



**City of Kingston  
Report to Kingston Heritage Properties Committee  
Report Number HP-24-003**

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

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

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

**Date of Meeting:** January 24, 2024

**Subject:** Amendment to Designation under the *Ontario Heritage Act*

**Address:** 662 King Street West, 13, 15 & 17 Grange Street

**File Number:** R01-026-2023

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

Section 30.1 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to amend designating by-laws passed under Section 29. Council shall, before giving notice of a proposed amendment to designating by-law, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee.

This report provides background information regarding the proposed amendment to the designating by-law for 662 King Street West, to correct the legal description of the property and the clarify the cultural heritage value of the property. This will have the effect of removing the existing designation from lands to the south at 13, 15 and 17 Grange Street, which were severed from the larger parcel in 2015.

The owners of the properties listed above have been provided with the draft designation by-law by registered mail. The owners were also invited to an open house on December 21, 2023, hosted by Heritage Planning staff.

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The Notice of Proposed Amendment and draft designation by-law has been prepared in accordance with the recent amendments to the *Ontario Heritage Act*. Staff recommend serving the Notice of Proposed Amendment on the subject properties to ensure the conservation of 662 King Street West and to remove the heritage designation from 13, 15 and 17 Grange Street.

**Recommendation:**

**That** Kingston Heritage Properties Committee recommends to Council:

**That** Council direct staff to serve a Notice of Proposed Amendment for the properties located at 662 King Street West, and 13, 15 and 17 Grange Street, pursuant to Section 30.1 of the *Ontario Heritage Act*, attached as Exhibit C to Report Number HP-24-003; 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 Proposed Amendment, the Designation By-Law for 662 King Street West, attached as Exhibit D to Report Number HP-24-003, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 30.1 of the *Ontario Heritage Act*.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

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

|  |              |
|--|--------------|
| Paige Agnew, Commissioner, Growth & Development Services                         | Not required |
| Neil Carbone, Commissioner, Corporate Services                                   | Not required |
| David Fell, President & CEO, Utilities Kingston                                  | Not required |
| Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives            | Not required |
| Brad Joyce, Commissioner, Infrastructure, Transportation<br>& Emergency Services | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer                        | Not required |

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**Options/Discussion:**

The four (4) properties subject to this application, at 662 King Street West and 13, 15 and 17 Grange Street, are located on the south side of King Street West and the north side of Grange Street, in Portsmouth Village (Exhibit A – Context Maps). All four parcels are currently designated under Part IV of the *Ontario Heritage Act* through By-Law Number 80-63 (Exhibit B – Current Designation By-Law).

In 1980, when the properties were designated, the total parcel included the full lot from King Street West south to Grange Street and the “Reasons for Designation” were noted as follows:

“This large stone building, an important part of the commercial streetscape, was built for William Mudie, long-time Reeve of the Village.”

The owners of the property at 13 Grange Street have applied under Section 30.1(2) of the *Ontario Heritage Act* to request Council amend the designation by-law to correct the legal description, to clarify that the cultural heritage value of this resource is only related to the subject building at 662 King Street West and not the recently severed (2015) parcels along Grange Street (civic numbers 13, 15 and 17).

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**

Section 30.1 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to amend designation by-laws passed under Part IV, Section 29 of the Act. Council shall, before giving notice of a proposed amendment to a designating by-law, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee.

For technical amendments, such as a correction to the legal description and refinements to bring existing by-laws into conformity with current standards, the Act provides a streamlined process under Section 30.1(2). Through this streamlined process, no public notice is required to be published in the newspaper and appeal rights are limited to only the affected property owners themselves. The draft Notice of Proposed Amendment is attached as Exhibit C. The draft amending by-law is attached as Exhibit D.

