

**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 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;

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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

Janet Jaynes
City Clerk

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-19th 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 19th 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.

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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.

-- 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:

1070 Old Mill Road (Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853 ; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By Bylaw FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115 Subject to an Easement in Gross Over Part 2, Plan 13R20745 as in FC94827 Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R20745 as in FC111457 Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R20745 As In FC94826 Subject to an Easement in Gross Over Part 6, Plan 13R20745 As In FR784498 Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R20745 as in FR546947; City of Kingston, County of Frontenac), known as the Riley House;

The Riley House is currently located on a large track of land at the terminus of Old Mill Road that is subject to a future residential subdivision and includes a representative example of an Ontario Gothic Revival Cottage from the mid-19th century. Its simple one-and-a-half-storey massing, symmetrical façade and large front gable are indicative of this style. The house was built for/by Edward Riley, who owned and operated a successful brick yard on the property. The building's limestone construction and prominent hill-top location, makes the Riley House a landmark amongst the modern apartment buildings and residences in the area. It is visually and historically tied to the former historic rural/Purdy's Mill area, and one of only a few remaining historic buildings of the former Waterloo/Catararqui Village not located on Sydenham Road. The heritage attributes include the limestone building, original openings, and large central gable with fish-scale bargeboard.

156 Princess Street (Part Lot 290 Original Survey Kingston City as in FR147156; S/T interest in FR147156; City of Kingston, County of Frontenac), known as the Tolbert Building:

Situated on a 230 square metre commercial property on the southwest corner of Princess and Bagot Streets, in downtown Kingston. The property contains a representative example of an early-19th century Georgian commercial building. Its

simple three-storey massing, restrained architectural detailing and the overall impression of balance and rhythm is typical of 19th century Georgian style for commercial buildings on downtown main streets in Ontario. The later brick addition to the rear, includes several fanciful, perhaps late Victorian, details that counter the restrained Georgian style of the stone corner building and provides a rare juxtaposition. The Tolbert Building was built in 1842 for property owner Eleanor Tolbert to plans by part-time architect Andrew Drummond and may be one his only known works in Kingston. The property supports the historic character of Princess Street and is linked visually and historically with this commercial block. Heritage attributes include the limestone building and brick addition, original window openings, and various stone, brick and wooden architectural detailing.

197-205 Wellington Street (Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670; City of Kingston, County of Frontenac):

Located on the east side of the street, just north of Princess Street, the subject property contains two attached three-storey historic buildings. Built circa 1855, 197-201 Wellington Street is a representative example of a mid-19th century Georgian commercial building. With little ornamentation, this limestone building with gable roof complete with parapets and stone corbels, and symmetrical fenestration pattern, exemplifies the simple Georgian proportions that define the Georgian architectural style of the 19th-century. The adjacent brick building at 203-205 Wellington was built circa 1865 and is an early example of a Victorian commercial building in downtown Kingston. The Victorian style is exemplified by the tall and narrow window openings, the segmental arches, including the former carriageway, stone sills with corbelled brick brackets and decorative painted metal cornice. The property is associated with the prominent Cartwright family who commissioned the building of 203-205 Wellington Street and with the Crothers brothers, who ran a successful biscuit and confectionary business from this property for almost a century. Both buildings form part of an historical commercial row, which maintains and supports the character of Wellington Street. 203-205 Wellington Street's architectural style, including painted metal cornice, which matches the adjacent building to the north, links it visually and historically to its surroundings. Heritage attributes include the two three-storey buildings, their original openings and various stone, brick and metal architectural detailing.

2432 4th Concession Road (Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac), known as the Hysop House:

Located on 3.2-hectare rural lot at the northeast corner of 4th Concession and Joyceville Roads, the property contains a one-and-a-half storey, mid-19th Century, Ontario vernacular limestone farmhouse. The Hyslop House is a rare example of this style as its main entrance is located on the gable end, while typical Ontario vernacular farmhouses exhibit a symmetrical facade with central low-pitched gable with a window and entranceway underneath. The western

elevation (facing Joyceville Road) includes the typical Georgian features such as the gable roof with central gable, embellished by decorative vergeboards and an arched window opening with radiating stone voussoirs. The main front entranceway however is located on the southern elevation and includes a recessed opening with molded panels, narrow side lights and a transom window. The Hysop House displays a high degree of craftsmanship through its exceptional quality of masonry and attention to detail, such as the squared and dressed stone on the walls and its slightly projecting uncoursed foundation. The house was built for John and Sarah Hysop who were a successful farming family in the area and who owned and worked the lands for more than 60 years. The Hysop House has contextual value as its architectural design and integrity supports and maintains the scenic and historic rural character of the road. Its heritage attributes include its massing and limestone construction, cross-gable roof, symmetrical fenestration pattern and attached limestone carriage house.

2555 Highway 38 (Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R8537 and Part 1, Plan 13R19108; Except Parts 1 and 2, Plan 13R22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; now City of Kingston, County of Frontenac), known as the Davidson House:

Situated on a 57-hectare rural lot on the southwest side of road, just south of Unity Road, in the former Kingston Township. The dwelling, known as the Davidson House (after Joseph and Mary Ann Davidson who built the house in 1860), is a rare example of a one-and-a-half storey, mid-19th Century, Ontario vernacular brick farmhouse with various architectural embellishments that display a high level of craftsmanship. Typically found for this style is the symmetrical façade, gabled roof with twin chimneys, a central medium-pitched gable with a window and entranceway underneath that are flanked by large rectangular window. The Davidson House is unusual for a vernacular building, however, as the bricks are laid in a Flemish bond pattern (i.e. header, stretcher, header). Further, the main entrance is wide with side lights and includes an elliptical brick arch with original fanlight. The central window opening above is also arched with brick voussoirs. The high degree of craftsmanship is also evident by the elaborate cornice with wide frieze board, deep soffits, decorative dentils and eave returns. The Davidson House has contextual value as it supports and maintains the scenic and rural character of the road. Heritage attributes include the brick dwelling, its symmetrical fenestration pattern with arched and rectangular openings, and its elaborate cornice.

490 Bagot Street (Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac), known as the Millers Lane House:

Located on a 580 square metre residential lot on the west side of the street, south of Raglan Road and adjacent to the former Millers Lane, the Millers Lane House has design value as a rare example of eclecticism in residential architecture in the

Inner Harbour neighbourhood of Kingston. Eclecticism is the eclectic use of architectural styles, combining different architectural elements from several periods and regions in a single composition. The Millers Lane House demonstrates this design approach through its' Italianate, Gothic Revival, and Second Empire elements. Its two-storey, asymmetrical massing with cross-gable roof and square tower is clad in a red brick veneer and sits on an evenly coursed limestone foundation. The square tower has a bell-curved mansard roof with steeply pitched gable dormers with pointed sash windows. The variety of architectural detailing displays its eclecticism from its three different styles of paired wooden brackets to the pre-cast arches over the windows. The Millers Lane House also displays a high degree of craftsmanship as demonstrated through the decorative wood vergeboard with drop pendant, highly detailed wood brackets, frieze boards, brick quoining, and recessed brick panels. The Millers Lane House supports the historic and eclectic residential character of this portion of Bagot Street, which includes a variety of late 19th and early 20th century brick and frame houses. Its heritage attributes include its asymmetrical two-storey massing, square tower with bell-curved mansard roof and steeply pitched dormers, brick cladding, original openings and decorative wood detailing.

711 King Street West (Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac), known as the Schroeder House:

Situated on a 950 square metre residential lot on the north side of the street, in Portsmouth Village, the property includes a representative example of an early-19th century one-and-a-half storey wood frame Georgian cottage. Typical of the Georgian style is the side gable roof with twin brick chimneys and a central neo-classical entranceway with side lights, flanked by symmetrically placed windows. The Schroeder House is named for James and Ann Schroeder who built the house in 1844. The former Village of Portsmouth has a distinct heritage character, consisting of a historic village atmosphere, and a variety of built heritage resources including frame and stone dwellings from the 19th century. With its distinct Georgian design, the Schroeder House helps define and maintain the historic village character of Portsmouth. Its heritage attributes include its massing and wood frame construction, side gable roof with twin brick chimneys, and symmetrical fenestration pattern.

991 Sydenham Road (Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R5093; City of Kingston, County of Frontenac), known as the McGarvey House:

Located on a 1700 square metre residential lot on the west side of the road, in the former Cataraqui Village, the property includes a two-and-a-half storey red brick dwelling, built in the 1870s for Susan and Francis McGarvey. The style and design of the McGarvey House reflects a popular form found in pattern books and catalogs from the 1870s and '80s. The L-shaped plan, verandah, polychromatic brick, and numerous rectangular windows in a symmetrically organized pattern is typical of this style. The design is somewhat restrained in its appearance,

however, as the elevations are not punctuated by ornamental design elements such as dormers, bay windows or trim. The only note of whimsy is the yellow brick accents in the voussoirs. With its shallow setback, colour, style and location on Sydenham Road, the McGarvey House shares a visual and historical relationship with its surroundings and is important in defining and maintaining the historical context of the neighbourhood. Together with the stone building at 995 Sydenham Road, the stucco covered frame building at 983 Sydenham Road, as well as the Cataraqi Cemetery National Historic Site, the McGarvey House helps to define the historic village's rural character as it extends south to Princess Street. Its heritage attributes include the red brick dwelling with cross-gable roof and regular fenestration pattern.

995 Sydenham Road (Part Lot 15 Concession 3 Kingston as in FR613532; City of Kingston, County of Frontenac), known as the Harrigan House:

Located on a 1900 square metre residential lot on the west side of the road, in the former Cataraqi Village, the property includes a one-and-a-half storey limestone dwelling with a single-storey tail, built in the 1860s for Ann and George Harrigan. Built in limestone, the Harrigan House is one of the earliest surviving stone dwellings in or near the former Cataraqi Village. This makes the Harrigan House a rare example of a small vernacular stone dwelling from the mid-19th century in this area of Kingston. It was designed with a simple form with no overt detailing and in the Georgian tradition of placing the main entrance in the centre flanked symmetrically by large windows. With its shallow setback, limestone construction, age and location on Sydenham Road, the Harrigan House shares a visual and historical relationship with its surroundings and is an important part of the historical context of the neighbourhood and helps to maintain the character of the former village. Together with the stone building at 998 Sydenham Road, the brick house at 991 Sydenham Road and the Cataraqi Cemetery National Historic Site, the Harrigan House helps to define the historic village's rural character as it extends south to Princess Street. Its heritage attributes include the limestone dwelling with rear tail, gable roof, and regular fenestration pattern.

512 Frontenac Street (Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac), known as the La Paroisse St. Francios d'Assise:

The 0.13-hectare irregularly shaped property is located on the west side of the street, just north of Princess Street, and comprises a church complex known as La Paroisse St. Francios d'Assise. It is a unique example of a church in the Modern architectural style with influences from medieval religious buildings. Modern design elements include its concrete construction, simple detailing, and emphasis on function over decoration. Medieval elements include the arrangement of the building around a central courtyard, with arched openings and a campanile (slender tower). La Paroisse St. Francios d'Assise has historical value and associative value because it has a direct association with the

francophone community in Kingston, Club Champlain and architect Wilfred Sorensen. The property was designed in 1959 to serve as a place of worship, a centre for the francophone community of Kingston, an administrative centre, and a rectory. It is the only francophone parish in the Archdiocese of Kingston. With its unique architecture and place in the francophone community, La Paroisse St. Francios d'Assise is considered a landmark in Kingston. Heritage attributes include the massing of the stucco-clad buildings with its campanile and arched openings and their arrangement around a courtyard.

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 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 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:

1070 Old Mill Road (Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853 ; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By Bylaw FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115 Subject to an Easement in Gross Over Part 2, Plan 13R20745 as in FC94827 Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R20745 as in FC111457 Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R20745 As In FC94826 Subject to an Easement in Gross Over Part 6, Plan 13R20745 As In FR784498 Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R20745 as in FR546947; City of Kingston, County of Frontenac), known as the Riley House;

156 Princess Street (Part Lot 290 Original Survey Kingston City as in FR147156; S/T interest in FR147156; City of Kingston, County of Frontenac), known as the Tolbert Building;

197-205 Wellington Street (Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670; City of Kingston, County of Frontenac);

2432 4th Concession Road (Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac), known as the Hysop House;

2555 Highway 38 (Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R8537 and Part 1, Plan 13R19108; Except Parts 1 and 2, Plan 13R22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; now City of Kingston, County of Frontenac), known as the Davidson House;

490 Bagot Street (Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac), known as the Millers Lane House;

711 King Street West (Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac), known as the Schroeder House;

991 Sydenham Road (Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R5093; City of Kingston, County of Frontenac), known as the McGarvey House;

995 Sydenham Road (Part Lot 15 Concession 3 Kingston as in FR613532; City of Kingston, County of Frontenac), known as the Harrigan House; and

512 Frontenac Street (Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac), known as the La Paroisse St. Francios d'Assise.

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 property at 1070 Old Mill 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Riley House at 1070 Old Mill 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

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Riley House

Civic Address: 1070 Old Mill Road

Legal Description:

Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853 ; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By Bylaw FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115 Subject to an Easement in Gross Over Part 2, Plan 13R20745 as in FC94827 Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R20745 as in FC111457 Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R20745 As In FC94826 Subject to an Easement in Gross Over Part 6, Plan 13R20745 As In FR784498 Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R20745 as in FR546947; City of Kingston, County of Frontenac

Property Roll Number: 1011 080 190 15183 0000

Introduction and Description of Property

The property at 1070 Old Mill Road, known as the Riley House, is located at the current (2023) terminus of Old Mill Road and east of the Cataraqui Cemetery National Historic Site, in the former Village of Cataraqui, in the City of Kingston. The subject property is currently about 54 hectares in size and subject to a future residential subdivision. The property contains a one-and-a-half storey limestone house, built circa 1871 for Edward Riley.

