

<POLICY #> - CITY OF KINGSTON WINDOW POLICY AND GUIDELINES

Policy #	assigned by the communications officer (web developer).
Effective Date	April 2, 2024
Status	Final Draft
Final Approver	Council

1.0 Interpretation

1.1 In this policy, unless the context requires otherwise:

“appropriately designed windows” refers to existing *windows*, or replacement *windows*, that are designed to be architecturally sympathetic and maintain the cultural heritage value of both the building and property. *Appropriately designed windows* are usually high-quality *windows* that use period appropriate construction materials to emulate the appearance/design of a *contributing window*. These *windows* are typically custom made or specifically chosen to suit the age and architecture of the building and property. While these *windows* maintain the value of the building and property, they cannot emulate the true essence of a *contributing window* due to changes in construction techniques, the lack of available appropriate materials, or their age as they are unable to reflect the physical changes resulting from decades or centuries of use (e.g. the glass has no waves, is made from commercially available instead of old growth wood, or has been appropriately retrofitted over multiple historic periods);

“conservation (or conserve/conserved/conserving)” refers to all actions or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes (as defined in the Second Edition of the “Standards and Guidelines for the Conservation of Historic Places in Canada”);

“contributing windows” refer to original *windows* or replacement *windows* that are historically and architecturally sympathetic and contribute to the fundamental cultural value of the building and the property. *Contributing windows* are tangible examples of the craftsmanship of the era in which they were made. Generally, these are *windows* that existed at the time of construction and/or use period construction materials, such as wood, metal and glass, and techniques. A building may no longer have its original *windows*, or the *window(s)* may not have all their original components, but instead have older architecturally appropriate *windows* or have

complementary components that relate to that time. Original and suitable replacement *windows* (and their components/openings) that contribute to the heritage value of the property are considered *contributing windows* that merit retention and protection. This term is the successor to 'Period Windows' as noted in the 2012 window policy and other City policy documents;

"incompatible windows" refer to *windows* that are not architecturally sympathetic and detract from the heritage value of the subject building and property. *Incompatible windows* are usually *windows* that: appear to be of low quality; use an inappropriate material/design; are the incorrect size for the opening; are installed in an opening that has been significantly altered; are the incorrect *window* type for the opening; and may have an inappropriate colour/finish. Frequently, these *windows* are commercially available or are "off the shelf" models and are not chosen to suit the subject building and property. As *windows* are a significant component of the visual appreciation of the building and property, the installation of an *incompatible window* can negatively affect the appreciation of the building's and the property's cultural heritage attributes;

"protected heritage property" is real property, designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; a National Historic Site; or a property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, *conserving* and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss;

"qualified professional" includes those who are recognized in several practice areas as authorized persons or who have the necessary experience to perform specific related works. For works on heritage buildings it is recommended that these professionals be a member of the Canadian Association of Heritage Professionals (CAHP). To evaluate the condition of *windows*, the *qualified professional* will have experience/training on heritage buildings or older building styles and have an expertise in architecture, carpentry, joinery, glazing, and/or window fitting. *Qualified professionals* should be prepared to provide their curriculum vitae with associated project examples when providing their professional opinion; and

"window" includes any *window* on any storey/elevation, or portion of a storey/elevation, including transom *windows*, side lights, clerestory *windows*, basement *windows*, attic and dormer *windows*, and refers to not only the glass (stained/tinted or otherwise), glazing pattern, frame and sash but also includes, but is not limited to, the *window* openings and its existing proportions, (sills, lintels and shutters), all mouldings, casings, muntin bars, joinery, decorative features, shutters, rail, storm *windows* (where required), all hardware, and other components. This

definition also includes *windows* associated/embedded within or used as doors. Storm windows and screens are considered separately from typical *windows* unless they contribute to the fundamental cultural value of the building and the property.

- 1.2 In this policy, “include”, “includes” and “including” indicate that the subsequent list is not exhaustive.
- 1.3 A reference to any legislation, regulation, by-law, rule, policy or provision thereof includes a reference to any legislation, regulation, by-law, rule or provision thereof enacted in substitution thereof or amendment thereof.
- 1.4 A reference to legislation includes all of the regulations made thereunder.
- 1.5 A reference to the position or title of any *City employee* includes a reference to any position or title created in substitution thereof.

2.0 Purpose

- 2.1 The purpose of this policy is to support the preservation of *contributing windows*:
 - (a) Owners of *protected heritage properties* may be required to *conserve* or alter *contributing windows* during their stewardship of the property. The following policies and guidelines are intended to provide clarity on the property owner’s responsibility to the *Ontario Heritage Act* regarding the *conservation of contributing windows on protected heritage properties*.
 - (b) *Contributing windows* are *windows* that existed at the time of construction and/or contribute to the fundamental cultural heritage value of the property. A heritage permit is required prior to undertaking works that are likely to affect the heritage attributes, such as *contributing windows*, of a *protected heritage property*.
- 2.2 How to read and use this document:
 - (a) This document outlines the policies enacted by the City of Kingston to ensure *contributing windows* are *conserved*. Where replacement is required, the policies provide direction on appropriate change. Guidelines are also included to clarify the City of Kingston’s expectations regarding the preservation of a *protected heritage property’s* cultural heritage value and to detail best practice related to *windows*.
 - (b) The Interpretation section, located at the top of this document, includes definitions of italicized terms that appear throughout this document. These terms must be read in conjunction with this document.

- (c) Requirements for a heritage permit application to be deemed complete are also outlined in the Administrative section below for ease of submission. This policy is to be followed when preparing heritage permit application submissions as detailed in Parts IV, V, VII & VII of the By-Law Number 2023-38 "Procedural By-Law for Heritage" as well as when submitting heritage grant applications as detailed in section 5.2 in By-Law 2018-26 "Being a By-Law to Establish a Heritage Grant Program." Please note this is not an exhaustive list and may be amended based on changes to existing or proposed legislation.
- (d) The Qualified Professional Window Assessment Checklist is located in the Appendix, at the end of this document, and must be completed and submitted when a window assessment is required.
- (e) As of the date of approval of this policy (XYZ, 2024) it replaces the "Policy on Window Renovations in Heritage Buildings" and all related references in City policy documents, including, but not limited to, all Heritage Conservation District Plan documents.

3.0 Policies

3.1 *Contributing windows will be conserved:*

- (a) Where a *contributing window* is present on a *protected heritage property*, the City of Kingston requires *conservation* of the *contributing window(s)*.
- (b) Repairing a *contributing window*, in accordance with this policy, is always desirable over replacement.
- (c) Replacement of a *contributing window* will only be supported if the existing *window* is deteriorated to the extent that repair would leave little original material remaining, as determined by a *qualified professional* through a window assessment.
- (d) Where a *contributing window* is considered a rare, unique, representative or early example of a style, type, expression, material or construction method it will require repair regardless of its condition.
- (e) Permanently covering existing *window* elements with cladding is not permitted.
- (f) The location of a *contributing window* on a *protected heritage property* does not reduce its inherent value or level of protection.

3.2 Where *contributing windows* require *conservation*, the following policies apply:

- (a) All *window* elements that can be repaired shall be retained and restored to the greatest extent possible.
- (b) The design of all replacement components should, as closely as possible, replicate the *window*, as supported by evidence, so that character defining features and details are *conserved*.

3.3 Where *contributing window* repair is not feasible, replacement may be permitted under the following conditions:

- (a) A replacement *window* should, in most circumstances, replicate the existing *contributing window* as closely as possible, and/or be a historically appropriate design to the age, cultural heritage value and architectural style of the building.
- (b) A replacement *window* should, in most circumstances, be made to fit into historic openings without altering the size or shape of the opening or infilling the opening to fit the *window*.

3.4 When considering replacement or repair of *contributing windows* the following applies:

- (a) When replacement is being considered, the condition of a *contributing window(s)* and the potential for repair must be assessed by a *qualified professional* to determine the appropriate scope of work.
 - (i) The assessment must assess each *contributing window* separately.
 - (ii) The assessment must focus solely on the condition and repairability of the *contributing window(s)* while considering the heritage value of the property.
 - (iii) The assessment must include the completed "Qualified Professional Window Assessment Checklist", located in the Appendix of this policy document, as the cover page.
- (b) The repair of *contributing windows* does not require an assessment by a *qualified professional*:
 - (i) Due to the material, design and/or age of *contributing windows* it is highly recommended that *window conservation* be undertaken by a *qualified professional*.
 - (ii) *Conservation* activities that result in permanent alteration are subject to this policy and will require a heritage permit.

4.0 Guidelines

- 4.1 *Window replacement* – Where a *window* cannot be repaired and/or is an *incompatible window*:
- (a) Replacement of *incompatible windows*:
 - (i) Where an *incompatible window* exists on a *protected heritage property* and requires replacement, an *appropriately designed window* is highly recommended.
 - (ii) *Window* styles that historically had true divided lights, may be replaced with simulated divided lights provided that the muntin bars (grills) are affixed to the exterior of the glass and visually act as true divides.
 - (b) Replacement of *appropriately designed windows*:
 - (i) The replacement of *appropriately designed windows* on a *protected heritage property* is discouraged as an insufficient replacement can have a negative impact on the cultural heritage value of the property.
 - (ii) It is expected that a suitable *window* replacement (in terms of design, material, colour and function) will replace an *appropriately designed window* to maintain the heritage value of the *protected heritage property*.
 - (c) Appropriate materials and colours for replacement *windows*:
 - (i) Material:
 1. Decisions on *window* material should be based on historical research as well as the age and architectural style of the building.
 - (ii) Colour:
 1. *Window* colour should be based on historical research or be architecturally suitable to the property and/or relevant Heritage Conservation District.
 2. Colour extremes, like black or bright white, are discouraged unless related to the property's architectural style.
 - (d) Deviations from traditional *window* designs:

- (i) The replacement of one style of *window* with another (e.g. sash to casement) is discouraged without appropriate rationale.

4.2 Interior alterations to *contributing windows*:

- (a) Where the legal property entry for the *protected heritage property* is silent on interior features, internal modifications to *windows* that do not cause permanent damage or alteration to the historic fabric of the *contributing window* are permitted without prior approval under the *Ontario Heritage Act*.

4.3 Storm windows and screens:

- (a) In most cases, storm windows are considered seasonal fixtures that will protect the underlying *window* as well as the *protected heritage property* generally.
 - (i) Where storm windows and/or screens are permanently secured over *windows* this is considered an alteration requiring a heritage permit.
 1. Permanent storm windows and screens should have an appropriate design and should not obscure the underlying *window*.
 - (ii) Seasonal storm windows and screens should have an appropriate design and display the underlying *window*.
- (b) If storm windows are noted as having heritage value in the legal property entry, then they are considered *contributing windows* and will be subject to this policy.

4.4 Historic shutters and hardware:

- (a) Permanent installation or removal of shutters requires a heritage permit.
- (b) Existing historic wooden shutters and hardware should be repaired where possible.
- (c) Undersized shutters, and shutters made from modern materials (aluminum, vinyl, etc.) should be replaced where possible.
- (d) Where replacement is sought, wooden shutters, with sourced historic hardware, are strongly encouraged.

- (i) Replacement shutters should be designed to resemble fully functional shutters that appropriately fit over the associated *window*.

4.5 Missing/broken glazing for *contributing windows*:

- (a) Where the glass of a contributing window must be replaced, the use of glass of a similar period, quality or attributes is encouraged;

4.6 Potential for *contributing window* consolidation to *conserve* heritage value:

- (a) Some *protected heritage properties* have *contributing windows* along multiple elevations or storeys that co-exist with *non-contributing windows*. This discrepancy in *window* design/material/age can potentially draw unnecessary attention.
- (b) In limited circumstances (in consultation with a *qualified professional*) where some *contributing windows* along certain elevations or storeys require replacement while others can be repaired, the consolidation of all (or most) *contributing windows* along the most prominent elevation or storey can be considered.
 - (i) This consolidation strategy must result in the *conservation* of the *protected heritage property*.

5.0 Administration

5.1 How to apply for a heritage permit:

- (a) Most alterations to *windows* on a *protected heritage property*, including significant repairs or replacements, require prior approval under the *Ontario Heritage Act*. All such approvals (heritage permits) are submitted and processed through the City's online application system - DASH.
- (b) The requirements for a complete heritage permit application are governed by the [Ontario Heritage Act](#) and the [City of Kingston's Procedural By-law for Heritage \(2023-38\)](#) as amended from time to time. These documents should be referenced for a complete list of application requirements, which could include a written statement/assessment, drawings/plans of the proposed works and associated photographs.

5.2 For heritage permit applications regarding *windows*:

- (a) The submission must include an elevation drawing and/or picture(s) denoting which *window(s)* corresponds with the application, and an

applicable assessment for the *contributing window(s)*, if required in this Window Policy.

- (b) The submission must clearly identify the historic opening(s) in which each replacement *window* will be installed and must identify each new *window's*: material(s), size, light configuration/pattern, mullion/muntin bar locations, size and profile, glazing information, and colour prior to being deemed complete.

6.0 Application

6.1 This policy applies to all *protected heritage properties*.

7.0 Approval Authority

Role	Position	Date Approved
Quality Review	Phillip Prell, Intermediate Planner	2-12-24
Subject Matter Expert	Phillip Prell, Intermediate Planner	2-12-24
Legal Review	Alan McLeod, Deputy Director	2-13-24
Management Review	Kevin Gibbs, Acting Director	2-13-24
Final Approval	

8.0 Revision History

Effective Date	Revision	Description of Change
Date of the change		describe the sections that have been changed, added or deleted

9.0 Appendix

9.1 Qualified Professional Window Assessment Checklist.

Qualified Professional Window Assessment Checklist:

Connection to Policy & Guideline Document:

The City's Window Policy sets standards regarding the *conservation* of *contributing windows* on *protected heritage properties*. The City's Window Policy defines who is considered a *qualified professional* and assessment expectations. The City's Window Policy Guideline section details what heritage staff hope to receive when assessing *Ontario Heritage Act* applications for *windows* as well as general best practices. This checklist details City expectations for *qualified professionals* for submitted *window* assessments. This document must be read in conjunction with Interpretation section of the Window Policy.

Checklist:

Only those considerations that may impact the cultural heritage value of the *protected heritage property* will be considered. The checklist should be consulted when generating your professional opinion. Most elements, if not all, will need to be noted/described in the submitted *window* assessment. This completed checklist must be provided as a cover letter to the *qualified professional's* assessment to be considered a complete submission.