Similar to the process for new designations, as outlined in [Report Number HK-21-004](#), the 2020 changes to the *Ontario Heritage Act* created a new two-tier appeal process for amending existing designations. Under the streamlined process, as noted above, and following consultation with its heritage committee, Council can choose to serve a notice of its intention to amend the existing designation under Section 30.1(3) of the *Ontario Heritage Act* on the

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property owner(s). Within 30 days of receipt of the notice, the owner 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 Proposed Amendment or not. Its decision is required to be served on the owner, the Ontario Heritage Trust and be published in the newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal (section 30.1(8) or (9)).

Regardless of whether an objection is received or not, the owner is afforded a second opportunity to appeal the amendment 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 amendment.

### **Cultural Heritage Analysis**

The currently designated heritage property, spanning four separately conveyable lots, contains the two-storey limestone building, built circa 1850, fronting onto King Street West, with a series of rear additions from the 20<sup>th</sup> century, as well as a row of three three-storey townhouse units built in 2016 fronting Grange Street.

A heritage impact statement, prepared by Golder Associates in 2015, was submitted as part of the Planning and Heritage Act applications associated with the approvals for the new townhouses in 2015. The heritage consultant outlined the cultural heritage value of the subject property (section 3.0) noting various features of the 1850 limestone building only. There are no noted heritage features on the rear half of the original property, noted as Lot 52, now 13, 15 and 17 Grange Street. The report prepared by Golder Associates is available through [DASH](#) under file number R01-026-2023.

The subject property was designated in 1980 under the 1974 *Ontario Heritage Act*. Since this time, the Act has had several significant amendments with respect to the minimum requirements for designation by-laws, particularly in 2005 and again in 2020/2022. Section 30(15) of the Act requires that all new amending by-laws shall be prepared to comply with the minimum standard requirements of the current Act. With respect to a 1980s era by-law, this means the crafting of a new statement of cultural heritage value and a detailed list of heritage attributes.

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 meet at least two (2) of the nine (9) criteria to be considered for designation under the Act. It was determined that the property at 662 King Street West satisfied three of the Regulation's evaluation criteria and accordingly met the requirements for designation under the Act. Those properties at 13, 15 and 17 Grange Street do not satisfy the minimum requirements and are therefore not recommended for designation.

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The Heritage Properties Working Group has reviewed the draft by-law and consultant's report and supports the continued designation of the subject property as a property of cultural heritage value and interest and also supports the de-designation of those properties on Grange Street. The full statements of significance, including list of attributes is included in the draft designation by-law attached as Exhibit D. Photographs of properties are included in Exhibit E.

All owners were contacted by registered mail on December 1, 2023. Included with the cover letter was a copy of the draft by-law. A public open house meeting was held on December 21, 2023, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall. No one chose to attend. While property owners are not required to support the amendment 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.

As a result of staff's evaluation and the assessment of the heritage consultant, we find that the three lots fronting Grange Street do not have cultural heritage value and should have their designation by-law removed. Further, the 1850 limestone building on King Street West satisfies the prescribed criteria for heritage designation and it is recommended that the designation by-law be amended to bring it into conformity with current provincial standards.

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

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

#### **Building Services:**

No objections to the removal of heritage designation for the Grange Street Townhomes constructed in 2016.

#### **Enforcement Services:**

For those 4 addresses, we currently do not have any open or ongoing cases.

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

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. No written comments were received at the time of writing this report.

### **Conclusion**

Staff recommend proceeding with serving the Notice of Proposed Amendment to the four (4) property owners, thereby removing the designation from those parcels at 13, 15 and 17 Grange Street and updating the statement of significance for 662 King Steet West. It is recommended that the Notice be served by the Clerk as required by Sections 30.1(3) and (4) of the Act. Should no notice of objection be received by the Clerk within the thirty (30) day timeframe, staff

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recommends that Council approve the amended designation by-law, attached as Exhibit D, and serve a Notice of Passing in accordance with Section 30.1(9) 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

Designation By-Law Number 80-63

**Notice Provisions:**

Notice of Proposed Amendment must be served on the property owners, the Ontario Heritage Trust and published in *The Whig Standard*, as required, pursuant to Sections 30.1(3) and (9) of the *Ontario Heritage Act*.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

