



**City of Kingston
Kingston Heritage Properties Committee
Meeting Number 09-2023
Agenda**

**Wednesday, October 18, 2023 at 9:30 a.m.
Hosted at City Hall in Council Chamber**

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or isullivan@cityofkingston.ca

Committee Composition

Councillor Glenn, Chair
Councillor Oosterhof
Jennifer Demitor
Peter Gower
Gunnar Heissler
Alex Legnini
Jane McFarlane
Ann Stevens

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
 - a) **That** the minutes of Kingston Heritage Properties Committee Meeting 08-2023. Held Wednesday, September 20, 2023, be approved.
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
- 6. Briefings**

7. Business

- a) **Pre-consultation**
- b) **Policy Development and Implementation**
- c) **Stream Two Permits – Approval through Delegated Authority**
 - i. **Subject: Application for Heritage Permit**
Address: 106 Montreal Street
File Number: P18-077-2023

The Report of the Commissioner of Community Services (HP-23-033) is attached.

Schedule Pages 1 – 38

Recommendation:

That alterations to the property at 106 Montreal Street, be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (File Number: P18-077-2023), which was deemed completed on September 1, 2023 with said alterations to include:

1. A rear yard facing roof addition that is approximately 5.8 metres wide by 5.2 metres long with 0.8 metres of height from the drip edge;
 - a. The addition will feature grey wood board and batten siding as well as two window openings with white aluminum multi-frame folding windows;
2. The entire roof and front facing dormers (including its sides) will change from asphalt to standing seam metal roofing in a matte charcoal colour/finish;
3. The like-for-like repair of the front yard facing dormers and roof structure, as necessary;
4. The relocation of existing roof vents on the western roof pitch, as necessary; and

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

1. That Heritage Planning staff review and approve the finalized window and roofing design/colour prior to installation to ensure it complements the heritage character and attributes of the property;

2. That the standing seam roof maintain a seam width of approximately 16-20 inches;
3. Should any part of the front dormer or exterior feature of the roof require complete removal and replacement, Heritage Planning staff shall review and approve the proposed replacement prior to installation;
4. Should replacement be required, the applicant shall subtly note the year of installation away from public view for future repair and legibility purposes;
5. That Heritage Planning staff review and approve the finalized location/design of the roof vents prior to installation, to ensure they are not visible on Montreal Street and maintain the heritage character of the property;
6. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
7. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
8. Any replacement masonry units shall be sourced to match, as close as possible, in colour, size and profile with the existing;
9. An encroachment and/or temporary access permit shall be obtained, as necessary;
10. All Planning Act approvals shall be completed, as necessary;
11. A Building Permit shall be obtained, as necessary;
12. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit and *Planning Act* application(s) for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
13. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

d) Stream Three Permits – Approval through Council Authority

i. Subject: Application for Heritage Permit

Address: 216 Ontario Street

File Number: P18-065-2023

The Report of the Commissioner of Community Services (HP-23-034) is attached.

Schedule Pages 39 – 77

Recommendation:

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

That alterations to the property at 216 Ontario Street, be approved in accordance with details as described in the application File Number P18-065-2023), which was deemed completed on September 18, 2023 with said alterations to include:

1. The installation of an interchangeable blue and grey accessible sign approximately 1.2metres wide by 0.75 metres tall atop a pedestal near the southern, northern and eastern entrances;
2. The installation of an angled stainless-steel pedestal with a matte finish that is approximately 1 metre tall with a face plate that is approximately 1.1 metres wide and 0.6metres tall, and a base plate approximately 0.6 metres wide by 0.25 metres deep; and

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

1. That Heritage Planning staff review and approve the finalized location of the pedestal and signage prior to installation;
2. Utility locates shall be obtained as required;
3. Obtain a temporary access and encroachment permit, as necessary;
4. That the installation occurs outside any softscape area to avoid root systems or as determined by Forestry Services;
5. That a minimum 1.5 metre width pedestrian aisle be maintained on all sidewalks; and
6. 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.

- e) **Notice of Intention to Designate under the Ontario Heritage Act**
- i. **Addresses: 13 Aragon Road, 1311 Turnbull Way, 131 & 133-137 Princess Street, 1360 Sydenham Road, 1397 Sydenham Road, 203 & 205 Sydenham Street, 207-209 & 211 Queen Street, 61 Alwington Avenue and 71 Montgomery Boulevard**

The Report of the Commissioner of Community Services (HP-23-032) is attached.

Schedule Pages 78 – 143

Recommendation:

That the Kingston Heritage Properties Committee recommends to Council:

That Council direct staff to serve a Notice of Intention to Designate the property located at 13 Aragon Road, known as the Hogan House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 13 Aragon Road, attached as Exhibit B to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 1311 Turnbull Way, known as the Rankin House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1311 Turnbull Way, attached as Exhibit C to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 131 Princess Street, known as the City Hotel building, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 131 Princess Street, attached as Exhibit D to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 133-137 Princess Street, known as the City Hotel building, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 133-137 Princess Street, attached as Exhibit D to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 1360 Sydenham Road, known as the Harpell Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1360 Sydenham Road, attached as Exhibit E to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 1397 Sydenham Road, known as Powley Farmhouse, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1397 Sydenham Road, attached as Exhibit F to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 203 Sydenham Street, known as the Matthews House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 203 Sydenham Street, attached as Exhibit G to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 205 Sydenham Street, known as the Matthews House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 205 Sydenham Street, attached as Exhibit G to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 207-209 Queen Street, known as the Cohen House and the McKenzie House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 207-209 Queen Street attached as Exhibit H to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 211 Queen Street, known as the McKenzie House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 211 Queen Street, attached as Exhibit H to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 61 Alwington Avenue, known as the Graham House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 61 Alwington Avenue, attached as Exhibit I to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 71 Montgomery Boulevard, known as the Wellborn House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 71 Montgomery Boulevard, attached as Exhibit J to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

- f) **Working Groups**
- g) **Permit Approvals / Status Updates**
 - i. **Permit Reporting to Committee**

Schedule Page 144

- 8. **Motions**
- 9. **Notices of Motion**
- 10. **Other Business**
- 11. **Correspondence**
- 12. **Date of Next Meeting**

The next meeting of the Kingston Heritage Properties Committee is scheduled for Wednesday, November 15, 2023 at 9:30 a.m.

- 13. **Adjournment**



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-23-033

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Acting Director, Heritage Services

Date of Meeting: October 18, 2023

Subject: Application for Heritage Permit

Address: 106 Montreal Street (P18-654)

File Number: File Number: P18-077-2023

Council Strategic Plan Alignment:

Theme: Business as usual

Goal: See above

Executive Summary:

The subject building with the municipal address of 106 Montreal Street is located on the western side of Montreal Street across from Artillery Park. The property consists of a three-storey building in the middle of a five-building stone terrace (locally known as Wellington Terrace), which is elevated above street level and abuts a stone retaining wall along Montreal Street. This property is designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (File Number: P18-077-2023) has been submitted to: install a rear yard facing roof addition that is approximately 5.8 metres wide by 5.2 metres long at a height of 0.8 metres from the drip edge with associated windows that face into the rear yard; change the roofing material of the entire roof and dormers from asphalt to metal standing seam; and repair, like-for-like, the front yard facing dormer and roof structure, as needed. This application was deemed complete on September 1, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an

October 18, 2023

Page 2 of 12

application to alter a heritage building under Section 33(7). This timeframe will expire on November 30, 2023.

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

Recommendation:

That alterations to the property at 106 Montreal Street, be referred to the Director of Heritage Services for the issuance of final approval, in accordance with the details described in the application (File Number: P18-077-2023), which was deemed completed on September 1, 2023 with said alterations to include:

1. A rear yard facing roof addition that is approximately 5.8 metres wide by 5.2 metres long with 0.8 metres of height from the drip edge;
 - a. The addition will feature grey wood board and batten siding as well as two window openings with white aluminum multi-frame folding windows;
2. The entire roof and front facing dormers (including its sides) will change from asphalt to standing seam metal roofing in a matte charcoal colour/finish;
3. The like-for-like repair of the front yard facing dormers and roof structure, as necessary;
4. The relocation of existing roof vents on the western roof pitch, as necessary; and

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

1. That Heritage Planning staff review and approve the finalized window and roofing design/colour prior to installation to ensure it complements the heritage character and attributes of the property;
2. That the standing seam roof maintain a seam width of approximately 16-20 inches;
3. Should any part of the front dormer or exterior feature of the roof require complete removal and replacement, Heritage Planning staff shall review and approve the proposed replacement prior to installation;
4. Should replacement be required, the applicant shall subtly note the year of installation away from public view for future repair and legibility purposes;
5. That Heritage Planning staff review and approve the finalized location/design of the roof vents prior to installation, to ensure they are not visible on Montreal Street and maintain the heritage character of the property;
6. All window works shall be completed in accordance with the City's Policy on Window Renovations in Heritage Buildings;
7. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
8. Any replacement masonry units shall be sourced to match, as close as possible, in colour, size and profile with the existing;
9. An encroachment and/or temporary access permit shall be obtained, as necessary;
10. All *Planning Act* approvals shall be completed, as necessary;
11. A Building Permit shall be obtained, as necessary;

October 18, 2023

Page 3 of 12

12. Heritage Planning staff shall be circulated the drawings and design specifications tied to the Building Permit and *Planning Act* application(s) for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application; and
13. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

October 18, 2023

Page 4 of 12

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,
Commissioner, Community
Services

p.p. ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief
Administrative Officer

Consultation with the following Members of the Corporate Management Team:

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

October 18, 2023

Page 5 of 12

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

The subject building with the municipal address of 106 Montreal Street is located on the western side of Montreal Street across from Artillery Park. The property consists of a three-storey building in the middle of a five-building stone terrace (locally known as Wellington Terrace), which is elevated above street level and abuts a stone retaining wall along Montreal Street. This property is designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (File Number: P18-077-2023) has been submitted to: install a rear yard facing roof addition that is approximately 5.8 metres wide by 5.2 metres long at a height of 0.8 metres from the drip edge with associated windows that face into the rear yard; change the roofing material of the entire roof and dormers from asphalt to metal standing seam; and repair, like-for-like, the front yard facing dormer and roof structure, as needed. This application was deemed complete on September 1, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 33(7). This timeframe will expire on November 30, 2023.

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

Reasons for Designation/Cultural Heritage Value

The property is designated under Part IV of the *Ontario Heritage Act* through By-Law Number 87-151 and has the following property description:

“Built in 1841 for Robert Jackson this is the earliest large stone terrace in Kingston. Each dwelling is three bays wide with twin dormers on the front slope of the gable roof. A plain ashlar string course goes across the façade of the whole terrace. The fifth dwelling in dressed stone is an early addition to the four in the 1841 tender call. The lowering of the street where Montreal was opened through to Queen by 1875 revealed the high basement storeys and made necessary the stone retaining walls.”

The entire property entry from Designation By-Law Number 87-151 can be found in Exhibit B.

Cultural Heritage Analysis

Staff visited the subject property on August 18, 2023.

The terrace’s corner location, the subject building’s position in the terrace, and the building’s built form are meaningful considerations when evaluating the impacts of the proposed addition to the rear roof. While the addition will only be partly visible from the street the alteration still

October 18, 2023

Page 6 of 12

constitutes a change to the rear façade of the terrace and subject building. The following factors have been reviewed when considering the impacts of this proposal: the impact of altering the property's massing, the impact of existing terrace rear roof alterations, the proposed design/size of the rear addition, and how the location of the proposed addition will impact the public realm.