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 Riley House is a representative one-and-a-half storey Ontario Gothic Revival Cottage, which retains the symmetrical façade and large front gable that is indicative of this style. The house was built circa 1871 of locally-quarried limestone, which is laid in a broken course pattern with window openings featuring stone voussoirs and stone sills. The front gable’s fish scale shingles are likely a later addition, but, due to Riley’s various skills, these were possibly changes that he made himself and demonstrate the evolution of the property over the time of Riley’s ownership.

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 Riley House is associated with Edward (Ned) Riley, an English immigrant who constructed the house. The three Riley brothers (George, Edward and Alfred) immigrated to Kingston from England in the 1830s and eventually all settled in Waterloo Village (Catarauqui Village). While George was a merchant and Alfred an innkeeper, Ned Riley was adept at many trades and agricultural practices, but he is best known as a local blacksmith and brick maker. Ned built his home around 1871 (curiously in limestone rather than brick), near to his brick yard on Purdy's Mill Road. The Riley brickyard appears to have been a successful business in the Village and beyond, employing six people, and, in 1886, reportedly providing bricks for works at Kingston Penitentiary. Located just east of the Catarauqui Cemetery, Riley's brick making business was reportedly blamed for the death of 125 of the cemetery's trees in 1885. Ned was a lifetime bachelor and had no heirs. He died in 1906 at the age of 91.

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

The property has contextual value because it is a landmark.

The Riley House has contextual value as it is historically linked to the former historic rural/ Purdy's Mill area, which has been all but lost. The Riley House is one of the few remaining buildings not located on Sydenham Road, that is associated with the former thriving village and farming and milling community, known as Catarauqui or Waterloo Village. This house would have been an integral part of the industrial life of the village and operation of the Riley Brickyard in the 19th century.

The Riley House is a local landmark due to its' prominent setting atop a hill as well as the juxtaposition of its' distinctive stone architecture with modern apartment buildings and residences.

Heritage Attributes

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

- One-and-a-half storey farmhouse, constructed from uncoursed local limestone, with steeply-pitched side gable roof;
- Large central gable with triple window opening and fish-scale shingles/bargeboard; and
- Regular fenestration pattern with stone sills and voussoirs, including symmetrical front façade with a central entranceway flanked by window openings.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 156 Princess 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 156 Princess 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
Tolbert Building**

Civic Address: 156 Princess Street
Legal Description: Part Lot 290 Original Survey Kingston City as in FR147156;
S/T interest in FR147156; City of Kingston, County of
Frontenac
Property Roll Number: 1011 010 140 00200

Introduction and Description of Property

The property at 156 Princess Street is located on the south side of Princess Street, at the southwest intersection with Bagot Street, in downtown Kingston. The 230 square metre commercial property contains a three-storey limestone building, constructed in 1842, and a later two-storey brick rear addition (likely built in late 19th century), with frontage on both Princess and Bagot Streets.

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 Tolbert Building at 156 Princess Street, is a representative example of an early-19th century Georgian commercial building in downtown Kingston. Designed by architect Andrew Drummond, the building was intended to have two ground floor commercial units with residential above. While the ground floor elevations have been altered over the years, evidence of three openings remain along the Bagot Street frontage, aligning with the bays above.

The building's simple three-storey massing with five bays on Princess Street and four bays on Bagot Street, restrained architectural detailing (e.g., coursed, squared and hammer-dressed limestone masonry, stone windowsills and voussoirs, ashlar string courses, etc.), and the overall symmetry of architectural elements is typical of 19th century Georgian commercial rows on downtown main streets in Ontario. The building has a shallow hipped roof, currently obstructed by a large modern parapet.

Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height from the second to third floors, also reflect its Georgian commercial architectural style.

The later brick (now painted) addition to the rear, includes several fanciful, perhaps late Victorian, details that counter the restrained Georgian style of the main stone corner building and provides a rare juxtaposition. While the ground floor brick appears to be a later infill, the detailing on the second floor appears original, including brick pilasters, double rows of dentils voussoirs and string courses, as well as a wooden cornice at the roof with frieze, brackets and corbels, and a smaller wooden cornice between the floor levels with delicate dentils and rounded ends. As opposed to the organized and regularly placed window openings on the stone building, the brick building has three-bays in an almost random pattern, with the northern most bay isolated by brick pilasters that perhaps once coincided with an entrance detail on the ground floor (now lost).

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 limestone corner building has historical/associative value through its association with local architect and bank manager, Andrew Drummond, who designed the structure in 1841 for Eleanor Tolbert. Born and educated in Edinburgh Scotland, Drummond came to Canada in 1834. His primary employ was as a manager with the Bank of Montreal, but possibly through his position as a Trustee at Queen's College (later Queen's University), he explored his architectural interest by designing and bidding on various building tenders around Queens campus. While none of these buildings was realized, there is evidence that suggests that Drummond designed and lived in the double stone dwelling at 62-64 College Street as well as 156 Princess Street, making the Tolbert Building one of only a few known and extant works of Andrew Drummond in Kingston.

Eleanor Tolbert hired Drummond to design this building in 1841 for a mix of commercial and residential purposes. His design was constructed for Tolbert in 1842, who resided in a residential unit on the property with her daughter Mary until 1853, though she retained ownership of the property into the 1870s.

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 has contextual value for its role in supporting and maintaining the historic commercial character of this portion of Princess Street and downtown Kingston. The property also has contextual value for its continuity of at-grade commercial storefronts, zero lot line setbacks and three-storey massing, which link it physically, visually and historically to this block of Princess Street.

Heritage Attributes

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

- Coursed, squared and hammer-dressed limestone construction, with ashlar string courses of the three-storey, five-bay by four-bay massing with hipped roof;
- The flat roofed rear/Bagot Street brick addition, with various brick, stone and wooden detailing including dentils, pilasters, corbels and wooden cornices with brackets, dentils, frieze boards and rounded ends; and
- Original window openings on second and third floors, and evidence of window/door openings on ground floor of the Bagot Street elevation, with voussoirs and sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 197-205 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as 197-205 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**

Civic Address: 197-205 Wellington Street
Legal Description: Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670 City of Kingston, County of Frontenac
Property Roll Number: 1011 030 090 03000

Introduction and Description of Property

The property at 197-205 Wellington Street is located on the east side of Wellington Street on the block bordered by Princess Street to the south and Queen Street to the north, in the City of Kingston. The property contains two attached three-storey buildings that form part of a commercial row along the east side of Wellington Street. Built circa 1855 and 1865 respectively, 197-201 Wellington Street is limestone construction, while 203-205 Wellington Street is brick construction (now painted).

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.

Constructed circa 1855, 197-201 Wellington Street has design value as a representative example of a mid-19th century Georgian commercial building in downtown Kingston. Its three-storey massing is articulated by five-bays, stone string courses at sill level at the second and third floors and by the size and proportions of the windows, which decrease in height from the second to third floors (i.e., the windows are rectangular at the second floor and almost square on the third floor). All openings with flat heads are original. Its coursed limestone façade, gable roof with parapets and stone corbels, are also characteristic of its Georgian architectural style and age. The ground floor features two original commercial units above a limestone foundation with plain ashlar stone plinth. An original third entrance is centrally located to access the second and third floors for residential or office uses. The vertical division of uses is consistent with the historic development pattern in downtown Kingston.

203-205 Wellington Street has design value as an early example of a Victorian commercial building in downtown Kingston. Built between 1865 and 1871, its brick construction corresponds with a growth in popularity in Kingston of brick as a building material. Particularly noteworthy is the stretcher/running bond (i.e., no headers) on the façade, indicating a veneer tied back to the structural walls. This veneer was likely an aesthetic decision, with rougher less uniform brick units used in the structure behind. The architectural detailing is restrained, and its Victorian style is exemplified by the tall and narrow window openings, which give it a strong vertical character, and add to its perception of height. There are two different window widths, and their placement has a pattern aligning with the ground floor layout (i.e., narrow, wide, narrow over the

storefront and wide over the former carriageway). The window openings have segmental arches, and stone sills, with corbelled brick brackets under the sills on the third floor. The painted sheet-metal cornice with paired brackets largely matches that on the adjacent building to the north (207). It is possible that they were installed concurrently to provide unity along the row. The ground floor includes a commercial unit with entrance to upper floors. Elements of the original storefront remain, as evidenced by segmental arches, including the two door entrances and location of the storefront window. The surviving former carriageway, positioned to the south of the original storefront entrance opening, is an historical feature in downtown Kingston, which is known for its patios and back alleys.

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.

203-205 Wellington Street has associative value for its connection to the Cartwright family and Crothers brothers. The Cartwrights are an established, well-known Kingston family, with judge the Honourable Richard Cartwright, federal politician Sir Robert Cartwright, and philanthropist Harriet Dobbs Cartwright being notable members. The Cartwrights commissioned the construction of 203-205 Wellington Street and, in 1871, they sold the property to brothers William J. and Hutchinson Crothers. The Crothers also owned 207 Wellington Street, and there, along with an additional building to the north, they owned and operated W.J. Crothers Co. Ltd. Biscuit and Confectionary Manufacturers for almost a century.

Contextual Value

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.

Both buildings form part of an historical commercial row, which maintains and supports the character of Wellington Street. 203-205 Wellington Street's architectural style, including painted metal cornice, which matches the adjacent building to the north, links it visually and historically to its surroundings.

Heritage Attributes

Key exterior elements that contribute to 197-201 Wellington Street's cultural heritage value include its:

- Three-storey massing with five bays, constructed of coursed limestone masonry façade and a limestone foundation with plain ashlar plinths and string courses at windowsill level at the second and third floors;
- Gable roof with parapet walls and stone corbels at corners; and
- Original window openings with flat heads; and

City of Kingston By-Law Number 2024-XX

- Original ground floor openings with flat heads (two commercial units with central entrance provided access to upper floors).

Key exterior elements that contribute to 203-205 Wellington Street's cultural heritage value include its:

- Three-storey massing with four bays, including a brick veneer (red brick has been painted over) in stretcher/running bond on the façade, resting on a limestone foundation with plain ashlar stone plinth;
- Original window openings with stone sills (third floor sills with corbelled brick brackets) and segmental arches;
- Original ground floor entrance openings and storefront arrangement as evidenced by segmental arches above;
- Carriageway with segmental arch; and
- Decorative painted sheet-metal cornice with paired brackets and dentils.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 2432 4th Concession 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 2010;

On January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Hysop House at 2432 4th Concession 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.

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
Hysop House

Civic Address: 2432 4th Concession Road
Legal Description: Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac
Property Roll Number: 1011 090 020 25400

Introduction and Description of Property

The Hysop House, located at 2432 4th Concession Road, is situated on the north side of the road at the northeast corner with Joyceville Road, in the former Township of Pittsburgh, now City of Kingston. The 3.2-hectare rural property contains a one-and-a-half storey limestone farmhouse and a number of 20th and 21st century rural outbuildings, built for John and Sarah Hysop around 1862.

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 Hysop House is a rare example of a one-and-a-half storey, mid-19th Century, Ontario vernacular limestone farmhouse. The Hyslop House is a rare example of this style as its main entrance is located on the gable end, while typical Ontario vernacular farmhouses exhibit a symmetrical facade with central low-pitched gable with a window and entranceway underneath that are flanked by large rectangular window openings. This feature does not appear to be a later alteration, as there is no evidence of a door ever being located on the west elevation, making this building a rare example of this style of Ontario vernacular house in the Kingston area.

The western elevation (facing Joyceville Road) includes the typical central gable, embellished by decorative vergeboards and an arched window opening with radiating stone voussoirs. The main front entranceway, however, is located on the southern elevation and includes a recessed opening with molded panels, narrow side lights and a transom window.

The Hysop House’s T-shaped plan includes a kitchen tail addition on its eastern side, with a later stone carriage house attached thereto. Common for this Georgian-influenced Ontario vernacular style of house is the medium-pitched gable roof and regular arrangement of rectangular window openings found throughout the building. A single brick chimney is located at the northern gable end of the main house and at the eastern gable end of the kitchen tail. A third brick chimney is found on the southern gable end of the carriage house addition.

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

The high degree of craftsmanship of the Hysop House is evident in the exceptional quality of the masonry. The limestone on the main house is squared, dressed and laid in courses and includes stone voussoirs that top all the doors and window openings of the house, and stone sills that underscore the windows. The limestone foundation is slightly projecting and uncoursed to provide a distinction and contrast to the walls of the main building. The single-storey carriage house, while likely built at a slightly later time, is also constructed with the buff-coloured Pittsburgh Township limestone and laid in courses.

Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Hysop House is associated with John and Sarah Hysop who constructed and lived in the house with their five children. The Hysops were a successful farming family in the area and at one point owned over 81 hectares (200 acres) and employed five workers and a housekeeper. The Hysop family owned the property until 1926.

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

The Hysop House has contextual value as its architectural design and integrity support and maintain the scenic and historic rural character of the road.

Cultural Heritage Attributes

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

- One-and-a-half storey, T-shaped plan, limestone dwelling with central medium-pitched gable that includes an arched window opening with radiating stone voussoirs;
- Symmetrical fenestration of rectangular openings with stone voussoirs and stone sills,
- Recessed main entranceway with molded surrounds, narrow side lights and transom;
- Medium-pitched cross-gabled roof with three brick chimneys, and decorative wooden vergeboard on the gables;
- Attached limestone carriage house with flat-arched carriageway opening; and
- Visibility and legibility of the heritage attributes from the roads.