Kevin Gibbs, 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

**Other City of Kingston Staff Consulted:**

Alan McLeod, Senior Legal Counsel & Deputy City Solicitor

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**Exhibits Attached:**

- Exhibit A            Contextual Maps
- Exhibit B            Current Designation By-Law No. 80-63
- Exhibit C            Draft Notice of Proposed Amendment
- Exhibit D            Draft Designation By-Law – 662 King Street West
- Exhibit E            Photographs of the Properties

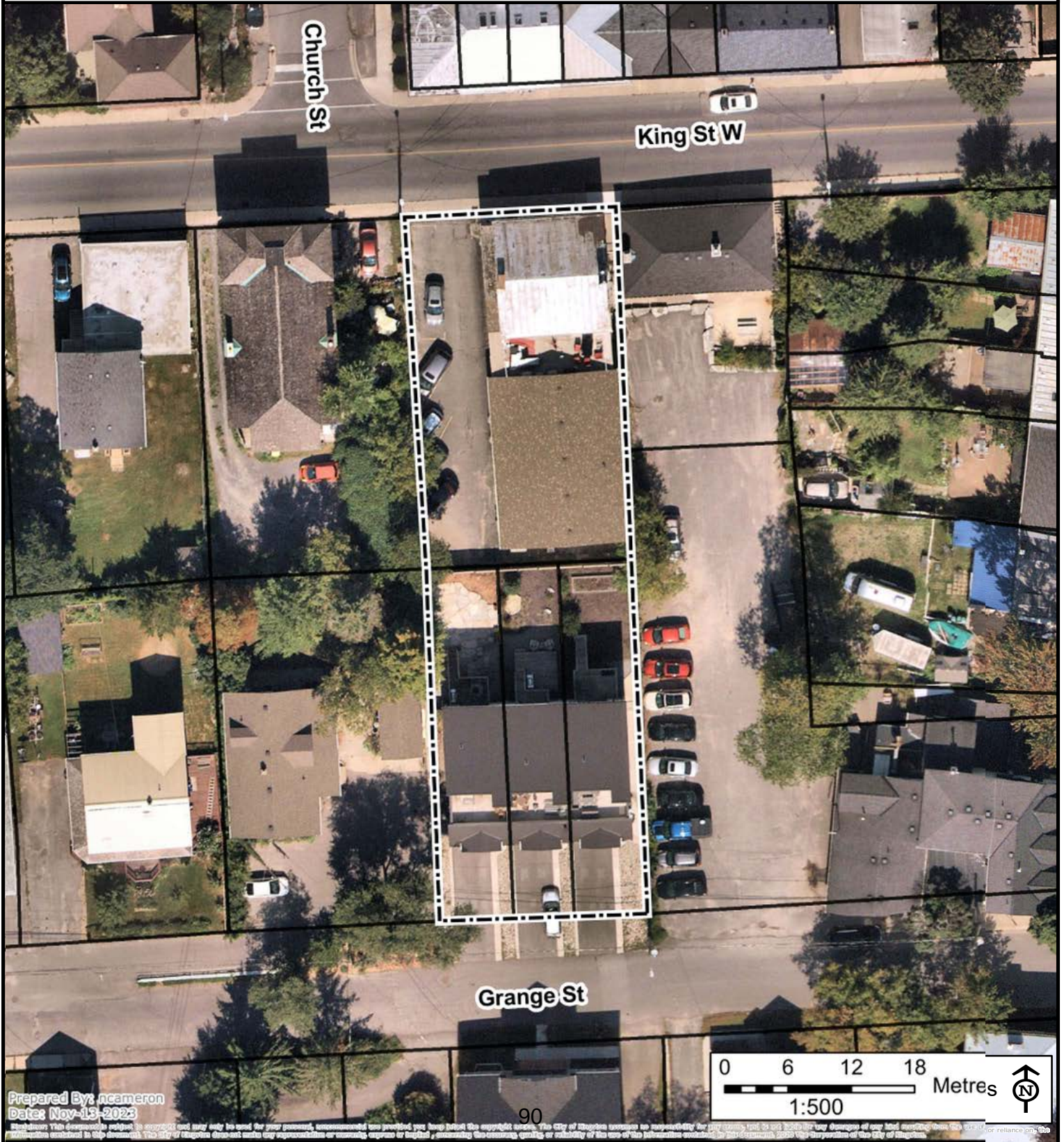




**Kingston Heritage Properties Committee**  
**Neighbourhood Context (2023)**

Address: 13, 15, 17 Grange Street  
and 662 King Street W.  
File Number: R01-026-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ncameron  
Date: Nov-13-2023

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Kingston Heritage Properties Committee

City of Kingston Heritage Register

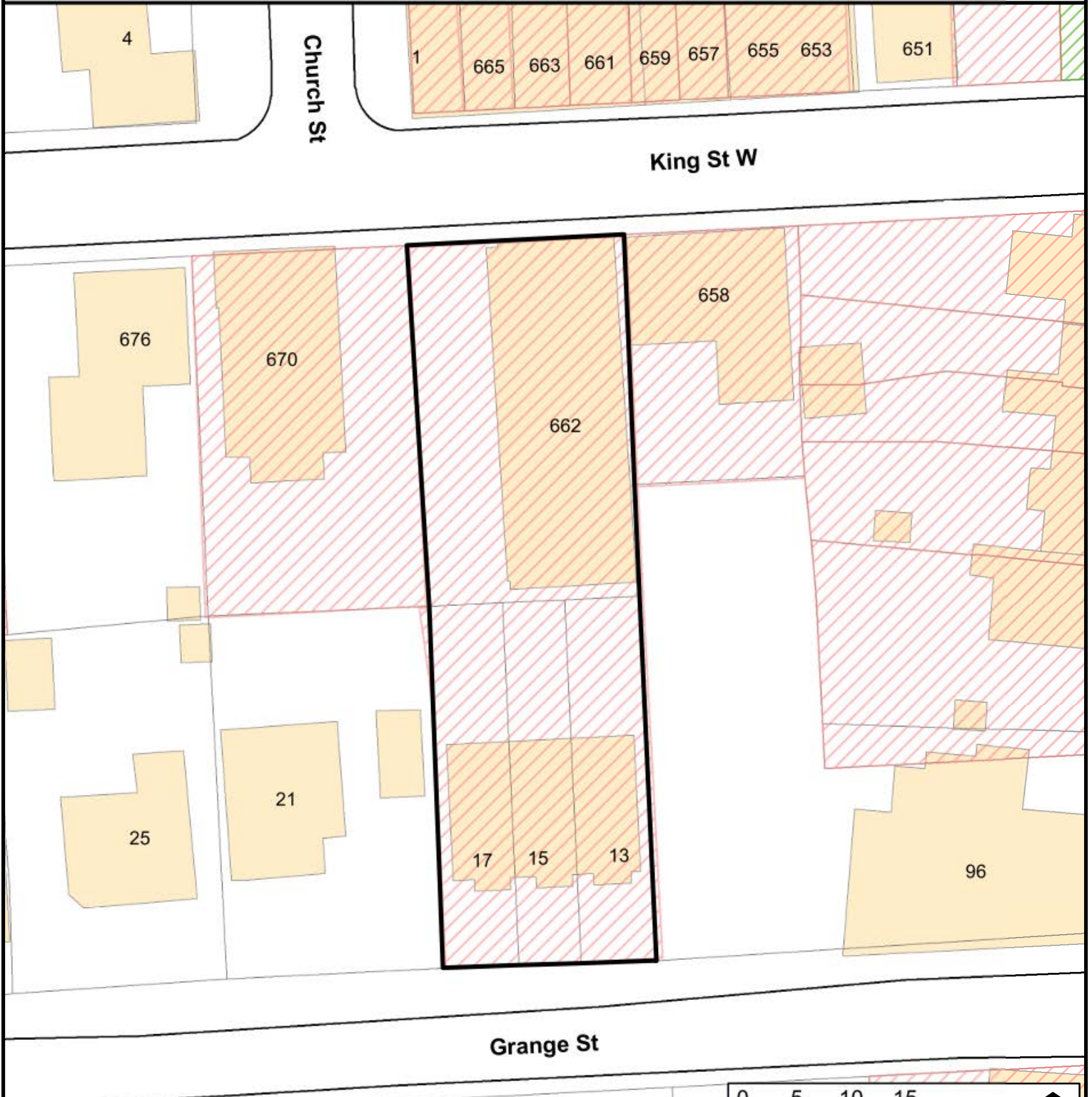
Address: 13, 15, 17 Grange Street and 662 King Street W.

