



**City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-009**

To: Chair and Members of the Heritage Properties Committee
From: Jennifer Campbell, Commissioner, Community Services
Resource Staff: Kevin Gibbs, Director, Heritage Services
Date of Meeting: February 21, 2024
Subject: Notice of Intention to Designate under the *Ontario Heritage Act*
Addresses: 2045 Middle Road, 281 Princess Street, 322 Division Street, 3578 Highway 38, 384 Division Street, 390 King Street East/42 Queen Street, 3994 Howes Road, 605-607 Bagot Street, 45 Charles Street, 75-77 Princess Street/52-56 Queen Street and 84 Yonge Street
File Numbers: R01-001-2024, R01-021-2023, R01-002-2024, R01-003-2024, R01-004-2024, R01-006-2022, R01-007-2024, R01-005-2024, R01-008-2024, R01-004-2022 and R01-006-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

Section 29 of the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, that demonstrate cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its municipal heritage committee.

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This report provides background information regarding the evaluation of eleven (11) properties to determine their cultural heritage value or interest. As these properties were found to exceed the threshold established by the Province of Ontario for Designation under Part IV of the *Ontario Heritage Act*, Heritage Planning staff recommend serving the owners with a Notice of Intention to Designate those properties at 2045 Middle Road, 281 Princess Street, 322 Division Street, 3578 Highway 38, 384 Division Street, 390 King Street East/42 Queen Street, 3994 Howes Road, 605-607 Bagot Street, 45 Charles Street, 75-77 Princess Streett/52-56 Queen Street and 84 Yonge Street.

The owners of the properties listed above have been provided with the draft designation by-laws and general information on heritage designations by registered mail. The owners were also invited to an open house on January 24, 2024, hosted by Heritage Planning staff. One letter of opposition was received from the owners of 605 Bagot Street; it is attached hereto. The properties meet the provincial criteria for evaluating cultural heritage value as set out in Ontario Regulation 9/06 and are thus recommended for designation.

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

Recommendation:

That Kingston Heritage Properties Committee recommends to Council:

That Council direct staff to serve a Notice of Intention to Designate the property located at 2045 Middle Road, known as the Clarke House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2045 Middle Road, attached as Exhibit B to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 281 Princess Street, known as Turk's Furniture Store, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 281 Princess Street, attached as Exhibit C to Report Number HP-24-

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

That Council direct staff to serve a Notice of Intention to Designate the property located at 322 Division Street as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 322 Division Street, attached as Exhibit D to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 3578 Highway 38, known as the Vanluven Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 3578 Highway 38, attached as Exhibit E to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 384 Division Street, known as the Hoagie House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 384 Division Street, attached as Exhibit F to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 390 King Street East/42 Queen Street, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 390 King Street East/42 Queen Street, attached as Exhibit G to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

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That Council direct staff to serve a Notice of Intention to Designate the property located at 3994 Howes Road, known as the Stevens Farmhouse, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 3994 Howes Road, attached as Exhibit H to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 605-607 Bagot Street, known as the Calvary Church, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 605-607 Bagot Street, attached as Exhibit I to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 45 Charles Street, known as the Calvary Church, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 45 Charles Street, attached as Exhibit I to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 75-77 Princess Street/52-56 Queen Street, known as the Moore House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 75-77 Princess Street/52-56 Queen Street, attached as Exhibit J to Report Number HP-24-009, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 84 Yonge Street, known as McCammon Bakery, as a property of cultural heritage value or

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interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-009; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 84 Yonge Street, attached as Exhibit K to Report Number HP-24-009 be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

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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

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Options/Discussion:

This report provides background information regarding the reasons for designating the following eleven (11) properties, in order to conserve their cultural heritage value and interest. This report recommends serving a Notice of Intention to Designate (Exhibit A) under Section 29 of the *Ontario Heritage Act* on the following properties:

- 2045 Middle Road, known as the Clarke House;
- 281 Princess Street, known as Turk's Furniture Store;
- 322 Division Street;
- 3578 Highway 38, known as the Vanluven Farmstead;
- 384 Division Street, known as the Hoagie House;
- 390 King Street East/42 Queen Street;
- 3994 Howes Road, known as the Stevens Farmhouse;
- 605-607 Bagot Street and 45 Charles Street, known as the Calvary Church;
- 75-77 Princess Street/52-56 Queen Street, known as the Moore House; and
- 84 Yonge Street, known as McCammon Bakery.

Section 29 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee (Kingston Heritage Properties Committee).

Through [Report Number HP-23-018](#), staff were directed to undertake the disposition of listed properties on the City of Kingston Heritage Register. The eleven (11) properties noted here are part of the disposition process whereby staff are evaluating, reviewing and advancing for designation those currently listed properties that meet at least two of the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

Process

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

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Any notice of objection received by the Clerk's office is then sent to City Council for consideration. Council has 90 days to decide if it wishes to withdraw its Notice of Intention to Designate or not. Its decision is required to be served on the owner(s) and be published in the newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal.

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

Cultural Heritage Analysis

The eleven (11) properties being advanced for heritage designation are currently included on the City of Kingston Heritage Register as non-designated properties of cultural heritage value (also known as Listed properties). Council listed 2045 Middle Road, 322 and 384 Division Streets, 390 King Street, 605-607 Bagot Street, 75-77 Princess and 84 Yonge Street in 2010. 281 Princess Street was listed in 2013, while 3578 Highway 38 and 3994 Howes Road were listed in 2016.

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

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

All owners were contacted by registered mail on January 9, 2024. Included with the cover letter was a copy of the draft by-law and an information sheet on heritage designations. A public open house meeting was held on January 24, 2024, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall. No one chose to attend.

A letter of objection was received from the owner of 605-607 Bagot Street/45 Charles Street, dated January 19, 2024 (Exhibit M), outlining concerns with the perceived interference or limitations on their ability to sell the property for redevelopment. Staff have reached out to the owner but have not received a response at the time of writing this report. While property owners are not required to support the designation for it to move forward, feedback received from the owners is considered and added to the draft by-laws as appropriate. Staff received no other written objections at the time of writing this report.

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

Conclusion

Staff recommend proceeding with serving the Notice of Intention to Designate the eleven (11) properties noted above. Exhibit A presents the Notice of Intention to Designate, prepared in accordance with the requirements of the *Ontario Heritage Act*, for both publication in The Whig Standard newspaper and a more detailed notice to be published on the City's website.

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

Existing Policy/By-Law:

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

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

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

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

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

Notice Provisions:

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

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

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

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Notice of Intention to Designate
- Exhibit B Draft Designation By-Law – Clarke House
- Exhibit C Draft Designation By-Law – Turk’s Furniture Store
- Exhibit D Draft Designation By-Law – 322 Division Street
- Exhibit E Draft Designation By-Law – Vanluven Farmstead
- Exhibit F Draft Designation By-Law – Hoagie House
- Exhibit G Draft Designation By-Law – 390 King Street East/42 Queen Street
- Exhibit H Draft Designation By-Law – Stevens Farmhouse
- Exhibit I Draft Designation By-Law – Calvary Church
- Exhibit J Draft Designation By-Law – Moore House
- Exhibit K Draft Designation By-Law – McCammon Bakery
- Exhibit L Property Photographs
- Exhibit M Letter of Objection – Calvary Church

-- 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:

2045 Middle Road (Part Lot 13 Con 2 Pittsburgh Part 1, 13R15440; City of Kingston, County of Frontenac), known as the Clarke House;

The Clarke House is situated on the south side of the road, just east of Murray's Road, in the former Township of Pittsburgh, now part of the City of Kingston. This 1-hectare rural residential property contains a one-and-a-half storey Ontario vernacular limestone farmhouse, built in 1851 for the Clarke family. The Clarke House is a representative example of an early 19th century one-and-a-half storey Georgian influenced vernacular farmhouse with few alterations. The symmetrical front façade is a defining feature of Georgian architecture and is characterized on this residence by a central entrance flanked by sash windows under a medium-pitched side gable roof and twin stone chimneys at the roof ridge. The roughly coursed, randomly cut stones on all elevations as well as the inconsistent size of the voussoirs and lack of architectural embellishments are indicative of the rural, vernacular nature of this building's construction. The Clarke House is associated the Clarke family and their descendants, who were long-time residents and farmers in this area of the former Pittsburgh Township. With its shallow setback, limestone construction, and presence on Middle Road, the Clarke House shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the neighbourhood. Its heritage attributes include the one-and-a-half storey limestone farmhouse, with gable roof, twin chimneys and symmetrical openings.

