



**City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-002**

To: Chair and Members of the Heritage Properties Committee
From: Jennifer Campbell, Commissioner, Community Services
Resource Staff: Kevin Gibbs, Acting Director, Heritage Services
Date of Meeting: December 20, 2023
Subject: Notice of Intention to Designate under the *Ontario Heritage Act*
Addresses: 101 & 103 Logan Street, 110 & 112 Ordnance Street, 114, 116 & 118 Ordnance Street, 124 Ordnance Street & 251 Sydenham Street, 201 Princess/30-32 Montreal Street, 207 Wellington Street and 4017 Unity Road
File Numbers: R01-045-2023, R01-046-2023, R01-047-2023, R01-048-2023, R01-049-2023, R01-050-2023, R01-051-2023, R01-052-2023, R01-053-2023, R01-054-2023, R01-055-2023 and R01-056-2023

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

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, that demonstrate cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee.

This report provides background information regarding the evaluation of twelve (12) properties to determine their cultural heritage value and interest. As these properties were found to exceed the threshold established by the Province of Ontario for Designation under Part IV of the *Ontario*

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Heritage Act, Heritage Planning staff recommend serving the owners with a Notice of Intention to Designate those properties at 101 and 103 Logan Street, 110 and 112 Ordnance Street, 114, 116 and 118 Ordnance Street, 124 Ordnance Street and 251 Sydenham Street, 201 Princess Street/30-32 Montreal Street, 207 Wellington Street, and 4017 Unity Road.

The owners of the properties listed above have been provided with the draft designation by-laws and general information on heritage designations by registered mail. The owners were also invited to an open house on November 22, 2023, hosted by Heritage Planning staff. The properties meet the provincial criteria for evaluating cultural heritage value as set out in Ontario Regulation 9/06 and are thus recommended for designation.

The Notice of Intention to Designate and draft designation by-laws have been prepared in accordance with the recent amendments to the *Ontario Heritage Act*. Staff recommend serving Notice of Intention to Designate on the subject properties to ensure their conservation and to enable the City to provide support and resources to owners and tenants through the heritage permitting process and the Heritage Property Grant Program.

Recommendation:

That Kingston Heritage Properties Committee recommends to Council:

That Council direct staff to serve a Notice of Intention to Designate the property located at 101 Logan Street, known as Mrs. Dawson's Tavern, 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 HP-24-002; 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, the Designation By-Law for 101 Logan Street, attached as Exhibit B to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 103 Logan Street, known as Mrs. Dawson's Tavern, 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 HP-24-002; 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, the Designation By-Law for 103 Logan Street, attached as Exhibit B to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 110 Ordnance Street, known as the Crowley House, as a property of cultural heritage value

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or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-002; 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, the Designation By-Law for 110 Ordnance Street, attached as Exhibit C to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 112 Ordnance Street, known as the Crowley House, 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 HP-24-002; 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, the Designation By-Law for 112 Ordnance Street, attached as Exhibit C to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 114 Ordnance Street, known as the Ordnance Street Terrace, 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 HP-24-002; 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, the Designation By-Law for 114 Ordnance Street, attached as Exhibit D to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 116 Ordnance Street, known as the Ordnance Street Terrace, 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 HP-24-002; 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, the Designation By-Law for 116 Ordnance Street, attached as Exhibit D to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 118 Ordnance Street, known as the Ordnance Street Terrace, 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 HP-24-002; and

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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, the Designation By-Law for 118 Ordnance Street, attached as Exhibit D to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 124 Ordnance Street, 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 HP-24-002; 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, the Designation By-Law for 124 Ordnance Street, attached as Exhibit E to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 251 Sydenham Street, 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 HP-24-002; 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, the Designation By-Law for 251 Sydenham Street, attached as Exhibit E to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 201 Princess Street/30-32 Montreal Street, 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 HP-24-002; 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, the Designation By-Law for 201 Princess Street/30-32 Montreal Street, attached as Exhibit F to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 207 Wellington Street, known as the Crothers Building, 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 HP-24-002; 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, the Designation By-Law for 207 Wellington Street, attached as Exhibit G to Report Number HP-

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24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 4017 Unity Road, 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 HP-24-002; 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, the Designation By-Law for 4017 Unity Road, attached as Exhibit H to Report Number HP-24-002, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

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Options/Discussion:

This report provides background information regarding the reasons for designating seven (7) heritage resources that span over the following twelve (12) properties, in order to conserve their cultural heritage value and interest. This report recommends serving a Notice of Intention to Designate (Exhibit A) under Section 29 of the *Ontario Heritage Act* on the following properties:

- 101 and 103 Logan Street, known as Mrs. Dawson's Tavern;
- 110 and 112 Ordnance Street, known as the Crowley House;
- 114, 116 and 118 Ordnance Street, known as the Ordnance Street Terrace;
- 124 Ordnance Street and 251 Sydenham Street;
- 201 Princess Street/30-32 Montreal Street;
- 207 Wellington Street, known as the Crothers Building; and
- 4017 Unity Road.

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. 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 (Kingston Heritage Properties Committee).

