



**City of Kingston
Report to Heritage Kingston
Report Number HK-16-050**

To: Chair & Members of Heritage Kingston
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: November 2, 2016
Subject: Notice of Intention to Designate under the *Ontario Heritage Act*
181 Sydenham Street (P18-1369); 704 Hillview Road (P18-1312);
and 647 Princess Street (P18-870)

Executive Summary:

Section 29 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest.

This report provides background information regarding the proposed designation of: 181 Sydenham Street, known as the Charles Gildersleeve Building; 704 Hillview Road, known as the former Collins Bay Wesleyan Methodist Church; and 647 Princess Street, known as Thomas McCrea's Carriage and Blacksmith Shop, as properties of cultural heritage value and interest and recommends serving a Notice of Intention to Designate under Section 29 of the *Act*.

Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee. The above noted properties were evaluated and determined to be of cultural heritage value and interest.

It is noted that the owners of each property have been consulted by staff and have reviewed the draft by-law, and have noted no objection to the proposed designation.

Recommendation:

That Council serve a Notice of Intention to Designate the property located at 181 Sydenham Street, known as the Charles Gildersleeve Building, as a property of cultural heritage value or

November 2, 2016

Page 2 of 6

interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HK-16-050; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, that Council approve the designation by-law for 181 Sydenham Street, known as the Charles Gildersleeve Building, attached as Exhibit B to Report Number HK-16-050, and carry out the requirements as prescribed under Section 29(6) of the *Act*; and

That Council serve a Notice of Intention to Designate the property located at 704 Hillview Road, known as the former Collins Bay Wesleyan Methodist Church, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HK-16-050; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, that Council approve the designation by-law for 704 Hillview Road, known as the former Collins Bay Wesleyan Methodist Church, attached as Exhibit C to Report Number HK-16-050, and carry out the requirements as prescribed under Section 29(6) of the *Act*; and

That Council serve a Notice of Intention to Designate the property located at 647 Princess Street, known as Thomas McCrea's Carriage and Blacksmith Shop, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HK-16-050; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, that Council approve the designation by-law for 647 Princess Street, known as Thomas McCrea's Carriage and Blacksmith Shop, attached as Exhibit D to Report Number HK-16-050, and carry out the requirements as prescribed under Section 29(6) of the *Act*.

November 2, 2016

Page 3 of 6

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:

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

November 2, 2016

Page 4 of 6

Options/Discussion:

This report provides background information regarding the reasons for designating 181 Sydenham Street, 704 Hillview Road and 647 Princess Street as properties of cultural heritage value or interest and recommends serving a Notice of Intention to Designate (Exhibit A) under the *Ontario Heritage Act*.

Reasons for Designation

As part of the Williamsville Designation Project and the Cultural Heritage Property Evaluation and Conservation Project, the consulting firms of Laurie Smith Consulting and Archaeological Research Associates prepared background reports and undertook the necessary cultural heritage evaluation of the subject properties and determined that they met the requirements for designation under the *Act*. As required under the *Ontario Heritage Act*, the properties were evaluated under Ontario Regulation 9/06, which requires an evaluation of physical/design value, historical/associative value and contextual value.

The property at 181 Sydenham Street, known as the Charles Gildersleeve Building, built in 1891, is an excellent example of an Italianate commercial building. It has associative value through its connection with the prominent Gildersleeve family, local Jewish-Canadian heritage, and the well-known Simkins Sewing Machine business. It is also a significant part of the commercial core of Kingston. The full statement of significance is included in the draft designation by-law attached as Exhibit B.

The property at 704 Hillview Road, known as the former Collins Bay Wesleyan Methodist Church, built in 1872, is a good example of a late 19th century Gothic Revival church. It is a landmark in Collins Bay and has direct association with Wesleyan Methodist history in this area. The full statement of significance is included in the draft designation by-law attached as Exhibit C.