281 Princess Street (Part Lot 328 Original Survey Kingston City as in FR284763; City of Kingston, County of Frontenac), known as Turk's Furniture Store:

Turk's Furniture Store is located on the north side of the street, between Clergy and Sydenham Streets in downtown Kingston. The 6-metre wide, 240 square metre property is completely covered by the subject building, a two-storey brick commercial building constructed circa 1890. The two-storey brick building is an example of a purpose-built commercial building from the late 19th century. The prominent bay window rising to the roofline is consistent with a building designed as a store rather than a residence. Turk's Furniture Store is associated with the Jewish-Canadian settlement area along this portion of Princess Street between Clergy and Bagot and its surrounding residential neighbourhood, which was established in the 19th century and known locally as Little Jerusalem. This property has important associative value with Jacob and Ann Turk who settled in Kingston from Russia in the late 1800s. They

opened a used furniture shop in 1902. Jacob was a founding member of the Beth Israel Synagogue and acted as its president from 1919 to 1920 and an active member of the Oddfellows Relief Association. Ann was also very involved in Beth Israel as a member of the women's Zionist organization Hadassah. Turk's Furniture Store remained in the Turk family for four generations until it closed in 2012. Turk's Furniture Store has contextual value as it supports and maintains the historic and eclectic commercial character of lower Princess Street. The building's narrow frontage, distinctive bay window and deep cornice, makes this property a landmark along Princess Street for its unique design. Its heritage attributes include the two-storey brick building with projecting two-storey bay, large window openings and decorative wooden details.

322 Division Street (Part Lot 24 Block PP Con 1 Kingston as in FR303826 Except the Easement therein; City of Kingston, County of Frontenac):

Located on the west side of Division Street, just north of Hamilton Street in the City of Kingston. The 265 square metre property contains a one-and-a-half-storey limestone residential building constructed circa 1852. The property has design value as an early and representative local example of a one-and-a-half-storey vernacular limestone residential building with a Georgian influence. The residence retains all the symmetry and balance characteristic of Georgian architecture. This style is expressed through the structure's medium-pitched side gable roof with central gable, centrally placed first-floor entrance, flanked by large symmetrical window openings on the façade, and a half-round arched central window opening under the gable on the second floor. The surviving window and door openings, and hammer-dressed, evenly squared limestone exterior and early date, make it a representative example of this style of architecture in Kingston. The property has contextual value for its role in supporting and maintaining the historic scale and character of this portion of Division Street. The property is visually linked to this section of Division Street, which is defined by 19th and early 20th century residential buildings with shallow setbacks from the public right-of-way, whose overall scale and character create a gateway to the historic downtown. Its heritage attributes include the one-and-a-half storey limestone building with its gable roof, central gable and original openings.

3578 Highway 38 (Part Lot 5 Con 7 Western Addition Kingston as in FR306279 Lying North of FR692323; City of Kingston, County of Frontenac), known as the Vanluven Farmstead:

The Vanluven Farmstead is situated on the northeast side of the road, facing the terminus of Quabbin Road, in the former Township of Kingston, now part of the City of Kingston. This 20-hectare rural property contains a one-and-a-half storey Ontario vernacular limestone farmhouse with single-storey addition, built circa 1850 for the Vanluven family. A small stone farm building with a chimney and several wooden barns are also present on the property. The Vanluven Farmstead is an early example of a 19th century one-and-a-half storey Georgian influenced vernacular farmhouse with various architectural elements that display a high level of craftsmanship. The symmetrical front façade characterized by a central

entrance flanked by windows under a shallow-pitched gable roof and single stone chimney is representative of the Georgian style dwelling. The main entrance is exaggerated by a vestibule with arched sidelights, a hipped roof with dentil decoration, engaged square columns located at the corners of the vestibule, and arched windows. The high degree of craftsmanship is also evident in the smooth ashlar quoins, and deep cornice with wide frieze board and returns. The window openings also have a slight arch that is embellished with segmental stone voussoirs. The Vanluven Farmstead is associated with the Vanluven family who were well-known and active members of the Murvale community. By 1851, Leonard and his wife Catherine were operating a successful farm and living in the single-storey stone house on the property with their children. The Vanluven Farmstead has contextual value as it supports and maintains the scenic and rural character of the road and area. It is important to note that the contextual value of the property is expressed not only through the limestone farmhouse, but also the historic stone outbuilding with chimney, and multiple agricultural buildings. Its heritage attributes include the one-and-a-half storey limestone farmhouse with gable roof, stone chimneys, symmetrical front façade, and central entrance vestibule; one storey stone addition; and limestone outbuilding with single limestone chimney.

384 Division Street (Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac), known as the Hoagie House:

The Hoagie House is located on the southwest corner of Division and Stanley Streets in the City of Kingston. The 500 square metre property contains a detached two-storey limestone residential building, constructed before 1855. The first floor of the building was converted for commercial uses many years ago and has been the location of the well-known local establishment – The Hoagie House - since 1971. The property has design value as an early surviving example of a two-storey vernacular limestone residential building with a Georgian influence in Kingston. The Hoagie House retains the symmetry and balance characteristic of Georgian architecture, expressed through its low-pitched side gable roof, centrally placed first-floor entrance, and symmetrical alignment of window openings on the façade, including a possible blind window behind the wooden shutters on the second floor. Its full two-storey massing (as opposed to one-and-a-half) is unusual and notable for its early construction date. Located on a corner site and as one of only a few limestone buildings along this stretch of Division Street, the Hoagie House contributes to, and supports, the historic scale and character of Division Street south of Concession Street, which traditionally formed the western boundary to the city. The Hoagie House is visually linked to this section of Division Street, which is defined by 19th and early 20th century residential buildings with shallow setbacks from the public right-of-way. Its heritage attributes include the two-storey limestone building with gable roof, and original window and door openings.