"The Standards and Guidelines for the Conservation of Historic Places in Canada" (Standards and Guidelines) provides guidance on best practices regarding exterior form/walls, roofs and masonry that are considered character attributes of the property. Importantly, all the below guidelines note that one should understand how each element relates to the cultural heritage of the property, protect/maintain adjacent character-defining elements during works, repair instead of replace heritage attributes as well as document the existing status and subsequent changes for future reference. Beginning with section 4.3.1 on the conservation of exterior form, the Standards and Guidelines recommend that one retain exterior form by maintaining proportions/massing as well as spatial relationships with adjacent buildings, select the location for a new addition that ensures that the heritage value is maintained, design the addition to ensure there is a distinction between historic and new, and design an addition that is compatible in terms of its materials/massing with the exterior form of the historic building as well as its setting. Section 4.3.3 on roofs recommends that one modify a roof to accommodate an expanded use that respects the building's heritage value and design roof additions to be inconspicuous from the public right of way as well as not damage/obscure character-defining elements. Section 4.3.4 on exterior walls recommends that one modify exterior walls to accommodate an expanded use in a manner that respects the building's heritage value and design a new addition in a manner that preserves the character-defining exterior walls of the historic building. Section 4.5.3 on masonry recommends that one retain sound and repairable masonry that contributes to the heritage value of the historic building via patching/piecing-in/consolidating or limited replacement in kind.

The subject property's location is an important aspect when considering the roof addition since it has a bearing on public realm impacts. As it is part of an elevated terrace that is situated on the corner of Ordnance and Montreal Streets, the rear portion of all terrace buildings are visible along Ordnance Street when traveling east down the hill toward Montreal Street (Exhibits A and D). However, the location of the subject property near the end of the terrace as well as the location of 106 and 110-112 Ordnance Street already heavily restricts the public view of the property's rear gable roof (Exhibits C and D). As a result, the dormer is visible for approximately 22-metres along the northside walk on Ordnance Street (Exhibit C). While the view impacts are an important part of this proposed alteration, the impact to the property and corresponding terrace also requires review from a heritage conservation perspective.

According to the designation by-law, the property is recognized as being part of a terrace with a mostly uniform design and massing, but only details the Montreal Street façade (Exhibit B). Despite the by-law focusing on the street facing façade, the rear façade of this terrace also has several heritage attributes including but not limited to its massing, height, window/door openings, chimneys, parapet walls, roof pitch/profile and general consistency with the rest of the other terrace buildings (Exhibits B and D). When considering the proposed rear yard facing

October 18, 2023

Page 7 of 12

addition, the massing, roof pitch/profile and consistency with the other terrace buildings will change.

Beyond the public realm impacts, an additional consideration is required to determine if the proposed design will negatively impact the heritage value of the property. The applicant is proposing a rear yard facing roof addition that is approximately 5.8 metres wide by 5.2 metres long at a height of 0.8 metres from the drip edge, which encompasses the entire rear roof. Despite this, the roof drip edge will be maintained to ensure its consistency along the terrace (Exhibit C). To maintain the existing roof peak, the addition's roof pitch will decrease from 5.5 over 12 to 3 over 12 (Exhibit C). The addition will also contain two associated windows, each will be 2.7 metres wide by 0.8 metres tall, that together will encompass approximately 93% of the width of the addition (Exhibit C). The proposed windows will be white aluminum and fold towards the sides of the dormer (Exhibit C). Based on the submitted window renderings, the windows will project an estimated 0.6 metres out from the dormer wall when folded. Further, the roofing material for both the front and rear of the property will change from asphalt to a standing seam metal roof. The metal roof and sides of the Montreal Street facing dormer will have a matte black finish with seams approximately 0.4 to 0.5 metres widths apart (Exhibit C). As a condition of approval, staff will review the design/colour of the windows and standing seam metal roof prior to installation. Finally, the applicant also seeks to repair/restore the front facing dormers and roofing structure like-for-like, as needed. As a condition of approval, staff will review and approve any necessary replacement features related to this repair/restoration work prior to installation. The exterior masonry walls, chimneys and parapet walls will not be altered because of this proposal. However, the existing roof vents may need to be relocated to another part of the western roof pitch but shall not be visible from Montreal Street. As a condition of approval, Heritage Planning staff will review and approve the finalized location/design of the roof vents to maintain the heritage character and attributes of the property.

This proposal will alter the proportion, massing and rear roof form when compared to the other adjacent terrace buildings as well as have limited view impacts on the public realm. The rear addition at 106 Montreal Street will be the largest roof alteration along this terrace; include windows that project from the window opening; make the original roof line more challenging to appreciate; and will hide the southern most parapet wall, and potentially the chimney, from view along Ordnance Street. Further, this addition will change the massing of one of the last two buildings in this terrace that currently retains their original roof configurations to support a modern addition.

Despite the above, the proposed addition generally satisfies the Standards and Guidelines while also limiting visual impacts. The applicants have demonstrated an understanding of the character attributes of the property by retaining the drip edge of the original roof on the addition to ensure the original roof form will be legible when assessing the property (Exhibit C). Moreover, this new addition will use a different yet sympathetic material for the dormer siding to ensure there will be a distinction between new and old. Similarly, when the proposed windows are closed the vertical divides simulate separate window openings and while open emphasize their modern design elements. A similar, albeit smaller, board and batten siding material/colour and divided window opening configuration is present on the 108 Montreal Street

October 18, 2023

Page 8 of 12

rear dormer and is an appropriate design for the subject heritage property as well as the St. Lawrence Ward Heritage Character Area (Exhibits C and D). The proposed roof material and colour is also consistent with the metal roof present on 108 Montreal Street but will feature more appropriate 0.4 to 0.5 metres seam widths. However, unlike at 108 Montreal Street, the applicant also seeks to wrap the front dormer siding in the same standing seam material/design as the rest of the roof. When appropriately designed, standing seam metal roofing on such stone buildings are a more appropriate material than asphalt roofing. The addition, while partly visible at eye level due to the hill, is proposed in a location that does not draw attention away from the heritage property nor is it the first rear roof alteration that has visually disrupted the uniformity of the original terrace roof massing (Exhibit D). Further, as the addition is the second terrace building from the south, the addition will only be visible to the public for 22 metres when traveling east down the northern sidewalk of Ordnance toward Montreal Street (Exhibit C). Finally, the building's terrace location and existing terrace rear additions, on both the roof and at grade, already impacts the view of the southern most parapet wall and chimney at 106 Montreal Street along this 22-metre stretch (Exhibits C and D).

Overall, the heritage impacts are limited since the rear addition should not impact the overall visual appreciation of this important terrace property and nearly all the rear facing attributes are retained and remain visible. Importantly, this project focuses most of its alterations at the rear of the property while only the roof material change and like-for-like repair/restoration works of the dormer and roof will alter the highly visible and impactful front façade. Both Montreal Street facing works will help improve or maintain the heritage value of the property. The decision to alter the rear façade changes the least impactful façade that is only marginally visible to the public while maintaining existing attributes, minus the original roof massing of the terrace. While the rear addition will be visible along a limited section of Ordnance Street, the design clearly differentiates new from old while being subordinate and appropriate to the property. Further, the building's location within the terrace as well as the existing shed dormers on three of the five terrace properties lessens the visual impact of this new addition. The proposed addition should maintain the heritage value of the subject property while increasing its usability.

Staff are of the opinion that the subject application will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. 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;
- Achieve Guiding Principle Numbers 2, 6, 7 & 8:
 - Respect for the original location – Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

October 18, 2023

Page 9 of 12

- Reversibility – Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
- Legibility – New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- Maintenance – With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.
- Achieve Standards 3, 7, 8, 11 & 12 of Parks Canada’s Standards and Guidelines:
 - Conserve heritage value by adopting an approach calling for minimal intervention.
 - Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
 - Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
 - Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
 - Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Previous Approvals

P18-654-023-2009 – replace roof covering on the main house and addition, replace skylights, and install a metal cap over southwest parapet wall.

P18-081-2016 – installation of a second dryer exhaust vent, a frost-free hose bib, natural gas meter and a hot water heater vent.

P18-074-2023 – replacement of the existing green wooden door and associated wood trim with a black steel door and black steel trim in a similar design, and the installation of address numbers to the right of the door.

Comments from Department and Agencies

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

Engineering Services:

No objections.

October 18, 2023

Page 10 of 12

It is noted that the property has some size constraints. If the applicant requires to store any material, equipment, etc. on any lands not owned by them, the proper approvals would be required. Information on the required permits can be obtained by contacting transportation@cityofkingston.ca.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this Heritage permit.

Building Services:

No objections, a building permit will be required for the proposed dormer.

Utilities Kingston:

Utilities Kingston has no issues or concerns with this Heritage permit.

Planning Services:

The building is non-conforming but expanding within the limits of the zoning by-law (i.e., no new areas of non-conformance are generated), based on the information provided by the applicant. As such, it appears that this proposal does not require planning approvals as it is zone compliant. Elevations and a plot plan which detail the height, size and location of the shed dormer addition in relation to the existing building will be required at the building permit stage to confirm zone compliance.

Consultation with Heritage Kingston

The Kingston Heritage Properties Committee was consulted on this application through the Development and Services Hub ([DASH](#)) system. Heritage Services has received comments from three Kingston Heritage Properties Committee members. The Committee's comments have been compiled and attached as Exhibit E.

Two members noted their support for the location of the rear addition, but one noted that adjacent property alterations done several decades ago should not allow additional leeway.

Another member noted that the rear addition would alter the roofline, where best practice would be to preserve the roof profile by setting back the front/side walls while also limiting the dormer length. They also acknowledged that while some visual impacts are addressed, they continued to struggle to understand the exterior impacts of the roof addition on the above street. Further, they noted that photos of the back of these terraces would have allowed for more accurate information to comment on the full effect of the modern windows and wanted to understand the rationale for folding sliding windows.

Conclusion

Staff recommends approval of the application (File Number: P18-077-2023), 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.

October 18, 2023

Page 11 of 12

Existing Policy/By-Law:

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

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

By-Law Number 2023-38 Procedural By-Law for Heritage

Designation By-law Number 87-151

Policy on Masonry Restoration in Heritage Buildings

Policy on Window Renovations in Heritage Buildings

Notice Provisions:

Pursuant to Section 33(4) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Phillip Prell, Intermediate Planner, Heritage 613-546-4291 extension 3219

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Mapping Information

Exhibit B Designation By-Law Number 87-151

Exhibit C Construction Plans, Lines of Sight & Window/Addition Details

October 18, 2023

Page 12 of 12

Exhibit D Site Visit & Google Photos

Exhibit E Correspondence Received from the Kingston Heritage Properties Committee



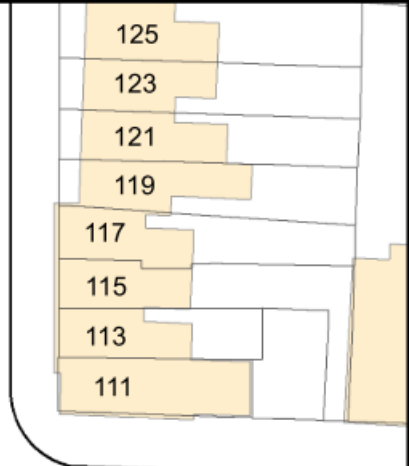
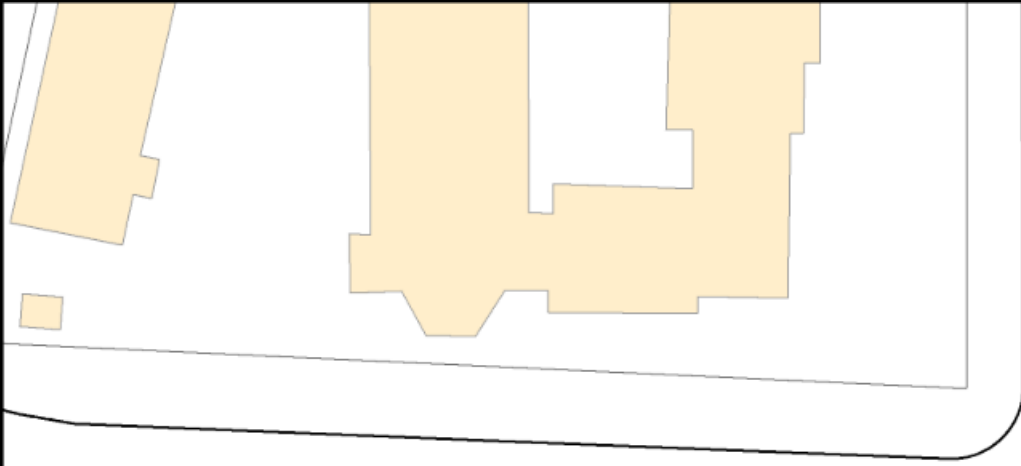
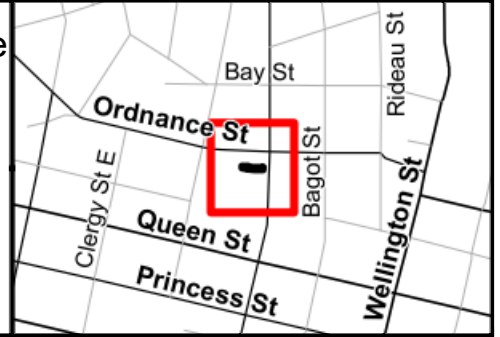
Kingston Heritage Properties Committee