Through [Report Number HP-23-018](#), staff were directed to undertake the disposition of listed properties on the City of Kingston Heritage Register. The twelve properties noted here are part of the disposition process whereby staff are evaluating, reviewing and advancing for designation those currently listed properties that meet at least two of the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06).

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.

Process

Process for Designation as outlined in detail in [Report Number HK-21-004](#), the 2020 changes to the *Ontario Heritage Act* created a new two-tier appeal process for new designations. Following consultation with its heritage committee, Council can choose to serve a notice of its intention to designate a property under Section 29 of the *Ontario Heritage Act* on the property owner(s) and the Ontario Heritage Trust and publish a notice in the newspaper. Within 30 days of the publication of the notice in the newspaper, anyone can object by providing a notice of objection to the City Clerk.

Any notice of objection received by the Clerk's office is then sent to City Council for consideration. Council has 90 days to decide if it wishes to withdraw its Notice of Intention to Designate or not. Its decision is required to be served on the owner(s) and be published in the

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newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal.

Regardless of whether an objection is received or not, the public is afforded a second opportunity to appeal the designation to the Ontario Land Tribunal within 30 days of the publication of the Notice of Passing. The Tribunal will review the appeal, hold a hearing and render a binding decision on the fate and content of the designation.

Cultural Heritage Analysis

The twelve (12) properties being advanced for heritage designation are currently included on the City of Kingston Heritage Register as non-designated properties of cultural heritage value (also known as Listed properties). Council listed 101 and 103 Logan Street, 114, 116 and 118 Ordnance Street, 201 Princess Street/30-32 Montreal Street and 207 Wellington Street in 2010, while 124 Ordnance Street and 251 Sydenham Street were listed in 2013 and 4017 Unity Road in 2016.

As required by the recent (2022) updates to the *Ontario Heritage Act*, the properties were evaluated against the 'Criteria for Determining Cultural Heritage Value or Interest' in Ontario Regulation 9/06, which requires each property to meet at least two (2) of the nine (9) criteria to be considered for designation under the Act. It was determined that these properties satisfied two or more of the Regulation's evaluation criteria and accordingly met the requirements for designation under the Act, as described below.

All by-laws were prepared by staff or the consulting firm Heritage Studios. The Heritage Properties Working Group has reviewed the draft by-laws and consultant's reports (where applicable) and supports the designation of the subject properties as properties of cultural heritage value and interest. The full statements of significance, including lists of attributes are included in the draft designation by-laws attached as Exhibits B through H. Photographs of each property are included in Exhibit I.

All owners were contacted by registered mail on November 3, 2023. Included with the cover letter was a copy of the draft by-law and an information sheet on heritage designations. A public open house meeting was held on November 22, 2023, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall. Two property owners and one member of the public attended the open house to ask questions regarding the process and implications of heritage designation. While property owners are not required to support the designation for it to move forward, feedback received from the owners is considered and added to the draft by-laws as appropriate. Staff received no written objections at the time of writing this report.

Once designated, the subject properties are eligible for the Heritage Property Grant Program and owners will be able to apply for funding of up to \$5,000 for eligible restoration works once every two years.

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Conclusion

Staff recommend proceeding with serving the Notice of Intention to Designate the twelve (12) properties noted above. Exhibit A presents the Notice of Intention to Designate, prepared in accordance with the requirements of the *Ontario Heritage Act*, for both publication in The Whig Standard newspaper and a more detailed notice to be published on the City's website.

It is recommended that the Notice be served by the Clerk as required by Sections 29(3) and (4) of the Act. Should no notice of objection be received by the Clerk within the thirty (30) day timeframe, staff recommends that Council approve the draft designation by-laws, attached as Exhibits B through H, and serve a Notice of Passing in accordance with Section 29(8) of the Act.

Existing Policy/By-Law:

More Homes Built Faster Act, 2022 (Province of Ontario)

More Homes, More Choice Act, 2019 (Province of Ontario)

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)

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

Notice Provisions:

Notice of Intention to Designate, Notice of Passing/Notice of Withdrawal 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:

None

Financial Considerations:

None

Contacts:

Kevin Gibbs, Acting Director, Heritage Services, 613-546-4291 extension 1354

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

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

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Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Notice of Intention to Designate
- Exhibit B Draft Designation By-Law – Mrs. Dawson’s Tavern
- Exhibit C Draft Designation By-Law – Crowley House
- Exhibit D Draft Designation By-Law – Ordnance Street Terrace
- Exhibit E Draft Designation By-Law – 124 Ordnance Street and 251 Sydenham Street
- Exhibit F Draft Designation By-Law – 201 Princess Street / 30-32 Montreal Street
- Exhibit G Draft Designation By-Law – Crothers Building
- Exhibit H Draft Designation By-Law – 4017 Unity Road
- Exhibit I Property Photographs

-- Website Version--

**Notice of Intention to Pass By-Laws to Designate
The following properties 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:

101 Logan Street (Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern; and

103 Logan Street (Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern:

Spanning two properties and located on the north side of the street at the northwest intersection with Yonge Street in Portsmouth Village, Mrs. Dawson's Tavern is a representative example of a mid-19th century Regency style residence with little ornamentation. Its simple two-storey massing, hipped roof, central entranceways flanked by large windows and prominent location is typical of 19th century Regency dwellings in Ontario. The building was designed by William Coverdale and constructed in 1856 for Frances Dawson as a tavern. Coverdale is a well-known and prolific local architect who designed many landmark buildings in Kingston. Mrs. Dawson's Tavern is an example of his work on a modest building in a style not typically associated with Coverdale. The building's limestone construction, shallow setback from the street and two-storey massing maintains the character of the area and is visually and historically tied to its surroundings. The heritage attributes include the limestone building, original openings, and hipped roof.