390 King Street East/42 Queen Street (Part Lot 93 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City as in FR447579; City of Kingston, County of Frontenac):

The subject property is an approximately 287 square metre lot located on the south-western corner of King East and Queen Streets in downtown Kingston. The two-storey stone commercial building on the site covers the entirety of the property. The property has physical value as a representative example of a two-storey limestone commercial building constructed on a prominent corner in Kingston's downtown. The King Street elevation includes two large segmentally arched openings with stone voussoirs on the ground floor and five rectangular window openings, equally spaced, on the second floor. The Queen Street two-storey façade features nine bays, all with stone voussoirs, including two tall ground floor door openings. The property has historical/associative value as an early commercial building in the historic commercial core of the City. It sits at a prominent intersection and contributes to the community's understanding of commercial growth during the middle of the nineteenth century. In the early days, the building housed a bank and manager's residence. Notable associates of the bank include Thomas Kirkpatrick, Bank Solicitor from 1837 to 1866 (and Mayor of Kingston in 1838 and 1847); John Macaulay, agent from 1822 to 1866 and William Hinds, bank manager 1855 to 1866, (and Director of the Cataraqui Cemetery Company, and Life Governor of the General Hospital and Frontenac Loan & Investment Society). From 1873 until 1908, the building housed a carriage works business. Although the property changed hands multiple times between 1907 and 1912, it housed a brass and iron foundry for much of the first half of the twentieth century. The property is important in maintaining and supporting the nineteenth-century character of the Queen Street streetscape, as well as the commercial core of the City of Kingston. The building shares a city block with other significant heritage properties and serves to anchor the historical streetscape of Queen Street west of King Street East. Its design and material also function as a physical connection to the long history of commercial and industrial use of Kingston's "North Block". Its heritage attributes include the two-storey limestone commercial building with cross-gable roof, regular fenestration pattern including the two wide arched openings on King Street.

3994 Howes Road (Part Lot 9 Con 5 Western Addition Kingston Part 3 13R549; City of Kingston, County of Frontenac), known as the Stevens Farmhouse:

The Stevens Farmhouse is situated on the north side of the road, near the western limit of the municipality, in the former Township of Kingston, now part of the City of Kingston. This 0.4-hectare rural residential property contains a one-and-a-half storey limestone farmhouse built in the 1860s for the Stevens family. The Stevens Farmhouse is a well-crafted example of a one-and-a-half storey, mid-19th Century, Ontario Gothic Revival Cottage with excellent limestone construction and fine masonry work that display a high level of craftsmanship. The building is typical of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, gable roof, a central steeply pitched gable with a window

and entranceway underneath that are flanked by large rectangular window openings. The Stevens Farmhouse is unusual for a vernacular building, however, with its oversized flat-headed main entrance with side lights and transom, flanked by large window openings. The flat heads are embellished by tall stone voussoirs. The central window opening above the main entrance has a dramatic half round arch with radiating stone voussoirs. The high degree of craftsmanship is evidenced by the neatly dressed and squared stones, laid in even courses along the main/south façade and side/west elevation, as well as the tall voussoirs above the openings and smooth stone sills beneath. Its heritage attributes include the one-and-a-half storey limestone farmhouse with gable roof with central gable, grand central entrance and symmetrical fenestration.

605-607 Bagot Street (Lots 1-2 Plan D9, City of Kingston, County of Frontenac);
and

45 Charles Street (Lot 3 Plan D9, City of Kingston, County of Frontenac), known as the Calvary Church:

The Calvary Church is located on the northeast corner of Bagot and Charles Streets in the Inner Harbour neighbourhood in the City of Kingston. The Calvary Church spans two properties (a total of 957 square metre) and consists of a one-storey frame church constructed in 1889 with later additions and alterations in 1910 and 1924. The Calvary United (formerly Congregationalist) Church has design and physical value as a rare example of a surviving 19th century frame church in Kingston. The original 1889 chapel footprint is rectangular (15 metre by 7.5 metre) with a gable roof running north south. The principal end gable with large Gothic Revival style window faces Charles Street and a gabled entrance vestibule faces Bagot Street, thereby taking advantage of the corner location to provide views to and architecture interest of the building from both streets. The early 20th century modifications include an addition to the east for the Sunday school, the insertion of Gothic Revival style tracery within the original rectangular window openings, and the application of stucco to unify the enlarged church. The Calvary Church has historical value because it yields information that contributes to an understanding of the development of the surrounding neighbourhood known as Charlesville. At the time of its construction in 1889, it was the only Congregational church between Queen Street and the Outer Station. The church's size and frame construction reflect the modest means of this 19th century working-class neighbourhood at the northern edge of Kingston as well as the aesthetic sensibilities of the Congregationalist members. Calvary Church has associative value for its connections to James Bruce Reid, who designed the original chapel, and architect Colin Drever who oversaw later 20th century alterations and additions. The Calvary Church has contextual value because it is historically linked to its surroundings and is an historic landmark in the neighbourhood. As the only church in the former Charlesville hamlet, Calvary Church was built to serve the local community of working-class families and has been a local gathering place for generations. Its heritage attributes include the

one-storey chapel with side addition, entrance vestibule, original window openings and large Gothic Revival style arched window.

75-77 Princess Street/52-56 Queen Street (Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac), known as the Moore Building:

The Moore building is located on the north side of Princess Street between Wellington Street and King Street East in the heart of downtown Kingston. The property extends the full depth of the block and includes frontage onto Queen Street. The Moore building consists of a two-and-a-half-storey limestone commercial building facing Princess Street, originally constructed in 1817, and various wood, brick and limestone additions extending the full depth of the block to Queen Street. The Moore building is an early example of a stone commercial building in Kingston. The two-and-a-half storey limestone section of the building facing Princess Street was constructed and open for business by 1817. The limestone building has expanded to fill the lot northward to Queen Street with numerous wood, brick and stone additions, some built as early as 1829. The portion of the building closest to Queen Street is a one-and-a-half storey limestone structure with a low-pitched gable roof, built around 1865. The building was originally known as Moore's Coffee House, which was opened in the fall of 1817 by proprietor John Moore. It functioned as a Public House for travelers between Montreal and Toronto. By 1826, it was known as Moore's Mansion House Hotel, operated by Sarah Moore. By 1830 Segro and Mrs. Carmino rented the premises and developed a business relationship with George Mink to run the livery at the Mansion House Hotel. George Mink was a former slave, brought to Upper Canada with Loyalist Johan Jost Herkimer in 1784. In addition to the Moore's hotel, the property and various buildings also served the community as a Grammar School, a military hospital, and a Mechanic's Institute. The building furthest to the north, fronting onto Queen Street, was a blacksmith and boilermaker shop, and overtime housed carpenters and carriage making businesses. In 1890, the building was used as the Elliott Brothers Hardware Store. The Elliotts contributed their skilled trades to several large public works projects including: the Rockwood Asylum in Kingston; Armories in London, Toronto and St. Catharines; and the Royal Mint in Ottawa. Robert F. Elliott served as the Mayor of Kingston in 1896 and served on City Council. The building opened as Vandervoort Hardware in 1947 when Claude and Dean Vandervoort purchased the business. The store operated continuously under the Vandervoort name for almost 70 years until it closed its doors in 2020. The Moore building has contextual value as it contributes and supports the historic streetscape character of Princess Street and is visually linked to its surroundings. The buildings in this area are located at the front of their lots, which creates a compact street wall, and creates a visually appealing and diverse streetscape along Princess Street for which this building plays a key role in maintaining. Its heritage attributes include the two-and-a-half storey limestone commercial building and rear wood, brick and

limestone additions, and the one-and-a-half storey limestone building fronting Queen Street.