Key Map

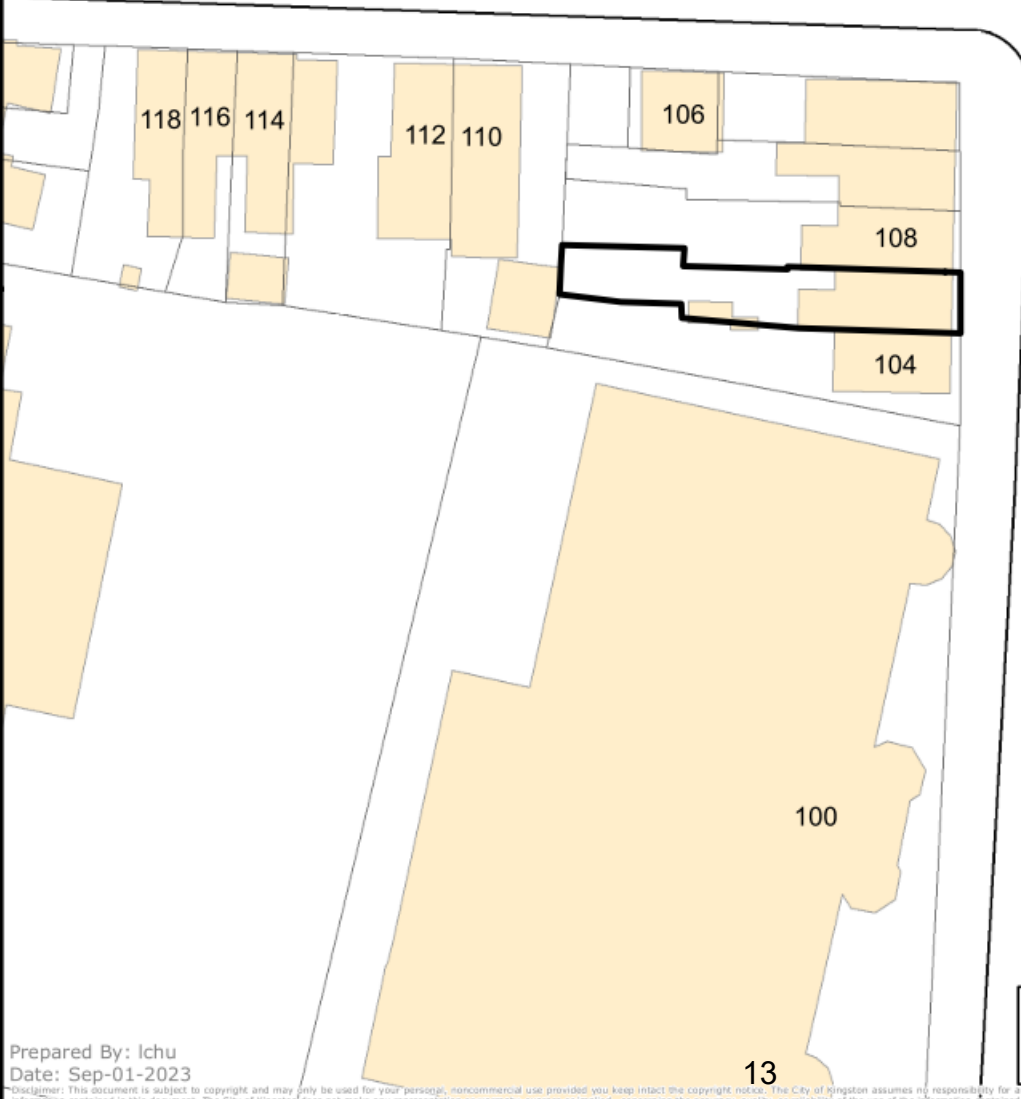
Address: 106 Montreal Street

File Number: P18-077-2023

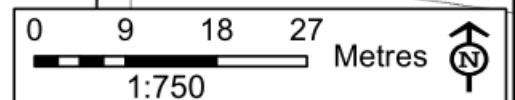
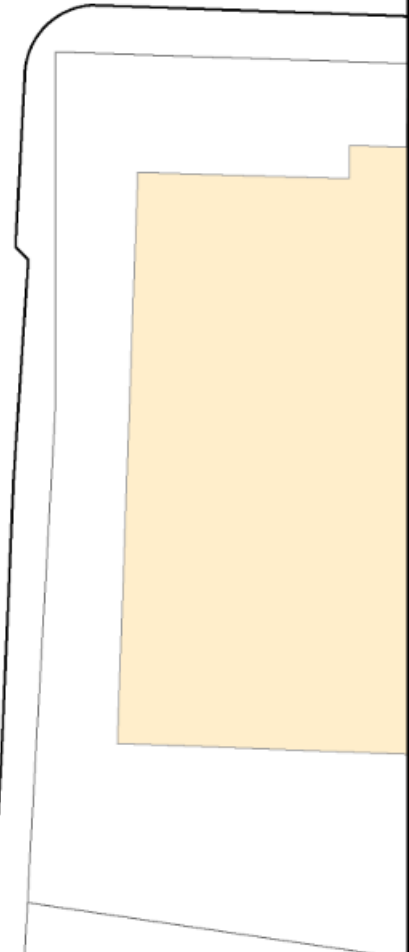
Subject Lands



Ordnance St





Montreal St

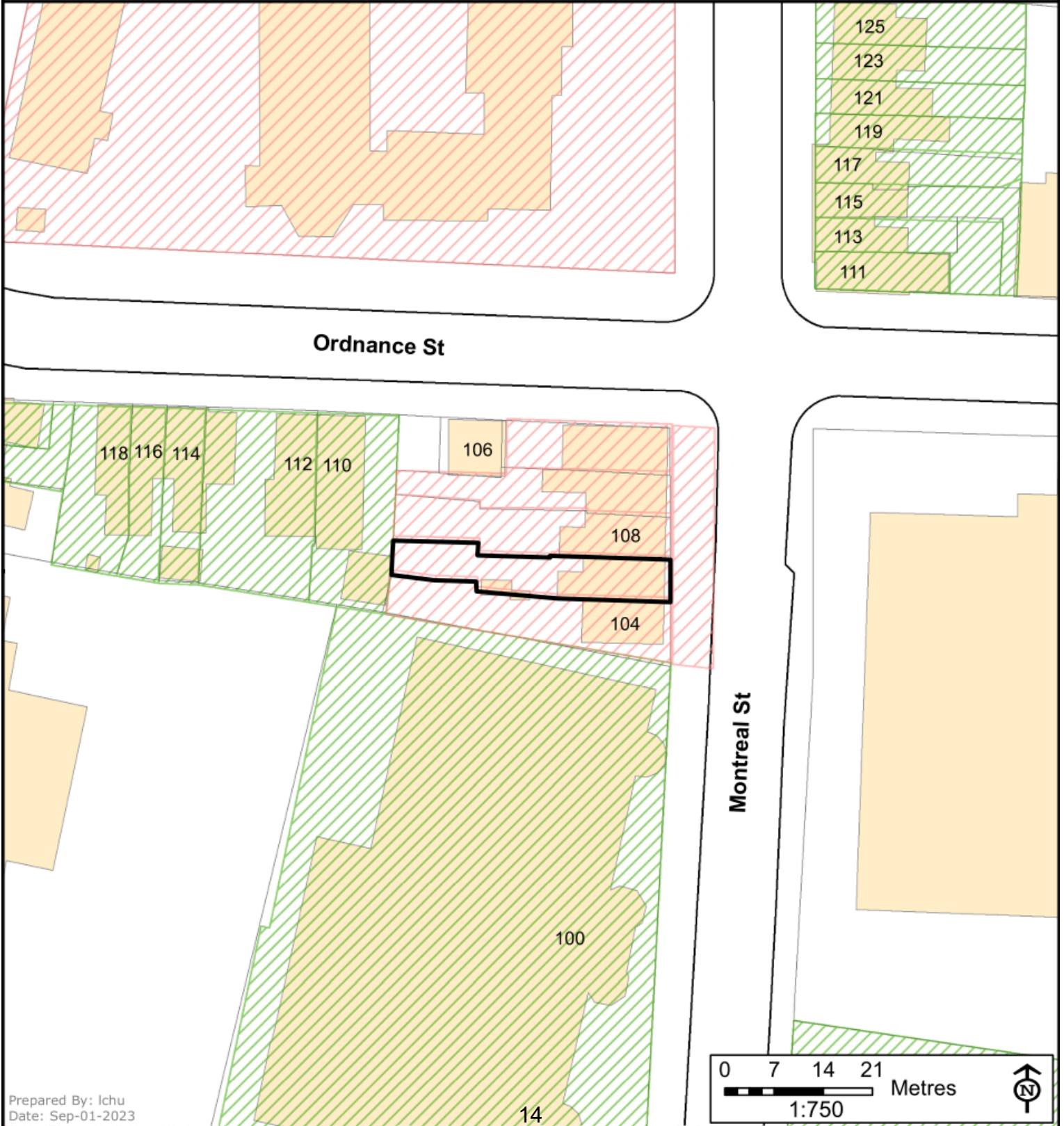




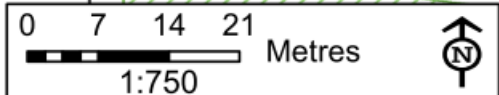
Kingston Heritage Properties Committee City of Kingston Heritage Register

Address: 106 Montreal Street
File Number: P18-077-2023

-  Subject Lands
-  Designated Property
-  Listed Property



Prepared By: Ichu
Date: Sep-01-2023



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Kingston Heritage Properties Committee
Neighbourhood Context (2023)

Address: 106 Montreal Street
 File Number: P18-077-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: Ichu
 Date: Sep-01-2023

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P18-254

Registered October 13, 1987
As Instrument No. 462553

Exhibit B
Report Number HP-23-033

(Amended By By-Law No. 90-234
as it pertains to 437 King St. W.)