The submitted *window* assessment includes the following elements: (Please check all circles that pertain to your supplied professional opinion)

- Confirmation of *qualified professional* status as defined in the Window Policy
- Included a curriculum vitae to meet the definition of a *qualified professional*
- Confirmation of *contributing window* status for each *window*
- Confirmation that each *window* was assessed separately
- An interior review (specify for each *window* assessed)
- An exterior review (specify for each *window* assessed)
- A recent picture(s) showing the existing condition of each assessed *window*
- An estimated percentage of healthy repairable material for each *window*
- A short description, per *window*, noting its strengths/faults and conservation strategy
- An overall recommendation to repair or replace per *window*
- When necessary, a general style/form/type recommendation for each proposed replacement *window*, in alignment with the Window Policy
- Where applicable, a *window* consolidation strategy for *contributing windows* and justification (prior discussion with staff is necessary before proposing this strategy)

-- Website Version--

**Notice of Intention to Pass/Amend 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:

1193 Front Road (Part Lot 2-3 Con Broken Front Kingston as in FR206281; City of Kingston, County of Frontenac), known as the Charles Grass House;

The Charles Grass House is situated on the south side of the road, in the former Township of Kingston, now the City of Kingston. The approximately 3.7-hectare waterfront parcel contains a two-storey residence with Italianate elements, constructed in the late 1860s. The Italianate style is rare in Kingston Township, making the Grass House a rare example of a two-storey 'L'-shaped house with Italianate influences in this part of Kingston. Typical of the Italianate style is the rectangular massing, hip roof with cornice brackets and the parried arched windows on the front façade. The Grass House is associated Charles Grass and family. The Grass family is associated with the settlement of United Empire Loyalists at Cataraque and is understood to be one of the first settlers in the former Township of Kingston. Its heritage attributes include the two-storey limestone house with one storey addition, its hip roof, cornice brackets, three chimneys, hip-roofed porch and original fenestration pattern.

123-129 Princess Street (Part Lots 222 & 229 Original Survey, T/W Interest in FR91600; City of Kingston, County of Frontenac), known as the Foster Building;

The Foster Building is located on the north side of Princess Street on the block bound by Bagot, Queen and Wellington streets in downtown Kingston. The approximately 580 square metre property contains a three-storey Georgian commercial row, constructed in 1854 for local businessman, Abraham Foster. The Foster Building is a representative example of a mid 19th century Georgian commercial row in downtown Kingston. Its simple three-storey massing with 6 bays, restrained architectural detailing (i.e. coursed, squared and smooth ashlar dressed limestone masonry façade, stone windowsills, flat headed window openings with stone voussoirs, stone cornice with rolled molding and brackets), and the overall impression of balance and symmetry is typical of 19th century Georgian commercial rows on downtown main streets in Ontario. With its three-storey scale, limestone construction and setback close to the street, the Foster Building has contextual value for its role in supporting and maintaining the historic commercial character of Princess Street and downtown Kingston. The property also has contextual value for its continuity of roofline, window lines and Georgian commercial style, which link this property physically and visually to this block of Princess Street, including the flanking 19th century stone buildings. Its

heritage attributes include the three-storey limestone building with original window openings and stone cornice.

1359 Unity Road (Part Lot 27 Con 5 Kingston as in FR571998; City of Kingston, County of Frontenac), known as the Hunter Farmhouse:

The Hunter Farmhouse is situated on the south side of the road, east of Perth Road, in the former Township of Kingston, now part of the City of Kingston. This 0.2-hectare rural residential property contains a one-and-a-half storey Ontario vernacular brick farmhouse, built circa 1862 for the Hunter family. The Hunter Farmhouse is a representative example of a 19th century one-and-a-half storey Georgian influenced Ontario vernacular brick farmhouse. The symmetrical front façade characterized by a central entrance flanked by windows under a medium-pitched gable roof and single brick chimney is representative of the Georgian style dwelling. George and Sarah Hunter built the house and worked the land for over 40 years. The Hunter Farmhouse was the local post office with George Hunter as the Glenburnie Postmaster from 1867 until 1886. Its heritage attributes include the one-and-a-half storey brick building with its gable roof, central gable and original openings.

26-34 Barrie Street (Part Lots 1-3 Plan Sampson Subdivision Kingston City; Part Farm Lot 24 Block E Con 1 Kingston as in FR256272, FR183171, FR426331 Except Parts 6 & 7 13R16366; T/W FR624859; T/W FR256272; S/T FR728445; T/W FR728446; City of Kingston, County of Frontenac), known as the Cappon, Bibby and Strange Houses:

The property is located on the west side of Barrie Street, at the north-west intersection with Okill Street, adjacent to City Park, in the City of Kingston. This 1,400 square metre property contains two detached brick residences, namely the **Cappon House** at 26 Barrie built in 1897 and the **Bibby House** at 28 Barrie built in 1913, and one half of a semi-detached brick residence known as the **Strange House** at 34 Barrie constructed circa 1890.

The **Cappon House** (26 Barrie Street), built for James Cappon in 1897, has design value as an example of a late 19th century Victorian residence with a distinctive Queen Anne Style influence. The red brick masonry construction with limestone foundation and tall window openings with segmental arches and limestone sills are typical of its 1897 construction date, while a distinctive Queen Anne influence is expressed through its two-and-a-half storey asymmetrical massing, which includes a truncated hip roof with two large projecting bay windows with pedimented gables, as well as decorative wood detailing and the oval window on the Okill Street elevation. The two pedimented gables are clad in wooden shingles and supported by large, finely decorated wooden brackets. Each gable contains an original sliding sash window in the Queen Anne Style (i.e. divided lights in the upper sash over single light in the lower sash), which are framed by decorative columns and topped with a pediment. The Cappon House is association with the local architect Arthur Ellis. Ellis' commissions included such notable (now lost) Kingston buildings as the YMCA building at Princess and Barrie and the original 1896 Frontenac Public School. The

Cappon House is representative of the style of house and use of red brick that appears to be Ellis's preferred medium. Its heritage attributes include the asymmetrical two-and-a-half storey red brick building, with three chimneys, original openings with a number of original windows and doors, and several wooden architectural features.

The **Bibby House** (28 Barrie Street), built for H.D. Bibby in 1913, has design value as a rare and eclectic example of the Foursquare Style dwelling. The house's two-and-a-half storey cubic massing and hipped roof are defining features of this style, but its overall architectural expression is more elaborate than a typical Foursquare residence, owing to several design elements unusual for examples of the style. For example, the hip roof has exceptionally deep overhanging eaves with wooden soffit, and frieze board with architrave. Another unusual design feature of this Foursquare is the two-storey full-width side porch, which mirrors the front porch design on the ground floor but includes engaged wooden columns on the second floor. The wooden front door with leaded transom light, including the identification of the street number, is original. The Bibby House is associated with the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent Kingston landmarks such as McIntosh Castle, Fire Hall No.1 and the Frontenac County Registry Office. The Bibby House was built during the firm's later years under the leadership of Joseph Power. The hipped roof was a favourite of the Power firm to showcase their soaring decorative chimneys; however, the dark brown brick was not a common choice for the company. Heritage attributes include the two-and-a-half storey brown brick dwelling with hip roof, original openings, central and side porches, original front door, and various wooden and brick architectural details.

The **Strange House** (34 Barrie Street), built for the Strange family by 1890, has design value as an example of Victorian residence that incorporates design elements from a variety of architectural styles, including the Romanesque Revival and Queen Anne Revival Styles. The vertical emphases and proportions of the building's massing (i.e. windows, central projecting bay with gable roof, gabled dormer windows) are Victorian, but the application of the Romanesque Revival and Queen Anne Styles, gives a different architectural expression than is typical of Victorian residences. The front entrance is defined by a Romanesque Revival arch, springing from short piers and providing a covered entrance over both entrances of the semi-detached house. The Queen Anne Style influence is seen in the variety of decorative woodwork and masonry on the façade. The exposed wooden rafters under the eave are an unusual design feature for its construction date; being more typical of the later Arts and Crafts Style. Despite the implementation of a variety of design elements, the building's composition and architectural expression are balanced and harmonious. The Strange House displays a high degree of craftsmanship through the variety of finely executed decorative masonry and woodwork. Decorative masonry on the façade includes a basketweave pattern at the first and second floors of the central projecting bay, a dentilled string course connecting the three pairs of windows on the second floor, raised brick courses framing the paired windows in both rectilinear and curved shapes, and arcade pattern supporting the semi-circular window in the gable. Decorative woodwork is featured on the cornice above the

Romanesque Revival arch, which is supported by pairs of decorative brackets, the decorative brackets supporting the eave returns under the gable, the gable itself, which is richly decorated with a lattice pattern and spindles, the exposed wooden rafters and window surrounds. Its heritage attributes include the two-and-a-half storey red brick building with decorative wooden and masonry detailing, original openings and wooden porch.

The property at 28-34 Barrie Street has contextual value because it is important in maintaining and supporting the character of the block of Barrie Street between Okill and Stuart Streets, which displays a rich variety of late 19th/early 20th century architectural styles. The consistency in height, scale, building line and setbacks, as well as the generous front yards with mature landscaping give this block exceptional visual cohesion and integrity.

2638 Kepler Road (Part Lot 10 Con 7 Kingston Part 1, 13R6458; City of Kingston, County of Frontenac), known as the Powley Farmhouse:

The Powley Farmhouse is situated on the north side of the road, 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 circa 1860 for farmers Jacob and Nancy Powley. The farmhouse is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, medium-pitched gable roof with twin chimneys at the roof peak, one on each end of the house, and a front elevation that includes a central gable, featuring an arched window opening. The building is well-crafted, with a demonstrable craftsmanship, visible in the attention to construction methods and materials. Particularly notable is the evenly coursed limestone construction and fine masonry work on the façade. The Powley Farmhouse also demonstrates several unusual elements, including its oversized main entrance, slightly recessed, with side lights and transom. The entrance and flanking window openings have flat heads embellished with tall stone voussoirs. The central window opening above the main entrance has a contrasting, dramatic half round arch with radiating stone voussoirs. The Powley's were a notable local family in the area, who donated portions of their lands for a school and a Methodist Episcopal Church. Jacob and Nancy Ann Powley constructed the limestone farmhouse around 1860, where they lived with their three daughters. The Powley Farmhouse supports the historic agricultural character of the area through its Ontario Gothic Revival style. The property also shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area. Its heritage attributes include the one-and-a-half-storey limestone building with gable roof, twin chimneys and original symmetrical openings.

3578 Unity Road (Part Lot 4 Con 6 Western Addition Kingston as in FR615351 Except Part 6 EXPROP Plan RP1562; City of Kingston, County of Frontenac), known as the Raycroft Farmhouse:

The Raycroft Farmhouse is situated on the north side of the road, in the former Township of Kingston, now part of the City of Kingston. This 6.5-hectare rural

property contains a one-and-a-half storey limestone farmhouse built in the 1860s for farmers Willam and Mary Raycroft. The farmhouse is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, median-pitched gable roof with twin chimneys at the roof peak, one on each end of the house, and a front elevation that includes a central gable, featuring an arched window opening. The building is well-crafted, with a demonstrable attention to construction methods and materials. Particularly notable is the evenly coursed limestone construction and fine masonry work on the façade. The centrally located front entranceway is flanked by large window openings, which is typical of the Ontario Gothic Revival Cottage style. The Raycroft Farmhouse also demonstrates several unusual elements such as its oversized flat-headed main entrance, slightly recessed with side lights and transom. The entrance and flanking window openings have flat heads embellished with tall stone voussoirs. The central window opening above the main entrance; however, has a dramatic half round arch with radiating stone voussoirs. The Raycroft Farmhouse supports the agricultural character of the area through its Ontario Gothic Revival style. The property also shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area. Its heritage attributes include the one-and-a-half-storey limestone building with gable roof, twin chimneys, and original symmetrical openings and the one storey limestone wing on the east elevation.

62-74 Barrie Street (Part Lot A Plan A20 Kingston City as in FR155972 Except the First Easement Therein, as in FR155571 Except the First Easement Therein, as in FR144588 Except the Second Easement Therein; Part Lot 6-9 Plan Sampson Subdivision Kingston City as in FR155570, FR155569, FR257949 & FR231725 Except Parts 2 & 3 13R16366 & FR294588; S/T Interest in FR144588; S/T Interest in FR155569; S/T Interest in FR155570; S/T Interest in FR155571; S/T Interest in FR155972; S/T & T/W FR155569; City of Kingston, County of Frontenac), known as the Chown, Doran, Robinson, Mooers and Walkem Houses:

The property is located on the west side of Barrie Street, midblock between Okill and Stuart Streets, adjacent to City Park, in the City of Kingston. This 2,400 square metre property contains five two-and-a-half storey brick residences, namely the **Chown House** at 62 Barrie Street built circa 1911, the **Doran and Robinson Houses** at 64 and 66 Barrie Street, built as part of a row in the 1850s, the **Mooers House** at 68-70 Barrie Street built circa 1905, and the **Walkem House** at 72-74 Barrie Street constructed circa 1879.

The **Chown House** (62 Barrie Street) is a rare example of an Edwardian Classical house in the City of Kingston. The detached brick house is characterized by its asymmetrical but balanced massing, which includes a shallow hipped roof with pedimented dormer, a two-storey bay window and front porch spanning two bays. The building's red brick walls are laid in stretcher bond with slender joints pointed with a red tinted mortar, giving the walls a uniform character. The property was purchased in 1927 by Percy and Myrtle Chown. Donations from the Chown family supported the construction of the Sydenham Methodist Church (later United) in 1852 as well as Chown Hall women's residence at Queen's University in 1960. Its heritage

attributes include the two-and-a-half storey red brick building with decorative wooden detailing, tall brick chimney, limestone foundation, original openings with two-storey bay window, tripartite window with leaded transom light and covered porch.

The **Doran House** (64 Barrie Street) is a rare example of the Second Empire style in the City of Kingston. Originally constructed as a larger row-house in the 1850s, the residence's two-and-a-half storey red brick massing is characterized by its bell curved mansard roof with dormer windows, which is the most distinctive element of the Second Empire architectural style and likely added after 1875 as a then trendy alteration. The house's architectural style is further characterized by its tall window openings with wooden sash windows with limestone sills supported by brick corbels and segmental arches and a coursed limestone foundation with evidence of original basement window openings with segmental arches. Its heritage attributes include the two-and-a-half storey red brick building with bell-curved mansard roof with arched dormer with wooden sash windows, decorative wooden detailing, limestone foundation and wood paneled door.

The **Robinson House** (66 Barrie Street) is a representative example of a mid-19th century Victorian residence. Sharing a party wall, it is likely that 64 and 66 Barrie Streets were constructed as a row under a common gable roof and are some of only a few surviving buildings on the west side of Barrie Street from the 1850s. Its Victorian architectural style is restrained and features red brick walls on a coursed limestone foundation, regularly placed tall window openings with wooden sash windows (some with six-over-six patterning) with limestone sills supported by brick corbels and segmental arches, gabled dormer windows and stone corbels at the southeast and northeast corners. The southern bay steps forward one brick width to feature the entrance, which includes a stepped brick, round-arched opening with an original or early door with wood paneling in the bottom half and glazing in the upper half with dentilled transom light. Its heritage attributes include the two-and-a-half storey red brick building with gabled roof, decorative wooden detailing, limestone foundation and wood paneled door.