110 Ordnance Street (Part Lot 412 Original Survey Kingston City; Part Lot 413 Original Survey Kingston City as in FR440285; City of Kingston, County of Frontenac), known as the Crowley House; and

112 Ordnance Street (Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac), known as the Crowley House:

Located on the south side of Ordnance Street and spanning two separate properties, the two-storey limestone double house, known as the Crowley House, is a representative example of a Georgian-influenced late-19th century urban residence, with several unique architectural features. The original fenestration pattern, consisting of equally proportioned mirrored bays on two stories, with central twin arched doorways, remain extant. The house was built for Irish emigrants Mary and Charles Crowley. Charles was an active member of the Catholic Mutual Benevolent Association, whose insignia (a harp with shamrocks)

appears to be represented in the decorative keystones over the twin doorways. With its shallow setback, regular fenestration pattern, limestone construction, age and location on Ordnance Street, the Crowley House shares a visual and historical relationship with its surroundings and is significant in defining the character of this all-limestone streetscape. Its heritage attributes include its massing and limestone construction, gable roof, fenestration pattern and various stone details including the decorative keystones.

114 Ordnance Street (Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in Favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

116 Ordnance Street (Part Lot 413 Original Survey Kingston City, Part 2- 4 13R2702; S/T & T/W FR295792; Together with an Easement over Part 1, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

118 Ordnance Street (Part Lot 413 Original Survey Kingston City; Part Lot 414 Original Survey Kingston City Part 5, 6 13R2702; S/T & T/W FR715232; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace:

Situated on the south side of the street and spanning three separate properties, the Ordnance Street Terrace consists of three attached two storey limestone residential units. With little ornamentation, this limestone terrace exemplifies the simple Georgian proportions and symmetrical fenestration pattern that define the Georgian architectural style in a 19th-century classically balanced urban terraced housing. With its shallow setback, regular fenestration pattern, limestone construction, age and location on Ordnance Street, the Ordnance Street Terrace shares a visual and historical relationship with its surroundings and is significant in defining the character of this all-limestone streetscape. Heritage attributes include the two-storey, six-bay massing and limestone construction, steeply pitched gable roof and original openings.

124 Ordnance Street (Part Lot 414 Original Survey Kingston City as in FR480641; S/T interest in FR480641; City of Kingston, County of Frontenac); and

251 Sydenham Street (Part Lot 414 Original Survey Kingston City as in FR496131; S/T interest in FR496131; City of Kingston, County of Frontenac):

Located on the southeast corner of Ordnance and Sydenham Streets and spanning two separate properties, the two-storey limestone dwelling, is representative of a Georgian-influenced late-19th century classically balanced urban residence. With little ornamentation, this prominent limestone home (now two units) exemplifies the simple Georgian proportions and symmetrical fenestration pattern that defines the Georgian architectural style. With its shallow setback, regular fenestration pattern, limestone construction, age and presence on the Ordnance and Sydenham Street corner, the subject properties share a visual and historical relationship with its surroundings and helps to define and

maintain the character of this all-limestone streetscape. Its heritage attributes include its massing and limestone construction, truncated hip roof, and symmetrical fenestration pattern.

201 Princess Street/ 30-32 Montreal Street (Part Lot 307 Original Survey Kingston City as in FR281829; S/T & T/W FR281829; now City of Kingston, County of Frontenac):

Situated on the northwest corner of Princess and Montreal Streets, in downtown Kingston, this narrow 8.5 metre wide, 365 square metre property, contains an example of a mid-19th century purpose-built commercial and residential building. This three-storey brick building displays a high degree of craftsmanship and artistic merit, particularly through its Italianate design and use of various architectural detailing, such as ornate brick design, polychromatic brick elements, bracketing and an embellished cornice. It was built in 1877 to plans by well-known Kingston architectural firm, Power and Son. Known for their designs of many downtown landmark buildings, such as the McIntosh Castle and Frontenac County Courthouse, John and Joseph Power showed their enthusiasm for designing corner buildings and, despite the constraints of this long narrow lot, demonstrated their creativity by exaggerating its narrowness with the use of tall narrow windows, multi-storey pilasters and oversized brackets. With its distinctive polychromatic brickwork and architectural detailing, together with its prominent corner location, this property is a landmark along Princess Street and supports the historic and eclectic commercial character of downtown Kingston. Heritage attributes include the three-storey brick building, symmetrical fenestration pattern, traditional commercial façade, flat roof with parapet wall, deep decorative cornice, and various wooden, brick and limestone architectural detailing.