The property at 647 Princess Street, known as Thomas McCrea's Carriage and Blacksmith Shop, was built circa 1840 and is an early example of mid-19th century vernacular, stone construction in Kingston. It is also one of only two remaining original stone buildings from the Williamsville plan of 1842, and is located at the historic core of Williamsville (Princess and Victoria Streets). It was used for many years by Thomas McCrea as a carriage-making and blacksmith shop. The full statement of significance is included in the draft designation by-law attached as Exhibit D.

Conclusion

The Heritage Properties Working Group has reviewed the draft by-laws (Exhibits B through D) and supports their designation as properties of cultural heritage value and interest. The property owners have been provided with drafts of both the consultant's background reports and the draft designating by-laws, on at least two occasions, and have submitted no objection to the designations.

It is the recommendation of staff that these properties satisfy the prescribed criteria as properties of cultural heritage value or interest and, that Heritage Kingston recommends that

November 2, 2016

Page 5 of 6

Council direct service of a Notice of Intention to Designate the properties located at 181 Sydenham Street, 704 Hillview Road and 647 Princess Street under the *Ontario Heritage Act* and that the notice be served by the Clerk as required by Sections 29(3) and (4) of the *Ontario Heritage Act*. Should no Notice of Objection be received by the Clerk within the thirty (30) day appeal period, staff recommends that Council approve the designation by-law attached as Exhibits B through D.

Existing Policy/By-Law:

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

Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest (Ontario)

Notice Provisions:

Notice of Intention to Designate must be served on the property owner(s) and the Ontario Heritage Trust and be published in a newspaper, having general circulation in the municipality, pursuant to Section 29 of the *Ontario Heritage Act*.

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Marine Venditti, Manager, Development Approvals 613-546-4291 extension 3256

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

Other City of Kingston Staff Consulted:

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

Exhibits Attached:

Exhibit A Draft Notice of Intention to Designate: 181 Sydenham Street, 704 Hillview Road and 647 Princess Street

Exhibit B Draft Designating By-Law for 181 Sydenham Street

Exhibit C Draft Designating By-Law for 704 Hillview Road

November 2, 2016

Page 6 of 6

Exhibit D Draft Designating By-Law for 647 Princess Street

Exhibit E Property Photographs

**Notice of Intention to Pass a By-Law to Designate
181 Sydenham Street, 704 Hillview Road and 647 Princess Street,
To be of Cultural Heritage Value and Interest Pursuant to the Provisions of the
Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)**

Take Notice that the Council of The Corporation of the City of Kingston intends to pass by-laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

181 Sydenham Street (Part of Lot 312, Original Survey as in FR328732; Subject to FR328732; City of Kingston, County of Frontenac), known as the Charles Gildersleeve Building.

The C. Gildersleeve Building, built in 1891, is an excellent example of an Italianate commercial building. Typical of this style are the three large arched windows on the second storey with brick hood moulds. The windows are separated by brick pilasters and topped by a horizontal line of projecting brickwork.

The subject property is associated with the prominent Gildersleeve family. Charles was a notable Kingston politician and businessman. The property is also associated with the Jewish-Canadian settlement area along Princess Street, which was established in the 19th century. This building was the location of the Sons of Jacob (B'nai Israel) Shtiebl. Finally, this building is also associated with the long-running business "Vernon B. Simkins Sewing Machines". Vernon operated a sewing machine store on this premises until his passing in 1979 after which ownership was assumed by son Eric Simkins; the business is still in operation today.

The Charles Gildersleeve Building is significant as part of the commercial core of Kingston.

704 Hillview Road (XXXXXX; City of Kingston, County of Frontenac), known as the former Collins Bay Wesleyan Methodist Church.

The former Collins Bay Wesleyan Methodist Church is a good example of a late 19th century Gothic Revival church. Typical of this style is the gothic arched windows and remaining stained glass windows. The foundation construction is rough-faced limestone which is laid in even courses. The main structure is red brick with yellow brick design elements: quoining, window voussoirs, and a band in a dentil pattern. A date stone in the front façade reads: "WM Church 1872".