84 Yonge Street (Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac), known as the McCammon Bakery:

The McCammon Bakery is located on the west side of the street, mid-block between Grange and Richard Streets, in Portsmouth Village in the City of Kingston. The approximately 639 square metre residential property includes a two-storey limestone house with a one-storey rear wing, and a single-storey detached wooden outbuilding in the rear yard. The dwelling was constructed in the late 1860s as a home and bakery. This property has physical/design value as a good example of a classical limestone building with a Georgian influenced simple rectangular side-gable plan, built to accommodate both residential and commercial uses. The central doorway is recessed with paneled reveals as well as a transom and stone step, was likely the residential entrance, while the second entrance, now blinded, together with the window opening to the north, were likely the commercial entrance and display window for the bakery. The regular pattern of openings, with stone voussoirs and sills, reflect the Georgian style. While the large shed dormers dominate the roof line, the Georgian influence is still visible in the original roof profile, as well as the eave returns on the north and south gable ends. The McCammon Bakery has historical/associative value as it yields information that contributes to an understanding of the commercial and residential practices in the City of Kingston during the mid-19th century. Thomas McCammon was a baker who, with his wife Martha, purchased the subject vacant lot in 1865 and built their home and shop prior to 1869. Formerly called Main Street, Yonge Street was once the main north-south street in Portsmouth, and included a variety of commercial uses from hotels, blacksmiths, groceries, inns and breweries. The approximately 48 square metre outbuilding in the southwest corner of the property is clad in board and batten siding and has a low-pitched gable roof. It was built for storage for the bakery business and stone bake oven that once existed in the rear yard and reflects the past commercial uses of the property for both the McCammon's bakery and the later Hotel Westlake. The McCammon Bakery building maintains the character of the area through its limestone construction and two-storey massing; features that are visible in residential and commercial properties along Yonge Street as well as throughout the former village of Portsmouth. Its heritage attributes include the two-storey limestone building with gable roof, regular pattern of openings, and the detached wooden building in the rear yard.

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:

2045 Middle Road (Part Lot 13 Con 2 Pittsburgh Part 1, 13R15440; City of Kingston, County of Frontenac), known as the Clarke House;

281 Princess Street (Part Lot 328 Original Survey Kingston City as in FR284763; City of Kingston, County of Frontenac), known as Turk's Furniture Store;

322 Division Street (Part Lot 24 Block PP Con 1 Kingston as in FR303826 Except the Easement therein; City of Kingston, County of Frontenac);

3578 Highway 38 (Part Lot 5 Con 7 Western Addition Kingston as in FR306279 Lying North of FR692323; City of Kingston, County of Frontenac), known as the Vanluven Farmstead;

384 Division Street (Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac), known as the Hoagie House;

390 King Street East/42 Queen Street (Part Lot 93 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City as in FR447579; City of Kingston, County of Frontenac);

3994 Howes Road (Part Lot 9 Con 5 Western Addition Kingston Part 3 13R549; City of Kingston, County of Frontenac), known as the Stevens Farmhouse;

605-607 Bagot Street (Lots 1-2 Plan D9, City of Kingston, County of Frontenac);
and

45 Charles Street (Lot 3 Plan D9, City of Kingston, County of Frontenac), known as the Calvary Church;

75-77 Princess Street/52-56 Queen Street (Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac), known as the Moore Building; and

84 Yonge Street (Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac), known as the McCammon Bakery.

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 reary@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 2045 Middle 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Clarke House at 2045 Middle Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

**Schedule “A”
Description and Criteria for Designation
Clarke House**

Civic Address: 2045 Middle Road
Legal Description: Part Lot 13 Con 2 Pittsburgh Part 1, 13R15440; City of Kingston, County of Frontenac
Property Roll Number: 1011 090 030 06900

Introduction and Description of Property

The Clarke House, located at 2045 Middle Road, is situated on the south side of the road, just east of Murray’s Road, in the former Township of Pittsburgh, now part of the City of Kingston. This 1-hectare rural property contains a one-and-a-half storey Ontario vernacular limestone farmhouse, built in 1851 for the Clarke family. Two 20th century rear additions were added to the original house and several wooden and metal outbuildings are also present on the property.

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 Clarke House is a representative example of an early 19th century one-and-a-half storey Georgian influenced vernacular farmhouse with few alterations. The symmetrical front façade is a defining feature of Georgian architecture and is characterized on this residence by a central entrance flanked by sash windows under a medium-pitched side gable roof and twin stone chimneys at the roof ridge. The roughly coursed, randomly cut stones on all elevations as well as the inconsistent size of the voussoirs and lack of architectural embellishments are indicative of the rural, vernacular nature of this building’s construction.

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 Clarke House is associated with the Clarke family and their descendants, who were long-time residents and farmers in this area of former Pittsburgh Township. Henry and Hannah Clake bought the property in 1839 and originally lived in a log house near the north-west corner of the Lot. The stone house was built in 1851 for their growing family. Following Henry’s death, the lands were left to Hannah and their children. Hannah

remarried and the lands changed hands amongst family members for the next 136 years, until 1975.

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, and presence on Middle Road, the Clarke House shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the neighbourhood. The strong presence of the Clarke House along Middle Road and its roughly coursed limestone construction 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 random-coursed limestone farmhouse with medium-pitch side gable roof with twin stone chimneys located on the gable ends;
- Symmetrical front façade with central arched entrance with radiating voussoirs, flanked by large window openings with voussoirs; and
- East and west side elevations with two bays each.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 281 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 2013;

On February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as Turk's Furniture Store at 281 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
Turk’s Furniture Store**

Civic Address: 281 Princess Street
Legal Description: Part Lot 328 Original Survey Kingston City as in FR284763;
City of Kingston, County of Frontenac
Property Roll Number: 1011 030 080 05600 0000

Introduction and Description of Property

Turk’s Furniture Store at 281 Princess Street is located on the north side of the street, between Clergy and Sydenham Streets in downtown Kingston. The 6-metre wide, 240 square metre property is completely covered by the subject building, a two-storey brick commercial building constructed circa 1890.

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 two-storey brick building is an example of a purpose-built commercial building from the late 19th century. The subject building was built on a 6-metre-wide lot with the primary design features located at the store frontage on its southern elevation. The prominent bay window rising to the roofline, for example, is consistent with a building designed as a store rather than a residence. The brick wall has a stucco finish on the front wall only, with shallow recessed panels above the second-floor windows that echo the drip molds of the window trim below. The roof cornice has prominent decorative brackets and a simple frieze that also copies the decorative window molds. The main floor windows have lost much of their original decorative trim but retain their large storefront size.

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.

Turk’s Furniture Store is associated with the Jewish-Canadian settlement area along this portion of Princess Street between Clergy and Bagot and its surrounding residential neighbourhood, which was established in the 19th century and known locally as Little Jerusalem. Jewish families leaving Europe chose Kingston in which to settle since other friends or relatives settled here, an important consideration when immigrating, especially for a population with close religious and family ties. In 1897 the Jewish

Congregation purchased property for a cemetery, which represents the official start of the congregation, and in 1910 the first Synagogue – Beth Israel Synagogue – was built at 148 Queen Street (demolished in 1961), just a block east of the subject property. As is typical of diaspora, the Jewish population tended to live close to where they worked. In this case, the businesses were located along Princess Street, with a high concentration between Clergy and Sydenham Street, including the Turk's Furniture Store.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

This property has important associative value with Jacob and Ann Turk who settled in Kingston from Russia in the late 1800s. They opened a used furniture shop at 281 Princess Street in 1902. The property was eventually purchased by Jacob Turk in 1915 from Isaac Cohen and Max Susman. Jacob was a founding member of the Beth Israel Synagogue and acted as its president from 1919 to 1920 and an active member of the Oddfellows Relief Association. Ann was also very involved in Beth Israel as a member of the women's Zionist organization Hadassah. The first Hadassah Bazaar (an annual fund-raising event) in Kingston was held in the windows of Turk's Furniture Store in 1953. Turk's Furniture Store remained in the Turk family for four generations until it closed in 2012.

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

The property has contextual value because it is a landmark.

Turk's Furniture Store has contextual value as it supports and maintains the historic and eclectic commercial character of lower Princess Street.

The building's narrow frontage, distinctive bay window and deep cornice, makes this property a landmark along Princess Street for its unique design.