207 Wellington Street (Part Lot 112 Original Survey Kingston City; Part Lot 117 Original Survey Kingston City as in FR436803 T/W FR685912; City of Kingston, County of Frontenac), known as the Crothers Building:

Located on the east side of the Wellington Street, between Princess and Queen Streets in downtown Kingston, the three-storey limestone and brick commercial building, is representative of Victorian architecture with Georgian-influences for a late-19th century commercial building. Its limestone façade is relatively symmetrical and plain with its evenly spaced windows and ashlar string courses at each floor level. However, distinctly Victorian taste is evident in the window size and proportions, which are the same size on each floor, and the ornate metal cornice with brackets and dentils above the third floor. The building was built in c.1887 and was home to the W.J. Crothers Biscuit and Confectionary company well into the 20th century. Crothers products were successful in Canada and abroad. The property's location and architectural style, including painted metal cornice, which matches the adjacent building to the south, links it visually and historically to its surroundings through shared architectural finishes and common usage as a confectionary, and helps maintains and supports the character of

Wellington Street. Its heritage attributes include its massing and limestone construction, decorative metal cornice and symmetrical fenestration pattern.

4017 Unity Road (East 1/2 of NE 1/4 Lot 10 CON 5 Western Addition Kingston, Except Part 5 RP1561; City of Kingston, County of Frontenac):

Located on an approximately 10-hectare rural parcel on the south side of the road, in the former Kingston Township, the property includes a rare example of a Regency style limestone two-storey farmhouse. This architectural style is unusual in the rural area of Kingston. This property exemplifies this style through its simple, functional design with modest ornamentation that includes a steep hip roof featuring wide overhanging eaves, square-plan and symmetrical front façade with central entrance flanked by large window openings. Its distinctive architecture and limestone construction make it a landmark in the area. Its heritage attributes include its massing and limestone construction, hip roof, symmetrical fenestration pattern and its gable-roofed west wing.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rlenary@cityofkingston.ca during regular business hours.

Any notice of objection to this notice of intention to designate the property, 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

Janet Jaynes, City Clerk

This XXX day of XXXX, 2024

City of Kingston

--- Newspaper Version---

**Notice of Intention to Pass By-Laws to Designate
The following properties 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:

101 Logan Street (Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern; and

103 Logan Street (Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern; and

110 Ordnance Street (Part Lot 412 Original Survey Kingston City; Part Lot 413 Original Survey Kingston City as in FR440285; City of Kingston, County of Frontenac), known as the Crowley House; and

112 Ordnance Street (Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac), known as the Crowley House; and

114 Ordnance Street (Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in Favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

116 Ordnance Street (Part Lot 413 Original Survey Kingston City, Part 2- 4 13R2702; S/T & T/W FR295792; Together with an Easement over Part 1, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

118 Ordnance Street (Part Lot 413 Original Survey Kingston City; Part Lot 414 Original Survey Kingston City Part 5, 6 13R2702; S/T & T/W FR715232; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

124 Ordnance Street (Part Lot 414 Original Survey Kingston City as in FR480641; S/T interest in FR480641; City of Kingston, County of Frontenac); and

251 Sydenham Street (Part Lot 414 Original Survey Kingston City as in FR496131; S/T interest in FR496131; City of Kingston, County of Frontenac); and

201 Princess Street/ 30-32 Montreal Street (Part Lot 307 Original Survey Kingston City as in FR281829; S/T & T/W FR281829; now City of Kingston, County of Frontenac); and

207 Wellington Street (Part Lot 112 Original Survey Kingston City; Part Lot 117 Original Survey Kingston City as in FR436803 T/W FR685912; City of Kingston, County of Frontenac), known as the Crothers Building; and

4017 Unity Road (East 1/2 of NE 1/4 Lot 10 CON 5 Western Addition Kingston, Except Part 5 RP1561; City of Kingston, County of Frontenac).

Additional information, including a full description of the reasons for designation is available on the City of Kingston website at www.cityofkingston.ca/heritage and upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any notice of objection to this notice of intention to designate the property, 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

Janet Jaynes, City Clerk

This XXX day of XXX, 2024

City of Kingston

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 101 and 103 Logan Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 101 and 103 Logan Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Mrs. Dawson’s Tavern

Civic Address:	101 Logan Street
Legal Description:	Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac
Property Roll Number:	1011 070 090 01500
Civic Address:	103 Logan Street
Legal Description:	Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac
Property Roll Number:	1011 070 090 01400

Introduction and Description of Property

Mrs. Dawson’s Tavern, located at 101 and 103 Logan Street is located on the north side of Logan Street, on the northwest side of the intersection between Logan and Yonge streets, in Portsmouth Village in the City of Kingston. Spanning two separate properties, Mrs. Dawson’s Tavern consists of a two-storey limestone double house. The building, designed by William Coverdale, was constructed in 1856 for Frances Dawson as a tavern; later additions were added to the rear of building in 2001 (101) and 1998 (103).