The former Church is associated with the Wesleyan Methodist congregation. As early as 1790 the Wesleyan Methodists had a circuit rider preacher who served the northeast shores of Lake Ontario, which included 11 communities, one of which was Collins Bay. This church was a significant religious gathering place for the Collins Bay settlement and the surrounding farming community for over 75 years.

The former Collins Bay Wesleyan Methodist Church's distinctive architecture makes it a landmark along Hillview Road and in Collins Bay.

647 Princess Street (XXXXXX; City of Kingston, County of Frontenac), known as Thomas McCrea's Carriage and Blacksmith Shop.

Thomas McCrea's Shop is an early example of mid-19th century vernacular stone construction in Kingston. The property is one of two remaining original stone buildings from the 1842 plan for Williamsville at the key intersection of Victoria and Princess Streets. Together, the two form a small streetscape that reflects the early history of the area and functions as a landmark along this stretch of Princess Street. For many years it was operated by Thomas McCrea as a carriage-making shop and blacksmith.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, senior heritage planner, Planning, Building & Licensing Services at 613-546-4291, extension 3233, or at rlery@cityofkingston.ca during regular business hours.

Any notice of objection, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

Dated at the City of Kingston

John Bolognone, City Clerk

this XXX day of AAAA, 2016

City of Kingston

By-Law Number 2016-XX

A By-Law To Designate the Charles Gildersleeve Building at 181 Sydenham Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: XXX, 2016

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Heritage Kingston Committee and has approved the designation of the property located at 181 Sydenham Street, also known as the Charles Gildersleeve Building (Part of Lot 312, Original Survey as in FR328732; Subject to FR328732; City of Kingston, County of Frontenac) on November 2, 2016; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on XXXXXXX, 2016; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore Be It Resolved That the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 181 Sydenham Street, also known as the Charles Gildersleeve Building, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage):
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow

the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing.”

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings XXX, 2016

Given Third Reading and Passed XXX, 2016

John Bolognone

City Clerk

Bryan Paterson

Mayor

Schedule “A”

Description and Reasons for Designation

Charles Gildersleeve Building

Civic Address: 181 Sydenham Street

Legal Description: Part of Lot 312, Original Survey as in FR328732; Subject to FR328732; City of Kingston, County of Frontenac

Property Roll Number: 1011030080066000000

Introduction and Description of Property

The Charles Gildersleeve Building (also known as the former Simkins Sewing building) is located at 181 Sydenham Street in the City of Kingston. It is situated on the east side of the street, one building north of Princess Street. The property is a two-storey red-brick commercial building constructed in 1891.

Statement of Cultural Heritage Value

Physical/Design Value

The Charles Gildersleeve Building is an excellent example of an Italianate commercial building. Typical of this style are the three large arched windows on the second storey with brick hood moulds. The windows are separated by brick pilasters and topped by a horizontal line of projecting brickwork. The building retains the first storey symmetry that is oriented toward pedestrians, with a central entrance flanked by two large windows, all topped with semi-rectangular transoms.

The rear of the building originally included a two-storey wood frame addition. Much of the rear addition appears to have been rebuilt using a concrete block foundation. This portion of the building has no cultural heritage value.

The Gildersleeve Building displays exceptional craftsmanship and high quality materials that speak to the owner’s wealth; for instance, the entrance is highlighted by cast iron pillars and the two storeys are delineated by a decorative cast iron entablature. The projecting brickwork immediately below the roofline has pairs of pilasters (possibly terra cotta) balanced on projecting bricks. There is also a terra cotta panel with a weave pattern located centrally just below the roofline. The flat roof is decorated by an elaborate projecting frontispiece that features a pediment with gargoyle head decoration, dentils, brackets with wing motif and finial.