Heritage Attributes

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

- Two-storey height and brick construction with projecting two-storey bay on the front/southern elevation;
- Bracketed roof cornice with recessed panels below;
- Large, arched window openings on the second floor, complete with drip-mold/lintels and engaged columns between the windows, seated on a continuous sill; and
- Large shop window opening with off-set doorway separated by engaged columns, of which one is an original decorative column.

Non-Heritage Attributes

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

- All interior features; and
- Massing to the rear of the main southern elevation.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 322 Division 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 322 Division 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: 322 Division Street
Legal Description: Part Lot 24 Block PP Con 1 Kingston as in FR303826
Except the Easement therein; City of Kingston, County of
Frontenac
Property Roll Number: 1011 030 020 05400

Introduction and Description of Property

The property at 322 Division Street is located on the west side of Division Street, just north of Hamilton Street in the City of Kingston. The 265 square metre property contains a one-and-a-half-storey limestone residential building, constructed circa 1852, with a later two-storey rear addition.

Statement of Cultural Heritage Value

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.

Built on lands owned by The Reverend Robert McDowall in the early 1850s, the property has design value as an early and representative local example of a one-and-a-half-storey vernacular limestone residential building with a Georgian influence. Despite the removal of the two gable-end chimneys, the residence retains all the symmetry and balance characteristic of Georgian architecture. This style is expressed through the structure’s medium-pitch side gable roof with central gable, centrally placed first-floor entrance, flanked by large symmetrical window openings on the façade, and a half-round arched central window opening under the gable on the second floor. The surviving window and door openings, and hammer-dressed, evenly squared limestone exterior and early date, make it a representative example of this style of architecture in Kingston.

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 scale and character of this portion of Division Street. Located prominently on the street and as one of a few limestone buildings along this stretch of Division, 322 Division Street contributes to and supports the historic scale and character of Division Street south of Concession Street, which traditionally formed the western boundary to the city.

The property is visually linked to this section of Division Street, which is defined by 19th and early 20th century residential buildings with shallow setbacks from the public right-of-way, whose overall scale and character create a gateway to the historic downtown. Associated properties that contribute to the heritage character of the area include 281, 293, 371, 375, 381, and 384 Division.

Heritage Attributes

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

- One-and-a-half-storey massing with medium-pitch side gable roof and central steeply-pitched gable;
- Squared and hammer-dressed limestone construction, laid in even courses on the façade and laid randomly on side elevations;
- Semi-circular arched central window opening under gable on façade, with stone sill and radiating voussoirs;
- Original window and door openings on the façade with stone sills and voussoirs; and
- Original window openings on the second floor of the side elevations, with stone voussoirs and wooden sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3578 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Vanluven Farmstead at 3578 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.

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
Vanluven Farmstead**

Civic Address: 3578 Highway 38
Legal Description: Part Lot 5 Con 7 Western Addition Kingston as in FR306279
Lying North of FR692323; City of Kingston, County of
Frontenac
Property Roll Number: 1011 080 230 11420

Introduction and Description of Property

The Vanluven Farmstead, located at 3578 Highway 38, is situated on the northeast side of the road, facing the terminus of Quabbin Road, in the former Township of Kingston, now part of the City of Kingston. This 20-hectare rural property contains a one-and-a-half storey Ontario vernacular limestone farmhouse with single-storey addition, built circa 1850 for the Vanluven family. A more modern garage addition is added to the rear of the main house. A small stone farm building with a chimney and several wooden barns are also present on the property.

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 Vanluven Farmstead is an early example of a 19th century one-and-a-half storey Georgian influenced vernacular farmhouse with various architectural elements that display a high level of craftsmanship. The symmetrical front façade characterized by a central entrance flanked by windows under a shallow-pitched gable roof and single stone chimney is representative of the Georgian style dwelling.

The residence has design features not typical in 19th-century rural farmhouse design. The main entrance is exaggerated by a vestibule with arched sidelights, a hipped roof with dentil decoration, engaged square columns located at the corners of the vestibule, and arched windows. The high degree of craftsmanship is also evident in the smooth ashlar quoins, and deep cornice with wide frieze board and returns. The window openings also have a slight arch that is embellished with segmental stone voussoirs.

A rectangular single-storey limestone addition is attached to the south-east elevation of the main house. The gable roof and segmentally arched openings are complementary to those of the main house; however, the stones are considerably larger and more uniform, distinguishing it from the main house, and indicating that it was constructed at a different time.

The Vanluven Farmstead also includes a small rectangular limestone outbuilding with a gable roof and single limestone chimney, as well as multiple wooden barns from the 19th and 20th centuries.

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 Vanluven Farmstead is associated with the Vanluven family who were well-known and active members of the Murvale community. In 1844 Leonard Vanluven, a Wesleyan Methodist yeoman, obtained the Crown Patent for the property. By 1851, Leonard and his wife Catherine were operating a successful farm and living in the single-storey stone house on the property with their children Henry Michael, Anson P., and Marion. Leonard Vanluven was also the Captain of Militia, and in the late 1840s he was promoted to Ensign in the 2nd Battalion of Frontenac County.

Leonard and Catherine's eldest son, Henry Michael Vanluven, was a yeoman and Lieutenant of Militia. He was also a saddle and harness maker in Murvale. He obtained full ownership of the property by 1875. Henry and his wife Ellen, and their children Emma Ann and George, lived on the property until 1897.

Leonard and Catherine's other son, Anson P. Vanluven, became the Murvale Reeve in 1883 and again in 1887.

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

The Vanluven Farmstead has contextual value as it supports and maintains the scenic and rural character of the road and area. It is important to note that the contextual value of the property is expressed not only through the limestone farmhouse, but also the historic stone outbuilding with chimney, and multiple agricultural buildings.

Cultural Heritage Attributes

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

- One-and-a-half storey limestone farmhouse with low-pitch side gable roof with stone chimneys located on the gable end;
- Constructed from pitch-faced limestone laid in even courses with ashlar stone quoins;
- Elaborate cornice with wide frieze board and return;
- Symmetrical front façade with central entrance, flanked by large window openings;

- Central entrance vestibule with arched sidelights, a hip roof with dentil decoration, engaged square columns and arched windows;
- Segmentally arched window openings with stone sills and limestone voussoirs;
- North-west side elevation with two small window openings in the gable and one larger window opening on the first storey;
- One storey stone addition on the south-east elevation, with medium-pitched side gable roof, and segmentally arched openings; and
- Rectangular limestone outbuilding with a medium-pitch gable roof and a single limestone chimney.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 384 Division 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Hoagie House at 384 Division 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
The Hoagie House**

Civic Address: 384 Division Street
Legal Description: Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac
Property Roll Number: 1011 050 010 11300

Introduction and Description of Property

The Hoagie House at 384 Division Street is located on the southwest corner of Division and Stanley (formerly Victoria) Streets in the City of Kingston. The 500 square metre property contains a detached two-storey limestone residential building, constructed before 1855. The first floor of the building was converted for commercial uses many years ago and has been the location of the well-known local establishment – The Hoagie House - since 1971.

Statement of Cultural Heritage Value

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.

Built for carter William Lemmon in the early 1850s, the property has design value as an early surviving example of a two-storey vernacular limestone residential building with a Georgian influence in Kingston. Despite some alterations to the façade (i.e. replacement of the first-floor windows and door and the removal of the end gable chimneys), the Hoagie House retains the symmetry and balance characteristic of Georgian architecture, expressed through its low-pitch side gable roof, centrally placed first-floor entrance, and symmetrical alignment of window openings on the façade, including a possible blind window behind the wooden shutters on the second floor. Its full two-storey massing (as opposed to one-and-half) is unusual and notable for its early construction date (i.e. before 1855).