The **Mooers House** (68-70 Barrie Street) is an unusual example of a large semi-detached residence with an Edwardian Classical influence. Constructed circa 1905 for H.F. Mooers, the building's two-and-a-half storey massing is defined by its mansard roof and monumental columns, which support second and third floor balconies; and the original wooden double leaf doors with transom light under Romanesque Revival style brick arches supported by Ionic columns. Typical of Edwardian Classical houses are the large windows with leaded transom lights and the application of simple classical detailing, including the widespread use of modillions and columns. The Mooers House demonstrates the work of well-known Kingston architect, William Newlands. Newlands opened his first Kingston office in 1882 and was a founding member of the Ontario Association of Architects in 1890. Some of Newlands' best-known works include the former Pittsburgh Town Hall in Barriefield Village, the former Victoria School on Union Street and the Newlands Pavilion along the waterfront in Macdonald Park. The Mooers House demonstrates Newlands' creativity and skill in the use of the Edwardian Classical style for a double

house. Heritage attributes include the two-and-a-half storey red brick building with mansard roof, large wooden columns, balconies, bay windows, pedimented dormers, decorative brick detailing, limestone foundation and double-leaf door with transom light.

The **Walkem House** (72-74 Barrie Street) is a rare example of a large Gothic Revival style house in the City of Kingston. Constructed in 1879 for barrister Richard Thomas Muir Walkem and his wife Emily (nee Henderson), its strong vertical massing, dichromatic brickwork and decorative detailing are characteristic of its architectural style. There is extensive decorative detailing, including hood moldings, pierced vergeboard on the gables, metal cresting and metal cornices on the bay windows, corbelled brickwork under the cornices at the first and second floors on the bay windows, colonettes framing the first-floor bay windows and central hipped dormer window, and decorative buttresses with stone steps framing the portico. The original cast-iron fence on stone base makes a meaningful contribution to the character of the property and surrounding streetscape. The Walkem House displays a high degree of craftsmanship through its extensive decorative detailing in a variety of materials such as wood, metal and stone. The dichromatic brickwork in red with yellow accents is rare in the City of Kingston, as is the painted decorative metal work for the cornices, colonettes and cresting. The Walkem House demonstrates the work of well-known Kingston architectural firm, Power & Son. The architectural work of John Power and his sons, Joseph and Thomas, in Kingston is well-documented and includes a variety of residential, commercial, industrial and religious buildings, including such prominent downtown landmarks as McIntosh Castle, Fire Hall No.1 and the Frontenac County Registry Office. The Walkem House shows the firm's enthusiasm and creativity in designing a private residence. With its dramatic Gothic peaks, multi-coloured bricks, hood moldings, pierced vergeboard on the gables, metal cresting and cornices, and corbelled brickwork with decorative buttresses, John Power took advantage of the visibility and prominence of this location, across from City Park, to showcase his skills and use of the dramatic yet organized Gothic style. Heritage attributes include the two-and-a-half storey red brick building with hipped roof, steeply pitched gables, two-storey bay windows, central portico entrance with glazed and arched double doors, extensive decorative detailing in brick, stone, wood and metal, original openings, limestone foundation, and decorative iron and stone fence.

The property at 62-74 Barrie Street has contextual value because it is important in maintaining and supporting the character of this block of Barrie Street between Okill and Stuart Streets, which displays a rich variety of late 19th/early 20th century architectural styles. The consistency in height, scale, building line and setbacks, as well as the generous front yards with mature landscaping give this block exceptional visual cohesion and integrity.

9 Colborne Street (Part Lot 382 Original Survey Kingston City as in FR691014; T/W FR691014, City of Kingston, County of Frontenac); and

11 Colborne Street (Part Lot 382 Original Survey Kingston City as in FR463215; T/W FR463215, City of Kingston, County of Frontenac):

The subject properties at 9 and 11 Colborne Street are located on the north side of Colborne Street, just west of Sydenham Street, in the City of Kingston. Spanning two separate properties with a combined area of approximately 300 square metres, this two-storey red-brick double house was constructed between 1875 and 1892. 9 and 11 Colborne Street is a representative example of a Georgian-style duplex from the late 19th century. Typical of this architectural style is the symmetrical façade, with side gable roof and twin chimneys. As is common with Georgian buildings, there are limited decorative architectural features. Notable are the window and door openings, which exhibit segmental arches with brick voussoirs. The side gable roof with parapet walls and twin brick chimneys add to the symmetry of the building, reflecting its Georgian influence. The property is significant in defining the character of the streetscape along the north side of Colborne Street, between Sydenham and Clergy Streets. The north side of Colborne Street displays an almost continuous row of red-brick, 19th century duplexes and row houses. With its shallow setback, symmetrical fenestration pattern, red-brick construction and location close to the lot lines, 9 and 11 Colborne Street shares a visual and historical relationship with its surroundings. As part of this group of buildings, the subject duplex helps maintain the historic and eclectic character of this portion of Colborne Street. Its heritage attributes include the two-storey red brick building, with symmetrical four-bay façade and twin brick chimneys, segmentally arched window openings and limestone foundation.

22 Colborne Street (Part Lot 340 Original Survey Kingston City Parts 1, 2 13R4728; S/T FR352314; City of Kingston, County of Frontenac):

22 Colborne Street is located on the south side of the street, mid-block between Clergy and Sydenham Streets in downtown Kingston. The approximately 286 square metre residential property includes a two-storey limestone house, constructed circa 1866. This property is a representative example of a classical limestone dwelling with a Georgian influenced simple rectangular side-gable plan. On the main façade the stones are smooth ashlar, laid in uniform courses, while the side and rear walls have hammer-dressed, uncoursed stonework. The off-set doorway is recessed with paneled reveals, with a semi-circular arched transom. The regular pattern of openings, with tall stone voussoirs and stone windowsills, reflect the Georgian style. The large shed dormers dominate the roof line, but the Georgian influence is still visible in the original roof profile with gable end parapets with ashlar corbels, and the stone chimney on the western roof ridgeline. 22 Colborne Street is significant in defining the character of the streetscape on Colborne Street, between Sydenham and Clergy Streets. This area of downtown Kingston exhibits a continual pattern of reuse and replacement of existing structures that has left examples of building from the mid-19th century to the present. The streetscapes' historic buildings vary in height from one-and-a-half to two-and-a-half storeys. The north side of Colborne Street includes an almost continuous row of exclusively red-brick 19th century duplexes and row houses; dotted by a few limestone buildings. The south side of Colborne Street is a mix of stone, frame and brick buildings, mostly single detached units. This variety in 19th century design and materiality creates a distinct character and a visually

appealing and diverse streetscape. With its shallow setback, symmetrical fenestration pattern, limestone construction and location close to the lot lines, 22 Colborne Street shares a visual and historical relationship with its surroundings. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Colborne Street. Its heritage attributes include the two storey limestone building with gable roof, parapet walls and stone chimney, central doorway with recessed paneled reveals, and regular pattern of openings.

30 Colborne Street (Part Lot 341, Original Survey, being Part 3, 13R19716; City of Kingston, County of Frontenac), known as the Queen Street Methodist Church Parsonage:

The former Queen Street Methodist Church Parsonage is located on the south side of the street, mid-block between Clergy and Sydenham Streets in downtown Kingston. The approximately 300 square metre property includes a two-and-a-half storey red brick house, with a one-and-a-half storey gable roofed rear addition. This property is a unique example of late Victorian residential architecture with religious architectural motifs. While the two-and-a-half storey scale, red brick construction with high limestone foundation, pitched roof, decorative off-set entranceway and grand embellishments at the cornice reflect the Victorian style, the former Parsonage has several unusual features for a Victorian residence. The brick detailing on the house adds to its grandeur and is indicative of its importance to the members of the Queen Street Methodist Church. The red bricks on the main façade are laid in a stretcher bond pattern, while the side elevations are common bond. Projecting brick key stones and voussoirs are present above all openings. The openings are Tudor arched on the main façade and flat headed on the side elevations. The front wall includes a giant pointed arch formed by a two-storey recessed panel with windows centrally placed within. The arch design is symbolic of the open arches often separating the nave from the sanctuary in a church and thus speaks to the religious connections to this building. One of the most distinguishing and unique features of the house is its cross-gable roof with hipped roof gables, deep dentilled cornice decorated in bas relief foliage and bracketed eaves.

The Parsonage yields information that contributes to an understanding of the development of the Methodist church in Kingston. The expansion of church operations over time led to the acquisition and construction of residential buildings. The Queen Street Methodist Church Parsonage was built to provide the residing minister a place to live where he would be in close proximity to the church and its parishioners at all times. The Reverend Joseph Hagan was the first occupant of the house. After 1958 it served as a meeting hall for members of Queen Street United Church congregation until it was sold in 1968.

The Parsonage is associated with the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent Kingston landmarks such as McIntosh Castle, Fire Hall No.1 and the Frontenac County Registry Office. They are also credited for designing several religious buildings in Kingston, such as the Cataraqui Methodist Church on Sydenham Road, St. Andrew's Church, St.

John's Church Hall and the enlargement of St. George's Cathedral. The Queen Street Methodist Church Parsonage is directly attributed to Joseph Power who showed his creativity with the decorative brick and wooden features and subtle religious symbology.

The former Queen Street Methodist Church Parsonage is significant in defining the character of the streetscape on Colborne Street, between Sydenham and Clergy Streets. This area of downtown Kingston exhibits a continual pattern of reuse and replacement of existing structures that has left examples of building from the mid-19th century to the present. The streetscapes' historic buildings vary in height from one-and-a-half to two-and-a-half storeys. The north side of Colborne Street includes an almost continuous row of exclusively red-brick 19th century duplexes and row houses; dotted by a few limestone buildings. The south side of Colborne Street is a mix of stone, frame and brick buildings, mostly single detached units. This variety in 19th century design and materiality creates a distinct character and a visually appealing and diverse streetscape. With its shallow setback, red brick construction and location close to the lot lines, the former Parsonage shares a visual and historical relationship with its surroundings. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Colborne Street.

The former Parsonage is also historically linked to the former Queen Street Methodist/United Church at 221 Queen Street and a cluster of buildings associated with the former Church operations, including the nearby church itself and Maple Cottage/Sexton house at 151 Clergy Street. Originally built on (or very near) the church property and under the direction of the church congregation, the former Parsonage is directly linked to the history and evolution of the Queen Street church. Its heritage attributes include the two-and-a-half storey red brick building with cross-gable roof, two-storey recessed pointed-arch brick panel, tall limestone foundation, wooden detailing, and original window and door openings.

37 Kennedy Street (Part Lot 1 S/S Union St & N/S Kennedy St Plan 54 Kingston City as in FR150913; City of Kingston, County of Frontenac), known as the Henley Cameron House:

The Henley Cameron House is located on the north side of the street, at the northwest corner with Yonge Street in the Village of Portsmouth, now City of Kingston. This approximately 358 square metre residential property contains a two-storey vernacular frame house constructed circa 1847 for Joseph Henley and altered in the 1850s by carpenter Alexander Cameron. The Henley Cameron House is a representative example of a mid-19th century one-and-a-half storey wood frame Georgian cottage. Typical of the Georgian style is the side gable roof and a central unadorned entranceway, flanked by symmetrically placed windows. While this building has been modified and restored several times, its profile, massing and fenestration pattern still retain a strong Georgian character. The vinyl siding, while a modern intervention, is reminiscent of the original wooden clapboard siding. The former Village of Portsmouth has a distinct heritage character, consisting of a historic village atmosphere, and a variety of built heritage resources including frame and

stone dwellings from the 19th century. With its distinct Georgian design and corner location with frontage onto Yonge Street (once called Main Street), the Henley Cameron House helps define and maintain the historic village character of Portsmouth. Its heritage attributes include the two-storey wood frame building with side gable roof with vergeboard, symmetrical front façade with central entranceway, and one storey bay window on east elevation.

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

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

Dated at the City of Kingston

Janet Jaynes, City Clerk

This XXX day of XXXX, 2024

City of Kingston

--- Newspaper Version---

**Notice of Intention to Pass By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest Pursuant to
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

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

1193 Front Road (Part Lot 2-3 Con Broken Front Kingston as in FR206281; City of Kingston, County of Frontenac), known as the Charles Grass House;

123-129 Princess Street (Part Lots 222 & 229 Original Survey, T/W Interest in FR91600; City of Kingston, County of Frontenac), known as the Foster Building;

1359 Unity Road (Part Lot 27 Con 5 Kingston as in FR571998; City of Kingston, County of Frontenac), known as the Hunter Farmhouse;

26-34 Barrie Street (Part Lots 1-3 Plan Sampson Subdivision Kingston City; Part Farm Lot 24 Block E Con 1 Kingston as in FR256272, FR183171, FR426331 Except Parts 6 & 7 13R16366; T/W FR624859; T/W FR256272; S/T FR728445; T/W FR728446; City of Kingston, County of Frontenac), known as the Cappon, Bibby and Strange Houses;

2638 Kepler Road (Part Lot 10 Con 7 Kingston Part 1, 13R6458; City of Kingston, County of Frontenac), known as the Powley Farmhouse;

3578 Unity Road (Part Lot 4 Con 6 Western Addition Kingston as in FR615351 Except Part 6 EXPROP Plan RP1562; City of Kingston, County of Frontenac), known as the Raycroft Farmhouse;

62-74 Barrie Street (Part Lot A Plan A20 Kingston City as in FR155972 Except the First Easement Therein, as in FR155571 Except the First Easement Therein, as in FR144588 Except the Second Easement Therein; Part Lot 6-9 Plan Sampson Subdivision Kingston City as in FR155570, FR155569, FR257949 & FR231725 Except Parts 2 & 3 13R16366 & FR294588; S/T Interest in FR144588; S/T Interest in FR155569; S/T Interest in FR155570; S/T Interest in FR155571; S/T Interest in FR155972; S/T & T/W FR155569; City of Kingston, County of Frontenac), known as the Chown, Doran, Robinson, Mooers and Walkem Houses;

9 Colborne Street (Part Lot 382 Original Survey Kingston City as in FR691014; T/W FR691014, City of Kingston, County of Frontenac); and

11 Colborne Street (Part Lot 382 Original Survey Kingston City as in FR463215; T/W FR463215, City of Kingston, County of Frontenac);

22 Colborne Street (Part Lot 340 Original Survey Kingston City Parts 1, 2 13R4728; S/T FR352314; City of Kingston, County of Frontenac);

30 Colborne Street (Part Lot 341, Original Survey, being Part 3, 13R19716; City of Kingston, County of Frontenac), known as the Queen Street Methodist Church Parsonage; and

37 Kennedy Street (Part Lot 1 S/S Union St & N/S Kennedy St Plan 54 Kingston City as in FR150913; City of Kingston, County of Frontenac), known as the Henely Cameron House.

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

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

Dated at the City of Kingston

Janet Jaynes, City Clerk

This XXX day of XXX, 2024

City of Kingston

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 1193 Front 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 March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 1193 Front 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
Charles Grass House

Civic Address: 1193 Front Road
Legal Description: Part Lot 2-3 Con Broken Front Kingston as in FR206281;
City of Kingston, County of Frontenac
Property Roll Number: 1011 080 030 09000

Introduction and Description of Property

The Charles Grass House at 1193 Front Road is situated on the south side of the road, in the former Township of Kingston, now the City of Kingston. The approximately 3.7-hectare waterfront parcel contains a two-storey residence with Italianate elements, constructed in the late 1860s.