File Number: R01-026-2023

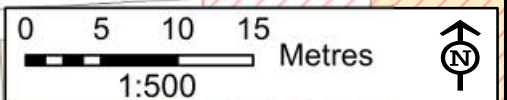
Subject Lands

Designated Property

Listed Property



Prepared By: ncameron  
Date: Nov-13-2023



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Clause 2, Report No. 27, 1980

BY-LAW NO. 80-63

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN PORTSMOUTH VILLAGE AS BEING OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, 1974

PASSED: March 24, 1980

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereof, to be of architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality was served on the owners of the properties and on The Ontario Heritage Foundation on the 3rd day of December, 1979 and was published in the Whig-Standard on December 3rd, 10th and 17th, 1979;

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

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

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

- (a) 1 Baiden Street
- (b) 42 Kennedy Street
- (c) 46 Kennedy Street
- (d) 623 King Street West
- (e) 658 King Street West
- (f) 662 King Street West

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- (g) 653-655 King Street West
- (h) 661 King Street West
- (i) 663 King Street West
- (j) 665 King Street West
- (k) 1 Church Street
- (l) 670 King Street West
- (m) 107 Logan Street
- (n) 71-75 Mowat Avenue
- (o) 76 Mowat Avenue
- (p) 34 Richard Street
- (q) 61 Yonge Street
- (r) 66 Yonge Street
- (s) 90 Yonge Street
- (t) 97-101 Yonge Street
- (u) 102-114 Yonge Street
- (v) 140-142 Yonge Street

all as more particularly described in Schedule "A" attached hereto.

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

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

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

GIVEN FIRST AND SECOND READINGS March 10th, 1980.  
GIVEN THIRD READING AND FINALLY PASSED March 24th, 1980.

  
CITY CLERK

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MAYOR

662 King Street West

Owner: Florence Edna Cowan

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, and being composed of all of Lot 58 on the south side of King Street and all of Lot 52 on the north side of Grange Street, both according to a plan of subdivision formerly registered in the Village of Portsmouth and now in the City of Kingston as Plan No. 54, which is more particularly described in Instrument No. 190749.

653 - 655 King Street West

Owner: Apartments Unlimited Limited

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly the Village of Portsmouth), in the County of Frontenac and being composed of Part of Lot 3 between King Street and Kennedy Street (formerly Front and Bay Streets), forming part of the southwest quarter of Lot 19 in the First Concession of the Township of Kingston, which is more particularly described in Instrument No. 201490.

661 King Street West

Owners: Richard W. Jeffries and Grace Jeffries

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly Village of Portsmouth), in the County of Frontenac, in the Province of Ontario, being composed of Parts of Lots 3 and 4, between King Street and Kennedy Street, as laid out on the southwest quarter of Lot 19, in Concession 1, as shown on Registered Plan No. 54, which is more particularly described in Instrument No. 175073.

663 King Street West

Owner: Michael Austin Edwards

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly in the Village of Portsmouth), in the County of Frontenac, and Province of Ontario, and being composed of Part of Lot 4 between King Street and Kennedy Street as laid out on the southwest quarter of Lot 19, in Concession 1, and as shown on Registered Plan No. 54, which is more particularly described in Instrument No. 292502.