Historical/Associative Value

The subject property is associated with the prominent Gildersleeve family. It was built in 1891 by the Gildersleeve family, likely by Charles who was the head of the family at the time. Charles was a notable Kingston politician and businessman. The Gildersleeve

family has a long history of ship building in the area following the arrival of Henry Gildersleeve and his wife Sarah to Kingston in 1826. Henry has been referred to as the father of steam navigation on the Bay of Quinte and the upper St. Lawrence by historian Edwin Horsey. Following Henry's death in 1851, son Overton took over the shipbuilding business, succeeded his father as director of the Kingston Marine Railway Company and replaced his father in a partnership with John Counter to promote the Wolfe Island Railway and Canal Company. Overton also served as Mayor in 1855 and again in 1861. Charles Fuller took over the family business following the death of his brother Overton in 1864. Charles was an alderman in Kingston for 22 years before being elected mayor in 1879. In 1892 he opened the Lake Ontario and Bay of Quinte Steamboat Company and in 1894 he was appointed general manager of the Richelieu and Ontario Navigation Company.

The subject property is part of the Jewish-Canadian settlement area along Princess Street which was established in the 19th century. Jewish families leaving Europe chose Kingston to settle as other friends or relatives settled here, an important consideration when immigrating, especially for a population with close religious and family ties. In 1897 the Jewish Congregation purchased a cemetery, which represents the official start of the congregation and in 1910 the first Synagogue (Beth Israel Synagogue) was built at 148 Queen Street. As is typical of diaspora, the Jewish population tended to live close to where they worked. In this case, the businesses were located along lower Princess Street, with a high concentration between Clergy and Sydenham Street with a surrounding residential area. This building was the location of the Sons of Jacob (B'nai Israel) Shtiebl. The Sons of Jacob was one of three Jewish congregations in Kingston at the time. The hall in the second storey was used as a shtiebl (also known as a mini-shul) which was a smaller and more casual version of a synagogue.

This building is also associated with the long-running business "Vernon B. Simkins Sewing Machines". V.B. Simkins opened the first egg grading station at Kingston whereby eggs were assessed for cleanliness, interior quality and weight prior to going to market. Despite his success, he sold his egg grading business and bought the property at 181 Sydenham Street. Vernon operated a sewing machine store on premises until his passing in 1979 after which ownership was assumed by son Eric Simkins. The business is still in operation in Kingston.

Contextual Value

The Charles Gildersleeve Building is significant as part of the commercial core of Kingston. It is located one building north of Princess Street, the main commercial street in Kingston. The buildings on this portion of Sydenham Street are located at the front of their lots which creates a street-wall, typical of commercial areas. It is also notable for its contribution to the historic streetscape of Sydenham Street. Sydenham Street hosts several other buildings of roughly the same age. The street's historic buildings vary in height from one-and-a-half to two storeys and the construction materials include red-brick and limestone. This variety creates a visually appealing and diverse streetscape. The striking architecture of 181 Sydenham Street makes it a landmark along the street.

Cultural Heritage Attributes

- Two-storey red-brick construction;
- First storey symmetry that is oriented toward pedestrians, with a central entrance flanked by two large windows, all topped with semi-rectangular transoms;
- Cast iron pillars surrounding the entrance including cast iron details in the transoms giving a rounded shape to the two top corners and cast iron entablature between the first storey and second storey;
- Brick pillars that frame the first storey and separate the three windows on the second storey;
- Horizontal line of brickwork located above the second storey windows that is comprised of pairs of pilasters balanced on projecting bricks;
- Four window openings on the second storey of the south elevation;
- Three large arched window openings with brick hood moulds and wood window surrounds on the second storey;
- The projecting frontispiece featuring a pediment with gargoyle head decoration, dentils, brackets with wing motif and finial;
- Terra-cotta weave pattern located centrally, immediately below the roofline;
- Forms part of the historic street-wall along Sydenham Street; and
- Situation of building close to the lot line.