Clause 33, Report No. 57, 1987

BY-LAW NO. 87-151

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

PASSED: May 12, 1987

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

AND WHEREAS notice of intention to designate certain properties within the municipality, as set out in Schedule "A" hereto, was served on the owners of the property and on the Ontario Heritage Foundation on the 26th day of March, 1987 and was published in the Whig-Standard on March 26, 1987, April 2, 1987 and April 9, 1987;

AND WHEREAS no notice of objection to the proposed designation was served on the Clerk of the City of Kingston;

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

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

Kingston:

- (a) 2 Beverley Street
- (b) 62-68 Brock Street
- (c) 2-6 Cataraqui Street
- (d) 67 Colborne Street
- (e) 59 Gore Street

.../2

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

Kingston:

- (a) 151-153 Alfred Street
- (b) 80 Barrie Street
- (c) 494 Division Street
- (d) 204 King Street East
- (e) 1-7 Victoria Terrace on Montreal Street
- (f) 88 Patrick Street (St. John the Apostle Church)
- (g) 27 Pembroke Street
- (h) 163 Union Street

3. There are designated as being of architectural and historical value or interest the following real properties

in the City of Kingston:

- (a) 144 and 146 Barrie Street
- (b) 244 Barrie Street
- (c) 286-288 Barrie Street
- (d) 62-64 College Street
- (e) 248 Division Street (Kelso Cottage)
- (f) 329 Division Street "Bishop's Folly"
- (g) 165 King Street West
- (h) 181 King Street West
- (i) 271-279 King Street West
- (j) 437 King Street West "Copsworth"
- (k) 104-112 Montreal Street "Wellington Terrace"
- (l) 178 Ordnance Street
- (m) 508 Portsmouth Avenue, Eldon Hall
- (n) 1373 Princess Street
- (o) 6 Rideau Street
- (p) 10-12 Rideau Street
- (q) 14 Rideau Street
- (r) 210 Sydenham Street North

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

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

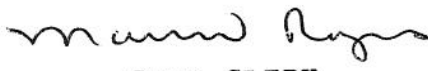
6. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the lands described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this By-Law to be published in the Whig Standard once for each of three consecutive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

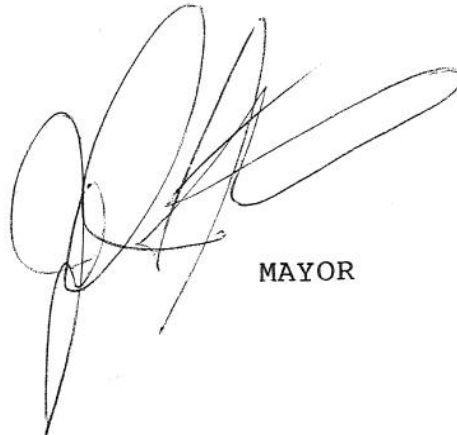
.../3

7. This By-Law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS May 5, 1987

GIVEN THIRD READING AND FINALLY PASSED May 12, 1987


CITY CLERK


MAYOR

104-112 Montreal Street "Wellington Terrace"

Built in 1841 for Robert Jackson this is the earliest large stone terrace in Kingston. Each dwelling is three bays wide with twin dormers on the front slope of the gable roof. A plain ashlar string course goes across the facade of the whole terrace. The fifth dwelling in dressed stone is an early addition to the four in the 1841 tender call. The lowering of the street where Montreal was opened through to Queen by 1875 revealed the high basement storeys and made necessary the stone retaining walls.

178 Ordnance Street

This 1840 limestone dwelling was owned by two early Kingston families, first the Everetts, then the Abernethys, to 1929. The dressed stone facade is three bays wide with an arched entranceway. The gable ends of rubblestone have high parapets.

508 Portsmouth Avenue, Eldon Hall

William Coverdale designed this large country villa for James Flanigan, who was twice Mayor of Kingston and later Warden of Frontenac County. Built in 1855, it was subsequently owned by Fisher, then by Cliff and finally in 1930 by the Federal Government, who built the large addition. The paired, round headed windows in the second storey are typical Coverdale designs.

1373 Princess Street

In 1824 Albert McMichael purchased this land and built this one and a half storey limestone farmhouse. The central entrance has an elliptical fan light and is flanked by two windows. There are three double window dormers on the front slope of the low pitched gable roof.

6 Rideau Street

Originally a double house, this two storey stone dwelling with parapetted end walls was built as part of a range of four dwellings when Kingston was the capital. In 1842 Grace Bolte was assessed for a two storey stone house with two extra fireplaces.

10-12 Rideau Street

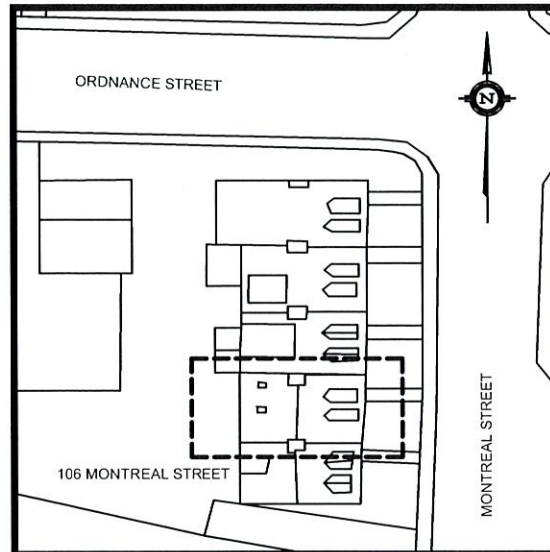
Built in 1841, this double dwelling, in size and style like its neighbour No. 6, is an important and characteristic section of the earliest Rideau streetscape.

14 Rideau Street

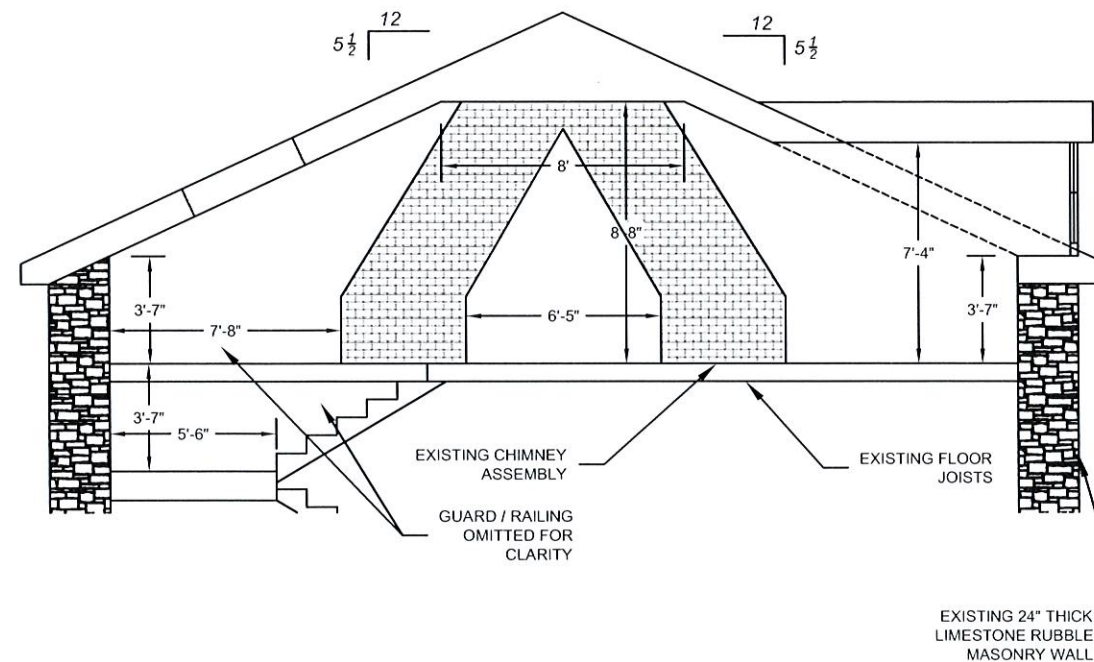
This circa 1819 one and a half storey dwelling, with steep metal clad roof and two large gabled dormers, has a large stone chimney placed to the front of the roof edge. With its neighbouring houses, 6 and 10-12 Rideau Street, it typifies the simple early dwellings in this important section of early Kingston.

.../6

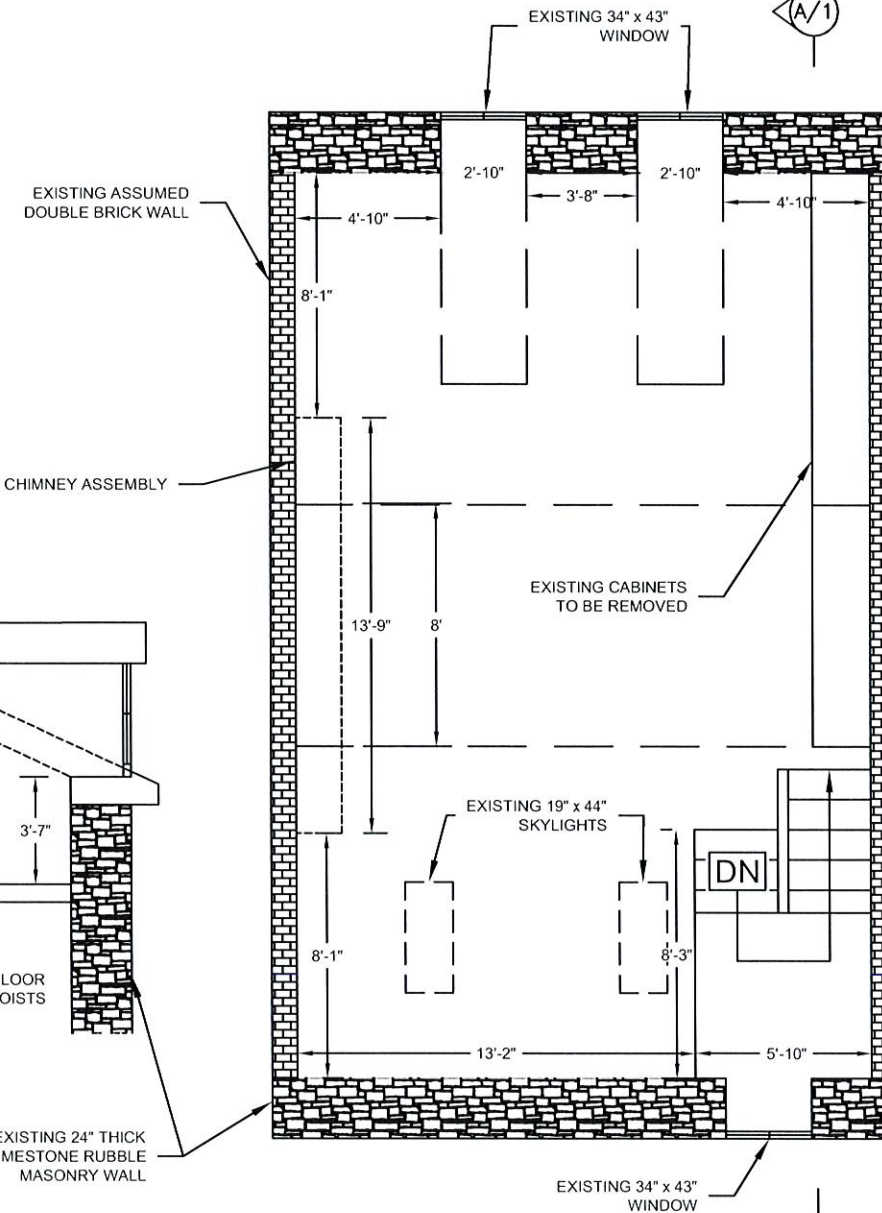
Ref.No.: 23-0514
Report No. 1
Drawing No. 1/5



KEY MAP



**(A) SECTION - EXISTING
3rd FLOOR**



**PLAN VIEW - EXISTING
3rd FLOOR**

NOTES:

GENERAL:

- ALL CONSTRUCTION (INCLUDING WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC 2012) AS AMENDED.
- OBTAIN ALL NECESSARY PERMITS, LOCATES, ETC. PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS AND CONDITIONS ON SITE. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
- ALL MEASUREMENTS ARE IN INCHES UNLESS OTHERWISE NOTED.
- WEATHERPROOF/SECURE PREMISES AT ALL TIMES.
- ALL FRAMING SHALL BE BRACED DURING ERECTION IN ACCORDANCE WITH APPLICABLE CONSTRUCTION SAFETY STANDARDS.

CONCRETE/FOUNDATION:

- ALL BEARING SURFACES MUST BE INSPECTED BY ENGINEER FOLLOWING EXCAVATIONS TO CONFIRM STABILITY.
- GRANULAR MATERIALS FOR SLAB FOUNDATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
- CONCRETE TO CONFORM TO CSA A23.1/A23.3
- CONCRETE SHALL BE 32MPa AT 28 DAYS (EXPOSURE CLASS C-1) WITH 5-8% AIR ENTRAINMENT.