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Mrs. Dawson’s Tavern is a representative example of a modest and restrained mid-19th-century Regency style residence with little ornamentation. The Regency style (1820-1860) is best known for its central entranceways, flanking large windows and hipped roof with twin chimneys. Unfortunately, the chimneys have been removed, but Mrs. Dawson’s Tavern retains its original roof design and fenestration pattern with smooth stone sill and voussoirs. The first storey has centrally placed twin doorways flanked by larger rectangular windows. The second floor contains four windows all in line with the ground floor openings, in the balanced symmetrical arrangement typical of the Regency style. The limestone masonry on the façade is hammer-dressed and laid in even courses, with no quoining or decorative features, and is uncoursed on the side elevations. The front porch was added in the early 20th century.

The location of the building provides maximum visual effect and best possible views to and from the water, a typical feature of the Regency style. Mrs. Dawson's Tavern was strategically located at a prominent and highly visible location at the bend in Yonge Street, which provided direct views to the water, and possibly helped to attract patrons entering by ship.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Mrs. Dawson's Tavern has historical/associative value through its association with local architect William Coverdale. William Coverdale moved to Kingston in 1832-3 and was hired as the Master Builder for Kingston Penitentiary in 1834, which was already under construction. Coverdale was a prolific and well-known architect in the Kingston area and beyond. His designs, while varied, appear to be largely based on symmetry and stability, resulting in sturdy and visually balanced structures. Some of his most prominent downtown Kingston landmarks include the north gates of Kingston Penitentiary, the Rockwood Asylum, and St. James and Sydenham Street Churches. Coverdale was also responsible for a number of grand residential buildings in the area, such as Rosemount (Sydenham Street), Elmhurst (Centre Street), Lake View (Beverley Street), Eldon Hall (Portsmouth Ave) and St. Helen's (King Street West).

While William Coverdale is well known for his large dominating and influential buildings, perhaps less is known of his more modest and simpler designs. Mrs. Dawson's Tavern is an example of Coverdale's work on a modest building and in a style not typically associated with Coverdale (Regency). Mrs. Dawson's Tavern is a rare surviving example of Coverdale's interpretation of the Regency Style in a prominently sited modest commercial/residential building.

Frances Dawson, a tavern keeper, hired William Coverdale to design this double house in 1856. It appears that its use as a tavern was short lived as the 1859 assessment indicates that Mrs. Dawson was renting the building to William Kennedy and William McDonald and their families. By 1863 the building was sold to James Morton.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The property located at 101-103 Logan Street maintains the character of the area through its limestone construction and two-storey massing; features that are visible in residential and commercial properties along Logan and Yonge Streets as well as throughout the former village of Portsmouth. In particular, the properties' shallow setback, regular fenestration pattern, limestone construction, age and prominent location at Yonge and Logan streets, Mrs. Dawson's Tavern demonstrates a visual and

historical relationship with its surroundings, particularly the houses at 107 Logan Street and 61 Yonge Street. As part of this group of buildings, Mrs. Dawson's Tavern helps define the historic limestone character of this portion of Portsmouth Village.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Two-storey, four-bay massing with low pitched hip roof;
- Coursed (on the front/south façade) and uncoursed (on the side elevations), squared and hammer-dressed limestone construction; and
- Regular pattern of window and door openings on the south and east elevations with stone voussoirs and stone window sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 110 and 112 Ordnance Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2013;

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Crowley House at 110 and 112 Ordnance Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Crowley House

Civic Address: 110 Ordnance Street

Legal Description: Part Lot 412 Original Survey Kingston City; Part Lot 413 Original Survey Kingston City as in FR440285; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 070 11600

Civic Address: 112 Ordnance Street

Legal Description: Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 070 11700

Introduction and Description of Property

The Crowley House, located at 110 and 112 Ordnance Street is located on the south side of Ordnance Street, between Montreal and Sydenham Streets, in the City of Kingston. Spanning two separate properties, the Crowley House consists of two-storey limestone double house. The house was constructed in 1886 for Mary and Charles Crowley.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Crowley House is a representative example of a Georgian-influenced late 19th-century urban residence. Unlike its neighbours at 114-118 Ordnance Street, the Crowley House exhibits several unique architectural and decorative features. This limestone dwelling demonstrates the simple proportions and symmetrical fenestration pattern that define the Georgian architectural style. The original fenestration pattern remains with projecting bay windows flanking the entrance doorways on the first floor and four equally spaced windows on the second floor. Each bay has a large double window separated by a stone mullion and topped with a flat roof resting on decorative wooden brackets. The first storey has centrally placed twin doorways, each with a rounded stone arch enclosing a transom light. Openings on both the first and second floors are bordered by smooth stone sills and voussairs.

The limestone is hammer-dressed and laid randomly (uncoursed), with decorative keystones over the main entrances and diamond shaped embellishments between the windows on the twin bays. The house was built by/for Irish emigrants Mary and Charles

Crowley. Charles was a laborer and seaman as well as an active member of the Catholic Mutual Benevolent Association, whose insignia (a harp with shamrocks) appears to be represented in the decorative keystones over the twin entranceways. The limestone building may have been built by, or with the assistance of, former owner and stone mason, George Wilson, who sold the property to Mary Crowley in 1886 and who built, owned and lived in the limestone terrace at 114-118 Ordnance Street.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The Crowley House is significant in defining the character of the streetscape on Ordnance Street, between Sydenham and Montreal streets. In the shadow of the former Clergy-lands, now Providence Manor, and terminating at the 1841 Wellington Terrace at Montreal Street, this block of Ordnance Street has a consistent and distinct character consisting of mostly two-storey 19th century limestone residences.