Non-Heritage Attributes

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

- Modern detached outbuildings

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 2555 Highway 38 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Davidson House at 2555 Highway 38 (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
Davidson House

Civic Address: 2555 Highway 38
Legal Description: Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R8537 and Part 1, Plan 13R19108; Except Parts 1 and 2, Plan 13R22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 230 20800

Introduction and Description of Property

The Davidson House, located at 2555 Highway 38, is situated on the south-west side of the road just south of Unity Road and the hamlet known as Glenvale, in the former Township of Kingston, now part of the City of Kingston. This 57-hectare rural property contains a one-and-a-half storey brick farmhouse with a modern single-storey wing (and a number of 20th century rural outbuildings), built in 1860 for the Davidson family.

Joseph and Mary Ann Davidson purchased the property in 1853 and constructed the house in 1860. Mary Ann was a member of the Ellerbeck family who were well-known early United Empire Loyalist settlers to the area. The Davidson family lived and farmed this property for 30 years.

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 Davidson House is a rare example of a one-and-a-half storey, mid-19th Century, Ontario vernacular brick farmhouse with various architectural embellishments that display a high level of craftsmanship. Typical of this style is the symmetrical façade, gabled roof with twin chimneys, a central medium-pitched gable with a window and entranceway underneath that are flanked by large rectangular window openings. The Davidson House is unusual for a vernacular building, however, as the bricks are laid in a Flemish bond pattern (i.e. header, stretcher, header). Further, the main entrance is wide with side lights and includes an elliptical brick arch with fanlight. The central window opening above is also arched with brick voussoirs. The high degree of craftsmanship is also evident by the elaborate cornice with wide frieze board, deep soffits, decorative dentils and eave returns.

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

The Davidson House has contextual value as it supports and maintains the scenic and rural character of the road.

Heritage Attributes

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

- One-and-a-half storey red brick farmhouse in Flemish bond pattern, with limestone foundation;
- Medium-pitch side gable roof with a central medium-pitch gable and two brick chimneys located on the gable ends;
- Elaborate cornice with dentils and wide frieze board;
- Symmetrical front façade with central entranceway flanked by large window openings;
- Central arched window opening in the gable, with brick voussoirs and stone sill, and elliptical arched central entranceway with side lights and fanlight (not original);
- Rectangular window openings throughout with stone sills and brick voussoirs;
- South elevation with two small window openings in the gable and two larger window openings on the first storey; and
- Visibility and legibility of the heritage attributes from the roads.

Non-Heritage Attributes

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

- Modern detached outbuildings, pool and fences.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 490 Bagot 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Millers Lane House at 490 Bagot 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
Millers Lane House

Civic Address: 490 Bagot Street
Legal Description: Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 120 01300

Introduction and Description of Property

The Millers Lane House at 490 Bagot Street is located on the west side of Bagot Street, south of Raglan Road and adjacent to the former Millers Lane, in the Inner Harbour neighbourhood in the City of Kingston. The approximately 580 square metre residential property contains a detached two-storey red brick residential building, constructed circa 1883-1884.

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 Millers Lane House has design value as a rare example of eclecticism in residential architecture in the Inner Harbour neighbourhood of Kingston. The eclectic use of architectural styles began in residential building design during the late 19th century and is characterized by combining different architectural elements from several periods and regions in a single composition. The residence at 490 Bagot Street demonstrates this design approach through its’ Italianate, Gothic Revival, and Second Empire elements. Its two-storey, asymmetrical massing with cross-gable roof and square tower is clad in a red brick veneer in stretcher/running bond and sits on an evenly coursed limestone foundation. The square tower has a bell-curved mansard roof with steeply pitched gable dormers with pointed sash windows, likely original. The variety of architectural detailing is eclectic from its three different styles of paired wooden brackets to the pre-cast arches over the windows, which are mostly paired and share a single stone sill. The window openings have been partially infilled on the exterior and would likely have had arched upper sashes to match the pre-cast arches above. A large original brick chimney remains on the north face of the front gable.

The Millers Lane House also has design value for its high degree of craftsmanship as demonstrated through the decorative wood vergeboard with drop pendant, highly detailed wood brackets, frieze boards, brick quoining, and recessed brick panels.

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

The Millers Lane House supports the historic and eclectic residential character of this portion of Bagot Street, which includes a variety of late 19th and early 20th century brick and frame houses.

Heritage Attributes

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

- Two-storey asymmetrical massing with cross-gable roof and square tower;
- Evenly coursed limestone foundation;
- Red brick veneer in stretcher/running bond with quoining on corners and recessed panels under the eave on the south elevation;
- Square tower with bell-curved mansard roof and steeply pitched gable dormers with pointed sash windows;
- Decorative wood detailing including the vergeboard and drop pendant in the front gable, larger paired brackets under the main eave, smaller paired brackets under the eaves of the bay windows, single brackets under the eave of the mansard roof, and frieze boards throughout;
- Brick chimney; and
- Original window openings (mostly paired) with pre-cast stone arches (a formulation of finely ground hydraulic lime or natural cement, sands, and stone dust in that period) and limestone sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 711 King Street West 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 711 King Street West (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
Schroeder House

Civic Address: 711 King Street West
Legal Description: Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac
Property Roll Number: 1011 070 090 14600

Introduction and Description of Property

The Schroeder House at 711 King Street West is located on the north side of the street, just east of Union Street in the Village of Portsmouth, now City of Kingston. This 950 square metre residential property contains a one-and-half-storey Ontario vernacular frame house constructed in 1844, with a series of non-contributing modern 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.

The Schroeder House is a good representative example of an early-19th century one-and-a-half storey wood frame Georgian cottage. Typical of the Georgian style is the side gable roof with twin brick chimneys and a central neo-classical entranceway with side lights, flanked by symmetrically placed windows. The limestone foundation is also visible.

While this building has been modified and restored several times, it still retains a strong Georgian character. Some modern interventions that respect and support this heritage character includes the clapboard siding, eave returns, and simulated 12-pane sash windows.

The house was built for James and Ann Schroeder, an English immigrant and sausage maker, in 1844, possibly to plans by William Coverdale (not confirmed). The Schroeders raised their four children and lived in this house for over twenty years.

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

The former Village of Portsmouth has a distinct heritage character, consisting of a historic village atmosphere, and a variety of built heritage resources including frame and stone dwellings from the 19th century. With its distinct Georgian design, the Schroeder House helps define and maintain the historic village character of Portsmouth.

Heritage Attributes

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

- One-and-a-half storey dwelling of wood frame construction, clad in a clapboard exterior (not original), with a limestone foundation;
- Side gable roof with eave returns and twin red brick corbelled chimneys located at each gable end;
- Symmetrical front façade with central entranceway with side lights, flanked by rectangular window openings;
- Symmetrical second-storey side-elevation window openings; and
- Visibility and legibility of its heritage attributes from the road.

Non-Heritage Attributes

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

- Two-storey hipped-roof rear addition.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 991 Sydenham 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property known as the McGarvey House at 991 Sydenham 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.

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
McGarvey House**

Civic Address: 991 Sydenham Road
Legal Description: Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R5093; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 190 28700

Introduction and Description of Property

The McGarvey House, located at 991 Sydenham Road is located on the west side of the road, south of Crossfield Avenue, in the former Cataraqui Village, now the City of Kingston. Situated on an approximately 1700 square metre residential property, the McGarvey House includes a two-and-a-half storey red brick house with a later single storey rear addition. The house was built for Susan and Francis McGarvey in the mid-1870s.

The original owners, Francis and Susan McGarvey, were Roman Catholic Irish immigrants who appear to have originally been tenants residing in a smaller house on the original property. Francis was a labourer and gardener. The McGarvey's later built the current brick structure after purchasing the lands outright in the 1870s.

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 style and design of the McGarvey House reflects a popular form found in pattern books and catalogs from the 1870s and '80s. The L-shaped plan, verandah, polychromatic brick, and numerous rectangular windows in a symmetrically organized pattern is typical of this style. The design is somewhat restrained in its appearance, however, as the elevations are not punctuated by ornamental design elements such as dormers, bay windows or trim. The only note of whimsy is the yellow brick accents in the voussoirs.

The current verandah is a later addition. The original verandah likely did not extend around the north end wall and possibly had more curvilinear brackets; however, a large verandah is an important component of this type of 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 physically, functionally, visually or historically linked to its surroundings.

With its shallow setback, colour, style and location on Sydenham Road, the McGarvey House shares a visual and historical relationship with its surroundings and is important in defining and maintaining the historical context of the neighbourhood. The former village of Cataraqui consists of several 19th century brick, frame and limestone residences, churches, and cemeteries. Together with the stone building at 995 Sydenham Road, the stucco covered frame building at 983 Sydenham Road, as well as the Cataraqui Cemetery National Historic Site, the McGarvey House helps to define the historic village's rural character as it extends south to Princess Street.

Heritage Attributes

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

- Two-and-a-half-storey massing, red brick construction with yellow coloured brick accents;
- Medium pitched cross gable roof, with brick chimney;
- Regular pattern of original window and door openings with segmental arches; and
- Visibility and legibility of its heritage attributes from the road.

Non-Heritage Attributes

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

- Later rear addition.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 995 Sydenham 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Harrigan House at 995 Sydenham 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.

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
Harrigan House

Civic Address: 995 Sydenham Road
Legal Description: Part Lot 15 Concession 3 Kingston as in FR613532; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 190 28600

Introduction and Description of Property

The Harrigan House, located at 995 Sydenham Road is located on the west side of the road, just south of Crossfield Avenue, in the former Village of Cataraqui, now the City of Kingston. Situated on an approximately 1900 square metre residential property, the Harrigan House consists of an 1860s one-and-a-half storey limestone house with a single-storey tail, as well as a recent (2003) two storey addition added to the rear. The house was built for local farmers, George and Ann Harrigan and their family to replace an earlier frame dwelling.

The Harrigan family, Roman Catholic Irish immigrants, successfully ran a farm on leased land and first lived in a one-storey frame house on the property. As their family expanded and their farm prospered, this stone house, with its simple classical elements, became their new home.

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 stone house with its rear tail was likely built in the 1860s and appears on the Ordnance Plan of 1869. Built in limestone, this small house is one of the earliest surviving stone dwellings in or near the former Cataraqui Village. This makes the Harrigan House a rare example of a small vernacular stone dwelling from the mid-19th century in this area of Kingston/formerly Cataraqui Village.

The Harrigan House is a good example of a simple, functional dwelling in a former village. It was designed with a simple form with no overt detailing and in the Georgian tradition of placing the main entrance in the centre flanked symmetrically by large windows. While only one survives, likely a matching chimney was originally constructed to balance at each gable end.

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.

With its shallow setback, limestone construction, age and location on Sydenham Road, the Harrigan House shares a visual and historical relationship with its surroundings and is an important part of the historical context of the neighbourhood and helps to maintain the character of the former village. Together with the stone building at 998 Sydenham Road, the brick house at 991 Sydenham Road and the Cataraqui Cemetery National Historic Site, the Harrigan House helps to define the historic Village of Cataraqui's rural character as it extends south to Princess Street.

Heritage Attributes

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

- One-and-a-half-storey, three-bay massing with rear single-storey tail, all of limestone construction with regular coursing on the façade and random coursing on the sides;
- Medium pitched gable roof, with brick chimney; and
- Regular pattern of original window and door openings with stone voussoirs.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 512 Frontenac 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;

On January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally owned as La Paroisse St. François d'Assise at 512 Frontenac 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

La Paroisse St. François d’Assise

Civic Address: 512 Frontenac Street
Legal Description: Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac
Property Roll Number: 1011 050 020 11200

Introduction and Description of Property

The property is an irregularly shaped lot on the west side of Frontenac Street in the City of Kingston, Ontario. The approximately 0.13-hectare lot comprises a church complex around a central courtyard. It includes a hall above an open portico area with arched openings along the front of the property, a two-storey rectory along the south edge of the property, and the nave and entry porch with campanile (a slender tower topped by cross) near the west side of the property. The church, known as La Paroisse St. François d’Assise was built from 1959-1961 to plans by architect Wilfred Sorensen, to serve the francophone Roman Catholic community of 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.

La Paroisse St. François d’Assise has design and physical value because it is a unique example of a church in the Modern architectural style with influences from medieval religious buildings. Modern design elements include its concrete construction, simple detailing, and emphasis on function over decoration. Medieval elements include the arrangement of the building around a central courtyard, with arched openings and a campanile. The stucco/roughcast exterior, use of wood and exposed beam ends are features of both modern and medieval styles. The resemblance to medieval church and monastery architecture creates a visual link to French and European medieval architectural traditions and sets this property apart from other modern churches in the Kingston area.

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 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.

La Paroisse St. François d'Assise has historical value and associative value because it has a direct association with groups that are significant to the community. The church is directly associated with the francophone community in Kingston, Club Champlain and architect Wilfred Sorensen.

By 1950, the French community in Kingston comprised approximately 2000 people, yet they did not have a school or parish in which to conserve their culture and language. Prior to the establishment of the St. François parish, those wanting to experience mass in French had to attend Regiopolis College (Hotel Dieu Hospital) and then later the House of Providence. Club Champlain was established as a social club that became instrumental in founding La Paroisse St. François d'Assise to create a central community cultural centre for Kingston's francophones.

La Paroisse St. François d'Assise also has associative value because it reflects the work and creativity of prominent local architect, Wilfred Sorensen, who designed it in 1959. Born in Denmark in 1931, Sorensen moved to Canada in 1941 where he studied architecture at McGill University. He opened his architectural office in Kingston in 1956 and designed his first known church, Church of the Redeemer at 89 Kirkpatrick Street (now the Korean Church), in 1957. Some of his most well-known projects and renovations in the area include the church hall of Glenburnie, the Central Branch of the Frontenac Public Library, the 1965 addition to the Smith Robinson Building, and the 1972 restoration of the George Brown round-corner building at Brock and Wellington Streets. He was awarded the Margaret Angus Award for lifetime achievement by the Frontenac Heritage Foundation in 2020.

