panels. The building’s windows are relatively new, compared to the age of the house.† They reflect an appropriate 6/6 glazing pattern.



* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 175-76 (1980).

† See picture, *ibid*, p. 175.

Clause 5, Report No. 23, 1984

BY-LAW NO. 84-65

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES TO BE OF HISTORIC AND/OR ARCHITECTURAL VALUE OR INTEREST, PURSUANT TO SECTION 29 OF THE ONTARIO HERITAGE ACT

PASSED: March 1, 1984

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1080, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 1 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 14th day of December, 1983 and was published in the Whig-Standard on December 14, December 21 and December 28, 1983;

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Section 2 of Schedule "A" hereto, was served on the owners of the properties and on the Ontario Heritage Foundation on the 21st day of December, 1983 and was published in the Whig-Standard on December 21 and December 28, 1983, and on January 4, 1984;

AND WHEREAS no notices of objection to the proposed designations have been served on the Clerk of the City of Kingston:

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

1. There are designated as being of architectural and historic value or interest the following real properties in the City of Kingston:

- (a) 276 Brock Street
- (b) 132-134 Earl Street
- (c) 5 Emily Street

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- (d) 113 Johnson Street
 - (e) 228-230 Johnson Street
 - (f) 261 Johnson Street - St. Mary's Cathedral
 - (g) 279 Johnson Street - Archbishop's House
 - (h) 53 King Street East
 - (i) 81 King Street East
 - (j) 156 King Street East
 - (k) 203 King Street East
 - (l) 11 Ontario Street - Pump House Steam Museum
 - (m) 55 Ontario Street - Kingston Marine Museum
 - (n) 167 Ontario Street
 - (o) 32, 36 and 40 Simcoe Street
 - (p) 82 Sydenham Street - Sydenham Street United
Church
 - (q) 126 Wellington Street
 - (r) 23-25 West Street
 - (s) 207 William Street

2. There are designated as being of architectural value or interest the following real properties in the City of Kingston:

- (a) 90 Bagot Street
- (b) 116 Bagot Street
- (c) Barrie Street - Chalmers United Church
- (d) 66-68 Earl Street
- (e) 98 Earl Street
- (f) 100-102 Earl Street
- (g) 114 Earl Street
- (h) 195-197 Earl Street
- (i) 1-3 Emily Street
- (j) 76-78 Gore Street
- (k) 89-91 Gore Street
- (l) 90 Johnson Street - Anglican Diocesan Centre
- (m) 121 Johnson Street - Greek Orthodox Church
- (n) 150-152 Johnson Street

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- (o) 160-162 Johnson Street
 - (p) 186 Johnson Street
 - (q) 218 Johnson Street
 - (r) 222 Johnson
 - (s) 231-233-235 Johnson Street
 - (t) 237-239-241 Johnson Street
 - (u) 31 King Street East
 - (v) 45 King Street East
 - (w) 49 King Street East
 - (x) 85 King Street East
 - (y) 95 King Street East
 - (z) 161 King Street East
 - (aa) 165-167 King Street East
 - (bb) 169 King Street East
 - (cc) 198 King Street East
 - (dd) 202 King Street East
 - (ee) 208 King Street East
 - (ff) 212-214 King Street East and 46 Earl Street
 - (gg) 254-256 King Street East
 - (hh) 75 Lower Union Street
 - (ii) 115 Lower Union Street
 - (jj) 73 Sydenham Street
 - (kk) 86-88 Sydenham Street
 - (ll) 92-94 Sydenham Street
 - (mm) 25-27 Wellington Street
 - (nn) 47 Wellington Street
 - (oo) 96 Wellington Street and 70 William Street
 - (pp) 118-120 Wellington Street
 - (qq) 65 West Street
 - (rr) 112 William Street
 - (ss) 129 William Street
 - (tt) 185 William Street
 - (uu) 203-205 William Street.

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3. There are designated as being of historic value or interest the following real properties in the City of Kingston:

- (a) 5 Clergy Street East - Sydenham Public School
- (b) 178-180 Johnson Street
- (c) 194 Johnson Street
- (d) 211 Johnson Street - First Baptist Church
- (e) 260 Johnson Street
- (f) Johnson Street - St. James Chapel
- (g) Richardson Bath House - Macdonald Park
- (h) 13 Maitland Street
- (i) 16 Maitland Street
- (j) 123 Sydenham Street - Hotel Dieu Hospital
- (k) 53-55 William Street

4. All of the above mentioned properties are more particularly described in Schedule "A" attached hereto.

5. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the properties described in Schedule "A" hereto in the Land Registry Office at Kingston, Ontario.

6. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the properties described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Whig Standard once for each of three consecutive weeks.

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

GIVEN FIRST AND SECOND READINGS February 14, 1984

GIVEN THIRD READING AND FINALLY PASSED March 1, 1984


CITY CLERK


MAYOR

- 13 -

161 King Street East

Owner: Representatives of Philip F. Myers,
c/o G.E. Lloyd, 153 Wellington Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of the Westerly Half of Town Lots 72 and 79 in the Town of Kingston, now the City of Kingston, and more particularly described in Instrument No. 191918.