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 Italianate style is rare in Kingston Township, making the Charles Grass House a rare example of a two-storey ‘L’-shaped house with Italianate influences in this part of Kingston. The main front entrance and façade of the house sits perpendicular to Front Road, facing east.

The house is constructed of limestone laid in even courses on the front/eastern façade and in uneven courses on the side elevations. Typical of the Italianate style is the rectangular massing and hip roof with cornice brackets. Also typical of the style is the parried arched windows on the front façade. The house has three chimneys, including a double-flue chimney on the west side. The front/east façade is asymmetrical, featuring an enclosed porch with a hip roof and balcony with spindles, posts and post finials. The window openings feature limestone voussoirs and stone sills. The north elevation is two-bay with rectangular window openings that have limestone voussoirs and stone sills.

A one-storey limestone wing features a hip roof, an entranceway with engaged columns and entablature, flanked by rectangular window openings that continue the stone voussoirs and stone sills from the main portion of the house. There are also stone gate posts flanking each of the two entrances to the property. The property also features several outbuildings, including a wooden barn with a gable roof and a rear addition, located immediately south of the stone dwelling, likely constructed prior to 1900.

The property has 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 Grass House is associated Charles Grass and family. Charles Grass was the son of Peter Grass, and grandson of Captain Michael Grass, a lieutenant in the volunteer militia that fought against the rebels in the American Revolution (and was then promoted to Captain). The Grass family is associated with the settlement of United Empire Loyalists at Cataraqui and is understood to be one of the first settlers in the former Township of Kingston. Charles Grass (1827-1896) married Isabella Ann Graham (1827-1876), circa 1852-1853, and they had four children, Ester Maria (1853-unknown), James (1855-unknown), William (1857-1919) and George (1859-unknown). The family lived in the stone house, which was constructed between 1861 and 1878. In 1876 Isabella Grass died. Charles Grass remarried in 1880 to Mary Stewart (1831-1914). Charles Grass died on September 28, 1896 of cancer.

Heritage Attributes

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

- Two storey limestone house in an 'L'-shaped plan, constructed of limestone laid in even courses on the front façade and uneven course on the side elevations;
- Hip roof with cornice brackets and three brick chimneys, including a double flue chimney;
- Asymmetrical front façade, with rectangular and arched window openings with limestone voussoirs and sills;
- Porch with a hip roof and balcony with spindles, posts and post finials;
- Symmetrical two-bay north elevation; and
- One-storey square limestone addition with a hip roof, entranceway and entablature, flanked by window openings.

Non-Heritage Attributes

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

- Various detached outbuildings;
- Sunroom addition on south side;
- Southern addition with horizontal siding; and
- Pool and pool enclosure.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 123-129 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the properties at 123-129 Princess Street, known as the Foster building, (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
Foster Building**

Civic Address: 123-129 Princess Street
Legal Description: Part Lots 222 & 229 Original Survey, T/W Interest in
FR91600; City of Kingston, County of Frontenac.
Property Roll Number: 1011 030 090 02800

Introduction and Description of Property

The property at 123-129 Princess Street is located on the north side of Princess Street on the block bound by Bagot, Queen and Wellington Streets in downtown Kingston. The approximately 580 square metre property contains a three-storey Georgian-style commercial row, constructed in 1854 for local businessman, Abraham Foster as a rental.

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 Foster building is a representative example of a mid 19th century Georgian-style commercial row in downtown Kingston. Its simple three-storey massing with 6 bays, restrained architectural detailing (i.e. coursed, squared and smooth ashlar dressed limestone masonry façade, stone windowsills, flat headed window openings with stone voussoirs, stone cornice with rolled molding and brackets), and the overall impression of balance and symmetry is typical of 19th century Georgian commercial rows on downtown main streets in Ontario.

Although the original windows have been removed, and the oriel window is likely a later addition, the size and proportions of the original window openings reflect the vertical emphasis of the Georgian commercial architectural style, and the decrease in height from the second to third floors.

Despite the replacement of many of the historic storefronts along the row, their commercial use maintains the historic development pattern in downtown Kingston (i.e. commercial at grade with residential above).

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

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

With its three-storey scale, limestone construction and setback close to the street, the Foster building has contextual value for its role in supporting and maintaining the historic commercial character of Princess Street and downtown Kingston. The property also has contextual value for its continuity of roofline, window lines and Georgian commercial style, which link this property physically and visually to this block of Princess Street, including the flanking 19th century stone buildings.

Heritage Attributes

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

- Three-storey row massing with gable roof with stone parapet walls;
- Coursed, squared and ashlar dressed limestone masonry façade;
- Original window openings on the façades with stone voussiors and stone windowsills; and
- Stone cornice above the third floor, punctuated by decorative stone brackets and rolled molding.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 1359 Unity Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Hunter Farmhouse at 1359 Unity Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Hunter Farmhouse

Civic Address: 1359 Unity Road
Legal Description: Part Lot 27 Con 5 Kingston as in FR571998; City of
Kingston, County of Frontenac
Property Roll Number: 1011 080 260 05700

Introduction and Description of Property

The Hunter Farmhouse, located at 1359 Unity Road, is situated on the south side of the road, east of Perth Road, in the former Township of Kingston, now part of the City of Kingston. This 0.2-hectare rural residential property contains a one-and-a-half storey Ontario vernacular brick farmhouse, built circa 1862 for the Hunter family. Modern additions have been added to the rear and side of the main house.

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 Hunter Farmhouse is a representative example of a 19th century one-and-a-half storey Georgian influenced Ontario vernacular brick farmhouse. The symmetrical front façade characterized by a central entrance flanked by windows under a medium-pitched gable roof and single brick chimney is representative of the Georgian style dwelling.

The east elevation has two window openings in the upper storey and a central window opening in the first storey. The west elevation has two window openings in the upper storey separated by a brick chimney and a single window below. The window openings are highlighted by red brick voussoirs and stone sills.

While the building has been modified, including lengthening the central gable window to create a door and the addition of the covered front porch, its profile, massing and fenestration pattern still retain a strong Georgian character.

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 Hunter Farmhouse is associated with the Hunter family who built the house and worked the land for over 40 years. George Hunter (1815-1907) along with his wife

Sarah (1817-1888) and son Frederick (1856-1928) arrived in Canada in 1857 from England. They received the deed for the 100-acre property in 1862 and built the structure shortly thereafter. George Hunter is listed as a farmer in the Ontario Gazetteer. George died in 1888 and the property was passed to his son Frederick who lived on and farmed the land until 1908 when it was sold to Charles Cashman.

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 Hunter Farmhouse is identified as a post office on the 1878 map of the Township of Kingston. Local post office depots were common in the rural area and acted as local gathering spots for the community. George Hunter was the Glenburnie Postmaster from 1867 until 1886. The Hunter Farmhouse was likely well known in the Glenburnie/Shannon's Corners community.

Heritage Attributes

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

- One-and-a-half storey red brick farmhouse with medium-pitch side gable roof with central medium-pitched gable;
- Symmetrical front façade with central entrance, flanked by large window openings;
- Window openings with red brick voussoirs and stone sills; and
- Two-bay side elevations, west elevation separated by a single brick chimney breast.

City of Kingston By-Law Number 2024-XX

**A By-Law to Amend By-Law Number 87-322 (A By-Law to Designate 20-24
Barrie Street; 34-36 Barrie Street; 72-74 Barrie Street of Historic and/or
Architectural Value or Interest) and to Designate the property at 26-34 Barrie
Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario
Heritage Act***

Passed: [insert date]

Whereas:

Pursuant to By-Law Number 87-322 (A By-Law to Designate 20-24 Barrie Street; 34-36 Barrie Street; 72-74 Barrie Street of Historic and/or Architectural Value or Interest Pursuant to the Provisions of the Ontario Heritage Act), the subject property was designated as a property of cultural heritage value and interest in accordance with the provisions of the Ontario Heritage Act in 1987;

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

Section 30.1 of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest following the provisions of Section 29 of the Act, with prescribed modifications;

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

On March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 26-34 Barrie 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

City of Kingston By-Law Number 2024-XX

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. Schedule "A" of By-law 87-322, as it relates to 34 Barrie Street only, is deleted and replaced with Schedule "A" attached to and forming part of this By-Law.
2. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
3. 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.
4. 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.
5. 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
Cappon House, Bibby House & Strange House

Civic Address: 26-34 Barrie Street
Legal Description: Part Lots 1-3 Plan Sampson Subdivision Kingston City; Part Farm Lot 24 Block E Con 1 Kingston as in FR256272, FR183171, FR426331 Except Parts 6 & 7 13R16366; T/W FR624859; T/W FR256272; S/T FR728445; T/W FR728446; City of Kingston, County of Frontenac
Property Roll Number: 1011 010 040 10900

Introduction and Description of Property

The property at 26-34 Barrie Street is located on the west side of Barrie Street, at the north-west intersection with Okill Street, adjacent to City Park, in the City of Kingston. This 1,400 square metre property contains two detached brick residences, namely the Cappon House at 26 Barrie built in 1897 and the Bibby House at 28 Barrie built in 1913, and one half of a semi-detached brick residence known as the Strange House at 34 Barrie 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 **Cappon House** (26 Barrie Street), built for James Cappon in 1897, has design value as an example of a late 19th century Victorian residence with a distinctive Queen Anne Style influence. The red brick masonry construction with limestone foundation and tall window openings with segmental arches and limestone sills are typical of its 1897 construction date, while a distinctive Queen Anne influence is expressed through its two-and-a-half storey asymmetrical massing, which includes a truncated hip roof with two large projecting bay windows with pedimented gables, as well as decorative wood detailing and the oval window on the Okill Street elevation. The two pedimented gables are clad in wooden shingles and supported by large, finely decorated wooden brackets. Each gable contains an original sliding sash window in the Queen Anne Style (i.e. divided lights in the upper sash over single light in the lower sash), which are framed by decorative columns and topped with a pediment. This window design is largely replicated on the pedimented gable dormer on the façade (east elevation). A dentilled cornice supports the wooden eaves.

Although somewhat obscured by a modern awning, the front entrance features original double leaf wooden doors with transom light, which reflect the decorative detailing and motifs found in the upper story woodwork.

The house successfully addresses both corner elevations with the south elevation featuring an elliptical window with decorative brick trim on the ground floor and a decorative raised brick apron beneath the original window opening above, as well as the use of stone steps to maintain asymmetry on the tall brick chimney. The red brick masonry walls and segmental arches over windows are finely executed with slender joints. The three shed roof dormers are not in-keeping with the quality of the original building's design and detailing, but do not distract from, or diminish, its overall architectural expression.

The **Bibby House** (28 Barrie Street), built for H.D. Bibby in 1913, has design value as a rare and eclectic example of the Foursquare Style dwelling. The house's two-and-a-half storey cubic massing and hipped roof are defining features of this style, but its overall architectural expression is more elaborate than a typical Foursquare residence, owing to several design elements unusual for examples of the style. For example, the hip roof has exceptionally deep overhanging eaves with wooden soffit, and frieze board with architrave. The depth of the eave accommodates an unusual two-storey bay window in the left bay of the façade, which features wooden casement windows divided by mullions with leaded lights above a transom with cornice. Another unusual design feature of this Foursquare is the two-storey full-width side porch, which mirrors the front porch design on the ground floor but includes engaged wooden columns on the second floor. The windows on the second floor of the porch thoughtfully reflect the proportions of windows on the house.

The brown brick masonry walls in stretcher/running bond rest upon a coursed rock-faced limestone foundation with an ashlar base course. The façade features a symmetrical layout of original openings, which include wooden casement and/or sash windows with leaded transom lights, stone sills and brick segmental arches. The ground floor window in the right (north) bay includes a raised segmental brick arch featuring a keystone. The central entrance features a gabled porch with pediment resting on circular stone columns atop brick piers and square columns against the main walls. The wooden front door with leaded transom light, including the identification of the street number, is original. The dormers on the south, east and north elevations are likely later additions owing to their size, design and detailing, but are compatible with the house's architectural character.

The **Strange House** (34 Barrie Street), built for the Strange family in 1890, has design value as an example of Victorian residence that incorporates design elements from a variety of architectural styles, including the Romanesque Revival and Queen Anne Revival Styles. Its two-and-a-half storey massing is symmetrical with a central projecting bay flanked by one-storey porches with bay windows, dormer windows and brick chimneys, resting upon a coursed rock-faced limestone foundation with ashlar base course.

The vertical emphases and proportions of the building's massing (i.e. windows, central projecting bay with gable roof, gabled dormer windows) are Victorian, but the application of the Romanesque Revival and Queen Anne Styles, gives a different architectural expression than is typical of Victorian residences. The front entrance is

defined by a Romanesque Revival arch, springing from short piers and providing a covered entrance over both entrances of the semi-detached house. The Queen Anne Style influence is seen in the variety of decorative woodwork and masonry on the façade. The exposed wooden rafters under the eave are an unusual design feature for its construction date; being more typical of the later Arts and Crafts Style. Despite the implementation of a variety of design elements, the building's composition and architectural expression are balanced and harmonious.

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

The **Strange House** (34 Barrie Street) displays a high degree of craftsmanship through the variety of finely executed decorative masonry and woodwork. Decorative masonry on the façade includes a basketweave pattern at the first and second floors of the central projecting bay, a dentilled string course connecting the three pairs of windows on the second floor, raised brick courses framing the paired windows in both rectilinear and curved shapes, and arcade pattern supporting the semi-circular window in the gable. Decorative woodwork is featured on the cornice above the Romanesque Revival arch, which is supported by pairs of decorative brackets, the decorative brackets supporting the eave returns under the gable, the gable itself, which is richly decorated with a lattice pattern and spindles, the exposed wooden rafters and window surrounds. The dormer window features a pediment with a sunburst motif. The front porch also features finely decorated posts, which largely mirror the design of decorative columns framing the dormer window.

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

The **Cappon House** (26 Barrie) has historical/associative value through its association with the local architect Arthur Ellis. Ellis was born and educated in England before moving to Canada in 1891. He worked in Kingston from 1891 to 1910 and his commissions included such notable (now lost) Kingston buildings as the YMCA building at Princess and Barrie (demolished in the 1960s) and the original 1896 Frontenac Public School (replaced in the 1940s). Ellis is also credited for a number of residences such as at 162, 168, 181 and 183 University Avenue and 109-111 Wellington Street. The Cappon House is representative of the style of house and use of red brick that appears to be Ellis's preferred medium.

The **Bibby House** (28 Barrie) has historical/associative value through its association with the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent Kingston landmarks such as McIntosh Castle, Fire Hall No. 1 and the Frontenac County Registry Office. The Bibby House was built during the firm's later years under the leadership of Joseph Power (his father John having died in 1882) and before partnering with Colin Drever in 1919. The hipped roof was a favourite of the Power firm to showcase their soaring decorative chimneys; however, the dark brown brick was not a common choice for the company.