The property has contextual value because it is a landmark.

La Paroisse St. François d'Assise was designed to serve as a place of worship, a centre for the francophone community of Kingston, an administrative centre and a rectory. It is the only francophone parish in the Archdiocese of Kingston. With its unique architecture and place in the francophone community, La Paroisse St. François d'Assise is considered a landmark in Kingston.

Heritage Attributes

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

- The orientation and setback of the church on Frontenac Street;
- The arrangement of the building around a central courtyard;
- Views through the Portico into the courtyard and of the main entrance from Frontenac Street;
- Roughcast/stucco cladding;

- Key elements of the Nave and entry porch sections include:
 - Round campanile (tower) surmounted by a cross;
 - Shallow pitch side gable roof supported on arched concrete beams;
 - Roof beam ends on the building exterior where they resemble corbels;
 - Flat-headed windows between the beam ends (“corbels”) on the east and west elevations;
 - Arched window openings with plain moulded concrete surrounds on the east and west elevations;
 - Shed roofed entrance porch with projecting eaves and corbels on the northeast corner;
 - Arched entranceway with plain moulded concrete surround;
 - Wood main entrance double doors with cross pattern windows;
- Key elements of the Rectory section include:
 - Symmetrical arrangement of window and door openings on the north elevation;
- Key elements of the Portico and Hall section include:
 - Shallow pitch side gable roof supported on arched concrete beams;
 - Roof beam ends on the building exterior where they resemble corbels; and,
 - Four arched arcade openings on each side of the Portico.

Non-Heritage Attributes

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

- Grass area and tree north of the church;
- Gardens and concrete walkways in the courtyard;
- Wall mural inside the Portico (1990);
- Metal bell frame with bell in the courtyard (1990);
- Stained glass windows (1997); and,
- All other interior features besides those mentioned in the list of heritage attributes above.



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-008

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: Application for Ontario Heritage Act Approval

Address: 53 William Street P18-401

File Number: P18-075-2023

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property at 53 William Street is located midblock on the north side of William Street, between Wellington Street and King Street East. The property was designated under Part IV of the *Ontario Heritage Act* in 1984 and is also designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District.

An application for partial demolition and construction under Section 42 of the *Ontario Heritage Act* (P18-075-2023) has been submitted to request approval to remove the current entryway vestibule, rebuild it to *Ontario Building Code* standards, and enlarge it by 9.5 square feet (0.88m²) for accessibility purposes.

This application was deemed complete on December 14, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on March 13, 2023.

January 24, 2024

Page 2 of 10

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

Recommendation:

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

That the alterations on the property at 53 William Street, be approved in accordance with the details described in the applications (File Number P18-075-2023), which was deemed complete on December 14, 2023, with said alterations to include:

1. The partial demolition of the entryway vestibule; and
2. The rebuild of the entryway vestibule, to include;
 - a. An enlargement of 0.88m²;
 - b. Like-for-like detailing, design and proportions;
 - c. The retention and reinstallation of the existing door and transom;
 - d. The use of any reusable materials; and

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

1. Details, including colour(s), materials and dimensions of the new entryway vestibule shall be submitted to Heritage Planning staff, prior to construction, for final review and approval;
2. The conditions of the current entryway vestibule shall be documented and provided to Heritage Planning staff for record purposes;
3. An Encroachment Permit and/or Temporary Access Permit shall be obtained, where necessary;
4. A Building Permit shall be obtained, where necessary;
5. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application;
6. Any alterations to the drainage are to be done entirely on the subject property and in such a way that adjacent properties are not adversely affected;
7. Ensure compliancy with applicable gas regulations; and
8. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

January 24, 2024

Page 3 of 10

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,
Commissioner, Community
Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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 & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

January 24, 2024

Page 4 of 10

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

The subject property, with the municipal address of 53 William Street, is located midblock between Wellington Street and King Street East, on the north side of William Street (Exhibit A – Context Map and Site Photos). The subject property is included in the Old Sydenham Heritage Conservation District (HCD) and contains a two-and-a-half storey, two bay, stucco structure designated under Part IV and V of the *Ontario Heritage Act*.

An application for partial demolition and construction under Section 42 of the Ontario Heritage Act (File Number P18-075-2023) has been submitted to request approval to remove the current entryway vestibule, rebuild it to *Ontario Building Code* standards, and enlarge it by 9.5 square feet (0.88m²) for accessibility purposes (Exhibit B – Cover Letter, Project Drawings and Details).

The existing front entry vestibule was inspected and evaluated by a licensed structural engineer who submitted an associated letter (Exhibit C – Structural Engineer Letter) which identified the vestibule as “lacking a foundation and structurally unsound”. The letter notes that the existing vestibule likely has an “uninsulated floor over subgrade soil” which is “subject to heave and settling”, resulting in further movement and subsequent repairs, and recommends that the vestibule be rebuilt to *Ontario Building Code* standards.

The proposed rebuild and enlargement of the vestibule will be completed using like-for-like detailing and proportions, apart from a slightly wider and deeper entryway. The rebuilt vestibule will have new stucco to match the existing and any reusable materials and/or elements will be incorporated into the reconstruction of the entry vestibule; anything that is non-reusable will be recreated in the applicants’ custom wood shop. The existing front door and transom will be retained and reinstalled into the rebuilt entryway vestibule. The roofing material on the vestibule is currently asphalt and will be changed to a dark grey standing seam metal roof (in accordance with prior heritage approval for File Number P18-055-2023).

This application was deemed complete on December 14, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on March 13, 2024.

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.

Reasons for Designation/Cultural Heritage Value

The subject property was designated under Part IV of the *Ontario Heritage Act* in 1984 and is also designated under Part V of the *Ontario Heritage Act* through the Old Sydenham Heritage Area Heritage Conservation District Plan.

January 24, 2024

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Designation By-Law Number 84-65 states the following:

“The placement of this double cottage, far back from the street, provides interesting variety to the streetscape. Built for Henry Gildersleeve before 1830, it was added to in 1843 when the west part of Number 55 was built. Number 53 is remarkably unaltered.”

The Property Inventory Form from the Old Sydenham Heritage Area Heritage Conservation District Plan states the following:

“Built c.1840, this simple cottage, adjoined to a neighbouring cottage, located at 53 William Street, is of cultural heritage value and interest because of its physical/design value.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwellings two and a half storey stucco construction, two bays wide with a door in the east bay protected by a stucco gable roofed vestibule. A simple dormer adorns the centre of the gabled roof. Importantly this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street located at the back of the property line.”

The property is considered Significant to the District. The Old Sydenham Heritage Area Heritage Conservation District Plan Property Inventory Form and By-Law Number 84-65 can be found in Exhibit D.

Cultural Heritage Analysis

Staff visited the subject property on December 19, 2023.

The property at 53 William Street stands out within this portion of Old Sydenham HCD as it has one of the largest front yard setbacks in Old Sydenham, which is not a common feature found in this HCD. The small scale and massing of this residential home also contributes to its character defining elements.

The assessment of this application is summarized below through references to the relevant sections of the Old Sydenham Heritage Area Heritage Conservation District (HCD) Plan.

The subject property is located within the North to Bagot sub-area of the Old Sydenham HCD on the north side of William Street, midblock between Wellington Street and King Street East – having views of Lake Ontario. Section 2.3.2 (North to Bagot) lists several heritage attributes, including “views to the lake down each cross street” and “trees along streets and in the centres of blocks”. Within the sub-area of North to Bagot, small setbacks from the streets are the predominating and defining feature found in the Old Sydenham HCD. The subject property has a large setback extending from the street, with the residence located at the rear of the property. The front yard contains gardens and trees, acting as a unique green space on this block along William Street. Other heritage attributes of the North to Bagot sub-area include the views seen

January 24, 2024

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down streets, specifically views of Lake Ontario. This setback property has views of Lake Ontario when looking southeast down William Street.

Section 4.3 of the HCD Plan - 'Conservation of Heritage Buildings':

Section 4.3.6 (Foundations) speaks to conservation guidelines, stating that a “foundation with noticeable settlement, cracking or leaning should be inspected by a structural engineer and may have to be rebuilt”.

The applicants obtained a licensed structural engineer, McNeely Engineering LTD., to inspect the entryway vestibule and provided staff with a letter (Exhibit C). This letter stated that the entryway vestibule is currently “lacking a foundation”, that an “uninsulated floor over subgrade soil” is prone to heaving, which creates the need for ongoing repairs, and possible irreversible damage, and that the vestibule is “structurally unsound”. The structural engineer’s review provided the professional recommendation that the entryway vestibule should be rebuilt to meet *Ontario Building Code* (OBC) standards, including a proper foundation and insulation. Rebuilding this vestibule to OBC standards will create a safer entryway, prevent further movement, address accessibility issues and allow for long term protection.

Section 5.0 of the HCD Plan - 'Building Alterations and Additions':

Section 5.2.1 (Alterations) states that “if original materials and construction are available, avoid replacing them with contemporary materials and construction methods”, that “original elements such as windows, doors, porches and verandahs and their details should be retained and restored wherever possible”, and that one should “model replacement features and building forms on the originals in style, size, proportions and materials, whenever possible”.

This application proposes to rebuild and enlarge the front vestibule, a feature that can be seen on the 1908 Fire Insurance map (Exhibit E) and is also identified as a heritage attribute on the Property Inventory Form from the HCD. The rebuild of the vestibule will be modeled based on the vestibule’s original proportions, materials and design. In addition, the applicant has expressed their plans to reuse materials from the existing vestibule wherever possible, including the existing door and transom will be retained during construction and reinstalled into the new vestibule.

Staff supports the proposed removal and rebuild of the entryway vestibule to bring it to OBC standards, and the 9.5ft² (0.88 m²) enlargement of the vestibule for accessibility purposes.

Section 5.2.2 (Additions) states that “additions should avoid causing irreversible changes to the original building” and that “construction of additions should not entail removal” of heritage attributes.

The vestibule has been determined to be structurally unsound by a licensed engineer, who has recommended that the feature should be rebuilt to OBC standards, creating a safer entryway, and ensuring that long term damage to the building is avoided. The rebuild and enlargement of the vestibule will be reconstructed using like-for-like design and proportions, and the existing

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door and transom will be retained and reinstalled. The existing dimensions and plan of the entryway vestibule have been submitted and, as a condition of approval, the applicants will be required to document the existing conditions. This information will be kept on file in our records to allow future renovations to return the vestibule to its current state if desired. Staff agree that modeling the rebuild and enlargement of the vestibule using the existing design and proportions, incorporating any reusable materials, and reinstalling the existing door and transom, this alteration and addition will have a neutral impact on both the property and the District as a whole.

Policy Review

In addition to the above, the application has been reviewed alongside with the City of Kingston's Official Plan, Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada,' as well as the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties. Broadly, the application will achieve:

- The goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the city so that they may be accessed, experienced, and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations.
- Standard 7 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Standard 9 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Standard 10 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- Principle 3 'Respect for historical Materials' (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): Repair/conservate rather than replace building materials and finishes except where absolutely necessary.

Summary

Staff have reviewed the application and assessed it in consideration of the description of heritage value in the HCD Plan, Parks Canada's Standards and Guidelines, and the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage

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Properties. Overall, the application is supported by Heritage Planning staff. The proposal to remove and rebuild the entryway vestibule to meet Ontario Building Code is supportable due to the evidence of the current structural instability, while the modest enlargement is appropriate to allow for accessibility and, moreover, allow the occupants to age in place. Additionally, the enlargement will mimic the existing design and proportions, whilst reusing any salvageable materials, and retaining and reinstalling the existing door and transom. Furthermore, the proposal adheres to Section 4.3.6 and 5.2.1 of the HCD Plan and, due to the subject property's large front yard setback, the modest vestibule enlargement, using like-for-like materials and proportions, will have a neutral heritage impact on property and the District.

Previous Approvals

P18-055-2023: Heritage Act approval to construct a rear addition, construct a new wood deck and change the roof material.

Comments from Department and Agencies

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

Engineering:

No Development Engineering concerns with this application. The applicant may be required to obtain an encroachment permit if they are intending on obstructing municipal property during the proposed works. Information on the required permits can be obtained by contacting transportation@cityofkingston.ca.

Any alterations to the drainage are to be done entirely on this property and in such a way that adjacent properties are not adversely affected.

Utilities Kingston:

Utilities Kingston has no concerns with the Heritage Permit. The applicant is responsible to ensure compliance with applicable gas regulations (B149 etc.) as it relates to the gas metre, etc. on the front.

Building Services:

A Building Permit is required for the proposed construction.

Planning Services:

No concerns.

Environment:

No comments.

Forestry:

No comments.

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Kingston Hydro:

No comments.

Consultation with Heritage Properties Committee

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. The Committee's comments have been compiled and attached as Exhibit F.