STEEL:

- STEEL REINFORCEMENT TO BE GRADE 400W, AND SHALL CONFORM TO CSA G30.18. LAP SPLICES FOR 15M BARS SHALL BE MINIMUM 24". MINIMUM CLEAR COVER TO BE 75mm FOR FACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, AND 60mm UNLESS OTHERWISE NOTED.
- STEEL ANCHOR BOLTS AND THREADED RODS SHALL CONFORM TO ASTM F1554 (GRADE 36) AND BE HOT DIP GALVANIZED. ACCOMPANYING BEARING PLATES / NUTS SHALL ALSO BE HOT DIP GALVANIZED.
- STEEL BOLTS PER ASTM A307.
- STEEL PLATES AS PER ASTM A36.
- FABRICATED STEEL COMPONENTS SHALL BE PRODUCED BY CERTIFIED WELDER IN ACCORDANCE WITH CSA W47.1 & W59-18.

WOOD:

- ALL LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD GRADING RULES OF THE NATIONAL LUMBER GRADES AUTHORITY, AND TO CAN/CSA-O86-1 M89, 'ENGINEERING DESIGN IN WOOD'. ALL LUMBER TO BE GRADE 1/2 SPF.
- ALL LUMBER IN CONTACT WITH CONCRETE/MASONRY SHALL MEET THE REQUIREMENTS OF CAN/CSA 080.0/080.2 FOR WOOD PRESERVATION OR BE PROVIDED WITH SEPARATION SHEET.
- NAILING OF STRUCTURE'S WOODEN COMPONENTS TO BE DONE IN ACCORDANCE WITH GOOD PRACTICE AND THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (OBC 2012) AS AMENDED.
- PLYWOOD AS PER CAN/CSA O151 AND OSB AS PER CAN/CSA O325
- GLUE FOR BUILT-UP BEAMS - PL PREMIUM CONSTRUCTION ADHESIVE.

ROOF TRUSSES:

- ROOF TRUSSES AND REQUIRED LATERAL BRACING TO BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- INSTALLATION SHALL FOLLOW THE SBCA'S BCSI GUIDE FOR THE HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF ROOF TRUSSES.

CONCORD
ENGINEERING

755 Baker Crescent
Kingston, Ontario K7M 6P5
E-mail: info@concordengineering.ca

Tel: (613) 634-4357
Fax: (613) 634-4353

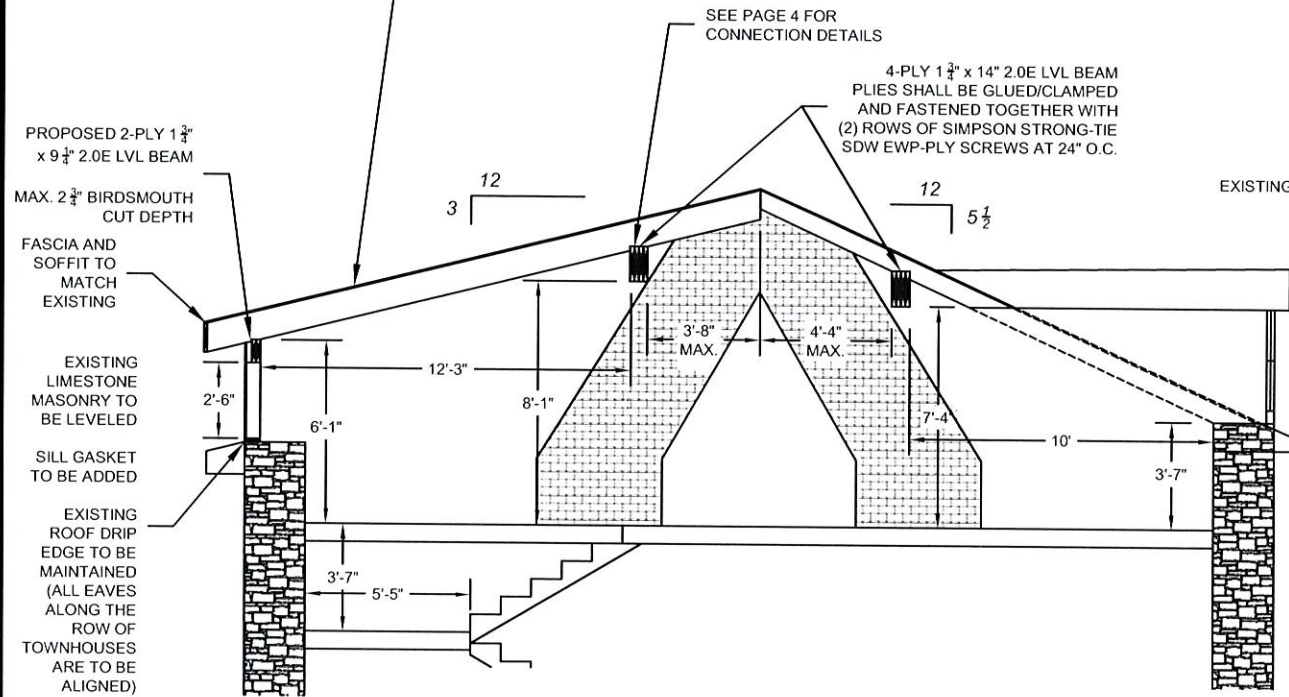
Project: Proposed Shed Dormer			
106 Montreal Street			
Kingston, ON			
Drawing: Existing Building Layout			
Client: Winsor Custom Building			
Designer: MR	Dwn by: MR	Chd by: MF	Date: 26-Jul-23



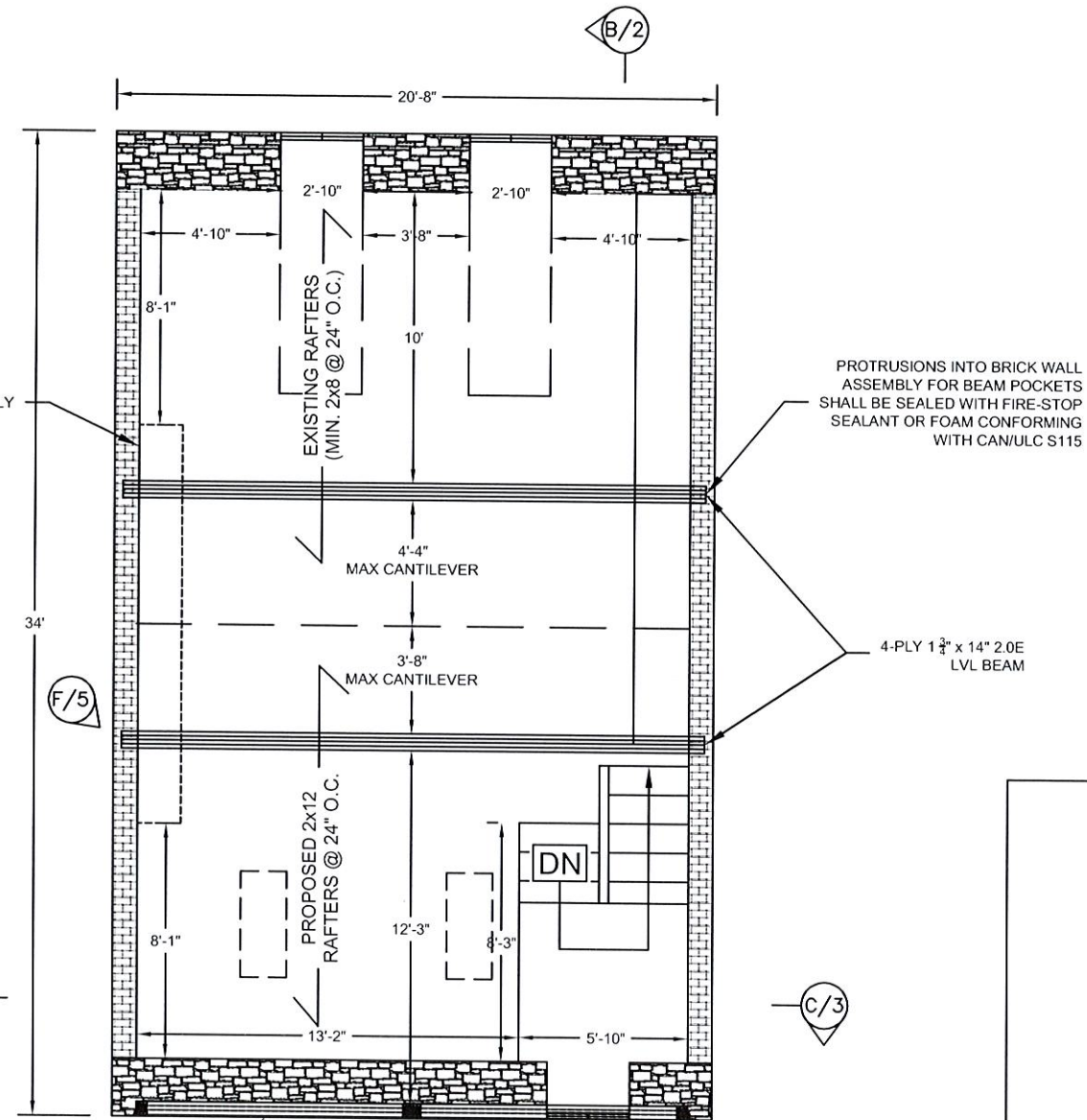
Ref.No.: 23-0514
Report No. 1
Drawing No. 2/5

ROOF ASSEMBLY

- STEEL ROOFING W/ CONTINUOUS RIDGE VENT
- UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATIONS
- 1/2" PLYWOOD SHEATHING W/ H-CLIPS
- AIR BAFFLES AT 24" O.C.
- 2x12 ROOF JOISTS AT 24" O.C.
- R-31 BATT INSULATION
- VAPOUR BARRIERS
- 1/2" GYPSUM BOARD TAPED AND PAINTED



(B) SECTION - PROPOSED 3rd FLOOR

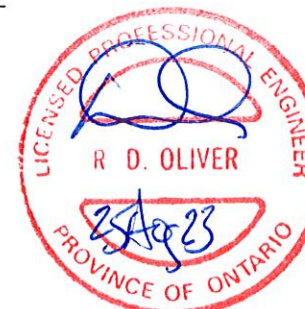


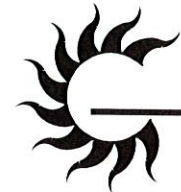
PLAN VIEW - PROPOSED 3rd FLOOR

EXTERIOR WALL ASSEMBLY

- SELECTED CLADDING
- R-5 CONTINUOUS INSULATION
- AIR BARRIER
- 1/2" PLYWOOD SHEATHING
- 2x6 STUDS AT 16" O.C.
- R-22 BATT INSULATION
- VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPED AND PAINTED