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

The property at 28-34 Barrie Street has contextual value because it is important in maintaining and supporting the character of the block of Barrie Street between Okill and Stuart Streets, which displays a rich variety of late 19th/early 20th century architectural styles. The consistency in height, scale, building line, and setbacks, as well as the generous front yards with mature landscaping give this block exceptional visual cohesion and integrity.

Heritage Attributes (26 Barrie Street)

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

- Asymmetrical two-and-a-half storey massing with truncated hip roof;
- Red brick masonry walls in stretcher/running bond with slender joints;
- Three tall brick chimneys;
- Wooden eaves including frieze board and dentilled cornice;
- Projecting bay windows with pedimented gables clad in 'full cove' wooden shingles, and supported by large decorative brackets, on the east and south elevations;
- Original vertically sliding wooden sash windows in gable ends (east and south elevations) and gabled dormer (east elevation) with decorative pediments and columns framing openings;
- Original window openings with segmental arches and limestone sills;
- Elliptical window with decorative brick trim;
- Raised brick apron under second storey window opening on the south elevation;
- Original double leaf wooden doors with decorative trim and transom light on façade; and
- Rock-faced randomly coursed limestone foundation with ashlar base course.

Heritage Attributes (28 Barrie Street)

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

- Two-and-a-half storey massing with hipped roof;
- Brown brick masonry walls in stretcher/running bond; tall, symmetrically placed brick chimneys on the south and north elevations;
- Deep overhanging eaves with wooden soffits, frieze board and architrave;
- Two-storey bay window with casement windows and leaded transom lights;
- Original window openings with wooden casement or sash windows with leaded transom lights, brick segmental arches, and stone sills;
- Segmental arch with raised courses forming a keystone over the ground floor tripartite window;
- Central front porch with pedimented gable, brick piers, stone columns and wooden railings;
- Original wooden front door with transom light;

- Two-storey full-width porch on the south elevation with brick piers, stone columns and wooden railings, and wooden columns and wooden windows on the second floor; and
- Coursed rock-faced stone foundation with ashlar base course.

Heritage Attributes (34 Barrie Street)

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

- Two-and-a-half storey massing with side gable roof with central gabled projecting bay;
- Red brick masonry walls in stretcher/running bond with slender joints;
- Wooden eaves with exposed rafter ends;
- Tall decorative brick chimney on the south gable end;
- Romanesque Revival arch with recessed entry featuring original wooden front door with transom light;
- One-storey wooden porch with truncated hipped roof (aligning with flat roof over central entrance) with turned wooden posts and plain wooden balustrade;
- Original door opening on south elevation of central entrance providing access to porch;
- Bay window with wooden mullions separating three sash windows with wooden paneling below;
- Original window openings with stone sills and brick segmental arches in the recessed bay and with elliptical arches in the central projecting bay;
- Semi-circular window divided by wooden mullion with stone sill in central gable;
- Gabled dormer windows with two-over-two vertically sliding sash windows;
- Decorative brickwork including Romanesque Revival arch, basketweave/checkerboard pattern, dentilled string course, raised courses and arcade pattern;
- Decorative woodwork on the gable, dormer window, cornice and porch; and
- Coursed rock-faced limestone foundation with ashlar base course.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 2638 Kepler 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 March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Powley Farmhouse at 2638 Kepler 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
Powley Farmhouse

Civic Address: 2638 Kepler Road
Legal Description: Part Lot 10 Con 7 Kingston Part 1, 13R6458; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 240 18910

Introduction and Description of Property

The Powley Farmhouse, located at 2638 Kepler Road, is situated on the north side of the road, 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 Ontario Gothic Revival Cottage style farmhouse built circa 1860 for farmers Jacob and Nancy Powley.

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 farmhouse is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, medium-pitched gable roof with twin chimneys at the roof peak, one on each end of the house, and a front elevation that includes a central gable, featuring an arched window opening. The building is well-crafted, with a demonstrable craftsmanship, visible in the attention to construction methods and materials. Particularly notable is the evenly coursed limestone construction and fine masonry work on the façade.

The centrally located front entranceway is flanked by large window openings, which is typical of the Ontario Gothic Revival Cottage style. All window and door openings have tall stone voussoirs and stone sills. The west elevation includes two bays each featuring large window openings.

A sympathetic one storey wing, clad in board and batten siding, extends from the east elevation and features a medium-pitch cross gable roof with three large windows facing the road and a side entrance with porch. The wing also has a limestone chimney at the gable end and a stone-clad foundation.

Despite displaying architectural elements common to the style, the Powley Farmhouse also demonstrates several unusual elements. For example, its oversized main entrance is slightly recessed with side lights and transom. The entrance and flanking window openings have flat heads embellished with tall stone voussoirs. The central window opening above the main entrance has a contrasting, dramatic half round arch with radiating stone voussoirs.

The property also includes a large detached garage, which is not identified as supporting the heritage value of the property.

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 Powley family were descendants of J. Jacob Powley, a United Empire Loyalist and early settler to Kingston Township. The Powleys were a notable local family in the area, who donated portions of their lands for a school and a Methodist Episcopal Church. Jacob Powley constructed a log farmhouse on the subject property where he lived with his wife Nancy Ann and their three daughters. The farmhouse was rebuilt with the current limestone one around 1860, at about the same time as the first log school on the Powley property was replaced with a stone structure. The Powley Farmhouse remained under the ownership of the Powleys into the 20th century, when Jacob sold the property to his eldest daughter Catherine and her husband Joseph Lawson.

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 Powley Farmhouse supports the agricultural character of the area through its Ontario Gothic Revival style, which was a common design in Ontario farmhouse construction during the second half of the 19th century. In addition, the modest setback of the residence reflects similar residential sitings along Kepler Road between Sydenham Road and Babcock Road. The property also shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area.

Heritage Attributes

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

- One-and-a-half storey limestone construction with medium-pitch side gable roof with a central medium-pitch front gable;
- Semi-circular arched window opening and a stone sill located in the central gable;
- Symmetrical front façade with a central entranceway flanked by window openings;

- Large entranceway, slightly recessed, with sidelights, a transom and radiating limestone voussoirs; and
- Two chimneys, one at each gable end.

Non-Heritage Attributes

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

- Various detached outbuildings and structures.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3578 Unity Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Raycroft Farmhouse at 3578 Unity Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Raycroft Farmhouse

Civic Address: 3578 Unity Road
Legal Description: Part Lot 4 Con 6 Western Addition Kingston as in FR615351
Except Part 6 EXPROP Plan RP1562; City of Kingston,
County of Frontenac
Property Roll Number: 1011 080 230 04700

Introduction and Description of Property

The Raycroft Farmhouse, located at 3578 Unity Road, is situated on the north side of the road, in the former Township of Kingston, now part of the City of Kingston. This 6.5-hectare rural property contains a one-and-a-half storey limestone Ontario Gothic Revival Cottage style farmhouse built in the 1860s for farmers Willam and Mary Raycroft.

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.

William Raycroft and his wife Mary Burnside were born in Ireland and immigrated to Canada in the early 1800s. They obtained a Crown Patent for the property in 1864; however, they appear to have been living on the property as early as 1851. William and Mary Raycroft operated a successful farm, employing labourers, and raised their eight children in the stone dwelling. William died in 1885, but his family continued to live on and farm the property until 1900 when it was sold.

The farmhouse is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, median-pitched gable roof with twin chimneys at the roof peak, one on each end of the house, and a front elevation that includes a central gable, featuring an arched window opening. The building is well-crafted, with a demonstrable attention to construction methods and materials. Particularly notable is the evenly coursed limestone construction and fine masonry work on the façade.

The centrally located front entranceway is flanked by large window openings, which is typical of the Ontario Gothic Revival Cottage style. All window and door openings have

tall stone voussoirs and stone sills. The west elevation includes two bays each featuring large window openings. A one storey wing extends from the east elevation and features a medium-pitch side gable roof and a verandah with a shed roof that runs the length of the wing's façade, covering a central entrance flanked by windows. The wing also has a limestone chimney at the gable end.

Despite displaying architectural elements common to the style, the Raycroft Farmhouse also demonstrates several unusual elements. For example, its oversized flat-headed main entrance, slightly recessed with side lights and transom. The entrance and flanking window openings have flat heads embellished with tall stone voussoirs. The central window opening above the main entrance however has a dramatic half round arch with radiating stone voussoirs.

The main dwelling also includes a large rear (north side) addition and several detached farm outbuildings, which are not identified as supporting the heritage value of the property.

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 Raycroft Farmhouse supports the agricultural character of the area through its Ontario Gothic Revival style, which was a common design in Ontario farmhouse construction during the second half of the 19th century. In addition, the generous setback of the residence reflects similar residential sitings along Unity Road between Quabbin Road and Rock Road. The property also shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area.

Heritage Attributes

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

- One-and-a-half storey limestone construction with medium-pitch side gable roof with a central medium-pitch front gable;
- Semi-circular arched window opening and a stone sill located in the central gable;
- Symmetrical front façade with a central entranceway flanked by window openings;
- Large entranceway, slightly recessed, with sidelights, a transom and radiating limestone voussoirs;
- Two chimneys, one at each gable end; and
- One storey wing on the east elevation with medium-pitch side gable roof with stone chimney, a verandah with a shed roof that runs the length of the front façade over symmetrical openings.

Non-Heritage Attributes

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

- Various detached outbuildings and structures.

City of Kingston By-Law Number 2024-XX

**A By-Law to Amend By-Law Number 87-322 (A By-Law to Designate 20-24
Barrie Street; 34-36 Barrie Street; 72-74 Barrie Street of Historic and/or
Architectural Value or Interest) and to Designate the property at 62-74 Barrie
Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario
Heritage Act***

Passed: [insert date]

Whereas:

Pursuant to By-Law Number 87-322 (A By-Law to Designate 20-24 Barrie Street; 34-36 Barrie Street; 72-74 Barrie Street of Historic and/or Architectural Value or Interest Pursuant to the Provisions of the Ontario Heritage Act), the subject property was designated as a property of cultural heritage value and interest in accordance with the provisions of the Ontario Heritage Act in 1987;

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

Section 30.1 of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest following the provisions of Section 29 of the Act, with prescribed modifications;

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

On March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as 62-74 Barrie 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

City of Kingston By-Law Number 2024-XX

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. Schedule "A" of By-Law 87-322, as it relates to 72-74 Barrie Street only, is deleted and replaced with Schedule "A" attached to and forming part of this by-law;
2. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
3. 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.
4. 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.
5. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Chown House, Doran House, Robinson House,
Mooers House and Walkem House

Civic Address: 62-74 Barrie Street

Legal Description: Part Lot A Plan A20 Kingston City as in FR155972 Except the First Easement Therein, as in FR155571 Except the First Easement Therein, as in FR144588 Except the Second Easement Therein; Part Lot 6-9 Plan Sampson Subdivision Kingston City as in FR155570, FR155569, FR257949 & FR231725 Except Parts 2 & 3 13R16366 & FR294588; S/T Interest in FR144588; S/T Interest in FR155569; S/T Interest in FR155570; S/T Interest in FR155571; S/T Interest in FR155972; S/T & T/W FR155569; City of Kingston, County of Frontenac

Property Roll Number: 1011 010 040 08800

Introduction and Description of Property

The property at 62-74 Barrie Street is located on the west side of Barrie Street, midblock between Okill and Stuart Streets, adjacent to City Park, in the City of Kingston. This approximately 2,400 square metre property contains a collection of two-and-a-half storey brick buildings of varying residential architectural styles, constructed between the mid-19th and early 20th centuries.

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 **Chown House** (62 Barrie Street) has design value as a rare example of an Edwardian Classical house in the City of Kingston. Constructed circa 1911 and purchased by Percy and Myrtle Chown in 1927, this large, detached brick house is characterized by its asymmetrical but balanced massing, which includes a shallow hipped roof with pedimented dormer, a two-storey bay window, and front porch spanning two bays. The deep overhanging eaves and two-storey bay window mirror those on 28 Barrie Street, indicating the possibility of a common architect. The application of simple yet prolific classical detailing includes a dentilled cornice, large modillions, pediments and columns. The building’s red brick walls are laid in stretcher bond with slender joints pointed with a red tinted mortar, giving the walls a uniform character. The original window openings with wooden sash windows, casements in the dormer window, and leaded transom lights on the bay window, have limestone sills and finely executed segmental arches. The tripartite window on the first-floor features

wooden mullions and a dentilled transom light. The pedimented porch rests on brick piers and includes paired and tripled Ionic columns and a wooden balustrade.

The **Doran House** (64 Barrie Street) has design value as a rare example of the Second Empire style in the City of Kingston. Originally constructed as a double-house in the 1850s, the residence's two-and-a-half storey red brick massing is characterized by its bell curved mansard roof with dormer windows, which is the most distinctive element of the Second Empire architectural style and likely added after 1875 as a then trendy alteration. The façade is divided into three bays with the southern bay stepping forward one brick width and featuring the entrance, which includes a stepped brick, round-arched opening with paneled wood door, dentilled transom light (with etched glazing). The house's architectural style is further characterized by its tall window openings with wooden sash windows (some with six-over-six patterning) with limestone sills supported by brick corbels and segmental arches (in a different tone of red brick on the second floor), and a coursed limestone foundation with evidence of original basement window openings with segmental arches. The mansard roof is supported by a bracketed wooden eave with stone corbel at the southeast corner and is capped with a dentilled cornice. The dormers are elegantly detailed, and their arched roofs mirror the brick arch surrounding the front entrance. The front porch is a later addition but does not detract from the architectural quality of the building.

The **Robinson House** (66 Barrie Street) has design value as a representative example of a mid-19th century Victorian residence. Constructed in the 1850s, its two-and-a-half storey red brick massing and detailing closely mirror 64 Barrie Street; the main difference being its original shallow gable roof form. Sharing a party wall, it is likely that 64 and 66 Barrie Streets were constructed as a double-house under a common gable roof and are some of only a few surviving early buildings on the west side of Barrie Street. Its Victorian architectural style is restrained and features red brick walls on a coursed limestone foundation, regularly placed tall window openings with wooden sash windows (some with six-over-six patterning) with limestone sills supported by brick corbels and segmental arches, gabled dormer windows and stone corbels at the southeast and northeast corners. The southern bay steps forward one brick width to feature the entrance, which includes a stepped brick, round-arched opening with an original or early door with wood paneling in the bottom half and glazing in the upper half with dentilled transom light. The northeast corner of the façade terminates with a 'column' of brickwork stepping forward one brick width. The gable roof porch is a later addition and does complement the quality of the architecture.