Conclusion

Staff recommends approval of the application File Number (P18-075-2023), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

Existing Policy/By-Law:

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties

Old Sydenham Heritage Area Heritage Conservation District Plan

Notice Provisions:

Pursuant to Section 42(3) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Nicole (Niki) Kensit, Planner, Heritage Services, 613-546-4291 extension 3251

January 24, 2024

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Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Context Map and Site Photos

Exhibit B Cover Letter, Project Drawings and Details

Exhibit C Structural Engineer Letter

Exhibit D Property Inventory Form and Designation By-Law Number 84-65

Exhibit E Clipping from the 1908 Fire Insurance Map

Exhibit F Correspondence Received from Heritage Properties Committee

Exhibit G Final Comments from Kingston Heritage Properties Committee January 24, 2024

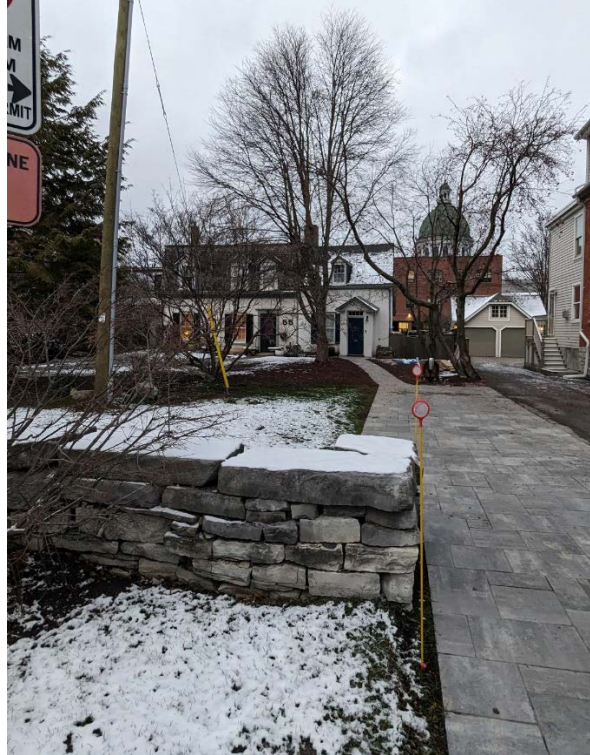


Heritage Kingston Committee Neighbourhood Context (2022)

- Subject Lands
- Property Boundaries
- Proposed Parcels



Site Photos of 53 William Street



Above: 53 William St. from the sidewalk.

Below: 53 William St. from sidewalk looking northwest and northeast.





Above: Entryway vestibule from driveway.

Below: Entryway vestibule head on.





Above (Left): Entryway vestibule east side.

Above (Right): Entryway vestibule west side.

COVER LETTER
53 WILLIAM VESTIBULE
HERITAGE PERMIT APPLICATION



53 William (right side)

53 William is a simple front to back gable-roofed one and a half storey semi-detached cottage. According to the City of Kingston Property Inventory Evaluation, the Heritage aspect of “this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street, located at the back of the property line.” Built in c. 1840, it has received one modern addition to the rear. The property is both Part IV and Part V Heritage designation and within the Kingston Zoning By-Law HCD3 zone.

The proposal before staff and committee is a rebuild and modest 9.5 sf (.88 m²) enlargement of the existing entry vestibule. The structural state of the vestibule is substandard. The current owners, Dr. and Caroline Davies, have contacted Mark Peabody Custom Builder for the design, permits, and rebuilding of the vestibule.

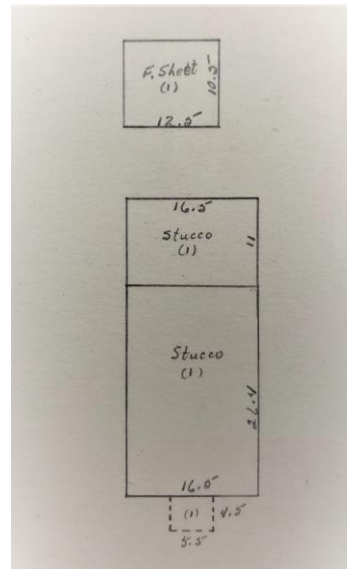
The design attempts to blend both the client programming requirements and guidelines outlined in the Heritage Conservation District (HCD) Plan for Old Sydenham. We hope staff and the committee will agree that the proposed intervention will have minimal impact on the heritage property and surrounding district. (photo taken from sidewalk)



As well as a structurally sound and insulated vestibule, the owners would like a more functional entry: slightly wider and deeper space. If the application is approved, we will document the existing conditions. The existing entry will then be rebuilt using like-existing detailing and proportions, only slightly wider and deeper per plan. It is our intention to save and reuse any finish materials that are sound. If unsound, we will re-create the detailing in our custom wood shop.

It is of interest to note that according to the City Property Assessment Card the entry in its enclosed version is not original to the structure.

ASSESSMENT DEPARTMENT, CITY OF KINGSTON				For Appraiser's Use			
Ward	Sydenham			34	Building	Area 456 sq. feet	
Street	211 Main			House No.	53	Subd.	12 Sheet 444
Lot	74.15	Block	32	Plan	Frontage 57'6" x 132'		
Unit Value Land	\$28.00			Total Value Land	\$770.00		
Description of Building							
(Place check (✓) opposite each item applicable.)							
Purpose	Ch.	Basement	Ch.	State of Repair (Check V)			
Single Dwelling	✓	Basement	✓	Good	✓	✓	✓
Duplex Dwelling	✓	Basement	✓	Good	✓	✓	✓
Apartment	✓	Basement	✓	Good	✓	✓	✓
Commercial	✓	Basement	✓	Good	✓	✓	✓
Industrial	✓	Basement	✓	Good	✓	✓	✓
Warehouse	✓	Basement	✓	Good	✓	✓	✓
Other	✓	Basement	✓	Good	✓	✓	✓
Roof	✓	Asph. Shingles	✓	Good	✓	✓	✓
Asph. Shingles	✓	Asph. Shingles	✓	Good	✓	✓	✓
Tile and Concrete	✓	Tile and Concrete	✓	Good	✓	✓	✓
Foundation	✓	Foundation	✓	Good	✓	✓	✓
Concrete Block	✓	Concrete Block	✓	Good	✓	✓	✓
Stone	✓	Stone	✓	Good	✓	✓	✓
Concrete	✓	Concrete	✓	Good	✓	✓	✓
Wood Post	✓	Wood Post	✓	Good	✓	✓	✓
Other	✓	Other	✓	Good	✓	✓	✓
Construction	✓	Construction	✓	Good	✓	✓	✓
Brick	✓	Brick	✓	Good	✓	✓	✓
Stone	✓	Stone	✓	Good	✓	✓	✓
Concrete Block	✓	Concrete Block	✓	Good	✓	✓	✓
Other	✓	Other	✓	Good	✓	✓	✓
Exterior	✓	Exterior	✓	Good	✓	✓	✓
Paint	✓	Paint	✓	Good	✓	✓	✓
Stucco	✓	Stucco	✓	Good	✓	✓	✓
Other	✓	Other	✓	Good	✓	✓	✓
Interior	✓	Interior	✓	Good	✓	✓	✓
Unfinished	✓	Unfinished	✓	Good	✓	✓	✓
Plast. or Equiv.	✓	Plast. or Equiv.	✓	Good	✓	✓	✓
Other	✓	Other	✓	Good	✓	✓	✓
Attic	✓	Attic	✓	Good	✓	✓	✓
Living Room	✓	Living Room	✓	Good	✓	✓	✓
Dining Room	✓	Dining Room	✓	Good	✓	✓	✓
Bedroom	✓	Bedroom	✓	Good	✓	✓	✓
Kitchen	✓	Kitchen	✓	Good	✓	✓	✓
Toilet	✓	Toilet	✓	Good	✓	✓	✓
Bathroom	✓	Bathroom	✓	Good	✓	✓	✓
Sun Room	✓	Sun Room	✓	Good	✓	✓	✓
Verandah	✓	Verandah	✓	Good	✓	✓	✓
Other	✓	Other	✓	Good	✓	✓	✓
Total				Assessed Value	\$715.00		



The front of the appraisal card labels the entry as “Porch 5.5 x 4.5”. The accompanying sketch on the reverse of the card shows the porch as a dotted line. While there is no date on the appraisal card, Queen’s archive staff helped determine that surrounding properties in the shared file showed appraisal dates in the mid 1970s. This being a porch turned enclosed entry makes sense given the combined façade view of 53 & 55 William. At neighbouring 55 William, the façade door placement matches exactly the placement at 53 William beyond the vestibule. Further, the wall thicknesses of the 53 William vestibule do not match those of the main structure.

We believe the enclosed entry is a heritage attribute to this property. We also believe it to be relatively structurally unsound and uninsulated. An attached letter from Scott McNeely, structural engineer, attests to that. Therefore, a rebuild and modest enlargement of the front vestibule is proposed to proper code compliance. It should not negatively impact the property’s heritage attributes.

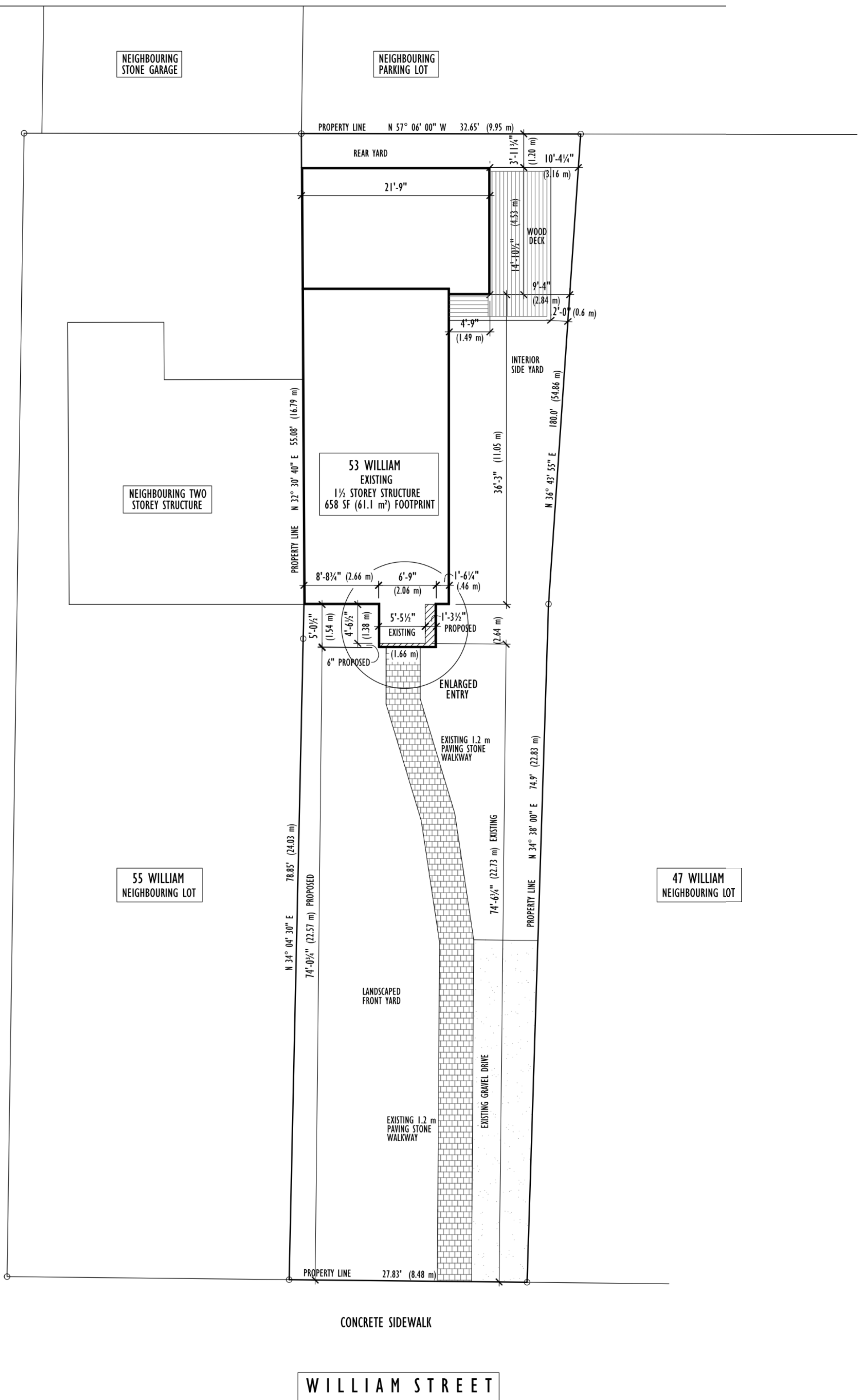
Section 5 of the HCD plan suggests addressing a couple questions regarding the proposed work:

1. In what ways will the proposed alteration affect the overall character of the streetscape of Old Sydenham? We believe there to be very little streetscape impact given the great distance from street line and that the reconstruction of the vestibule is to be with like for like materials and proportion.
2. What will be the impact of the proposed alteration on the property’s heritage attributes? Minimal impact. While the original vestibule is to be demolished, a like for like rebuild should still showcase the architectural element in the same way as existing.