With its shallow setback, regular fenestration pattern, limestone construction, age and location on Ordnance Street, the Crowley House shares a visual and historical relationship with its surroundings, particularly the houses at 114-118 Ordnance Street and 124 Ordnance Street/251 Sydenham Street, as well as the stone buildings of Providence Manor. As part of this group of buildings, the Crowley House helps maintain the historic limestone character of this portion of Ordnance Street.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Two-storey, four-bay massing with medium pitched gable roof, with brick chimney;
- Uncoursed, hammer-dressed limestone construction;
- Regular pattern of original window and door openings on the north elevation with stone voussoirs and stone window sills;
- Flat-roofed bays on north elevation resting on decorative wooden brackets;
- Keystones over doorways with harp, shamrocks and date '1886'; and
- Diamond-shaped limestone embellishments between windows on the bays.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 114, 116 and 118 Ordnance Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Ordnance Street Terrace at 114, 116 and 118 Ordnance Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Ordnance Street Terrace

Civic Address: 114 Ordnance Street

Legal Description: Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in Favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 070 11800

Civic Address: 116 Ordnance Street

Legal Description: Part Lot 413 Original Survey Kingston City, Part 2- 4 13R2702; S/T & T/W FR295792; Together with an Easement over Part 1, 13R2702 as in FC225922; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 070 11900

Civic Address: 118 Ordnance Street

Legal Description: Part Lot 413 Original Survey Kingston City; Part Lot 414 Original Survey Kingston City Part 5, 6 13R2702; S/T & T/W FR715232; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 070 12000

Introduction and Description of Property

The Ordnance Street Terrace, located at 114, 116 and 118 Ordnance Street is located on the south side of Ordnance Street, between Montreal and Sydenham Streets, in the City of Kingston. The terrace consists of three attached two-storey limestone residential buildings on three separate properties. The buildings were constructed in 1874 for George Wilson a mason, who rented out two units and resided in one.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Ordnance Street Terrace is a representative example of Georgian influenced, 19th-century classically balanced urban terraced housing. With little ornamentation, this limestone terrace exemplifies the simple Georgian proportions and symmetrical fenestration pattern that define the Georgian architectural style. The original fenestration

pattern consists of six (6) equally proportioned bays on two stories (two per unit), with a door on the eastern bay of each unit. The openings are bordered by smooth stone sills and tall voussoirs. The limestone masonry on the façade is hammer-dressed and laid in even courses, with no quoining or decorative features, and uncoursed on the side elevations. The terrace is topped by a steeply pitched gable roof.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The limestone Ordnance Street Terrace is significant in defining the character of the streetscape on Ordnance Street, between Sydenham and Montreal streets. In the shadow of the former Clergy-lands, now Providence Manor, and terminating at the 1841 Wellington Terrace at Montreal Street, this block of Ordnance Street has a consistent and distinct character consisting of mostly two-storey 19th century limestone residences.

With its shallow setback, regular fenestration pattern, limestone construction, age and location on Ordnance Street, the Ordnance Street Terrace shares a visual and historical relationship with its surroundings, particularly the houses at 110-112 Ordnance Street and 124 Ordnance Street/251 Sydenham Street, as well as the stone buildings of Providence Manor. As part of this group of buildings, the Ordnance Street Terrace helps maintain the historic limestone character of this portion of Ordnance Street.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Two-storey, six-bay massing with steeply pitched gable roof;
- Coursed (on the front/north façade) and uncoursed (on the side elevations), squared and hammer-dressed limestone construction; and
- Regular pattern of original window and door openings on the north elevation with stone voussoirs and stone window sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 124 Ordnance Street and 251 Sydenham Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2016;

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 124 Ordnance Street and 251 Sydenham Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

City of Kingston By-Law Number 2024-XX

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address:	124 Ordnance Street
Legal Description:	Part Lot 414 Original Survey Kingston City as in FR480641; S/T interest in FR480641; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 070 12100
Civic Address:	251 Sydenham Street
Legal Description:	Part Lot 414 Original Survey Kingston City as in FR496131; S/T interest in FR496131; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 050 12200

Introduction and Description of Property

The subject properties, at 124 Ordnance Street and 251 Sydenham Street, are located on the southeast corner of Sydenham and Ordnance Streets, on the south side of Ordnance Street, in the City of Kingston. Spanning two separate properties, the two-storey limestone dwelling was built circa 1870 on lands purchased from the estate of former Kingston Mayor, Overton Gildersleeve.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

This limestone dwelling is a representative example of a Georgian-influenced, 19th century classically balanced urban residence. With little ornamentation, this prominent limestone home (now two units) exemplifies the simple Georgian proportions and symmetrical fenestration pattern that defines the Georgian architectural style. The original fenestration pattern remains, with smooth stone sill and tall voussoirs bordering the openings. The building consists of three equally proportioned bays on two stories, with a central doorway on the north and west elevations. The limestone is laid in courses with no quoining or decorative detailing and topped by a truncated hip roof.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The subject properties are significant in defining the limestone character of the intersection at Ordnance and Sydenham streets, as well the character of the streetscape on Ordnance Street, between Sydenham and Montreal streets. In the shadow of the former Clergy-lands, now Providence Manor, and terminating at the 1841 Wellington Terrace at Montreal Street, this block of Ordnance Street has a consistent and distinct character consisting of mostly two-storey 19th century limestone residences.