The **Mooers House** (68-70 Barrie Street) has design value as an unusual example of a large semi-detached residence with an Edwardian Classical influence. Constructed circa 1905 for H.F. Mooers, the building's two-and-a-half storey massing is defined by its mansard roof, and monumental columns, which support second and third floor balconies. The columns frame the north bay of each semi-detached unit, which include a balcony on the second and third floors with a pedimented gable supported by colonettes above the third-floor balcony. On the first floor, the original wooden double leaf doors with transom light (No. 68 with leaded transom light) are recessed within Romanesque Revival style brick arches supported by Ionic columns. The south bays of

each unit feature two storey bay windows with flat roofs and pedimented dormer windows in the mansard roof.

Typical of Edwardian Classical houses are the large windows with leaded transom lights and the application of simple classical detailing, including the widespread use of modillions (under the main eave, on the cornice above the bay windows, on the cornice above the second-floor balconies and under the pedimented gable roofs), and columns (i.e. the two monumental columns, colonettes on the third-floor balconies and Ionic columns framing the entrances). The red brick walls with red tinted mortar joints, continuous stone sills and lintels, recessed brick panels on the bay windows and dressed limestone foundation give the building a sense of robustness and exemplify a departure from the ornate tendencies of the Victorian era. The square capitals on the monumental columns replace earlier Ionic capitals like those supporting the Romanesque Revival style arch over the entrance. Given the large setback between this house and No. 72-74 to the north, the side (north) elevation is unusually prominent along the streetscape and includes an elliptical window with decorative brick trim and sash windows with segmental arches and limestone sills.

The **Walkem House** (72-74 Barrie Street) has design value as a rare example of a large Gothic Revival style house in the City of Kingston. Constructed in 1879 for barrister Richard Thomas Muir Walkem and his wife Emily (nee Henderson), its strong vertical massing, dichromatic brickwork and decorative detailing are characteristic of its architectural style. The building's symmetrical massing is defined by two steeply pitched gables, each with a two-storey bay window. The central bay is recessed with a pair of double wooden doors on the second floor with pointed segmental arch and hood moulding and hipped dormer above. A projecting flat roof portico with double leaf wooden doors and stained-glass transom light is centrally located on the first floor. The original window openings are tall and narrow with segmental arches with key stones on the ground floor and flat arches with hood moldings on the second floor. There is extensive decorative detailing, including dichromatic brickwork, hood moldings, pierced vergeboard on the gables, metal cresting and metal cornices on the bay windows, corbelled brickwork under the cornices at the first and second floors on the bay windows, colonettes framing the first-floor bay windows and central hipped dormer window, and decorative buttresses with stone steps framing the portico. The side (north) addition with gable roof was constructed circa 1938 and while attempting to mirror the architectural style, detracts from the symmetry of the original design. Three original door openings remain on the south elevation that opened onto a full-width side porch (since demolished). The original cast-iron fence on stone base makes a meaningful contribution to the character of the property and surrounding streetscape.

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

72-74 Barrie Street (Walkem House) has design value because it displays a high degree of craftsmanship. The extensive decorative detailing is well-executed and includes a variety of materials such as wood, metal and stone. The dichromatic

brickwork in red with yellow accents is rare in the City of Kingston, as is the painted decorative metal work including cornices, colonettes and cresting.

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.

62 Barrie Street (Chown House) has associative value for its connection to the Chown family. The property was purchased in 1927 by Percy and Myrtle Chown, members of a prominent Kingston family known for their philanthropy. Donations from the Chown family supported the construction of the Sydenham Methodist Church (later United) in 1852 as well as Chown Hall women's residence at Queen's University in 1960.

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.

68-70 Barrie Street (Mooers House) has associative value because it demonstrates the work of well-known Kingston architect, William Newlands. Newlands opened his first Kingston office in 1882. He was a founding member of the Ontario Association of Architects in 1890. William's son, John Creighton Newlands, joined his father as his draftsman in 1903, later becoming a partner in 1910 resulting in a name change to "Newlands & Son". Some of Newlands' best-known works include 169 King Street East, the former Pittsburgh Town Hall on Regent Street in Barriefield Village, the Victoria School (now Queen's School of Business) on Union Street and the Newlands Pavilion along the waterfront in Macdonald Park.

The Mooers House demonstrates Newlands' creativity and skill in the use of the Edwardian Classical style for a double house. Notable features of Newlands' design are the dramatic three-storey columns framing the main entrances with Romanesque arches held up by matching engaged columns.

72-74 Barrie Street (Walkem House) has associative value because it demonstrates the work of well-known Kingston architectural firm, Power & Son. Power & Son originated with John Power's immigration to Canada West (now Ontario) in 1846. John Power quickly established himself as a local architect and in 1872 took into partnership his son, Joseph Power, the firm being called Power & Son. The architectural work of John Power and his sons, Joseph and Thomas, in Kingston is well-documented and includes a variety of residential, commercial, industrial and religious buildings, including such prominent downtown landmarks such as McIntosh Castle, Fire Hall No.1 and the Frontenac County Registry Office.

The Walkem House shows the firm's enthusiasm and creativity in designing a private residence. With its dramatic Gothic peaks, multi-coloured bricks, hood moldings, pierced vergeboard on the gables, metal cresting and cornices, and corbelled brickwork with decorative buttresses, John Power took advantage of the visibility and prominence of this

location, across from City Park, to showcase his skills and use of the dramatic yet organized Gothic style.

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

The property at 62-74 Barrie Street has contextual value because it is important in maintaining and supporting the character of this block of Barrie Street between Okill and Stuart Streets, which displays a rich variety of late 19th/early 20th century architectural styles. The consistency in height, scale, building line and setbacks, as well as the generous front yards with mature landscaping give this block exceptional visual cohesion and integrity.

Heritage Attributes (62 Barrie Street)

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

- Two-and-a-half storey massing with shallow hipped roof and deep overhanging eaves;
- Red brick walls in stretcher/running bond with slender joints and red tinted mortar;
- Two-storey bay window;
- Covered porch with hipped roof supported by ionic columns on brick piers with wooden balustrade and a pedimented entrance;
- Pedimented gable dormer;
- Original window openings featuring leaded transom lights on the bay window with continuous limestone sills and segmental arches;
- Tripartite window on the first floor with sash windows and leaded transom light;
- Decorative wood detailing including dentilled cornice, large modillions, ionic capitals, and fine tracery in pediments;
- Tall brick chimney on south roof face; and
- Rock-faced limestone foundation.

Heritage Attributes (64 Barrie Street)

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

- Two-and-a-half storey massing with bell-curved mansard roof with arched dormers;
- Red brick masonry walls;
- Original window openings with segmental arches and limestone sills;
- Two-over-two wooden sash windows in the dormer windows and six-over-six wooden sash windows at the second floor;
- Decorative wood detailing, including the dentilled cornice, wood brackets, and window surrounds on the dormer windows;
- Stepped brick round-arch entrance opening with wood paneled door with dentilled transom light;

- Front porch, supported by stone and brick piers, square wood columns, with decorative frieze with modillion;
- Stone corbel at southeast corner of wooden eave; and
- Coursed limestone foundation with evidence of original basement windows with segmental arches.

Heritage Attributes (66 Barrie Street)

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

- Two-and-a-half storey massing with shallow gable roof with gabled dormer;
- Red brick masonry walls;
- Wooden eaves supported by decorative wooden brackets;
- Six-over-six wooden sash windows with limestone sills and segmental arches;
- Stepped brick round arch entrance opening with door featuring wood paneling in the bottom half and glazing in the upper half with dentilled transom light; and
- Coursed limestone foundation with evidence of original basement windows with segmental arches.

Heritage Attributes (68-70 Barrie Street)

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

- Two-and-a-half storey massing with mansard roof featuring two identical semi-detached units;
- Red brick walls in stretcher/running bond with tinted red mortar joints;
- Large wooden columns framing the entrance bays and supporting balconies at the second floor;
- Balconies at the second and third floors with wooden balustrades, original door openings with transom light, and pedimented gable roofs supported by colonettes at the third floor;
- Two-storey bay-windows with flat roofs and wooden sash windows with leaded transom lights and continuous stone sills and lintels;
- Pedimented dormers on the mansard roof;
- Window openings with segmental arches on the north elevation;
- Elliptical window with decorative brick trim on the north elevation;
- Decorative brickwork including Romanesque Revival style arches over the entrances and recessed panels between the first and second floors of the bay-windows;
- Decorative classical detailing including pediments, columns, colonettes and modillions;
- Original wooden double leaf entrance doors with transom light (No. 68 with leaded transom light); and
- Evenly coursed bush hammered limestone foundation with ashlar base course and original basement window openings on the façade.

Heritage Attributes (72-74 Barrie Street)

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

- Two-and-a-half storey massing with hipped roof, steeply pitched gables, two-storey bay-windows and central portico entrance with glazed and arched double door;
- Large decorative brick chimney (partially concealed by 1938 addition);
- Red brick walls in stretcher/running bond;
- Decorative detailing, including dichromatic brickwork (yellow brick quoining, corbels, and arches), pierced vergeboards, hood moldings, key stones, and metal cresting, cornices and colonettes;
- Original window openings with segmental and flat arches;
- Original door openings with segmental arches on the south elevation;
- Original wooden double leaf doors with pointed segmental arch stained glass transom;
- Evenly coursed bush hammered limestone foundation with ashlar base course; and
- Decorative cast-iron fence with stone base.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 9 and 11 Colborne 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 March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Crowley House at 9 and 11 Colborne 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:	9 Colborne Street
Legal Description:	Part Lot 382 Original Survey Kingston City as in FR691014; T/W FR691014; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 070 04600
Civic Address:	11 Colborne Street
Legal Description:	Part Lot 382 Original Survey Kingston City as in FR463215; T/W FR463215; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 070 04500

Introduction and Description of Property

The subject properties at 9 and 11 Colborne Street are located on the north side of Colborne Street, just west of Sydenham Street, in the City of Kingston. Spanning two separate properties with a combined area of approximately 300 square metres, this two-storey red-brick double house was constructed between 1875 and 1892, likely as a rental 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.

9 and 11 Colborne Street is a representative example of a Georgian-style duplex from the late 19th century. Typical of this architectural style is the symmetrical façade, with side gable roof and twin chimneys. This building features a four-bay façade (two for each unit) with offset front doors. As is common with Georgian buildings, there are limited decorative architectural features. Notable are the window and door openings, which exhibit segmental arches with brick voussoirs. The fenestration on the first and second stories have wood surrounds, stone sills, and what appear to be period two-over-two sash windows. The side gable roof with parapet walls and twin brick chimneys add to the symmetry of the building, reflecting its Georgian influence.

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

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

The property located at 9 and 11 Colborne Street is significant in defining the character of the streetscape along the north side of Colborne Street, between Sydenham and Clergy Streets. While the south side of the street demonstrates a continual pattern of highly altered and replaced residential buildings, the north side of Colborne Street displays an almost continuous row of red-brick, 19th century duplexes and row houses.

With its shallow setback, symmetrical fenestration pattern, red-brick construction, and location close to the lot lines, 9 and 11 Colborne Street shares a visual and historical relationship with its surroundings, particularly the brick houses at 2-4, 13-17, 25 and 30 Colborne Street, as well as the stone buildings at 7 and 22 Colborne Street. As part of this group of buildings, the subject duplex helps maintain the historic and eclectic character of this portion of Colborne Street.

Heritage Attributes

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

- Two-storey, red-brick duplex building, with symmetrical four-bay façade (two for each unit) and side gable roof with parapet walls and twin brick chimneys;
- Offset front doors with segmentally arched openings topped by brick voussoirs and feature segmentally arched transoms;
- Segmentally arched window openings with brick voussoirs and sills; and
- Limestone foundation.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 22 Colborne 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 March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 22 Colborne 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: 22 Colborne Street
Legal Description: Part Lot 340 Original Survey Kingston City Parts 1, 2
13R4728; S/T FR352314; City of Kingston, County of
Frontenac
Property Roll Number: 1011 030 080 00900

Introduction and Description of Property

22 Colborne Street is located on the south side of the street, mid-block between Clergy and Sydenham Streets in downtown Kingston. The approximately 286 square metre residential property includes a two-storey limestone house, constructed circa 1866, with third storey shed dormers on both the front and rear roof pitches.

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 representative example of a classical limestone dwelling with a Georgian influenced simple rectangular side-gable plan. On the main façade the stones are smooth ashlar, laid in uniform courses, while the side and rear walls have hammer-dressed, uncoursed stonework. The off-set doorway is recessed with paneled reveals, with a semi-circular arched transom. The gable hood was likely a later addition.

The regular pattern of openings, with tall stone voussoirs and stone windowsills, reflects the Georgian style. The large shed dormers dominate the roof line, but the Georgian influence is still visible in the original roof profile with gable end parapets with ashlar corbels, and the stone chimney on the western roof ridgeline.

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.

22 Colborne Street is significant in defining the character of the streetscape on Colborne Street, between Sydenham and Clergy Streets. This area of downtown Kingston exhibits a continual pattern of reuse and replacement of existing structures

that has left examples of building from the mid-19th century to the present. The streetscapes' historic buildings vary in height from one-and-a-half to two-and-a-half storeys. The north side of Colborne Street includes an almost continuous row of exclusively red-brick 19th century duplexes and row houses; dotted by a few limestone buildings. The south side of Colborne Street is a mix of stone, frame and brick buildings, mostly single detached units. This variety in 19th century design and materiality creates a distinct character and a visually appealing and diverse streetscape.

With its shallow setback, symmetrical fenestration pattern, limestone construction, and location close to the lot lines, 22 Colborne Street shares a visual and historical relationship with its surroundings, particularly the 19th century brick houses at 9-11, 13-17, 25 and 30 Colborne Street, as well as the limestone building at 7 Colborne Street and the former Queen Street Methodist Church at 221 Queen Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Colborne Street.

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 end gable parapets and stone chimney;
- Limestone construction of coursed ashlar stone (on the front/north façade) and uncoursed hammer-dressed stone (on the side elevations) limestone construction;
- Tall coursed and hammer-dressed limestone foundation;
- Regular pattern of window and door openings on the north elevation with tall stone voussoirs and stone windowsills; and
- Central doorway with recessed paneled reveals, transom window, tall stone voussoirs and stone step.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 30 Colborne 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 March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 30 Colborne Street, known as the Queen Street Methodist Church Parsonage (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
Queen Street Methodist Church Parsonage

Civic Address: 30 Colborne Street
Legal Description: Part Lot 341, Original Survey, being Part 3, 13R19716; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 080 01210

Introduction and Description of Property

The former Queen Street Methodist Church Parsonage at 30 Colborne Street is located on the south side of the street, mid-block between Clergy and Sydenham Streets in downtown Kingston. The approximately 300 square metre property includes a two-and-a-half storey red brick house, with a one-and-a-half storey gable roofed rear addition. The building was built to plans by Joseph Power of Power and Sons firm for the Queen Street Methodist Church in 1880.

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 the residence is a unique example of late Victorian residential architecture with religious architectural motifs. While the two-and-a-half storey scale, red brick construction with high limestone foundation, pitched roof, decorative off-set entranceway and grand embellishments at the cornice reflect the Victorian style, the former Parsonage has several unusual features for a Victorian residence.