By-Law Number 2016-XX

A By-Law to Designate the former Collins Bay Wesleyan Methodist Church at 704 Hillview Road to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: XXX, 2016

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Heritage Kingston Committee and has approved the designation of the property located at 704 Hillview Road, known as the former Collins Bay Wesleyan Methodist Church (XXXXXXX; City of Kingston, County of Frontenac) on November 2, 2016; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the municipality, on XXXXXXX, 2016; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 704 Hillview Road, known as the former Collins Bay Wesleyan Methodist Church, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodic inspection; property cleanup; gardening and repair of landscape

features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres in accordance with the City's Policy of Masonry Restoration in Heritage Buildings; caulking and weatherproofing.”

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings XXX, 2016

Given Third Reading and Passed XXX, 2016

John Bolognone

City Clerk

Bryan Paterson

Mayor

Schedule “A”

Description and Reasons for Designation

Former Collins Bay Wesleyan Methodist Church

Civic Address: 704 Hillview Road

Legal Description: Lot 7, North of Bath Road, Collins Bay; City of Kingston, County of Frontenac

Tax Roll Number: 1011080140125000000

Introduction and Description of Property

The former Collins Bay Wesleyan Methodist Church, located at 704 Hillview Road, is situated on the north side of the road, in the former Township of Kingston, now the City of Kingston. The property contains a church constructed in 1872.

Statement of Cultural Heritage Value / Statement of Significance

Physical/Design Value

The former Collins Bay Wesleyan Methodist Church is a good example of a late 19th century Gothic Revival church. Typical of this style is the gothic arched windows and remaining stained glass windows. The front façade is symmetrical, with a central vestibule flanked by windows. The gable roof with decorative soffit contains a single red brick chimney to the rear of the building. The foundation construction is rough-faced limestone which is laid in even courses. The main structure is red brick with yellow brick design elements: quoining, window voussoirs, and a band in a dentil pattern. The east and west elevations are both three-bay with gothic arched window openings that have radiating yellow brick voussoirs, and stone sills. A date stone in the front façade reads: “WM Church 1872”. At the peak of the gable on the front façade there is a three sided window opening with radiating yellow brick voussoirs and a curved stone sill.

Historical/Associative Value

The former Collins Bay Wesleyan Methodist Church is associated with the Wesleyan Methodist congregation. As early as 1790 the Wesleyan Methodists had a circuit rider preacher who served the northeast shores of Lake Ontario, which included 11 communities, one of which was Collins Bay. Canada Methodists and British Wesleyans united in 1864 to form the Wesleyan Methodist Church. The local congregation built the red brick church in 1872. The church was a significant religious gathering place for the Collins Bay settlement and the surrounding farming community for over 75 years. The building served as a community centre as well as place of worship. In 1919, prior to the formal church union, the Methodists and Presbyterians united to form one congregation. In 1925, the formal union of the Methodists, Congregationalist and Presbyterians took place and the church became known as the Collins Bay United Church. A new church

(Edith Rankin Memorial United Church) was built and opened in 1960 to accommodate the growing congregation.

Contextual Value

The former Collins Bay Wesleyan Methodist Church's distinctive architecture makes it a landmark along Hillview Road and in Collins Bay.

Cultural Heritage Attribute

- One-storey red brick church
- Rough-faced limestone foundation, laid in even courses
- Gable roof with decorative soffit and single red brick chimney located at the rear of the building
- Dichromatic brickwork including quoining, window voussoirs, and band in a dentil pattern
- Symmetrical front façade with a central entranceway flanked by windows
- Gothic arched windows with radiating yellow brick voussoirs, yellow brick quoining, and stone sills on the front façade and side elevations
- Stained glass windows
- Central red brick vestibule on the front façade
- Arched entranceway with radiating red brick voussoirs
- Date stone on front façade that reads "W M CHURCH 1872"
- Three sided window opening with radiating yellow brick voussoirs and a curved stone sill on the front façade
- Three-bay east and west elevations