665 King Street West

Owner: Richard E. Buff

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston (formerly Village of Portsmouth), in the County of Frontenac, Province of Ontario and being composed of Part of Lot 4, between King Street and Kennedy Street as laid out on the southwest quarter of Lot 19 in Concession 1, and shown on Registered Plan No. 54, which is more particularly described in Instrument No. 310890.

REASONS FOR DESIGNATION OF VARIOUS PROPERTIES IN PORTSMOUTH VILLAGE,  
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON  
MARCH 10, 1980 (Clause 2B), Report No. 27),  
AS PROPERTIES OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

a) 1 BAIDEN STREET - Pt Lot 5, RP 54 (Architectural Significance)

Built about 1845 for merchant Samuel W. Brady and owned and occupied for many years by shoemaker John Pugh and his family, this well-proportioned frame dwelling is a good example of the larger wooden dwellings in the village.

b) 42 KENNEDY STREET - Pt Lot 2, RP 54 (Architectural Significance)

Angus McLeod's 1842 stone dwelling with ashlar quoins and string course, large windows and twin double chimneys was one of the largest stone houses in the village.

c) 46 KENNEDY STREET - Pt Lot 2, RP 54 (Architectural Significance)

Built about 1845 for grocer Angus McVicar this small stone cottage is in marked contrast to its larger neighbour and is typical of the working man's dwelling.

d) 623 KING STREET WEST - (Town Hall) - Lot 5, RP 54 (Architectural and Historic Significance)

This handsome stone Town Hall was designed by William Coverdale and erected under the supervision of John Power after Coverdale's death in September 1865. The building was and is a focal point in the physical and visual aspect of the old village area.

e) 658 KING STREET WEST - Lot 57, RP 54 (Historic Significance)

The small stone cottage built about 1837 for Richard Logan, with later brick addition, is important as the home of Logan who, with his partner McLeod, began the subdividing and development of land in the village.

f) 662 KING STREET WEST - Lot 58, Pt Lot 52, RP 54 (Historic Significance)

This large stone building, an important part of the commercial streetscape, was built for William Mudie, long-time Reeve of the Village.

g) 653-655 KING STREET WEST - Pt Lot 3, RP 54 (Architectural and Historic Significance)

Architect William Coverdale was commissioned by William Elliott to do plans for a double house on this site in 1856. In 1859 the new village council granted Elliott a tavern licence and the property continued to be operated as an inn or hotel for many years. The shed, with immense bakeovens, at the rear of the property is an important part of the complex.

**Notice of Proposed Amendment to By-Law Number 80-63  
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 a by-law under the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to amend By-law No. 80-63 “A By-Law to Designate Certain Properties in Portsmouth Village as being of Historic or Architectural Value or Interest under the Provisions of the Ontario Heritage Act, 1974”, to correct the legal description in order to remove reference to those portions of the former parcel, now separate properties, known as 13, 15 and 17 Grange Street, and to clarify and update the statement explaining the cultural heritage value or interest for the property at 662 King Street West (Lot 58 S/S KING ST Plan 54; City of Kingston) to make it consistent with the requirements of the Act.

**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, ext. 3233, or by email at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

The registered property owner has the right to object to the proposed amendment by filing a notice of objection, setting out the reason for objection and all relevant facts, with the City Clerk within 30 days of the receipt of this notice.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

this XXXX day of AAAAA, 2024

City of Kingston

**By-Law Number 2024-XX**

**A By-Law to Amend By-Law Number 80-63 (A By-Law to Designate Certain Properties in Portsmouth Village as being of Historic or Architectural Value or Interest) Pursuant To The Provisions Of The *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** XXX, 2024

**Whereas** pursuant to By-Law Number 80-63 (A By-Law to Designate Certain Properties in Portsmouth Village as Being of Historic or Architectural Value or Interest under the Provisions of the Ontario Heritage Act, 1974), the subject property was designated as a property of cultural heritage value and interest in accordance with the provisions of the *Ontario Heritage Act* in 1980; and