The brick detailing on the house adds to its grandeur and is indicative of its importance to the members of the Queen Street Methodist Church. The red bricks on the main façade are laid in a stretcher bond pattern, while the side elevations are common bond. Projecting brick key stones and voussoirs are present above all openings. The openings are Tudor arched on the main façade and flat headed on the side elevations. The front wall includes a giant pointed arch formed by a two-storey recessed panel with windows centrally placed within. The arch design is symbolic of the open arches often separating the nave from the sanctuary in a church and thus speaks to the religious connections to this building.

One of the most distinguishing and unique features of the house is its cross-gable roof with hipped roof gables, deep dentilled cornice decorated in bas relief foliage and bracketed eaves. Beneath the modern porch is an entranceway with classical detailing above a wide wooden door with open iron grillwork. A tall French window is extant on the side elevation, indicating the possible presence of an original verandah. The

windows on the second floor are large single openings, while the partial third floor includes twin windows located centrally beneath the hipped gables.

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 Parsonage is of historical/associative value as it yields information that contributes to an understanding of the development of the Methodist church in Kingston. There have been successive churches built on the corner of Clergy and Queen Streets since the mid-1860s, each a response to fires that destroyed the earlier structure. The expansion of church operations over time led to the acquisition and construction of residential buildings. The Queen Street Methodist Church Parsonage was built to provide the residing minister a place to live where he would be in close proximity to the church and its parishioners at all times. The Reverend Joseph Hagan was the first occupant of the house. After 1958 it served as a meeting hall for members of Queen Street United Church congregation until it was sold in 1968.

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

The Parsonage has historical/associative value through its association with the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent Kingston landmarks such as McIntosh Castle, Fire Hall No.1 and the Frontenac County Registry Office. They are also credited for designing several religious buildings in Kingston, such as the Cataraqui Methodist Church on Sydenham Road, St. Andrew's Church, St. John's Church Hall and the enlargement of St. George's Cathedral. The Queen Street Methodist Church Parsonage is directly attributed to Joseph Power who showed his creativity with the decorative brick and wooden features and subtle religious symbology.

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 former Queen Street Methodist Church Parsonage is significant in defining the character of the streetscape on Colborne Street, between Sydenham and Clergy Streets. This area of downtown Kingston exhibits a continual pattern of reuse and replacement of existing structures that has left examples of building from the mid-19th century to the present. The streetscapes' historic buildings vary in height from one-and-a-half to two-and-a-half storeys. The north side of Colborne Street includes an almost continuous row of exclusively red-brick 19th century duplexes and row houses; dotted by a few limestone buildings. The south side of Colborne Street is a mix of stone, frame

and brick buildings, mostly single detached units. This variety in 19th century design and materiality creates a visually appealing and diverse streetscape. With its shallow setback, red brick construction and location close to the lot lines, the former Parsonage shares a visual and historical relationship with its surroundings, particularly the 19th century brick houses at 9-11, 13-17 and 25 Colborne Street, as well as the limestone building at 7 and 22 Colborne Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Colborne Street.

The former Parsonage is also historically linked to the former Queen Street Methodist/United Church at 221 Queen Street (now a hotel and shared office space) and a cluster of buildings associated with the former Church operations, including the nearby church itself and Maple Cottage/Sexton house at 151 Clergy Street. Originally built on (or very near) the church property and under the direction of the church congregation, the former Parsonage is directly linked to the history and evolution of the Queen Street church.

Heritage Attributes

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

- Two-and-a-half storey massing with complex cross-gable roof with hipped gables;
- Red brick construction laid in stretcher bond (on the front/north façade) and common bond (on the side elevations);
- Two-storey recessed pointed-arch brick panel on the front wall;
- Tall coursed (front wall) and uncoursed (side walls) hammer-dressed limestone foundation with smooth ashlar sill course on the facade;
- Deep decorative wooden cornice, including dentilled frieze, large brackets decorated in bas relief foliage, bracketed eaves, wooden soffits and eaves returns;
- Tudor arched window and door openings on the north elevation with brick voussoirs and stone window sills;
- Flat headed window openings on side elevations, including a tall French window on the west side; and
- Wide central doorway with classical detailing above and a wooden door with open iron grillwork.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 37 Kennedy 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 March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 37 Kennedy Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Henley Cameron House

Civic Address: 37 Kennedy Street
Legal Description: Part Lot 1 S/S Union St & N/S Kennedy St Plan 54 Kingston
City as in FR150913; City of Kingston, County of Frontenac
Property Roll Number: 1011 070 130 16600

Introduction and Description of Property

The Henley Cameron House at 37 Kennedy Street is located on the north side of the street, at the northwest corner with Yonge Street in the Village of Portsmouth, now City of Kingston. This approximately 358 square metre residential property contains a two-storey vernacular frame house constructed circa 1847 for Joseph Henley and altered in the 1850s by carpenter Alexander Cameron.

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 Henley Cameron House is a representative example of a mid-19th century one-and-a-half storey wood frame Georgian cottage. Typical of the Georgian style is the side gable roof and a central unadorned entranceway, flanked by symmetrically placed windows. While this building has been modified and restored several times, its profile, massing and fenestration pattern still retain a strong Georgian character. The vinyl siding, while a modern intervention, is reminiscent of the original wooden clapboard siding.

The house was built for Joseph Henley around 1847, who then sold it to Alexander Cameron in 1855. Cameron was a Scottish emigrant and carpenter. He added several embellishments to this restrained Georgian house, including the lacy gingerbread (vergeboard) on the east and west end gables and the one storey bay window on Yonge Street, in 1879. The bay window once included elaborate vertical molding as well as paneling below the windows, and a frieze of recessed ovals with applied flower ornaments above the windows. The decorative cornice with dentils is extant.

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

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

location with frontage onto Yonge Street (once Main Street), the Henley Cameron House helps define and maintain the historic village character of Portsmouth.

Heritage Attributes

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

- Two-storey dwelling of wood frame construction with a limestone foundation;
- Side gable roof with decorative vergeboard at each gable end;
- Symmetrical front façade with central entranceway and rectangular window openings;
- One storey bay window on east elevation, with dentilled cornice; and
- Visibility and legibility of its heritage attributes from the road.



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-010

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: March 20, 2024

Subject: Application for Ontario Heritage Act Approval

Address: 52 Clergy Street East (P18-1186)

File Number: P18-078-2023

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property at 52 Clergy Street East is located midblock on the east side of Clergy Street East, between Johnson Street and William Street. The property was designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District.

An application for partial demolition and construction under Section 42 of the *Ontario Heritage Act* (P18-078-2023) has been submitted to request approval to remove the buildings existing chimney and rebuild it like-for-like.

This application was deemed complete on January 16, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on April 15, 2024.

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

March 20, 2024

Page 2 of 10

Recommendation:

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

That the alterations on the property at 52 Clergy Street East, be approved in accordance with the details described in the applications (File Number P18-078-2023), which was deemed complete on January 16, 2024, with said alterations to include:

1. The partial demolition of the chimney;
2. The reconstruction of the chimney, to include:
 - a. Like-for-like dimensions, detailing, design and bond pattern;
 - b. The use of reproduction bricks that match the existing as closely as possible;
 - c. Step flashing, as well as a cricket, where necessary;
 - d. The use of appropriate 1:1:6 mortar;
 - e. The salvage and reuse of material, where possible;
 - f. The installation of a new chimney cap which meets *Ontario Building Code*; and

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

1. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
2. The conditions of the current chimney, including dimensions and materials, shall be documented, and provided to Heritage Planning staff for documentation purposes;
3. An Encroachment Permit and/or Temporary Access Permit shall be obtained, where necessary;
4. A Building Permit shall be obtained;
5. Details, including materials, dimensions and colour(s) of the new chimney and new chimney cap shall be submitted to Heritage Planning staff, prior to construction, for final review and approval;
6. Any salvageable materials from the existing chimney shall be used in the rebuild; and
7. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

March 20, 2024

Page 4 of 10

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

The subject property, with the municipal address of 52 Clergy Street East, is located midblock on the east side of Clergy Street East, between Johnson Street and William Street (Exhibit A – Context Map and Site Photos). The subject property is included in the Old Sydenham Heritage Conservation District (HCD) and contains a two-and-a-half storey, three bay, brick structure designated under Part V of the Ontario Heritage Act.

The existing chimney on the property is failing, and the applicant expressed to staff that water has started penetrating the building. An inspection was completed by Kington Masonry Service (KMS), and it was determined that maintenance could not be satisfied through repairs and that a complete tear down and rebuild was recommended (Exhibit B – KMS Letter).

An application for partial demolition and construction under Section 42 of the Ontario Heritage Act (File Number P18-078-2023) has been submitted to request approval to remove the current chimney, which is reaching its end-of-life, and to reconstruct the chimney like-for-like, while meeting *Ontario Building Code* (Exhibit C – Concept Plan).

The applicant has not been able to provide Heritage Planning staff with exact measurements and dimensions of the chimney; however, they assure that the proposed reconstruction of the chimney will be completed using like-for-like detailing and dimensions. As part of this application, a condition of approval has been included requiring the applicant to document the conditions of the existing chimney (including dimensions and measurements), prior to any works starting, and to provide Heritage Planning staff with the recorded findings for final review and approval.

Furthermore, the new chimney will be constructed with reproduction bricks that match the existing as closely as possible, and the mortar being used is of a 1:1:6 ratio, which is appropriate as per the City's Policy on Masonry Restoration in Heritage Buildings. As part of the chimney rebuild, a new chimney cap will be installed; the applicant has expressed to staff that the new chimney cap will have no noticeable changes from the existing. As part of this application staff have ensured to include, as a condition of approval, that any salvageable materials shall be used in the reconstruction.

This application was deemed complete on January 16, 2024. The Ontario Heritage Act provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on April 15, 2024.

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

March 20, 2024

Page 5 of 10

Reasons for Designation/Cultural Heritage Value

The subject property was designated under Part V of the Ontario Heritage Act through the Old Sydenham Heritage Area Heritage Conservation District Plan. The Property Inventory Form from the Old Sydenham Heritage Area Heritage Conservation District Plan states the following:

“This residence, along with 50 Clergy, was designed c 1888 (city directories) probably by Robert Gage, the noted late 19th century Kingston architect and son-in-law and brother-in-law to the owners of adjacent 44, 46 and 48 Clergy, respectively.”

Furthermore, the Property Inventory Form goes on to state that *“the architect has used a wide range of features and materials to create a prestigious residence at the centre of the streetscape and beside the lane”*.

The subject property has many features and materials, including but not limited to, the terra cotta panels above the first storey window openings, and a limestone stringcourse that is integrated with the voussoirs on the second storey window openings. Additionally, ‘fish scale’ shaped wood shingles have been incorporated into the buildings design, along with a sunburst motif and the use of brackets on parts of the eaves.

The subject property has many architectural details, all of which contribute to the heritage value of the property and the District as a whole. While the Property Inventory Form does not explicitly speak of the building’s chimney, the Old Sydenham Heritage Conservation District Plan clearly considers chimneys to be important features worth conserving, as discussed in Section 4.3 of the Old Sydenham Heritage Conservation District Plan.

The property is identified as Significant to the District in The Old Sydenham Heritage Area Heritage Conservation District Plan Property Inventory Form (Exhibit D).

Cultural Heritage Analysis

Staff visited the subject property on January 17, 2024.

The property at 52 Clergy Street East is a reasonably prominent building within Old Sydenham HCD, located midblock on the streetscape, with extending bays, and enhanced visibility from the northwest due to its position on a laneway that runs along the north property line. The chimney that is being considered in this application is located on the northern side of the building, adjacent to the laneway.

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

The subject property is located within the Beyond Bagot sub-area of the Old Sydenham HCD on the east side of Clergy Street East, midblock between Johnson Street and William Street – located adjacent to a laneway. Section 2.3.3 (Beyond Bagot) lists several heritage attributes of this sub-area, including “a wide range of building types, materials and ages”, “buildings

March 20, 2024

Page 6 of 10

associated with some of Kingston's best architects", and "rear lanes on some blocks". Within the sub-area of Beyond Bagot, there are many structures that were built by some of Kingston's best architects, ranging from grand manors to smaller detached dwellings and terraces/row housing. The Beyond Bagot sub-area is also notorious for having irregular shaped blocks with a mix of land uses and many important landmarks.

From the subject property, when looking north on Clergy Street East, towards Johnson Street, an individual can clearly view St. Mary's Cathedral, a known landmark in Kingston. Moreover, the subject property was likely designed by Robert Gage, a well-known Kingston architect who is recognized for designing several Kingston landmarks, such as the Mackenzie Building for the Royal Military College.

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

Section 4.3.1 (Roofs) speaks to conservation guidelines related to chimneys and states that where a chimney requires work, the owner should "repair/replace deteriorated material with like materials and replicate original detailing and bond pattern." To prevent moisture penetration, the owner should "ensure that where the chimney meets the roof, matching step flashing and crickets are installed."

The proposed rebuild of the chimney will be completed by replicating the existing detailing, bond pattern and dimensions. Furthermore, the new chimney will be constructed with reproduction bricks that match the existing as closely as possible, and the mortar being used is a 1:1:6 ratio, which is appropriate as per the City's Policy on Masonry Restoration in Heritage Buildings. As part of the chimney rebuild, a new chimney cap will be installed as well. The applicant has expressed to staff that the new chimney cap will have no noticeable changes from the existing. The applicant has also expressed that there is moisture penetrating the building, therefore, as part of this application, step flashing will be installed, as well as a cricket, where necessary.

As part of this application staff have included a condition of approval, noting that the applicant shall reuse any salvageable material(s) in the chimney reconstruction.

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

Section 5.2.1 (Alterations) states that one should "model replacement features and building forms on the originals in style, size, proportions and materials, whenever possible," and that one should "record the alteration and retain samples of original materials that have been replaced."

This application proposes to rebuild the chimney located along the north side of the property, adjacent to the laneway. The reconstruction of the chimney will be modeled based on the chimney's original proportions, materials and design. The applicant has communicated that they were unable to provide Heritage Planning staff with the exact dimensions of the existing chimney prior to applying for this permit; however, through the use of scaffolding, these details, along with photographs and other documentation, will be provided to Heritage Planning staff, as a condition of approval, prior to any work starting.

March 20, 2024

Page 7 of 10

The applicant has also expressed to staff that the new chimney cap will have no noticeable changes from the existing. Furthermore, the new chimney will be constructed with reproduction bricks that match the existing as closely as possible, and the mortar being used is a 1:1:6 ratio, which is appropriate as per the City's Policy on Masonry Restoration in Heritage Buildings. In addition, any salvageable materials will be reused in the reconstruction of the chimney.

Staff supports the proposed removal and rebuild of the chimney, using like-for-like design, materials and proportions, to restore the chimney, address the water penetration issues, and ensure it continues to be in compliance with Ontario Building Code standards.