-Respectfully submitted,

Todd Biggerman, M. ARCH

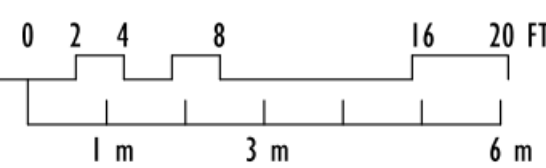
Mark Peabody Custom Builder



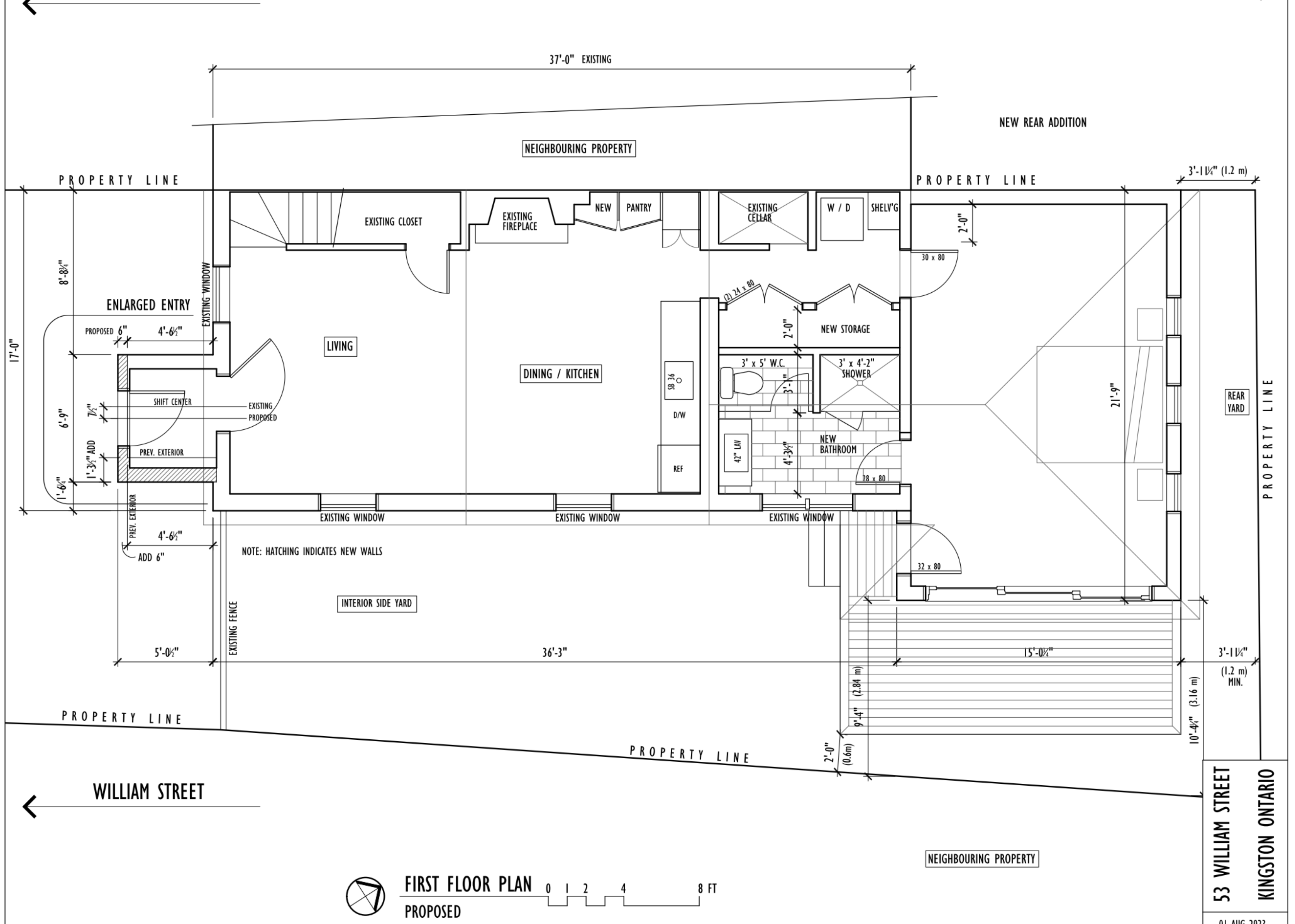
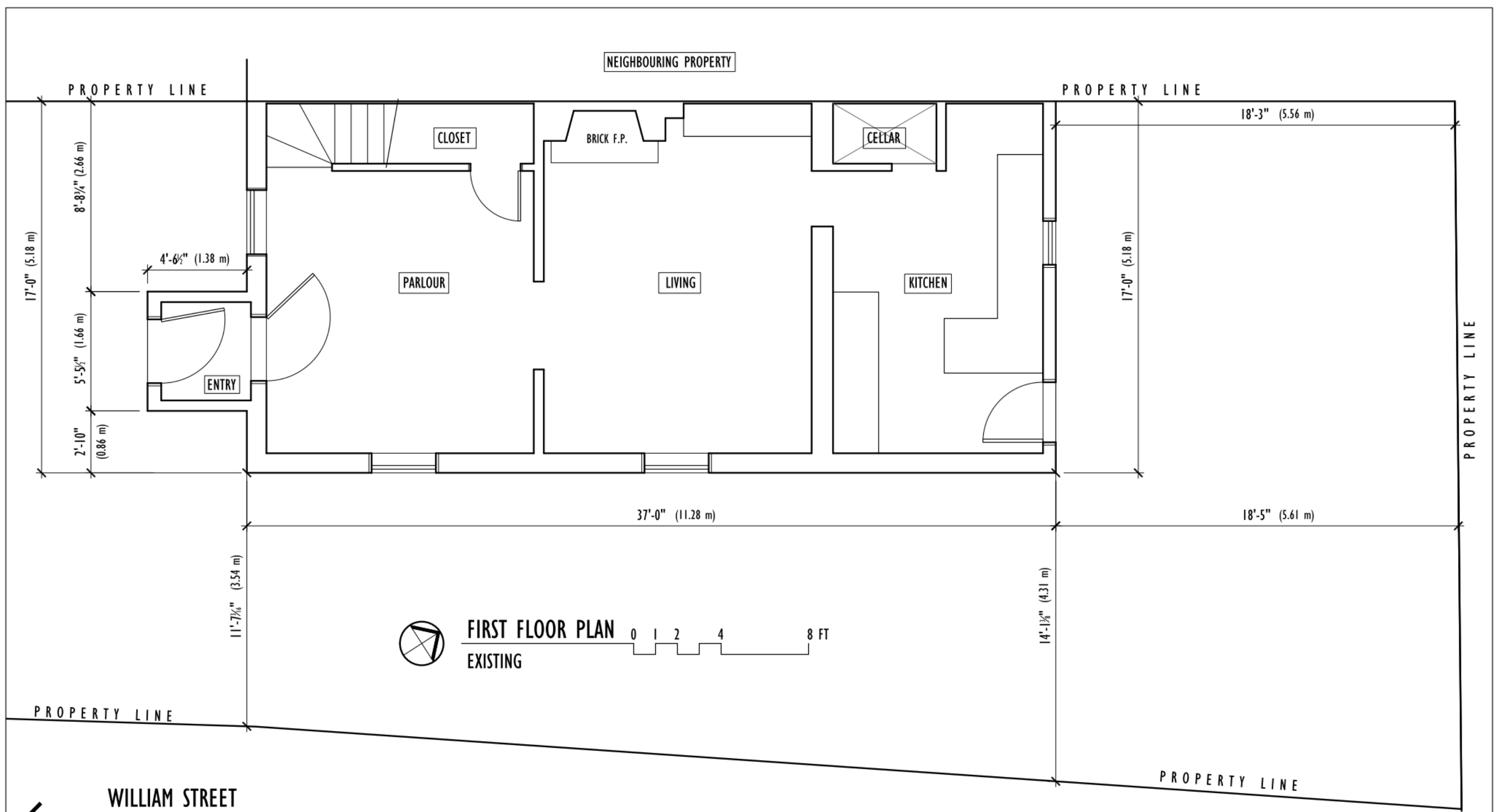
NOTE: INFORMATION ON THIS DRAWING IS EXTRAPOLATED FROM GRANGE W. ELLIOTT, LTD SURVEY MAY 1, 1996



SITE PLAN



MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD
RENOVATE



53 WILLIAM STREET
KINGSTON ONTARIO

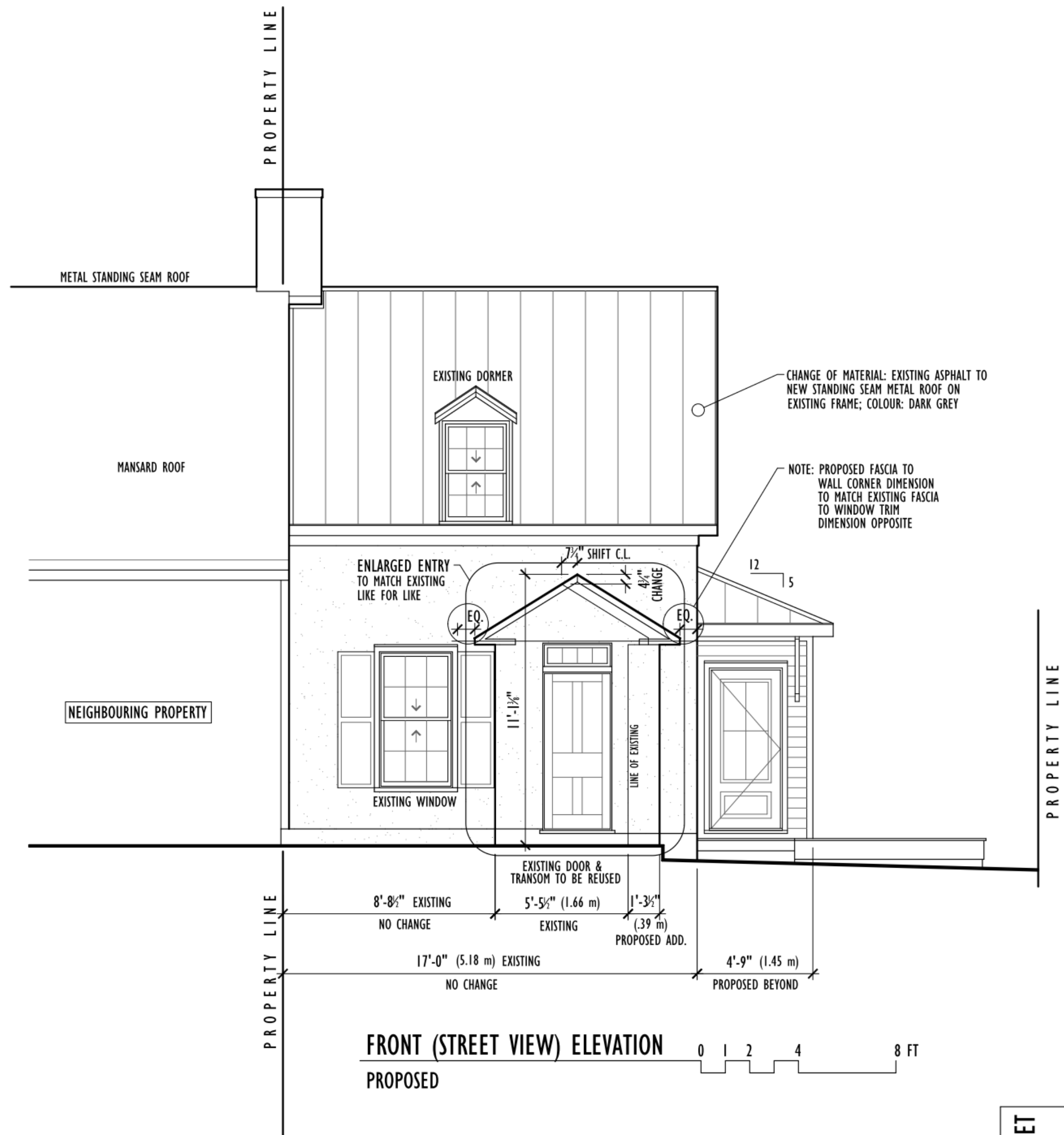
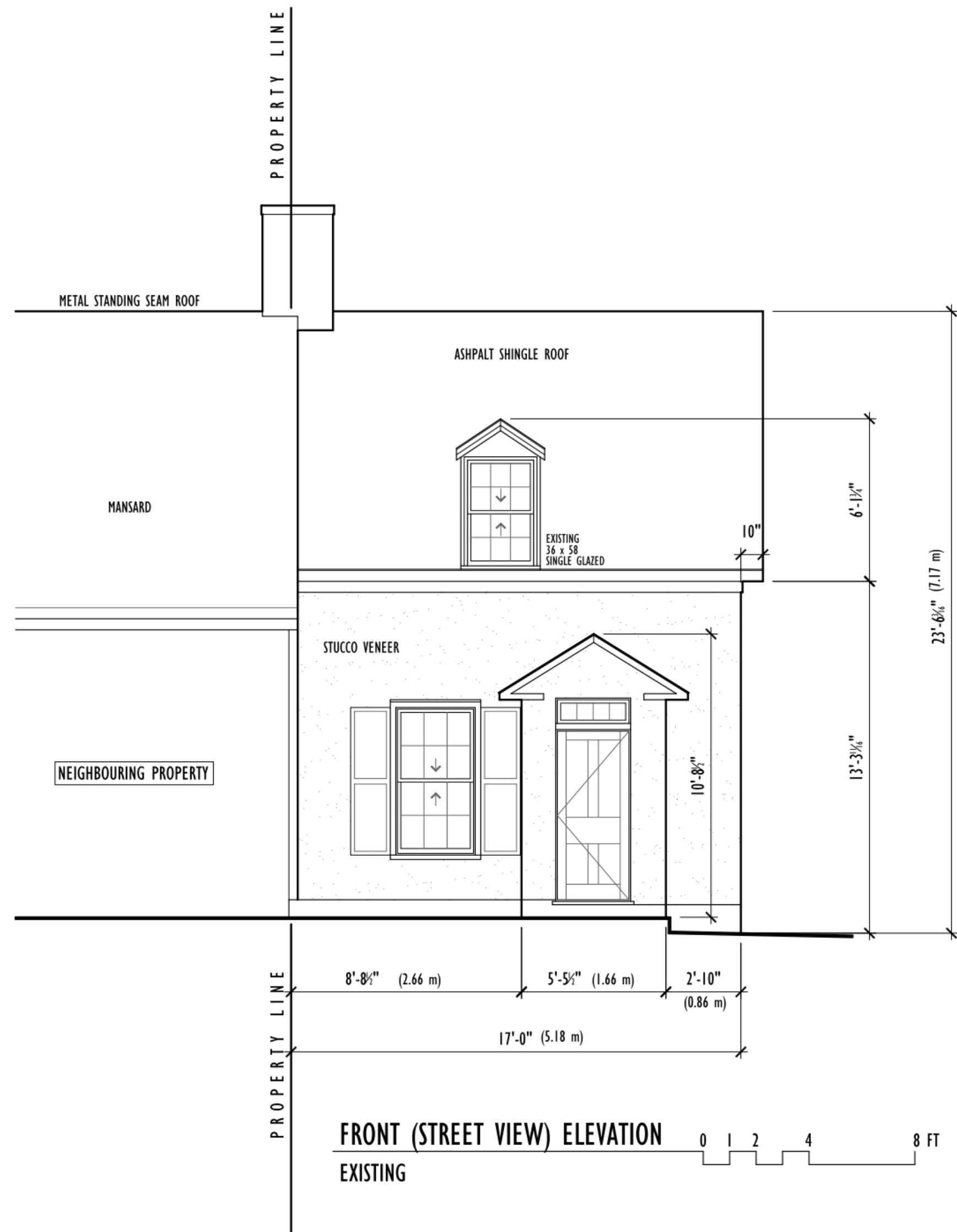
01 AUG 2023