**Whereas** Section 30.1(2) of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest; and

**Whereas** pursuant to City of Kingston By-Law Number 2017-104, the subject property was separated into four lots, and as a result, it is necessary to amend the legal description contained in the designation by-law to include only those lands at 662 King Street West upon which the limestone heritage building is situated; and

**Whereas** Council consulted with its Municipal Heritage Committee on the amendment to the designation by-law for the subject property on January 24, 2024; and

**Whereas** Council served a notice of proposed amendment of a designation by-law on the property owner, on XXXXXXXX, 2024; and

**Whereas** no notice of objection to the proposed amendment 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. Schedule "A" of By-law 80-63, as it relates to 662 King Street West only, is deleted and replaced with Schedule "A" attached to and forming part of this By-law;



City of Kingston By-Law Number 2024-XX

2. A copy of this 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 on those lands formerly included in By-Law 80-63;
3. By-Law 80-63 shall be removed from the land titles of 13, 15 and 17 Grange Street; and
4. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

City of Kingston By-Law Number 2024-XX

## Schedule “A”

### Description and Criteria for Designation

Civic Address: 662 King Street West  
Legal Description: Lot 58 S/S KING St Plan 54; City of Kingston, County of Frontenac  
Property Roll Number: 1011 070 090 07400

### Introduction and Description of Property

The property at 662 King Street West is located on the south side of the street, mid-block between Mowat Avenue and Yonge Street, in the former village of Portsmouth, now part of the City of Kingston. The 660 square metre commercial property contains a two-storey limestone building, constructed circa 1850, with later stairwell and single storey additions.

### 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.*

662 King Street West is a representative example of an early-19<sup>th</sup> century Georgian commercial building in the heart of Portsmouth Village. The simple two-storey massing with three bays, restrained architectural detailing (e.g., coursed, squared and roughly dressed limestone masonry front façade, uncoursed limestone on the side elevations, stone windowsills and voussoirs), low-pitched gable roof with twin brick chimneys and the overall impression of balance is typical of 19<sup>th</sup> century Georgian buildings. Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis, also reflect its Georgian architectural style. Small segmental arched window openings remain at the attic level on the east and west elevations, and evidence of the three-bay ground floor façade can still be seen by the remaining voussoirs above the modern ground-floor fenestration.

Even though the historic storefront has been replaced, its commercial use maintains the traditional commercial uses prevalent along this portion of King Street West in the former Portsmouth Village (i.e., commercial at grade with residential/office space above).

*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.*

City of Kingston By-Law Number 2024-XX

The limestone building at 662 King Street West is significant in defining the character of the streetscape on King Street West, between Mowat and Yonge streets. Together with the continual row of limestone, brick and frame residential buildings on the north side of street, as well as the limestone commercial buildings on the south side, this block of King Street West has a consistent and distinct character consisting of mostly two-storey 19th century buildings.

With its shallow setback, regular fenestration pattern, limestone construction, age and presence on King Street West, the subject property shares a visual and historical relationship with its surroundings, particularly with the limestone buildings at 658, 661-665, 670 and 678-680 King Street West and 114 Yonge Street. As part of this group of buildings, the subject property helps maintain the historic limestone character of this portion of King Street West and the historic heart of Portsmouth Village.

### **Heritage Attributes**

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

- Two-storey three-bay massing with gable roof and twin brick chimneys;
- Coursed, squared and roughly dressed limestone masonry façade, and uncoursed limestone east and west elevations;
- Original second storey window openings on the façade with stone voussoirs and stone windowsills, and arched window openings on the east and west elevations; and
- Ground floor voussoirs on front facade.

### **Non-Heritage Attributes**

Elements that are not included in the Statement of Cultural Heritage Value of the property include the:

- Later rear additions.

# 662 King Street West



# 13, 15 & 17 Grange Street