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 because it is a landmark.

The Hoagie House, originally opened by Angie Thompson on Brock Street in 1969, moved to his location in 1971 and is owned and operated by the Thompson family. The

Hoagie House has been a treasured local landmark for three generations of Kingstonians.

Located on a corner site and as one of only a few limestone buildings along this stretch of Division Street, the Hoagie House contributes to, and supports, the historic scale and character of Division Street south of Concession Street, which traditionally formed the western boundary to the city. The Hoagie House is visually linked to this section of Division Street, which is defined by 19th and early 20th century residential buildings with shallow setbacks from the public right-of-way. Of particular note are those buildings at 371, 375, 381, 390, 398 and 400 Division, which, with the Hoagie House, contribute to this historic character.

Heritage Attributes

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

- Two-storey massing with low-pitch side gable roof;
- Limestone construction with even coursing on the façade and random coursing on gable ends;
- Original window openings with wooden sills on the façade, including the currently blinded window on the second floor (now concealed by wooden shutters), and those on the side elevations;
- Voussoirs on the ground floor of the façade, indicating the symmetrical placement of the original first floor openings; and
- Original entrance opening on the façade.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 390 King Street East/42 Queen Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Moore Building at 390 King Street East/42 Queen 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: 390 King Street East and 42 Queen Street

Legal Description: Part Lot 93 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City as in FR447579; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 090 03600 0000

Introduction and Description of Property

The subject property is an approximately 287 square metre lot located on the south-western corner of King East and Queen Streets in the City of Kingston. The two-storey stone commercial building on the site covers the entirety of the property. The structure was constructed as a rectangular building in the early 19th century (possibly as early as the 1820s), though the limestone building was extended later that century along Queen Street to create an “L”, and then infilled in the 20th century to create the current rectangular building.

Statement of Cultural Heritage Value

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 physical value as a representative example of a two-storey limestone commercial building constructed on a prominent corner in Kingston’s downtown. The limestone is of irregular lengths and laid in courses along the King Street façade, while the Queen Street facade’s coursing is irregular. The King Street elevation includes two large segmentally arched openings with stone voussoirs on the ground floor and five rectangular window openings, equally spaced, on the second floor. There are smooth limestone quoins at the south edge of this elevation that extend from roof to mid door height. The Queen Street two-storey façade features nine bays, all with stone voussoirs, including two tall ground floor door openings.

The gable roof features an end gable with low parapet on the south, a cross-gable at the King and Queen Street intersection and another end gable on the west. As a result, the frontages display a continuous roofline. Wooden cornices run the length of King and Queen Street stone elevations. A plain wooden soffit, fascia and trim top both elevations with a single return on the west gable end.

The western end of the building has an upper fire escape and opening, not original, and a short wide opening with large voussoir. A brick chimney tops the west gable end, with its red brick flue integrated into the limestone, making for a noteworthy feature along Queen Street.

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 yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The property has historical/associative value as an early commercial building in the historic commercial core of the City. It sits at a prominent intersection and contributes to the community's understanding of commercial growth during the middle of the nineteenth century.

In the early days, the building housed a bank and manager's residence. As noted in the 1855 City of Kingston Directory: "The bank of Upper Canada occupies an unpretending edifice in the lower part of the city." Notable associates of the bank include Thomas Kirkpatrick, Bank Solicitor from 1837 to 1866 (and Mayor of Kingston in 1838 and 1847); John Macaulay, agent from 1822 to 1866 and William Hinds, bank manager 1855 to 1866, (and Director of the Cataraqui Cemetery Company, and Life Governor of the General Hospital and Frontenac Loan & Investment Society).

The Bank of Upper Canada's collapse in 1866, and a shift to more industrial uses of properties north of Princess Street, created a change in use for this property. From 1873 until 1908, the building housed a carriage works business, complete with blacksmith shop on the first floor, showrooms on the first and second floors and wood shop on the second floor. Although the property changed hands multiple times between 1907 and 1912, it housed a brass and iron foundry for much of the first half of the twentieth century.

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 is important in maintaining and supporting the nineteenth-century character of the Queen Street streetscape, as well as the commercial core of the City of Kingston. The building shares a city block with other significant heritage properties and serves to anchor the historical streetscape of Queen Street west of King Street East. Its design and material also function as a physical connection to the long history of commercial and industrial use of Kingston's "North Block".

Heritage Attributes

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

- Early two storey “L” shape limestone commercial building with shallow-pitched cross-gable roof with gable ends at the south and west, including a cornice return on the west end;
- Two wide segmentally arched openings with limestone voussoirs;
- Regular fenestration pattern of window and door openings with limestone voussoirs; and
- Location on King Street East and Queen Street.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3994 Howes 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Stevens Farmhouse at 3994 Howes Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

**Schedule “A”
Description and Criteria for Designation
Stevens Farmhouse**

Civic Address: 3994 Howes Road
Legal Description: Part Lot 9 Con 5 Western Addition Kingston Part 3 13R549;
City of Kingston, County of Frontenac
Property Roll Number: 1011 080 220 16201

Introduction and Description of Property

The Stevens Farmhouse, located at 3994 Howes Road, is situated on the north side of the road, near the western limit of the municipality, in the former Township of Kingston, now part of the City of Kingston. This 0.4-hectare rural residential property contains a one-and-a-half storey limestone farmhouse built in the 1860s for the Stevens family with a modern (2006) two-storey addition and a number of 20th and 21st century outbuildings.

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.

Thomas Stevens obtained the property from his father Abraham Stevens in 1864. Abraham Stevens continued to live with his son on the property until at least 1871. Thomas Stevens was a British-born farmer who married (Hannah) Matilda Smith. They had one daughter, Fanny (Dora) Myrtle Stevens, on December 10, 1890. Thomas Stevens died in 1898, but the property remained with the Stevens family for several more years.

The Stevens Farmhouse is a well-crafted example of a one-and-a-half storey, mid-19th Century, Ontario Gothic Revival Cottage with excellent limestone construction and fine masonry work that display a high level of craftsmanship.

The building is typical of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, gabled roof (its missing its twin chimneys), a central steeply pitched gable with a window and entranceway underneath that are flanked by large rectangular window openings. The Stevens Farmhouse is unusual for a vernacular building, however, with its oversized flat-headed main entrance with side lights and transom, flanked by large window openings, also flat heads but embellished by tall

stone voussoirs. The central window opening above the main entrance however has a dramatic half round arch with radiating stone voussoirs.

The high degree of craftsmanship is evidenced by the neatly dressed and squared stones, laid in even courses along the main/south façade and side/west elevation, as well as the tall voussoirs above the openings and smooth stone sills beneath.

Heritage Attributes

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

- One-and-a-half storey limestone farmhouse with medium-pitched side gable roof with central steep-pitch front gable and deep cornice;
- Limestone construction of dressed and squared stone laid in even courses;
- Symmetrical front façade with central entrance, flanked by large window opening with stone sills and tall voussoirs;
- Central entrance with sidelights and transom; and
- West side elevation with symmetrical two-bay fenestration pattern.