With its shallow setback, regular fenestration pattern, limestone construction, age and presence on the Ordnance and Sydenham Street corner, the subject properties share a visual and historical relationship with its surroundings, particularly the houses at 110-118 Ordnance Street, 254-268 Sydenham Street as well as the stone buildings of Providence Manor. As part of this group of buildings, the subject properties help maintain the historic limestone character of this portion of Ordnance Street.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Two-storey, three-bay (on two elevations) massing with truncated hip roof;
- Coursed, squared and hammer-dressed limestone construction; and
- Symmetrical arrangement of original window and door openings on the north and west elevations with tall stone voussoirs and stone window sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate 201 Princess Street / 30-32 Montreal Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010:

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 201 Princess Street / 30-32 Montreal Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address: 201 Princess Street / 30-32 Montreal Street
Legal Description: Part Lot 307 Original Survey Kingston City as in FR281829;
S/T & T/W FR281829; now City of Kingston, County of
Frontenac
Property Roll Number: 101103008007900

Introduction and Description of Property

The subject property, located at 201 Princess Street and 30-32 Montreal Street, contains the three-storey brick corner building, built in 1877 to plans by Power and Son architects. It is situated on the northwest corner of Princess Street and Montreal Street on an 8.5 metre wide, 365 square metre lot in downtown Kingston.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The property at 201 Princess/30-32 Montreal Street has physical/design value as a representative example of a mid-19th century building purpose-built for both commercial and residential purposes. Character defining elements that reflect this value include its tall, narrow, three-bay by twelve-bay, polychromatic brick construction resting on a limestone foundation. This prominent corner building includes a traditional (likely not original) ground-floor storefront with extensive glazing, recessed main door, a sign band, decorative pilaster and a prominent corner column, which reflects its intended commercial purposes. The second and third residential stories include tall narrow semi-circular arched and flat headed window openings with limestone sills.

The property displays a high degree of craftsmanship and artistic merit through its Italianate design and use of various architectural detailing, such as ornate brick design, polychromatic brick elements, bracketing, and an embellished cornice. Key design details include: brick corbels that form arches to divide the twinned brackets supporting a wide decorative wooden cornice and brick parapet; buff-coloured bricks used throughout to add interest and detailing to the red brick building; and arched openings on the ground floor along the Montreal Street elevation, including a carriageway. This arcade effect may have extended the length of this elevation at one time, but many have been removed or blinded. These design details are unique in Kingston when compared with other commercial brick buildings of this era.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The subject property has historical/associative value through its association with the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent downtown landmarks such as McIntosh Castle, Fire Hall No.1, and the Frontenac County Registry Office. The building at 201 Princess/30-32 Montreal Street shows the firm's enthusiasm for designing corner buildings in the heart of Kingston. Like the Millan Building at 53 Princess Street, John and Joseph Power took advantage of the visibility and prominence of this corner location, and despite the constraints of this long narrow lot, the Power firm demonstrated their creativity by exaggerating its narrowness with the use of tall narrow windows, multi-storey pilasters, and oversized brackets. Buff-coloured brick accents, a mix of window arrangements and styles, an arched ground-level arcade and various brick and wooden detailing furthered the prominence and distinctiveness of this building.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is a landmark.

The subject property has contextual value as it supports and maintains the historic and eclectic commercial character of downtown Kingston, which includes various 19th and early 20th century buildings constructed of brick, stone and wood, typically at two to three stories in height.

The building's distinctive polychromatic brickwork and architectural detailing, together with its prominent corner location makes it a landmark along Princess Street.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Three storey brick building, with symmetrical fenestration pattern of arched and flat-headed openings, including a carriageway;
- Flat roof with parapet wall, deep decorative cornice, held up by large twinned brackets;
- Traditional wooden commercial façade at the corner, with decorative pilaster, large corner column, recessed entranceway, sign band and large shop windows; and
- Architectural detailing, including buff-coloured bricks above windows and forming a belt courses, limestone sills and labels, and large wooden window surrounds flanking the Montreal Street storefront entrance.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 207 Wellington Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Crothers Building at 207 Wellington Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

**Schedule “A”
Description and Criteria for Designation
Crothers Building**

Civic Address: 207 Wellington Street
Legal Description: Part Lot 112 Original Survey Kingston City; Part Lot 117
Original Survey Kingston City as in FR436803 T/W
FR685912; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 090 03200