165-167 King Street East

Owner: 165 King Street East
Peter G. Davy, 904 Princess Street

167 King Street East
Edward Zamble and Marcia Zamble, 167 King Street E.

Description:

165 King Street East: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lots 79 and 72, according to the Original Survey of the City of Kingston, and more particularly described in Instrument No. 169242.

167 King Street East: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lots 79 and 72, according to the Original Survey of the City of Kingston, and more particularly described in Instrument No. 336197.

169 King Street East

Owner: William Craig Ferguson,
169 King Street East

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lots 71 and 80 according to the Original Survey of the Town of Kingston, now the City of Kingston, and more particularly described in Instrument No. 258408.

198 King Street East

Owner: Russell H. Gormley and Marsha E. Gormley,
198 King Street East

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lots 128 and 133, according to the Original Survey of the City of Kingston, and more particularly described in Instrument No. 281918.

.../14

198 King Street East

This two storey brick dwelling, built in 1853 for Robert Sellars, is an important part of the streetscape.

202 King Street East

This small brick house built by Duncan Sinclair, shipwright, in 1841, has been altered but is important because of the abutting properties.

208 King Street East

This attached and altered early dwelling forms an integral part of the streetscape.

212-214 King Street East and 46 Earl Street

This stone two-storey corner dwelling, built in 1843 for Edmund Boyle, is an important part of the streetscape of two streets.

254-256 King Street East

This is another William Newlands house, the earliest in this block built in 1889-1890. Dr. Clements also owned this property which he sold in 1902 to Dr. Alex W. Richardson.

75 Lower Union Street

"Charles Place" was built about 1828, likely designed by Thomas Rogers for James Nickalls and left to Charles Oliver. This fine Regency stone cottage, with its deep umbrage (recessed central porch) is most unusual in Kingston.

115 Lower Union Street

This substantial brick house on an important corner, facing City Park, was designed by John Power and built in 1856 for Judge Kenneth McKenzie. From 1864 to 1929 it belonged to the Macnee family, James Macnee, merchant and his heirs.

73 Sydenham Street

In 1888 John McKay, a leather and fur merchant, built this large corner residence. The tower and noteworthy terra cotta panels are excellent examples of the design of the period.

86-88 Sydenham Street

This double dwelling and Nos. 92-94 are examples of how a much later addition can complete the symmetry of a property. Number 88 was built in 1858 as a single family dwelling to designs by John Power for Stephen Irons. In 1879, Power and Son designed No. 86 for Joseph Power.

92-94 Sydenham Street

The corner property in this row of two double houses was built by 1857 for Stephen Irons, a hotel owner, to the design of John Power. The pair of brick, double dwellings form a major part of this corner streetscape.

Heritage Kingston

Summary of Input from the Technical Review Process

P18-134-2018

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"/>
Mac Gervan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Hyett	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Donald Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: This application was circulated to members of Heritage Kingston on November 27, 2018, before the new 2019 Heritage Kingston committee was selected.



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

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

where history and innovation thrive

Date:
Form: Heritage Kingston Reviewer Form
Reviewer Name:
Application Type: Alteration and/or repair
File Number: [P18-134-2018](#)
Property Address: 198 KING ST

Description of Proposal:

The subject property is located on the west side of King Street, between Earl Street and Gore Street. The property is designated under Part IV of the Ontario Heritage Act, and is also part of the Old Sydenham Heritage Conservation District, designated pursuant to Part V of the Act. The applicant is seeking heritage approval to replace the existing asphalt roof with a new metal roof in a charcoal colour. In addition, the applicant is seeking approval to raise the stone step at the front entrance facing King Street. The initial application also sought approval for repainting of wood elements consistent with the existing colour, however heritage approval is not required as this activity is considered maintenance under the Old Sydenhem HCD Plan.

Comments for Consideration on the Application:

The owner is to be commended on the care taken of this attractive heritage property. The replacement of the existing roof by a steel roof of sympathetic design is very reasonable. The choice of colour and intention to simulate a standing-seam appearance is good but further thought on the specifications is recommended. According to the specs for the Ideal HF Junior panels, the metal thickness is only 29 gauge. This gauge and the Junior label suggest that it is most appropriate for secondary structures such as garages and sheds. The Ideal Heritage series panels come in 26 and 24 gauge and should offer significantly longer service. The best choice would be the panels of 20" width and 24 gauge that are available without the intermediate stiffener ribs since their width and flat pan would closely simulate the traditional standing-seam appearance. Of course they would be more expensive but a quotation should be obtained and considered. The applicant should also consider installation of a snow guard near the eave over the front door since metal roofs are much more slippery than asphalt and would allow ice and snow to fall over the entrance. The alteration of the stone steps to the front door is also very reasonable. It was not clear whether only the one step is to be raised or whether stones of the lower step are to be raised also, but this is not a heritage appearance concern.

Final Comments from Heritage Kingston – January 16, 2019

The following final comments were provided at the January 16, 2019 Heritage Kingston meeting:

Mr. McCartney noted that the flashings and the parapet capping should be consistent with the new roof, and suggested that the applicant contact the supplier to obtain extra materials for this purpose.