Policy Review

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

- The goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the city so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations.
- Standard 9 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Standard 10 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- Standard 13 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- Principle 1 'Respect for documentary evidence' (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

March 20, 2024

Page 8 of 10

Summary

Staff have reviewed the application and assessed it in consideration of the description of heritage value in the HCD Plan, Parks Canada’s Standards and Guidelines, and the Ministry of Citizenship and Multiculturalism’s Eight Guiding Principles in the Conservation of Built Heritage Properties. Overall, the application is supported by Heritage Planning staff. The rebuild of the chimney will be like-for-like, using the existing dimensions, design and bond pattern, while any salvageable materials will be reused in the new construction. Furthermore, the proposal adheres to Section 4.3.1 and 5.2.1 of the HCD Plan and, due to the like-for-like restoration, this proposal will have a neutral impact on the heritage value of the property and the Old Sydenham Heritage Conservation District.

Comments from Department and Agencies

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

Building Services:

A building permit is required for the scope of work proposed. The homeowner can design the changes or a qualified designer.

Public Works:

If scaffolding or other equipment is required, and has to be placed on City property, an encroachment and or other permits may be required. No objections.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this heritage application.

Engineering:

No Engineering concerns with this application. If during construction the site is accessed from any other location than the driveway a temporary access permit will be required. If the municipal property including the laneway adjacent to this property is being obstructed during the works, an encroachment permit will be required. Information on the required permits can be obtained by contacting transportation@cityofkingston.ca.

Storm Water Review:

Not required

Noise Review:

Not required

Traffic Review:

No comments

March 20, 2024

Page 9 of 10

Active Transportation:

No comments

Planning Services:

No objections to the proposed replacement chimney, provided that the replacement chimney is the same size and has the same location as the existing chimney.

Consultation with Heritage Properties Committee

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

Conclusion

Staff recommends approval of the application File Number (P18-078-2023), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

Existing Policy/By-Law:

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

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

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

Old Sydenham Heritage Area Heritage Conservation District Plan

City of Kingston Official Plan

City of Kingston's Policy on Masonry Restoration in Heritage Buildings

Notice Provisions:

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

Contacts:

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

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

March 20, 2024

Page **10** of **10**

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

Exhibits Attached:

Exhibit A Context Map and Site Photos

Exhibit B KMS Letter

Exhibit C Concept Plan

Exhibit D Property Inventory Form

Exhibit E Correspondence Received from Heritage Properties Committee

Exhibit F Final Comments from Kingston Heritage Properties Committee March 20, 2024



Kingston Heritage Properties Committee
Neighbourhood Context

Address: 52 Clergy St E
File Number: P18-078-2023
Prepared On: Jan-17-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels

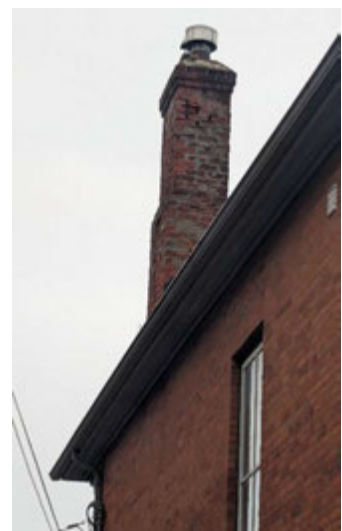
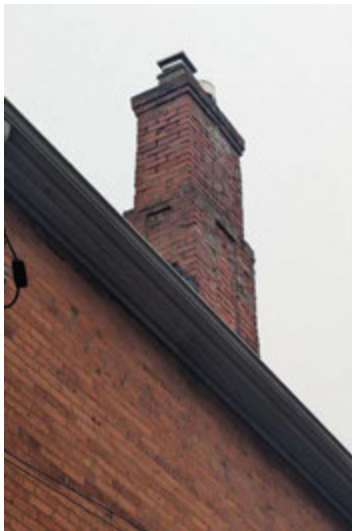


Site Photos of 52 Clergy Street East



Above: Looking southwest at 52 Clergy St. E from the sidewalk.

Below: Chimney seen from the adjacent laneway.





890 Grandour Court
Kingston, Ontario
K7M 7X5

613-217-7771

Heritage Chimney Tear Down and Rebuild

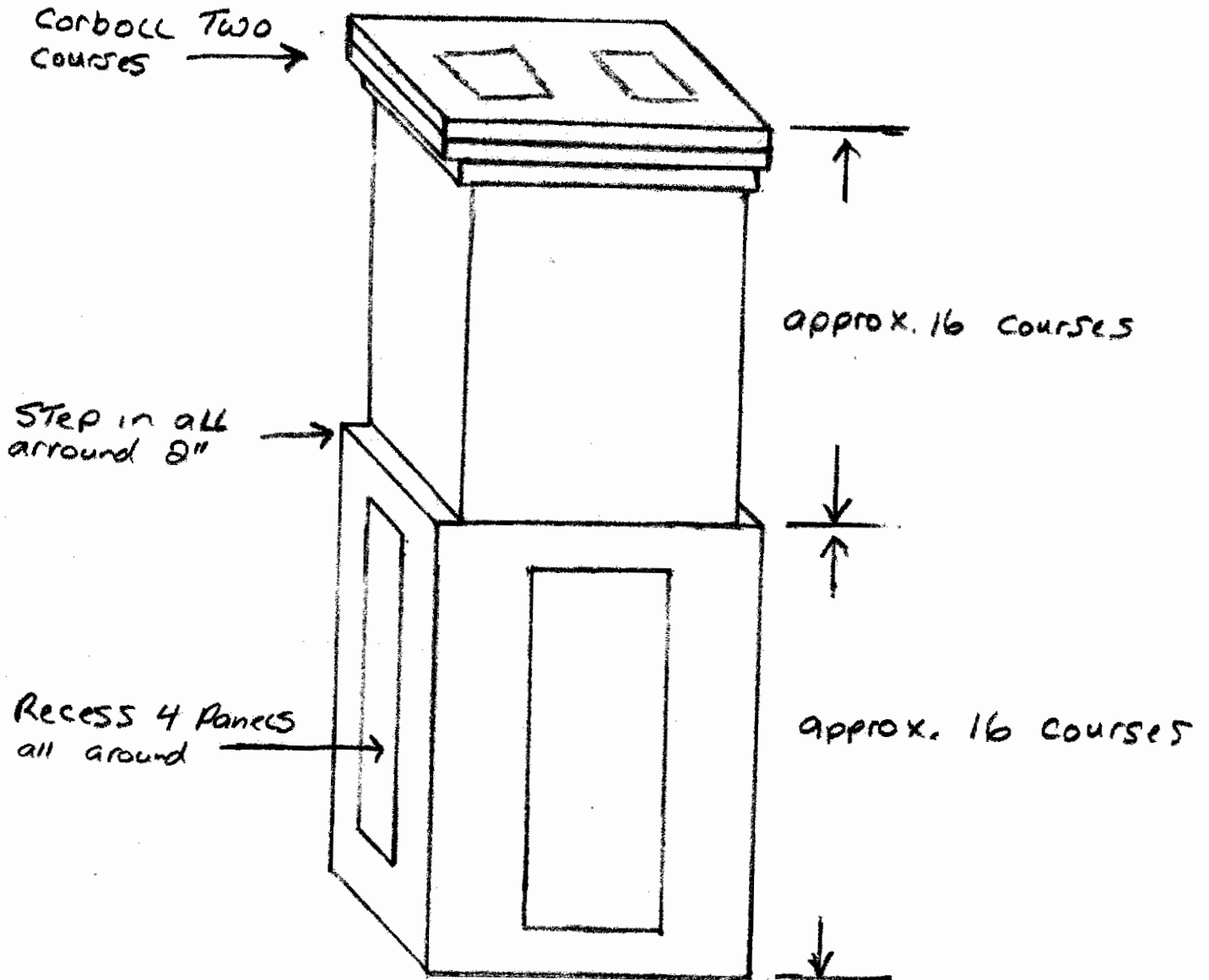
This letter is to address the chimney at 52 Clergy Street residence. The chimney was assessed and it was determined that the original structure could not be maintained with minor repairs. Therefore, a complete tear down and rebuild is recommended. The size of the chimney is approximately 26" x 40" x 8'.

A similar, reproduction heritage brick will be used in the new build, with a 1:1:6 mortar blend being used in the construction. Also, a small metal cap will be custom made to fit the top of the chimney, as a preventative maintenance. The chimney will be reconstructed to match the original chimney structure design.

Thank you

A handwritten signature in blue ink that reads "Paul Moniz". The signature is written in a cursive, flowing style.

Paul Moniz
Owner/Operator



- match existing height
- add a metal cap on top

52 CLERGY STREET EAST**Built: c. 1888****Architect: attrib. Robert Gage****Rating: S**

J. Mck.



This residence, along with 50 Clergy, was designed c 1888 (city directories) probably by Robert Gage, the noted late 19th century Kingston architect and son-in-law and brother-in-law to the owners of adjacent 44, 46 and 48 Clergy, respectively. Architectural drawings for 50-52 Clergy are at the Queen's University Archives.* William Irving Sr. (44-46) and Jr. (48) were partners in an important contracting firm with which Robert Gage originally apprenticed as a carpenter. Gage, who arrived in Canada from Ireland in 1852, went on to design such Kingston area landmarks as the Education Building (now Mackenzie Building) for the Royal Military College (1877). He was the architect as well for the 'palatial' Allison House, Adolphustown, of that same year. His residential work is well represented on this block with 50 Clergy and 290-292 Johnson. His career is another example of a 19th century architect deeply rooted in the building trades.

The building appears on the 1892 fire insurance plan.

At 52 Clergy Street, the architect has used a wide range of features and materials to create a prestigious residence at the centre of the streetscape and beside the lane. Its centred entrance inset between two full height projecting bays is unique on the street. However, there is actually asymmetry between these

* Christine O'Malley, Nicola Spasoff & Lorna Spencer. *Clugston Collection of Architectural Drawings* (Kingston: Queen's University Archives, 1992. : 19-20.

bays, with the angled north bay larger than the rectangular 'standing proud' section of brick wall which constitutes the south bay. While most elements are repeated at both bays, a number are distinct to one or the other. Both share a cut stone foundation and water table; both have 'whorled' terra cotta panels above the 1st storey window openings and a rock-faced limestone stringcourse integrated with the rock-faced voussoirs (center windows) and lintels span the 2nd floor window openings. The windows of the south bay and the center of the north bay are paired while the other units at the north are narrow individual units; the arch over the south bay ground storey window is brick while that at the north is rock faced ashlar integrated into a string course as above. In similar fashion, though the faces of the cross gables are each clad in 'fish scale' shaped wood shingle, the peak of the pedimented treatment of the north bay is extended outward as a gabled hood over the window with a sunburst motif at the face of the gable. Paired brackets are used at the eave of the south and center inset bay while corbels 'carry' the deep eave of the north bay. The center dormer brings yet other features into play with a particularly heavily moulded pediment and round colonettes flanking the window. The porch too is quite decorative with paired paneled columns and a centre-gabled dentillated roof. The main entrance is through double leaved glazed and paneled doors with a distinctive pointed transom.

While the facade treatment is interesting with its conscious tension between both major elements and details the total composition is somewhat less integrated and detailing less subtle than many of Gage's works.

52 Clergy Street is a prominent structure at the center of the streetscape. Its profile is enhanced by its position adjacent to the lane, particularly as viewed from the northwest and by its architecture featuring extended bays surmounted by large cross gables.*

* Text from Bray et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry; description by André Scheinman.

Kingston Heritage Properties Committee

Summary of Input from Technical Review Process

P18-078-2023

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



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

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

where history and innovation thrive

Date:	January 15, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	P18-078-2023
Property Address:	52 CLERGY ST

Description of Proposal:

The subject property is designated under Part V of the Ontario Heritage Act, located in the Old Sydenham HCD. The applicant has expressed to staff that the subject property's existing chimney is missing mortar, water has begun to penetrate into the building, and that the chimney is at its end-of-life and is now failing. Kingston Masonry Services (KMS) was obtained by the applicant to assess the existing chimney and determined that the chimney can not be maintained nor can it be repaired. It has been recommended that the chimney should be removed and rebuilt. This application is seeking Heritage Act approval to remove the existing chimney and rebuild it like-for-like (same dimensions, and design details). It has been noted that reproduction heritage brick will be used in the rebuild, with a 1:1:6 mortar blend being used in the construction. The applicant has also indicated to staff that there should be no noticeable changes to the appearance of the existing chimney cap when replaced. The applicant has submitted plans and supporting documentation which can be found on DASH.

Comments for Consideration on the Application:

I have no concerns with this application, so long as the end result duplicates the original as closely as possible.

Recommended Conditions for the Application:

Staff to ensure that brick and mortar are the most appropriate in this situation.



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Date:	January 16, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	P18-078-2023
Property Address:	52 CLERGY ST

Description of Proposal:

The subject property is designated under Part V of the Ontario Heritage Act, located in the Old Sydenham HCD. The applicant has expressed to staff that the subject property's existing chimney is missing mortar, water has begun to penetrate into the building, and that the chimney is at its end-of-life and is now failing. Kingston Masonry Services (KMS) was obtained by the applicant to assess the existing chimney and determined that the chimney can not be maintained nor can it be repaired. It has been recommended that the chimney should be removed and rebuilt. This application is seeking Heritage Act approval to remove the existing chimney and rebuild it like-for-like (same dimensions, and design details). It has been noted that reproduction heritage brick will be used in the rebuild, with a 1:1:6 mortar blend being used in the construction. The applicant has also indicated to staff that there should be no noticeable changes to the appearance of the existing chimney cap when replaced. The applicant has submitted plans and supporting documentation which can be found on DASH.

Comments for Consideration on the Application:

There is no doubt that chimney is in bad condition. I am pleased to see the effort being made to replicate the original.

Recommended Conditions for the Application:

All necessary planning and engineering is in place.



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

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

Date:	January 29, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	P18-078-2023
Property Address:	52 CLERGY ST

Description of Proposal:

The subject property is designated under Part V of the Ontario Heritage Act, located in the Old Sydenham HCD. The applicant has expressed to staff that the subject property's existing chimney is missing mortar, water has begun to penetrate into the building, and that the chimney is at its end-of-life and is now failing. Kingston Masonry Services (KMS) was obtained by the applicant to assess the existing chimney and determined that the chimney can not be maintained nor can it be repaired. It has been recommended that the chimney should be removed and rebuilt. This application is seeking Heritage Act approval to remove the existing chimney and rebuild it like-for-like (same dimensions, and design details). It has been noted that reproduction heritage brick will be used in the rebuild, with a 1:1:6 mortar blend being used in the construction. The applicant has also indicated to staff that there should be no noticeable changes to the appearance of the existing chimney cap when replaced. The applicant has submitted plans and supporting documentation which can be found on DASH.

Comments for Consideration on the Application:

The rebuilt chimney should replicate the original as described and the chimney cap reflect the lowest profile necessary to meet code requirements.

Recommended Conditions for the Application:

None.

**Summary of Final Comments at March 20, 2024 Kingston Heritage Properties
Committee Meeting**

The Committee did not provide comment.