FLOOR PLAN

A-101

MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD
RENOVATE

peabody@kingston.net
613-561-7487



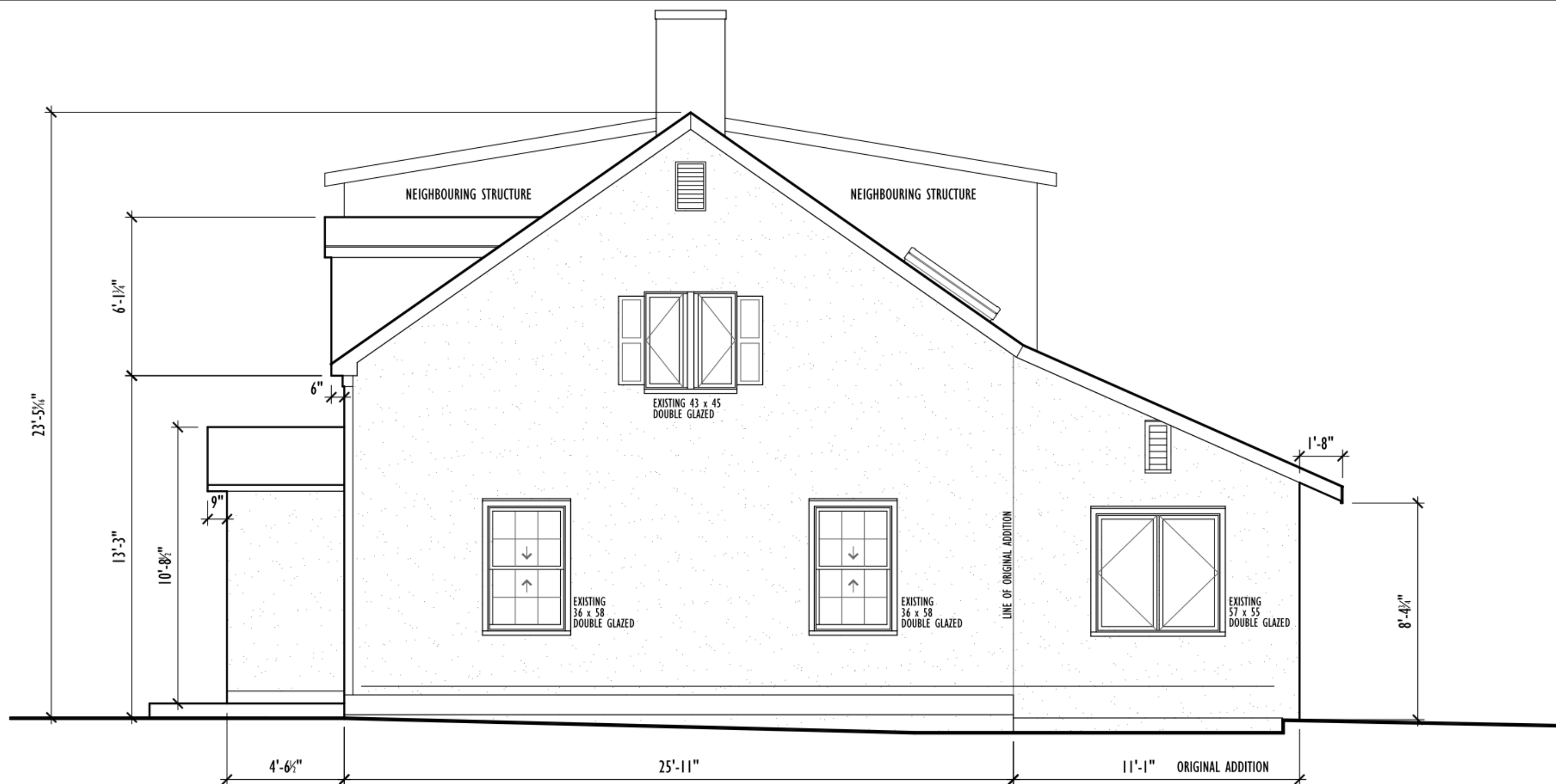
53 WILLIAM STREET
KINGSTON ONTARIO

01 AUG 2023

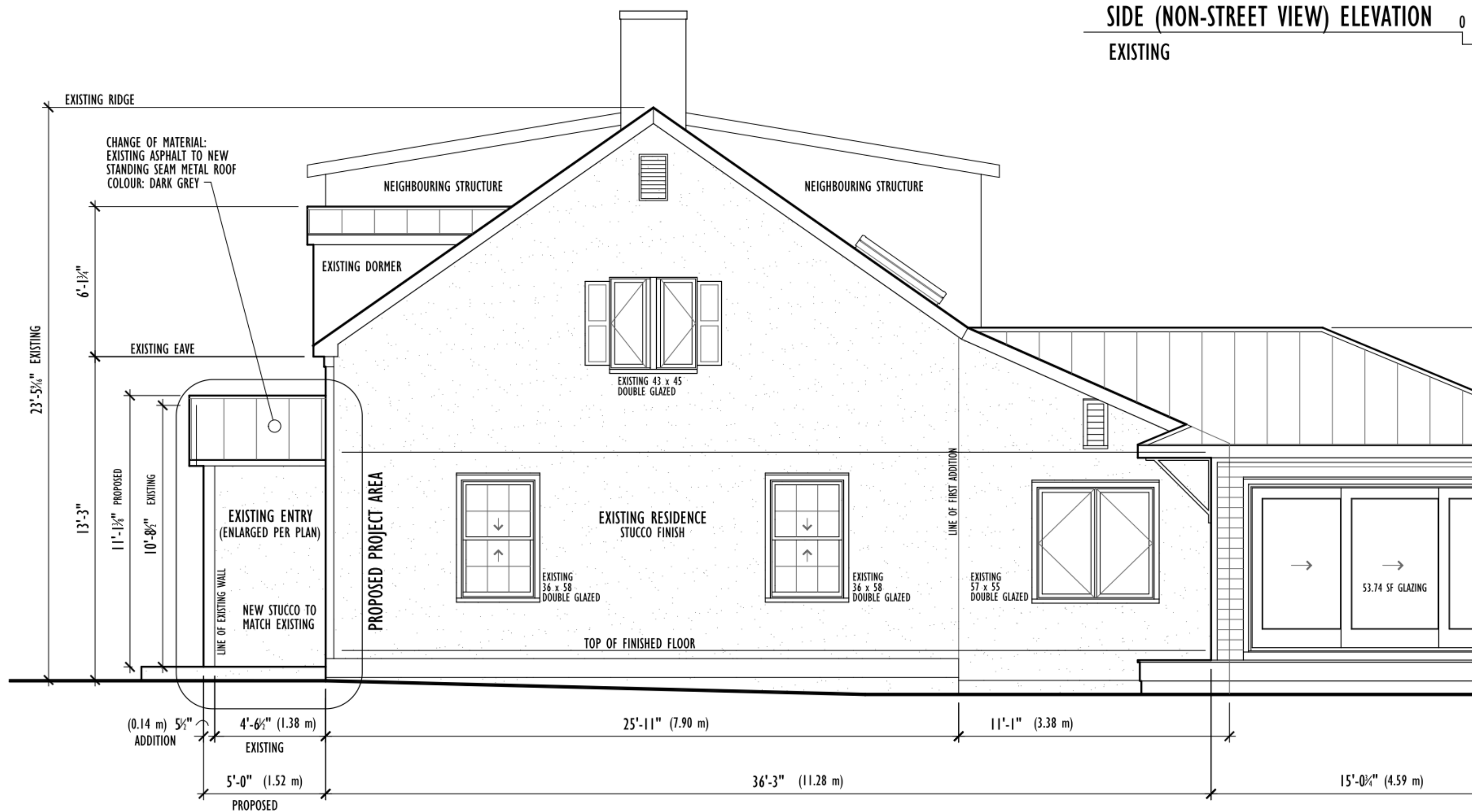
FRONT ELEVATION

A-102

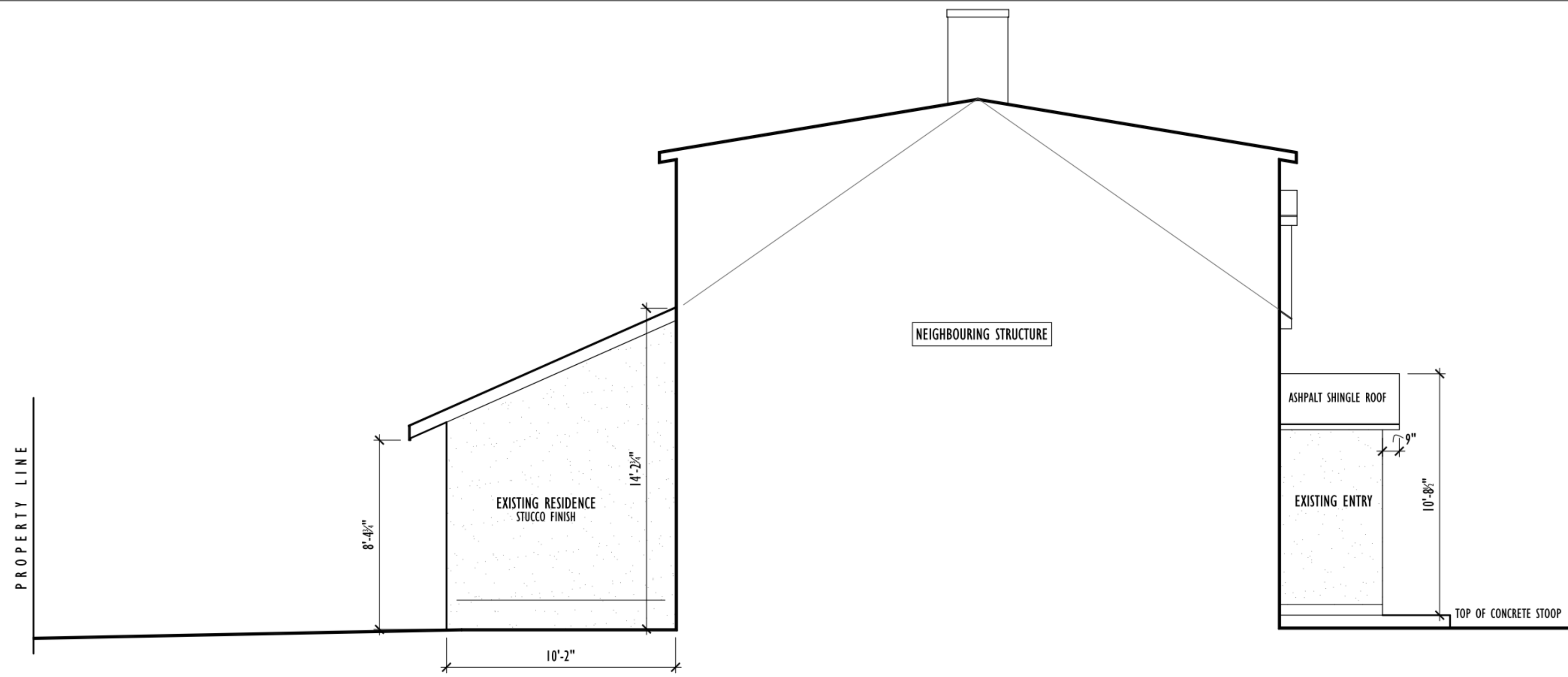
MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD RENOVATE
peabody@kingston.net
613-561-2687