Introduction and Description of Property

The Crothers Building at 207 Wellington Street, is located on the east side of Wellington Street on the block bounded by Princess Street to the south and Queen Street to the north, in the City of Kingston. The property contains a three-storey limestone and brick masonry commercial building, constructed between 1885-1890. The Crothers Building forms part of a commercial row along the east side of Wellington Street.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Crothers Building is an unusual example of Victorian commercial architecture as it combines the simple classical massing of Georgian architecture with Victorian proportions and detailing. For example, its stone façade is relatively symmetrical and plain with its evenly spaced windows and ashlar string courses at each floor level. However, distinctly Victorian taste is evident in the window size and proportions, which are the same size on each floor, the slightly recessed northerly bay with tall vertical entrance and window, and the ornate metal cornice with brackets and dentils above the third floor. The Victorian influence is in keeping with its 1885-1890 construction date. The metal cornice largely matches that on the adjacent building to the south, demonstrating a visual link between the buildings. It is possible that they were installed concurrently to provide unity along the row. Other defining architectural elements include the plain ashlar stone plinth on the foundation of the recessed bay, the smaller than typical limestone units with hammer dressed finish, and the flat stone arches over windows and stone sills below.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Crothers Building was home to the W.J. Crothers Co. Ltd. Biscuit and Confectionary Manufacturers for most of the company’s existence. The company was established by brothers, William and Hutchinson circa 1869. The brothers purchased

the lot at 207 Wellington when they purchased the adjacent property at 203-205 Wellington Street in 1871. The Crothers Building formed part of the candy and biscuit factory along Wellington Street, which also included a three-storey adjoining brick building to the north (since demolished), constructed circa 1903 and designed by William Newlands, well-known local architect. W.J. Crother's products were successful in Canada and internationally. From 1920 onwards, their "Prince of Wales Chocolates" were produced by Royal Appointment to His Royal Highness, the Prince of Wales. This recognition was in acknowledgement of Canada's service to Britain during the First World War.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The property's location maintains and supports the character of Wellington Street as part of the adjoining historic commercial row, which forms part of Kingston's historic downtown. Its architectural style, including painted metal cornice, which matches the adjacent building to the south, links it visually and historically to its surroundings through shared architectural finishes and common usage as a confectionary.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Three-storey massing with four bays, the most northerly being slightly recessed;
- Limestone masonry, with random hammer dressed stone finish and smaller than typical stone masonry units;
- Limestone foundation with plain ashlar stone plinth on the foundation of the recessed bay;
- Stone string course at the third storey and at the second storey on the three-bay portion;
- Original window openings with flat arches and stone sills;
- Original door and window opening in the recessed bay; and
- Decorative painted sheet-metal cornice with brackets and dentils.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 4017 Unity Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2016;

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 4017 Unity Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address: 4017 Unity Road
Legal Description: East 1/2 of NE 1/4 Lot 10 CON 5 Western Addition Kingston,
Except Part 5 RP1561; City of Kingston, County of
Frontenac
Property Roll Number: 1011 080 220 17800 0000

Introduction and Description of Property

The property located at 4017 Unity Road is situated on the south side of the road, in the former Township of Kingston, now the City of Kingston. The approximately 10-hectare rural parcel contains a two storey classically balanced farmhouse, constructed prior to 1860 with several additions and a number of rural outbuildings and barns.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

4017 Unity Road is a rare example of a 19th century Regency farmhouse. The two-storey farmhouse exhibits a Regency architectural style through its simple, functional design with modest ornamentation that includes a steep hip roof featuring wide overhanging eaves. The square-plan structure is constructed of limestone laid in even courses. The front façade is symmetrical, with a central entrance flanked by window openings. Sidelights, a large transom, and tall segmentally arched limestone voussoirs, border the front entry. Window openings feature stone sills, tall segmentally arched limestone voussoirs and shutters. Both the entrance and window openings are segmentally arched. The east elevation is also symmetrical, with two bays and large window openings. The front porch on the north elevation was added in 2019.

A three-bay gable roof limestone structure is attached to the west elevation, possibly an earlier stone dwelling. Its façade is symmetrical with a central door flanked by windows with stone sills and shutters.

The property also features several outbuildings, including a wooden barn with a gable roof and a rear addition, located immediately south of the stone dwelling, likely constructed prior to 1900.

The property has contextual value because it is a landmark.

4017 Unity Road is a prominent farmhouse located on a historic and active farm that defines the rural character of Unity Road. In particular, the two-storey Regency farmhouse offers a unique example of this form in an agricultural setting while still maintaining the rural character of the area. Its distinctive architecture and limestone construction make it a landmark in the area.

Cultural Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Two storey square-plan Regency farmhouse, constructed of limestone laid in even courses, with a steep hip roof and wide overhanging eaves;
- Symmetrical fenestration with stone sills, tall segmentally arched limestone voussoirs and shutters, and a prominent central entrance, flanked by large rectangular window openings; and
- Gable roof wing attached to the west elevation, with symmetrical fenestration, stone sills and shutters.

101 & 102 Logan Street –
Mrs. Dawson's Tavern



110 & 112 Ordnance Street –
Crowley House



114, 116 & 118 Ordnance Street -
Ordnance Street Terrace



124 Ordnance Street & 251 Sydenham Street



201 Princess Street / 30-32 Montreal Street



Google 2020-1

207 Wellington Street – Crothers Building



4017 Unity Road