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 605–607 Bagot Street and 45 Charles 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 February 21, 2024, Council of the City of Kingston (“*Council*”) consulted with its municipal heritage committee regarding the designation of the property municipally known as the Calvary Church at 605-607 Bagot Street and 45 Charles 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
Calvary Church**

Civic Address: 605-607 Bagot Street
Legal Description: Lots 1-2 Plan D9, City of Kingston, County of Frontenac
Property Roll Number: 1011 040 020 08700

Civic Address: 45 Charles Street
Legal Description: Lot 3 Plan D9, City of Kingston, County of Frontenac
Property Roll Number: 1011 040 020 08800

Introduction and Description of Property

The Calvary Church at 605-607 Bagot Street and 45 Charles Street, is located on the northeast corner of Bagot and Charles Streets in the Inner Harbour neighbourhood in the City of Kingston. The Calvary Church spans two properties (a total of 957 square metre) and consists of a one-storey frame church constructed in 1889 with later additions and alterations in 1910 and 1924. A small dwelling is located to the rear of the church building at 607 Bagot Street.

Statement of Cultural Heritage Value/Statement of Significance

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

The Calvary United (formerly Congregationalist) Church has design and physical value as a rare example of a surviving 19th century frame church in Kingston. Despite many modifications and additions, its modest religious architectural character is expressed through its massing and scale. The original 1889 chapel footprint is rectangular (50’ by 25’ or 15 metre by 7.5 metre) with a gable roof running north south. The principal end gable with large Gothic Revival style window faces Charles Street and a gabled entrance vestibule faces Bagot Street, thereby taking advantage of the corner location to provide views to and architecture interest of the building from both streets.

The early 20th century modifications include an addition to the east for the Sunday school, the insertion of Gothic Revival style tracery within the original rectangular window openings, and the application of stucco to unify the enlarged church. The building’s stucco and original painted board-and-batten siding is now covered by vinyl. An interesting architectural detail that remains (or has been reinstated) is the wooden triangular decoration over the Gothic Revival style window facing Charles Street, which mimics the shape of the gable roof over the entrance vestibule facing Bagot Street.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The Calvary Church has historical value because it yields information that contributes to an understanding of the development of the surrounding neighbourhood known as Charlesville. At the time of its construction in 1889, it was the only Congregational church between Queen Street and the Outer Station (i.e. the former Grand Trunk Station). It was acknowledged by the Congregationalists that the growing population in this part of the city, particularly the workers of the nearby cotton mill and other factories, needed a permanent chapel. The land and building were gifted by Congregationalist member and wholesale grocer Benjamin W. Robertson, and the church opened in the spring of 1889. The church's size (50' by 25' with seating for 170) and frame construction reflect the modest means of this 19th century working-class neighbourhood at the northern edge of Kingston as well as the aesthetic sensibilities of the Congregationalist members of what would become the United Church. In contrast, around the same time, the Presbyterian congregants constructed Chalmers United Church, a grand Romanesque style design in limestone masonry at the corner of Barrie, Clergy and Earl Streets.

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.

Calvary Church has associative value for its connections to James Bruce Reid, who designed the original chapel, and Colin Drever who oversaw later 20th century alterations and additions. Reid worked as a draftsman with William Newlands from 1885-1888 before becoming a partner in the firm. In 1889 he worked under his own name with the assistance from Arthur Ellis. Reid was the Deacon of the First Congregational Church and secretary of the committee that managed the construction of the new church, of which he designed.

Colin Drever was a well-known local architect, who worked with Power & Son from 1912 to 1923 and then on his own until 1945, at which point he formed Drever & Smith with Harry P. Smith. Drever's most well-known local works include McLaughlin Hall, McArthur College, Waldron Hall and the King Street Power Plant at Queen's University, and as part of the team that designed the Kingston Memorial Centre. He was also instrumental in many prominent alterations and additions, such as those to the interior of Sydenham Street United Church (now The Spire) and those at Calvary United.

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 Calvary Church has contextual value because it is historically linked to its surroundings and is an historic landmark in the neighbourhood. As the only church in

the former Charlesville hamlet, Calvary Church was built to serve the local community of working-class families and has been a local gathering place for generations. The church has an historic presence on the corner location and is visible north-south on Bagot Street and east-west on Charles Street. As one of only a few extant 19th century framed churches in Kingston, Calvary Church is a local landmark in the community.

Heritage Attributes

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

- One-storey chapel with side addition, both with gable roofs;
- Entrance vestibule with gable roof on the west elevation of chapel;
- Original window openings with early 20th century Gothic Revival style wooden tracery and coloured glass on the original chapel; and
- Large Gothic Revival style pointed arch window facing Charles Street with wooden triangular decoration.

Non-Heritage Attributes

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

- Dwelling at 607 Bagot Street

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 75-77 Princess Street/52-56 Queen Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Moore Building at 75-77 Princess Street/52-56 Queen 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
Moore Building**

Civic Address: 75-77 Princess Street and 52-56 Queen Street

Legal Description: Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 090 05000 0000

Introduction and Description of Property

The Moore building is located on the north side of Princess Street, at 75-77 Princess Street, between Wellington Street and King Street East in the heart of downtown Kingston. The property extends the full depth of the block and includes frontage onto Queen Street with civic addresses 52-56 Queen Street. The Moore building consists of a two-and-a-half-storey limestone commercial building facing Princess Street, originally constructed in 1817, and various wood, brick and limestone additions extending the full depth of the block to Queen Street.

Statement of Cultural Heritage Value

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 Moore building is an early example of a stone commercial building in Kingston. The two-and-a-half storey limestone section of the building facing Princess Street was constructed and open for business by 1817. It features a seven-bay second storey, with stone voussoirs at each rectangular window opening. The limestone on the façade is hammer-dressed and laid in even courses. Based on historical photos, the first storey has been altered but the use of large store windows and orientation towards the pedestrian realm remains consistent. Over time, the limestone building has expanded to fill the lot northward to Queen Street with numerous wood, brick and stone additions, some built as early as 1829, thus representing the growing business demands in the downtown core and the evolution of commercial uses on Queen Street in the early to mid-19th century. Portions of these additions have been incorporated into the building, creating a patchwork of roof types, materials and window and door openings. The portion of the building closest to Queen Street is a one-and-a-half storey limestone structure with a low-pitched gable roof, built around 1865.

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 yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The building was originally known as Moore's Coffee House, which was opened in the fall of 1817 by proprietor John Moore. It functioned as a Public House for travelers between Montreal and Toronto and was a popular stop for the stagecoach trade. By 1826, it was known as Moore's Mansion House Hotel, operated by Sarah Moore, most likely John's widow. Moore's Mansion House boasted comfortable accommodations, a livery stable and a large yard. The hotel made available carriages and porters to transport passengers and their luggage to the hotel from steamboats docking to the east. A travelling circus frequented the courtyard to the rear of the Moore's Mansion House Hotel, where clowns, horseback acrobats, and an elephant could be seen for a fee.

By 1830 Segro and Mrs. Carmino rented the premises and developed a business relationship with George Mink to run the livery at the Mansion House Hotel. George Mink was a former slave, brought to Upper Canada with Loyalist Johan Jost Herkimer in 1784. After his brief partnership with the Carminos, Mink opened his own livery and cab business, and later drove the Toronto stagecoach.

In addition to the Moore's hotel, the property and various buildings also served the community as a Grammar School, in a portion built in 1829, as a military hospital in the 1840s, and by the 1850s a Mechanic's Institute (precursor to the public library) operated from one of the buildings. The building furthest to the north, fronting onto Queen Street, was built around 1865 as a blacksmith and boilermaker shop, and overtime housed carpenters and carriage making businesses.

In 1890, the building was used as the Elliott Brothers Hardware Store. The Elliot Brothers were known for offering "plumbing, steam fitting, hardware, gas fitting, galvanized iron cornice work, copper work, and tinsmithing". The Elliots contributed their skilled trades to several large public works projects including: the Rockwood Asylum in Kingston; Armories in London, Toronto and St. Catharines; and the Royal Mint in Ottawa. Robert F. Elliott served as the Mayor of Kingston in 1896 and served on City Council. The building opened as Vandervoort Hardware in 1947 when Claude and Dean Vandervoort purchased the business. The store operated continuously under the Vandervoort name for almost 70 years until it closed its doors during the worldwide COVID 19 pandemic in 2020.