EXISTING 34" x 43" WINDOW





CONCORD

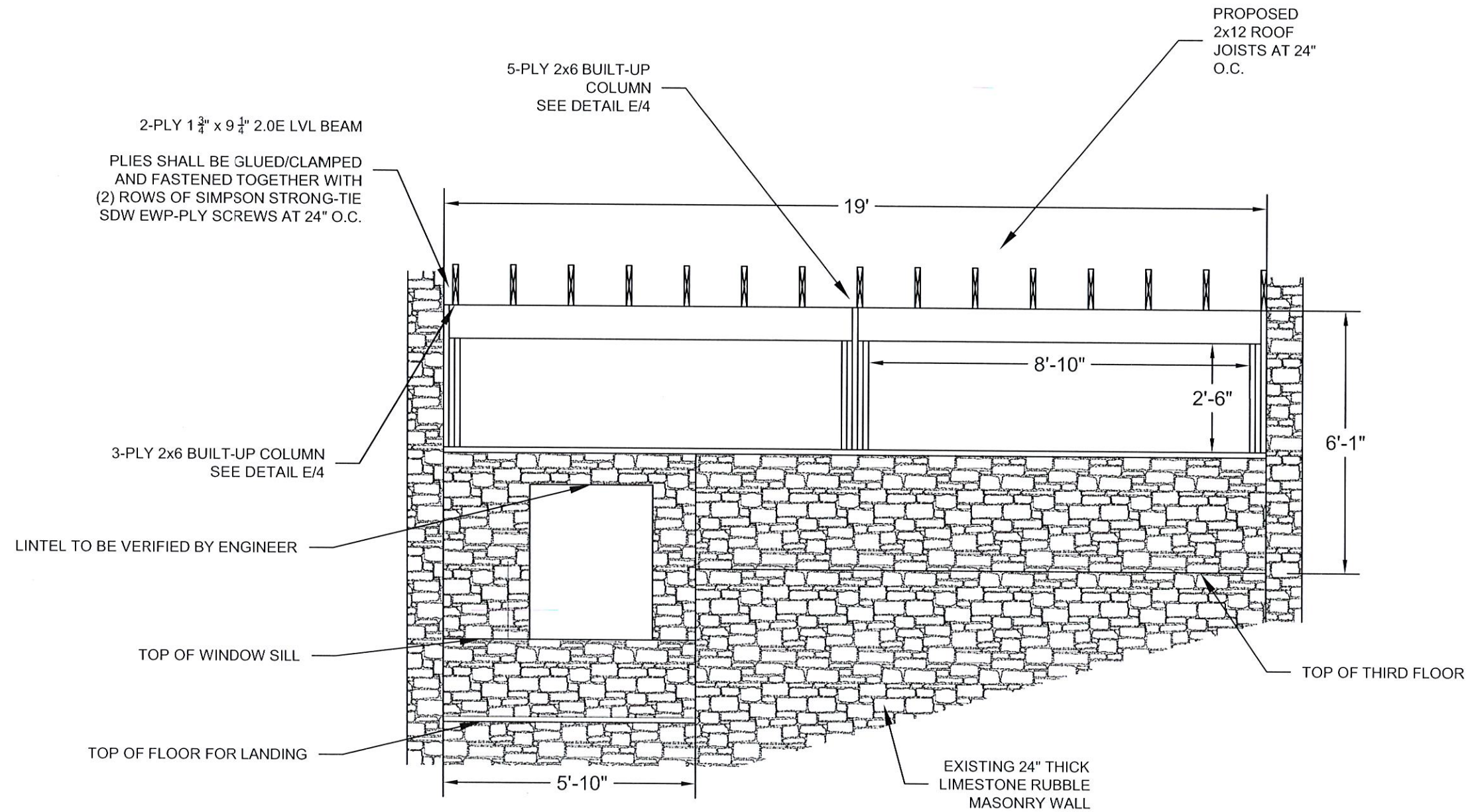
ENGINEERING

755 Baker Crescent
Kingston, Ontario K7M 6P5
E-mail: info@concordengineering.ca

Tel: (613) 634-4357
Fax: (613) 634-4353


Project: Proposed Shed Dormer			
106 Montreal Street			
Kingston, ON			
Drawing: Proposed Building Layout			
Client: First Capital Construction			
Designer: MR	Dwn by: MR	Chd by: DO	Date: 25-Aug-23

Ref.No.: 23-0514
Report No. 1
Drawing No. 3/5



**© SECTION
PROPOSED 3rd FLOOR BACK
WALL**





CONCORD

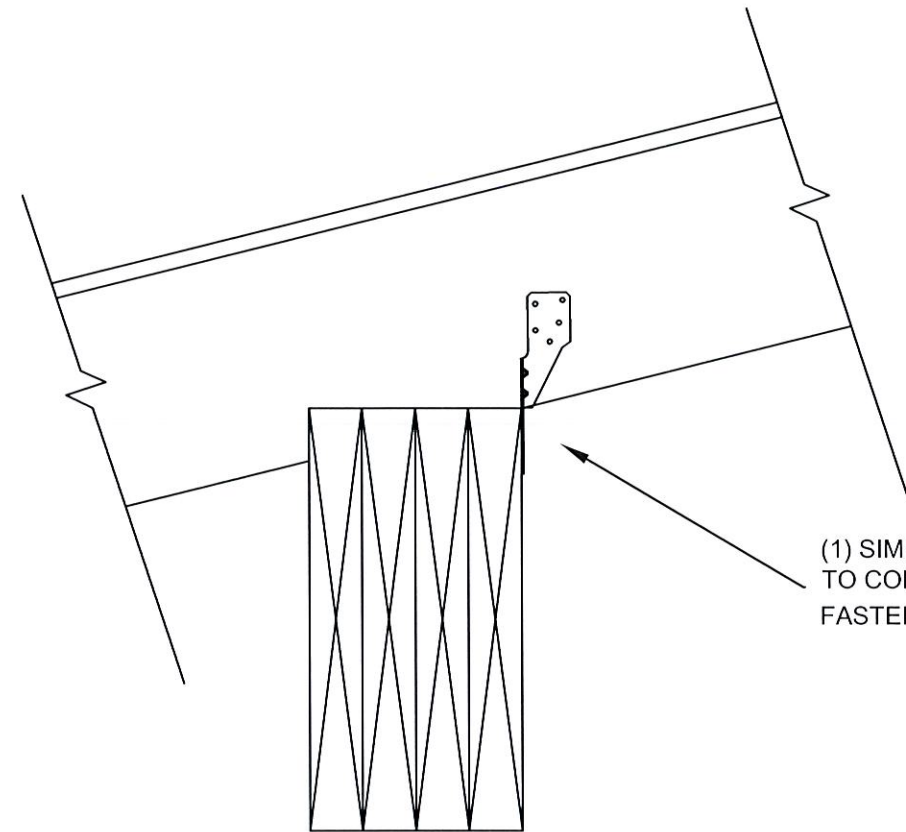
ENGINEERING

755 Baker Crescent
Kingston, Ontario K7M 6P5
E-mail: info@concordengineering.ca

Tel: (613) 634-4357
Fax: (613) 634-4353

Project: Proposed Shed Dormer			
106 Montreal Street			
Kingston, ON			
Drawing: Back Wall Section View			
Client: First Capital Construction			
Designer: MR	Dwn by: MR	Chd by: DO	Date: 25-Aug-23

Ref.No.: 23-0514
Report No. 1
Drawing No. 4/5



(1) SIMPSON STRONG-TIE H2.5A HURRICANE TIE
TO CONNECT BEAM TO ROOF JOISTS
FASTENED WITH (5) 0.131 x 2 1/2" NAILS

**(D) BEAM CONNECTION
DETAILS**

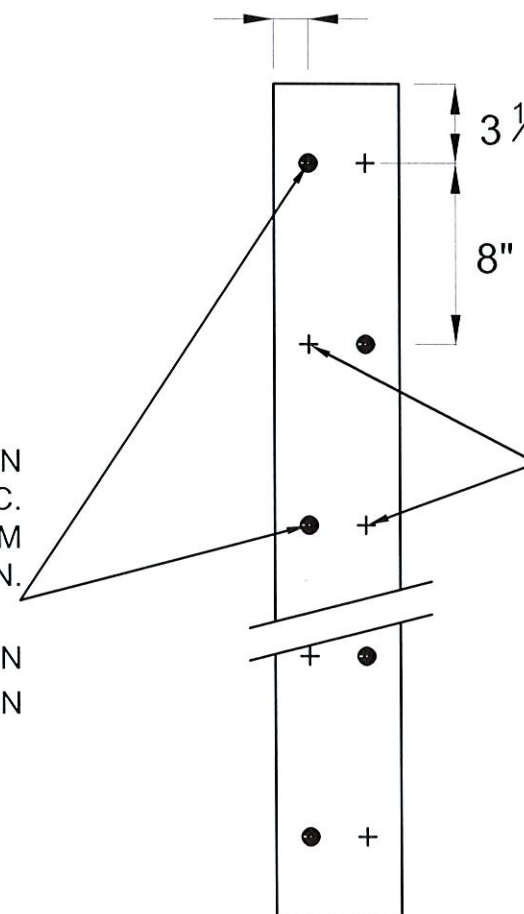
FASTEN COLUMN USING 2 ROWS SIMPSON
STRONG-TIE SDW SCREWS @ 8" O.C.
STAGGER SCREWS DRIVEN FROM
OPPOSING SIDE AS SHOWN.

3 3/8" LONG SCREWS FOR 3-PLY COLUMN
6 3/4" LONG SCREWS FOR 3-PLY COLUMN

1 1/2" Edge Dist.

3 1/2" End Dist.


8" o.c.



SIMPSON STRONG-TIE SDW
SCREW INSTALLED FROM
OPPOSING SIDE.

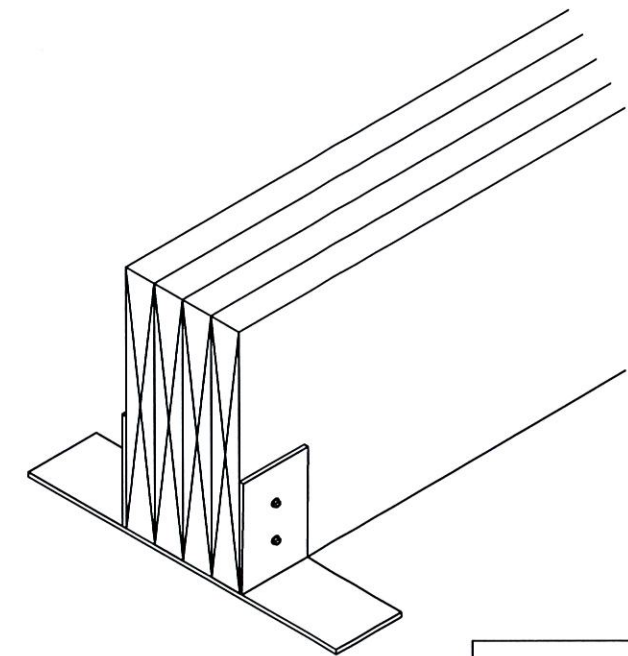
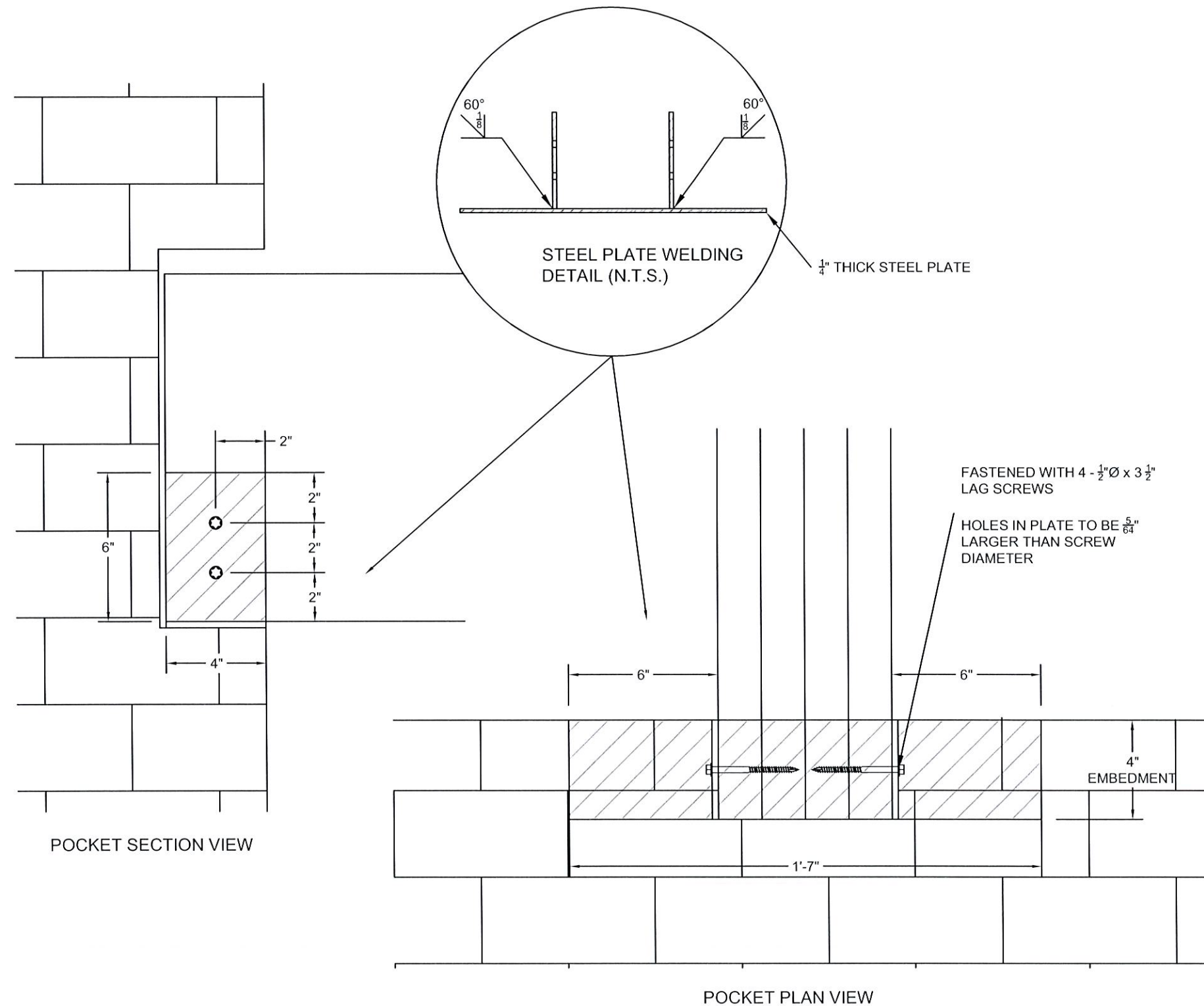
**(E) 2x6 BUILT-UP COLUMN FASTENING
DETAILS**