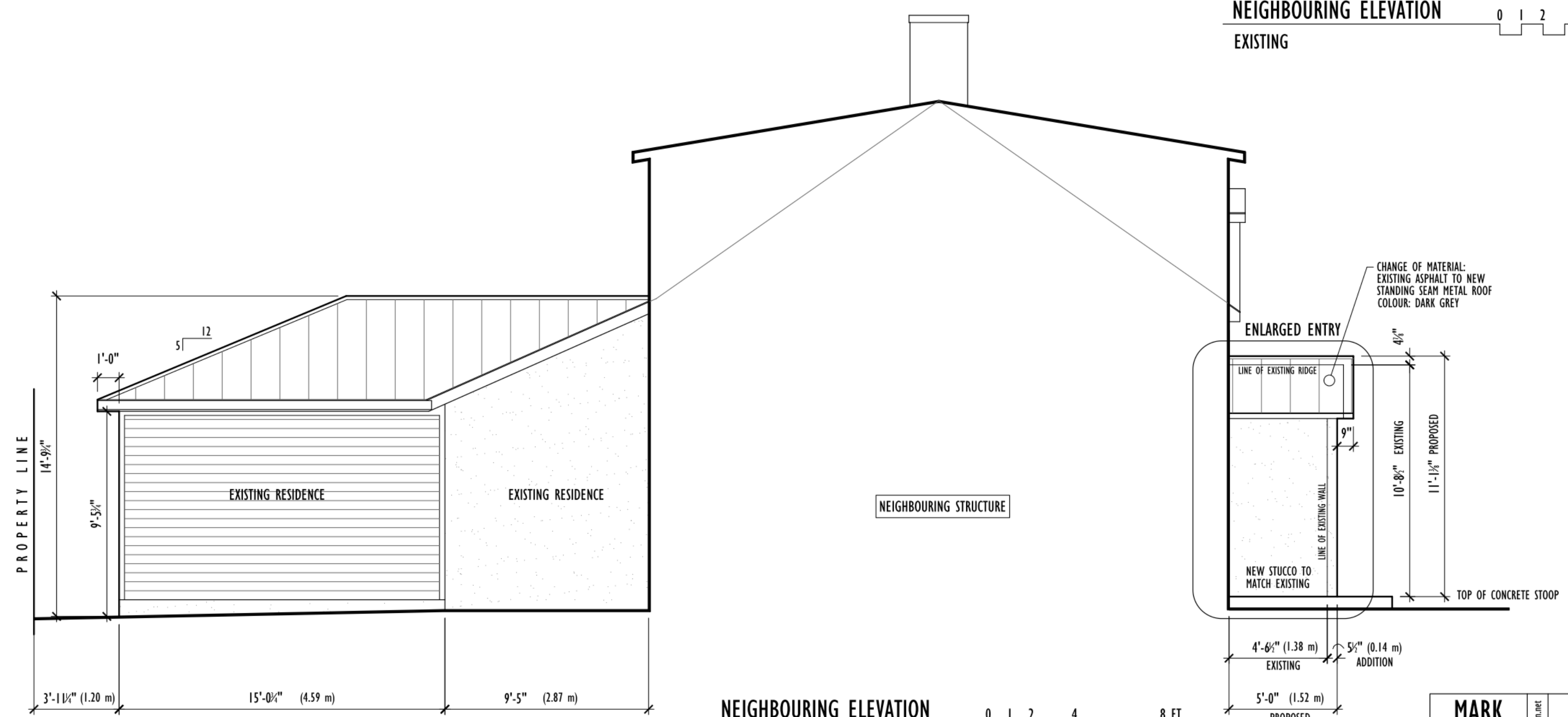
SIDE (NON-STREET VIEW) ELEVATION
EXISTING



SIDE (NON-STREET VIEW) ELEVATION
PROPOSED



NEIGHBOURING ELEVATION
EXISTING



NEIGHBOURING ELEVATION
PROPOSED

MARK PEABODY
CUSTOM BUILDER
DESIGN BUILD RENOVATE
peabody@kingston.net
613-561-2687

53 WILLIAM STREET
KINGSTON ONTARIO
01 AUG 2023
BLIND SIDE ELEVATION
A-104

21 June, 2023

To Heritage Kingston Staff,

This letter is meant to document the structural instability of the existing vestibule at 53 William Street, and to act as engineering letter to that effect in support of Heritage Application P18-055-2023. The vestibule in its current state has likely become an enclosed livable space from originally a covered porch. Given its current state, we suspect the vestibule to be lacking a foundation and structurally unsound. An uninsulated floor over subgrade soil is subject to heave and settling. Over time the vestibule is prone to more movement resulting in ongoing repair.



The images above show the street-facing wall four inches out of plumb. Its top leans toward the street. This is likely due to lack of a proper foundation.



These photographs show the bottom of the side wall three inches out of plumb.



The above photographs show the soffit pulling away from the main structure. The transom is out of level in relation to the front door. Both cases likely due to structural settling.



Finally, the above photographs document a lack of perimeter foundation. Soil is up into the floor plenum.

In front of the vestibule is a mortared flagstone stoop nearly flush with the ground that is broken and failing. The floor plenum of the vestibule is likely either wood frame bearing on this stoop, or a thin concrete slab that has been undermined as shown above. It is our opinion that the vestibule be rebuilt to Ontario Building Code standard including proper foundation to solid bearing.



Property Inventory Evaluation – William Street

53 WILLIAM STREET

Built: c. 1840

Rating: S (Part IV)

Built c.1840, this simple cottage, adjoined to a neighbouring cottage, located at 53 William Street, is of cultural heritage value and interest because of its physical/design value.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwellings two and a half storey stucco construction, two bays wide with a door in the east bay protected by a stucco gable roofed vestibule. A simple dormer adorns the centre of the gabled roof. Importantly this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street located at the back of the property line.



53-55 William Street
J.McK.

Clause 5, Report No. 23, 1984

BY-LAW NO. 84-65

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

PASSED: March 1, 1984

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

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

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

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

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

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

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

- (d) 113 Johnson Street
- (e) 228-230 Johnson Street
- (f) 261 Johnson Street - St. Mary's Cathedral
- (g) 279 Johnson Street - Archbishop's House
- (h) 53 King Street East
- (i) 81 King Street East
- (j) 156 King Street East
- (k) 203 King Street East
- (l) 11 Ontario Street - Pump House Steam Museum
- (m) 55 Ontario Street - Kingston Marine Museum
- (n) 157 Ontario Street
- (o) 32, 36 and 40 Simcoe Street
- (p) 82 Sydenham Street - Sydenham Street United
Church
- (q) 126 Wellington Street
- (r) 23-25 West Street
- (s) 207 William Street

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

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

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

.../4

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

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

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

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

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

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

GIVEN FIRST AND SECOND READINGS February 14, 1984

GIVEN THIRD READING AND FINALLY PASSED March 1, 1984


CITY CLERK


MAYOR

53-55 William Street

Owner: 53 William Street
Elizabeth Leslie Taylor, 55 William Street

55 William Street
Donald Robert Taylor, 55 William Street

Description:

53 William Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of all of that Part of Lot 144 on the north side of William Street, according to the Original Survey of the Town of Kingston, now the City of Kingston, and more particularly described in Instrument No. 205116.

55 William Street: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of the southeast half of Lot No. 157 according to the Original Survey of the town of Kingston, now the City of Kingston, and more particularly described in Instrument No. 203750.

112 William Street

Owner: Marie C. McCann,
112 William Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of part of Lot 5 on Bagot Street according to Registered Plan B-27, and more particularly described in Instrument No. 147369.

129 William Street

Owner: Michael P. O'Connor,
129 William Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Lot 30 on the north side of William Street according to Registered Plan B-27, and more particularly described in Instrument No. 179707.

185 William Street

Owner: Valerie Thompson, C/o Townhouse Fashions
LaSalle Mews, 303 Bagot Street

Description:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario, and being composed of Part of Lot 22 on the north side of William Street, between Clergy and Sydenham Streets, as shown on a plan of Subdivision of Park Lot 2, and more particularly described in Instrument No. 30451.

Being part of Lot 22 Plan B-27
75 .../22

16 Maitland Street

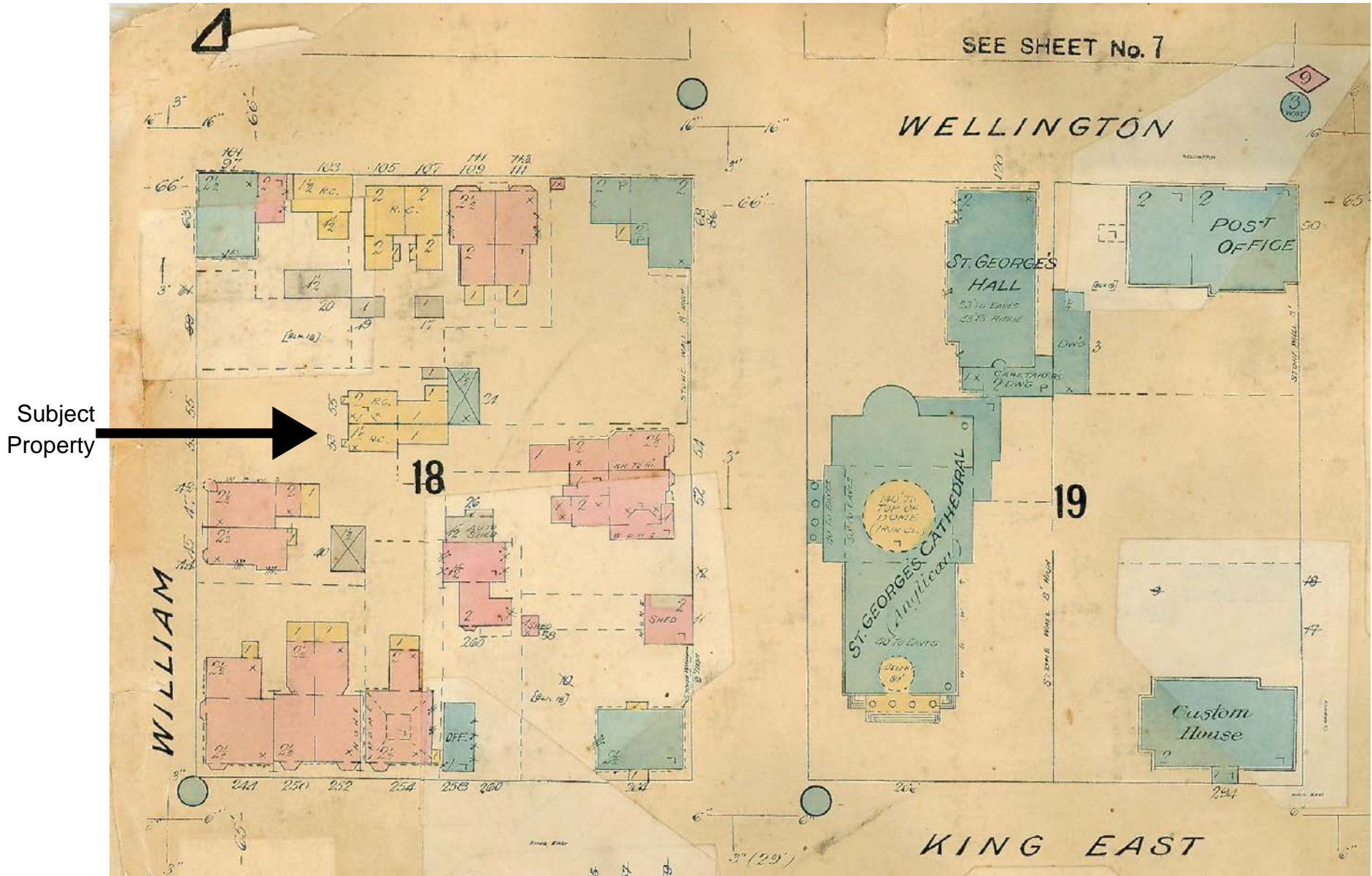
This row of stone buildings, originally stables, carriage house and servants quarters, now apartments, is all that remains of Maitland House, built for the Honourable John Hamilton.

123 Sydenham Street - Hotel Dieu Hospital

The central section of the hospital was built in 1838-1842 to be a Roman Catholic Seminary. Regiopolis College occupied the building from 1842 to 1869. In 1891 the Sisters of the Religious Hospitallers of St. Joseph moved here from across Brock Street.

53-55 William Street

The placement of this double cottage, far back from the street, provides interesting variety to the streetscape. Built for Henry Gildersleeve before 1830, it was added to in 1843 when the west part of Number 55 was built. Number 53 is remarkably unaltered.



Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-075-2023

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councillor Glenn			X
Councillor Oosterhof			X
Jennifer Demitor			X
Gunnar Heissler			X
Alexander Legnini			X
Jane McFarlane	X		
Ann Stevens	X		
Peter Gower			X



where history and innovation thrive

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

Date:	December 17, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-055-2023
Property Address:	53 WILLIAM ST

Description of Proposal:

The subject property is designated under Part IV and V of the Ontario Heritage Act, and is within the Old Sydenham HCD. The application is seeking Heritage Act approval to construct a 337 sqft (31.3 m²), one storey rear addition to the existing residence using fiber-cement clapboard siding (colour to be determined), build a new wood deck (finish to be determined), to rebuild and enlarge the existing entry vestibule, and change the roof material from asphalt shingles to a dark grey metal standing seam roof on the entire residence. The applicant has submitted plans which can be found on DASH.

Comments for Consideration on the Application:

I appreciated attending the Roundtable where the applicants came to tell us about their renovation. The home is set quite far back on the lot which makes any changes hard to see. The plan to enlarge the front vestibule for accessibility concerns does affect the property view from the street. It just seems a bit off scale. I do understand the porch expansion of this porch is for accessibility issues but I would hope any changes will not be permanent in nature.

Recommended Conditions for the Application:

None.



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

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

Date:	December 19, 2023
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-075-2023
Property Address:	53 WILLIAM ST

Description of Proposal:

The subject property is designated under Part IV and V of the Ontario Heritage Act, and is within the Old Sydenham HCD. The application is seeking Heritage Act approval to remove the current entry vestibule, rebuild it to code, and enlarge it by 9.5 square feet (0.88m²) for accessibility purposes. The existing entry will be rebuilt using like-existing detailing and proportions (only slightly wider and deeper). It should be noted that any salvageable finish material will be reused in the rebuild and the existing front door and transom will both be retained and reinstalled in the new entry. The applicant has submitted plans and supporting documentation which can be found on DASH.

Comments for Consideration on the Application:

The engineers report regarding the current vestibule is noted. Reuse of existing front door and transom and salvage of finish material is commendable. However, increasing the size of the porch will alter the appearance of this property from the public realm and in order to understand and justify the proposed increase in size more explicit detail about the accessibility features this proposal aims to address needs to be provided.

Recommended Conditions for the Application:

None.

Summary of Final Comments at the January 24, 2024 Heritage Properties Committee Meeting

[To be added following the meeting.]