By-Law Number 2016-XX

A By-Law to Designate Thomas McCrea's Carriage and Blacksmith Shop at 647 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: XXX, 2016

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Heritage Kingston Committee and has approved the designation of the property located at 647 Princess Street, also known as Thomas McCrea's Carriage and Blacksmith Shop (Lot 2, Plan A8, City of Kingston, County of Frontenac) on November 2, 2016; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on XXXXXXX, 2016; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore Be It Resolved That the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 647 Princess Street, also known as Thomas McCrea's Carriage and Blacksmith Shop, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following:

periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing.”

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings XXX, 2016

Given Third Reading and Passed XXX, 2016

John Bolognone

City Clerk

Bryan Paterson

Mayor

Schedule “A”

Description and Reasons for Designation

Thomas McCrea’s Carriage and Blacksmith Shop

Civic Address: 647 Princess Street

Legal Description: Lot 2, Plan A8, City of Kingston, County of Frontenac

Tax Roll Number: 101105003008300

Introduction and Description of Property

This property is located at the northeast corner of the intersection of Princess and Victoria streets, in the heart of historic Williamsville. The key resource is a two-storey, gable-roofed, stone building with prominent brick chimneys. Built in the mid-to-late 1840s, it fronts directly onto Princess Street. A glassed-in extension to the rear (north) of the house has been built upon earlier stone walls. A large, flat-roofed extension to the east along Princess, and several gable roofed extensions to the rear (north) were added in 1960 or later.

Statement of Cultural Heritage Value

The property at 647 Princess Street illustrates an early stage of development in the history of Williamsville. It was part of the 1842 survey of the former Poole England property by prominent Kingston businessmen Henry Gildersleeve, John Counter and Thomas Kirkpatrick, who hoped to take advantage of the housing boom occasioned by the arrival of parliament in Kingston. The 1842 plan created Victoria Street and 104 building lots along that street, north and south of Princess Street, enabling the birth of Williamsville as a community. This property, located at the intersection of Princess and Victoria, was at the core of the new development. The stone building was likely built by William Filey, a plasterer, in the late 1840s and was a key part of the commercial activity of Williamsville. For many years it was operated by Thomas McCrea as a carriage-making shop and blacksmith.

Thomas McCrea’s Shop is an early example of mid-19th century, vernacular, stone construction in Kingston. The building is constructed of regularly coursed limestone with a low-sloped, gabled roof and a corbelled cornice. Openings are regularly placed on the second level; most of the first floor openings have been altered and enlarged. A notable feature is the pair of brick chimneys at either end of the roof ridge. The glass-roofed rear wing has been significantly altered, but contains remnants of a stone extension to the rear. The building is likely among the earliest surviving buildings in Williamsville, and illustrates 19th century, vernacular, stone construction in both Williamsville and Kingston.

Thomas McCrea’s Carriage and Blacksmith Shop is one of two remaining original stone buildings from the 1842 plan for Williamsville at the key intersection of Victoria and

Princess Streets. Together, the two form a small streetscape that reflects the early history of the area and functions as a landmark along this stretch of Princess Street.

Heritage Attributes

The heritage attribute essential to the cultural heritage value or interest of this property is the two-storey stone building. Key elements of the building include:

- its location at the corner of Princess and Victoria Streets;
- its siting directly abutting the sidewalks along the two street frontages;
- the stone construction of its walls and foundations, using evenly coursed, locally sourced, limestone;
- its proportions and massing;
- the proportions and placement of surviving original window and door openings;
- its low-pitched, gabled roof and prominent brick chimneys at either end of the roof ridge; and
- the visibility and legibility of its heritage attributes when viewed from Princess and Victoria Streets.

Property Photographs



181 Sydenham Street – C. Gildersleeve Building



704 Hillview Road – former Collins Bay W. Methodist Church



647 Princess Street – T. McCrea's Carriage and Blacksmith Shop