 **CONCORD**
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Fax: (613) 634-4353

Project: Proposed Shed Dormer			
106 Montreal Street			
Kingston, ON			
Drawing: Beam To Joist Connection Details			
Client: Winsor Custom Building			
Designer: MR	Dwn by: MR	Chd by: MF	Date: 26-Jul-23

Ref.No.: 23-0514
Report No. 1
Drawing No. 5/5



ISOMETRIC CONNECTION VIEW
(N.T.S.)



 **CONCORD**
ENGINEERING

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Tel: (613) 834-4357
Fax: (613) 834-4353

Project: Proposed Shed Dormer
106 Montreal Street
Kingston, ON

Drawing: Beam To Joist Connection Details

Client: Winsor Custom Building

Designer: MR | Dwn by: MR | Chd by: MF | Date: 26-Jul-23

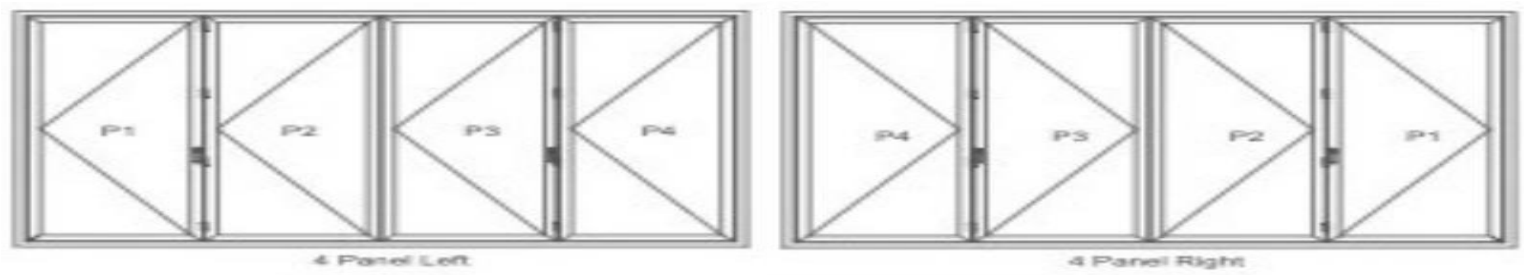
F BEAM POCKET DETAIL

- Intended window design will be similar to that depicted here.



Please note, this dormer design is not what is proposed, **just the window**, please see the associated construction drawing for dimensions.

- Intended window design will see four panels on each side of the centre support pillar of the dormer face. These will fill both of the 8'6" wide by 2' 6" tall openings in the engineering drawings. Each side will be comprised of 4 panels which will appear roughly square (unlike the attached configuration diagram here which merely depicts standard rectangular windows and their opening and closing configurations). We currently do not intend for additional mullions/mutton bars/sashes.

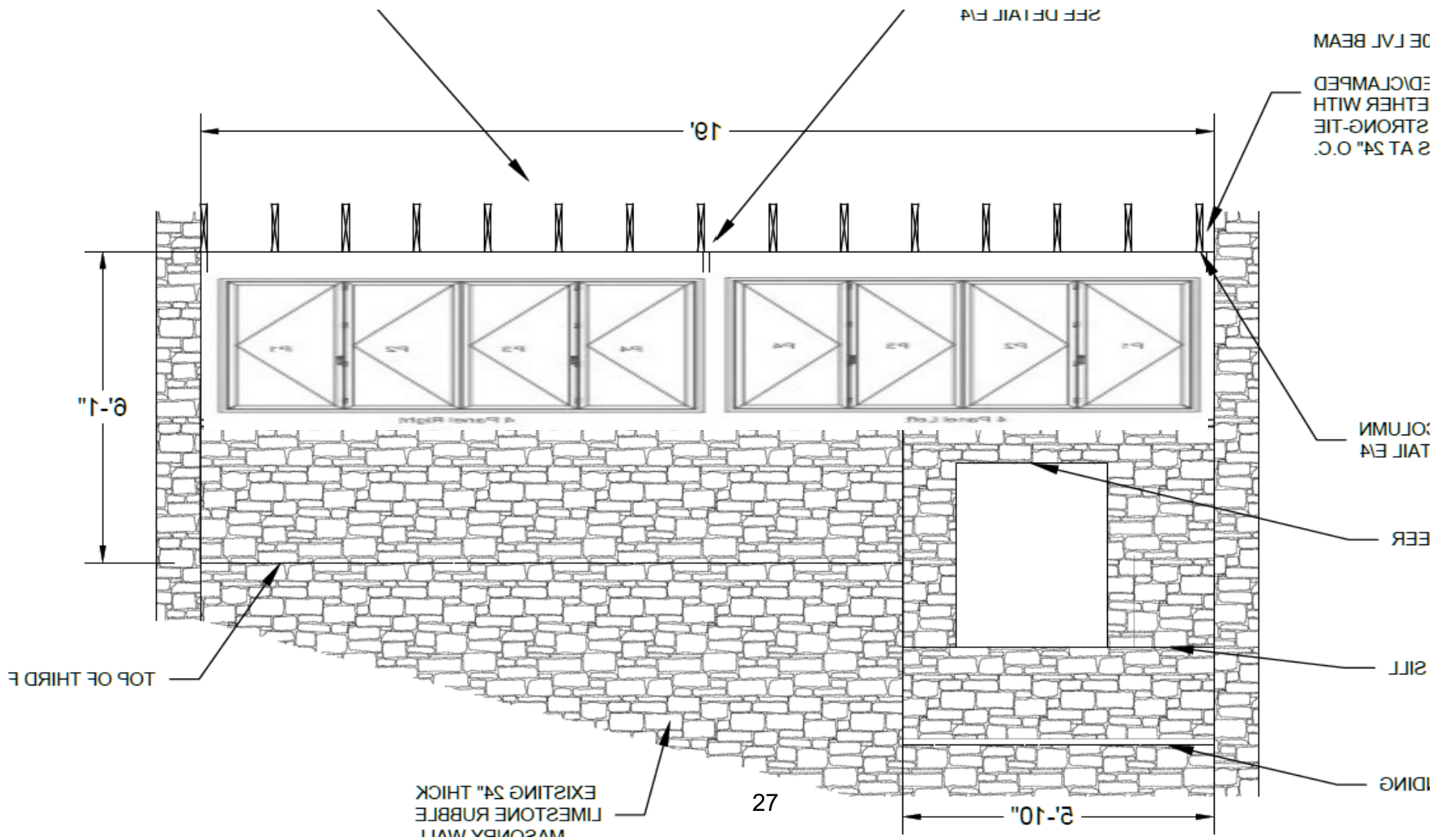


- These windows “Accordion” towards the left and right respectively. In our application, they will fold inwards towards the inside of the dormer and collapse towards the outside of each opening as depicted in the arrows above.



- Window construction will be white painted finish aluminum. Window glazing will be clear with the possibility of subtle UV/energy coating NOT TO BE REFLECTIVE OR MIRRORED depending on final cost and availability.
- Company website may be found at the following address: [Windows – Folding Sliding Door Company Canada \(foldingslidingdoors.ca\)](http://Windows – Folding Sliding Door Company Canada (foldingslidingdoors.ca))

- Mock-up diagram below depicts the look from the exterior (inverted from the engineer's original drawing perspective) with the existing landing/fire-escape window to the right.



- Dormer siding will be wood board and batten siding from “MAIBEC”, a premium wood siding provider in Canada.
- Dormer siding intended colour is “ICEBERG 221” grey from the colour chart below.

maibec Products Resources About us Careers Samples CA EN

Board & Batten

Finishes Textured

Dimensions 10" | 2"

maibec Products Resources About us Careers Samples CA EN

Greys-Blues

Alabaster 338	Citadel Blue 228	Silver Blue 225	Vintage Blue 344
Blue Heron 224	Federal Blue 340	Navy Blue 232	Autumn Fog 347
Iceberg 221	Lighthouse Grey 297	Maibec Granite 217	Grey Seal 222
Bar Harbor Blue 226	Thunder Sky 345	Maibec Seacoast 204	Maibec Ocean Grey 010

- Roof will be a standing-seam metal roof including front slope and both original front dormers.
- Charcoal in colour.
- Matte in finish.
- Seams will be between 16 and 20 inches apart.
- Exact supplier remains to be determined in consultation with our contractor.
- We have evidence that the original roof was “Tin” as found in an original rental advertisement from 1840s discovered in the Queens University Archives. A standing-seam roof seems as practical and original as is possible in modern times.

View of Dormer from side would be historically and architecturally insignificant



- Dormer would be visible through the Eastern-gap on opposite sidewalk on side-street but partially obscured behind the 110 Montreal St addition and dormer as well as the 108 Montreal St Dormer as well as the house at 106 Ordnance St.
- Dormer would essentially not be visible when along near-sidewalk on Ordnance St due to having to look upwards through obscuring buildings/foilage/etc.
- Total distance along opposite sidewalk on Ordnance St where the dormer would be visible is 22 meters.