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 Moore building has contextual value as it contributes and supports the historic streetscape character of Princess Street and is visually linked to its surroundings. The buildings in this area are located at the front of their lots which creates a compact street wall. The street's historic buildings vary in height from one-and-a-half to four stories and the construction materials include brick and limestone. This variety creates visually appealing and diverse streetscape along Princess Street for which this building plays a key role in maintaining.

Heritage Attributes

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

- Two-and-a-half-storey hammer-dressed limestone commercial building, and rear wood, brick and limestone additions;
- Façade with seven-bay second storey, with each window opening being topped by stone voussoirs;
- Sections of rear additions that have been incorporated into the building;
- Location close to the lot line along Princess Street; and
- One-and-a-half storey limestone building fronting Queen Street with a side gable roof, including some original openings with stone voussoirs and sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 84 Yonge 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 84 Yonge Street, known as the McCammon Bakery (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
McCammon Bakery**

Civic Address: 84 Yonge Street
Legal Description: Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac
Property Roll Number: 1011 070 090 04400

Introduction and Description of Property

The McCammon Bakery, at 84 Yonge Street, is located on the west side of the street, mid-block between Grange and Richard Streets, in Portsmouth Village in the City of Kingston. The approximately 639 square metre residential property includes a two-storey limestone house with a one-storey rear wing and third storey shed dormers on both the front and rear, and a single-storey detached wooden outbuilding in the rear yard. The dwelling was constructed in the late 1860s for Thomas and Martha McCammon as a home and bakery. The rear outbuilding was built around the same time for storage for the bakery business and stone bake oven that once existed in the rear yard.

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 property has physical/design value as a good example of a classical limestone building with a Georgian influenced simple rectangular side-gable plan, built to accommodate both residential and commercial uses. On the main façade the stones are laid in uniform courses (“rough ashlar”), while the side and rear walls are uncoursed (“rubble”) stonework. The central doorway is recessed with paneled reveals as well as a transom and stone step. The second entrance, now blinded, together with the window opening to the north, were likely the commercial entrance and display window for the bakery.

Except for the transom window over the main door, the windows and door have all been replaced. However, the regular pattern of openings, with stone voussoirs and sills, reflect the Georgian style. The gable-end chimneys have also been removed and the large shed dormers dominate the roof line, but the Georgian influence is still visible in the original roof profile, as well as the eave returns on the north and south gable ends.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The McCammon Bakery has historical/associative value as it yields information that contributes to an understanding of the commercial and residential practices in the City of Kingston during the mid-19th century. Thomas McCammon was a baker who, with his wife Martha, immigrated to Canada from Ireland. They originally are noted as living in the stone row just to the north of the subject property (102-114 Yonge Street), after which they purchased the subject vacant lot in 1865 and build their home and shop prior to 1869.

The building is located in the heart of Portsmouth Village. Formerly called Main Street, Yonge Street was once the main north-south street in Portsmouth, and included a variety of commercial uses from hotels, blacksmiths, groceries, inns and breweries. Thomas and Martha McCammon built the building to serve their needs as both a home and bakery, combining the commercial and residential functions was common along Yonge Street. The location of the building made it visible from the street and adjacent shipyard, and it was situated to create the best possible views to and from the water. It is likely that the McCammons strategically constructed their building at this prominent and highly visible location along Main Street to attract patrons entering by ship or traveling by road.

The approximately 48 square metre outbuilding in the southwest corner of the property appears on early Fire Insurance plans and the 1869 Ordinance plan. The detached wooden building is clad in board and batten siding and has a low-pitched gable roof. The outbuilding reflects the past commercial uses of the property for both the McCammon's bakery and the later Hotel Westlake.

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 building at 84 Yonge Street maintains the character of the area through its limestone construction and two-storey massing; features that are visible in residential and commercial properties along Yonge Street as well as throughout the former village of Portsmouth. In particular, the McCammon Bakery's shallow setback, regular fenestration pattern, limestone construction, age and prominent location, demonstrates a visual and historical relationship with its surroundings, particularly the houses at 97-101 Yonge Street and 102-114 Yonge Street. As part of this group of buildings, the McCammon Bakery helps define the historic limestone character of this portion of Portsmouth Village.

Heritage Attributes

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

- Two-storey massing with medium pitched side gable roof with eave returns;
- Coursed (on the front/east façade) and uncoursed (on the side elevations), squared and hammer-dressed limestone construction;
- Regular pattern of window and door openings on the east elevation with tall stone voussoirs and stone window sills;
- Central doorway with recessed paneled reveals, transom window, tall stone voussoirs and stone step;
- Blinded shop entrance with tall stone voussoirs and stone step; and
- Detached wooden building in the southwest corner of the property, clad in board and batten siding with a low-pitched gable roof.

2045 Middle Road –
Clarke House



Google 2023

281 Princess Street –
Turks Furniture



Google 2021

322 Division Street



3578 Highway 38 – Vanluven Farmstead



384 Division Street –
Hoagie House



Google 2023

390 King Street East / 42 Queen Street



Google - 2020

3994 Howes Road –
Stevens Farmhouse



605-607 Bagot Street & 45 Charles Street –
Calvary Church



75-77 Princess Street / 52-56 Queen Street – Moore House



84 Yonge Street – McCammon Bakery



Google 2023

Received
Jun 19 / 24

**CALVARY
UNITED CHURCH**

(United Church of Canada)

45 Charles Street, Kingston, Ontario K7K 1V3
(613) 544-1572

The Lord requires that we "do justice, love
kindness and walk humbly with God."
Micah 6:8

January 19, 2024

Ryan J. Leary
Senior Planner, Heritage
Heritage Services Department
City of Kingston
216 Ontario Street
Kingston, Ontario
K7L 2Z3

Dear Sir:

Re: Proposed Designation under the Ontario Heritage Act
605 Bagot Street & 45 Charles Street

Further to your letter dated January 9, 2024, advising that the above-noted property is currently listed on Kingston's Heritage Properties Register, we are requesting via this letter that the above property be removed/deleted from Kingston's Heritage Properties Register.

The Congregation at Calvary United Church did not request and does not want or wish to have the property protected by being placed on Kingston's Heritage Properties Register and objects to Heritage Services Department's intention to undertake the process to designate the specific property as having heritage value.

It is our intention to eventually sell or donate the property in hopes that it could be developed/utilized for desperately needed, geared-to-income senior housing.

With Church attendance, volunteer availability and donations declining year-over-year, coupled with the well-known fact that more and more places of Church Worship are ceasing to exist, the congregation wishes and wants to have no restrictions or prohibitions or plaques designated to the property placed thereon by any government agency or committee. We have invested thousands of hours

of volunteer service and deserve to be listened to, and our wishes respected. It is our opinion that the cultural/historical value is so minimal that the property should never have been put on the Heritage Properties Register to begin with. We do not want or need any protection or interference from any level of government regarding our property and our future and what that may entail.

We do not have sufficient volunteers or resources to attend endless meetings or undertake endless communications, and trust our request, concerns and objection to have the designated property removed/deleted from Kingston's Heritage Properties Register will be respected and receive your positive consideration.

Awaiting your reply, we remain

Sincerely,



Elaine Dickson,
Secretary,
Calvary United Church

Home Phone: (613) 544-1572 – if not home, leave message

E-Mail:

dickson.elaine@outlook.com