Visible but Partially hidden behind 110 addition and 108 Dormer

----- 22 Meters -----



- 3 out of 5 units already have rear-dormers.
- 2 out of 5 units also have rear multi-story additions

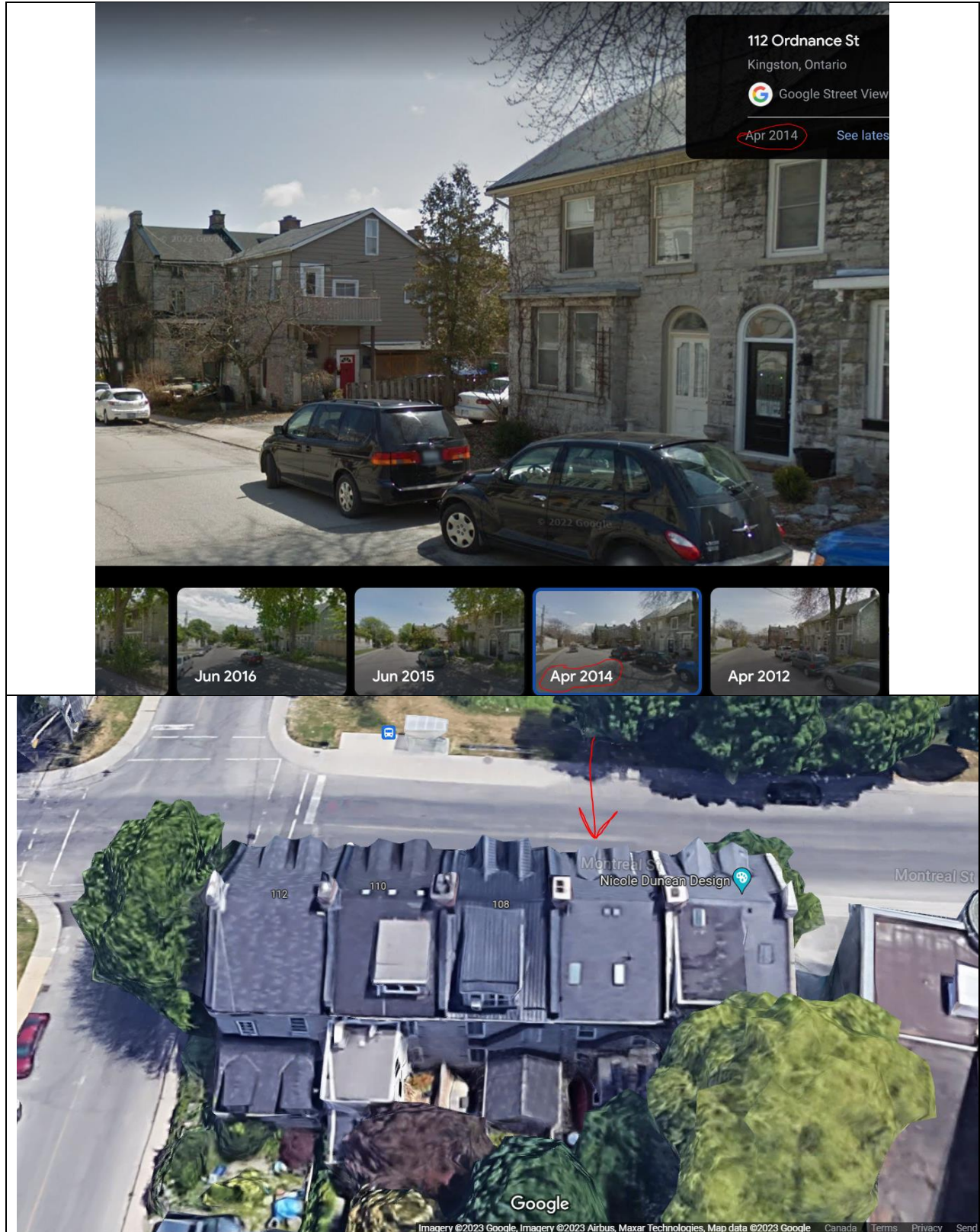


Dormer not visible at all through Western-gap

Site Visit Photos from 8-18-23



Google Streetview & Massing Model



Heritage Properties Committee

Summary of Input from Technical Review Process

P18-077-2023

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councilor Glenn, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councilor Gary Oosterhof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jennifer Demitor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gunnar Heissler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alexander Legnini	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ann Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Peter Gower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



where history and innovation thrive

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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	September 2, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Alteration and/or repair
File Number:	P18-077-2023
Property Address:	106 Montreal Street

Description of Proposal:

Installation of a rear yard facing shed dormer along the entire width of the roof, while preserving the existing drip edge (i.e. all eaves along the terrace will remain aligned). The shed dormer will have a steel roof, window openings along the majority of its width and board and batten siding. This shed dormer will accommodate two windows, each approximately 2.7 metres wide by 0.8 metres tall. The siding material will be wood board and batten siding in a grey colour.

Comments for Consideration on the Application:

I think the owners have made every effort to make their installation sensitive to its heritage status. I have no issues with this application. I congratulate the owners for their attention to the heritage details and sensitivity to its neighbours.

Recommended Conditions for the Application:

No conditions other than normal process followed in a heritage renovation.



City of Kingston
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Canada, K7L 2Z3

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Date:	September 12, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Alteration and/or repair
File Number:	P18-077-2023
Property Address:	106 Montreal Street

Description of Proposal:

Installation of a rear yard facing shed dormer along the entire width of the roof, while preserving the existing drip edge (i.e. all eaves along the terrace will remain aligned). The shed dormer will have a steel roof, window openings along the majority of its width and board and batten siding. This shed dormer will accommodate two windows, each approximately 2.7 metres wide by 0.8 metres tall. The siding material will be wood board and batten siding in a grey colour.

Comments for Consideration on the Application:

106 Montreal, Because of the location and work completed on neighbouring units, I can accept a shed dormer here, as long as all contemporary regulations are followed. Just because something was done in a certain way next door 40 years ago should not allow the applicant any leeway.

Recommended Conditions for the Application:



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

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

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Date:	September 13, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Alteration and/or repair
File Number:	P18-077-2023
Property Address:	106 Montreal Street

Description of Proposal:

Installation of a rear yard facing shed dormer along the entire width of the roof, while preserving the existing drip edge (i.e. all eaves along the terrace will remain aligned). The shed dormer will have a steel roof, window openings along the majority of its width and board and batten siding. This shed dormer will accommodate two windows, each approximately 2.7 metres wide by 0.8 metres tall. The siding material will be wood board and batten siding in a grey colour.

Comments for Consideration on the Application:

It appears that this dormer will take up the entire back roof of this property, in effect altering the roofline. Best practice for Heritage buildings would preserve the roof profile by setting back the front and side walls of the dormer and limiting the the length of the dormer. Although some sightline issues are addressed the information provided does not help the reviewer to understand the impact of this shed dormer /roof alteration on the exterior of the rear of the row from the street above.

A photo of the back of these terraces of houses would have provided more information to enable comment on the the effect of these very modern looking windows on the appearance of the row. It would also be helpful to understand the reasoning for choosing these folding sliding windows.

Recommended Conditions for the Application:



**City of Kingston
Report to Heritage Properties Committee
Report Number HP-23-034**

To: Chair and Members of the Heritage Properties Committee
From: Jennifer Campbell, Commissioner, Community Services
Resource Staff: Kevin Gibbs, Acting Director, Heritage Services
Date of Meeting: October 18, 2023
Subject: Application for Heritage Permit
Address: 216 Ontario Street (P18-273)
File Number: File Number: P18-065-2023

Council Strategic Plan Alignment:

Theme: Business as usual

Goal: See above

Executive Summary:

The subject property with the municipal address of 216 Ontario Street, known as Kingston City Hall, is located on the western side of Ontario Street opposite Confederation Park where the eastern front façade faces Kingston Harbour. The eastern façade is three storeys high with an elevated entrance below a pediment and is crowned by a dome, whereas the southern and northern elevations are two storeys tall with a flat roof. All elevations have a sunken storey. This property is designated under Parts IV & V of the *Ontario Heritage Act*.

An application for alteration under Section 42 of the *Ontario Heritage Act* (P18-065-2023) has been submitted to request approval to install three accessibility signs in blue and grey colours with an associated angled stainless-steel pedestal in a matte finish near each of the eastern, southern and northern entrances. This application was deemed complete on September 18, 2023. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on December 17, 2023.

October 18, 2023

Page 2 of 11

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

Recommendation:

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

That alterations to the property at 216 Ontario Street, be approved in accordance with details as described in the application (File Number: P18-065-2023), which was deemed complete on September 18, 2023 with said alterations to include:

1. The installation of an interchangeable blue and grey accessible sign approximately 1.2 metres wide by 0.75 metres tall atop a pedestal near the southern, northern and eastern entrances;
2. The installation of an angled stainless-steel pedestal with a matte finish that is approximately 1 metre tall with a face plate that is approximately 1.1 metres wide and 0.6 metres tall, and a base plate approximately 0.6 metres wide by 0.25 metres deep; and

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

1. That Heritage Planning staff review and approve the finalized location of the pedestal and signage prior to installation;
2. Utility locates shall be obtained as required;
3. Obtain a temporary access and encroachment permit, as necessary;
4. That the installation occurs outside any softscape area to avoid root systems or as determined by Forestry Services;
5. That a minimum 1.5 metre width pedestrian aisle be maintained on all sidewalks; and
6. 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.

October 18, 2023

Page 3 of 11

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,
Commissioner, Community
Services

P.P. ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief
Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	<input checked="" type="checkbox"/>
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

October 18, 2023

Page 4 of 11

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

The subject property with the municipal address of 216 Ontario Street, known as City Hall, is located on the western side of Ontario Street opposite Confederation Park where the eastern front façade faces Kingston Harbour. The eastern façade is three storeys high with an elevated entrance below a pediment and is crowned by a dome; whereas, the southern and northern elevations are two storeys tall with a flat roof. All elevations have a sunken storey. This property is designated under Parts IV & V of the Ontario Heritage Act.

An application for alteration under Section 42 of the Ontario Heritage Act (P18-065-2023) has been submitted to request approval to install three accessibility signs in blue and grey colours with an associated angled stainless-steel pedestal in a matte finish near each of the eastern, southern and northern entrances. This application was deemed complete on September 18, 2023. The Ontario Heritage Act provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on December 17, 2023.

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

Reasons for Designation/Cultural Heritage Value

The exterior of the property is designated under both Parts IV and V of the *Ontario Heritage Act* through Designation By-Law Number 8892, and the Market Square Heritage Conservation District Plan with the following relevant attributes:

By-Law 8892 provides the following relevant information:

- “...City Hall...was envisaged as a centre for all municipal functions – political, economic and social.”
- “This building is one of the finest nineteenth century municipal buildings in Ontario and is one of the great classical buildings of Canada.”
- “[The]...use of the local stone is particularly sensitive with subtle variations in texture from the roughness of the basement to the smoothness of the upper storeys.”
- “The main wings are six bays wide and two storeys high above a base storey; they terminate in single bay pavilions finished with panelled attic storeys. There are cupolas on each wing.”
- “The central sections of the façade has a two-storey portico with four Tuscan columns rising to the pediment.”
- “Considerable variety also occurs in the fenestration.”

October 18, 2023

Page 5 of 11

- “City Hall has five major entrances in front, one door in each circular end and a major entrance in the rear wing plus a side door.”

The District Plan Property Inventory Evaluation provides the following relevant information related to this proposal:

- “Kingston City Hall has design value or physical value as an outstanding example of Neoclassical style in Canada. Typical of this style, this monumental building is symmetrical with Classical proportions.”
- “Kingston City Hall has design value or physical value as a representative example of a combined-function city hall [as it was meant to]...serve the combined functions of a town hall and market place.”
- “The property has historical or associative value as an example of the work of...architect[s], George Browne, [William Coverdale & John/Joseph Power].”
- “The property has contextual value as the landmark building and focal point of the Market Square District.”
- “The building’s monumental scale and T-shape plan, consisting of side wings with slightly projecting end pavilions, and a rear wing projecting from the centre above which rises a prominent dome.”
- “The exterior detailing, including inset windows and doors, string courses, pilasters and parapets on the end pavilions, and dentilled cornice.”
- “The cornice line uniting the length of the building.”

The property is considered Significant to the District and is a National Historic Site.

The relevant parts of Designation By-Law Number 8892, the Old Sydenham Heritage Conservation District Plan Property Inventory Evaluation, and the National Historic Site of Canada Entry can be found in Exhibit B.

Cultural Heritage Analysis

Staff visited the subject property on July 19, September 18 and September 21, 2023.

Kingston’s City Hall has local and national historic value (Exhibit B). City Hall is also the “landmark building and focal point of the Market Square District.” As such, alterations to the building and District must be sympathetic and not impact either’s cultural heritage value. Signage that is attached to a building can result in negative impacts by permanently obscuring parts of the building while attached or by being inappropriately installed, while stand alone signage can temporarily obscure the view of the building and/or can draw excessive attention. The cultural heritage impacts to both the building and District are reviewed below.

“The Standards and Guidelines for the Conservation of Historic Places in Canada” (Standards and Guidelines) provides guidance on best practices regarding visual relationships that are considered heritage attributes of the property. Regarding visual relationships, section 4.1.5 of the Standards and Guidelines recommends that one understand the site’s visual

October 18, 2023

Page 6 of 11

relationships/planning principles and how they contribute to the landscape, document/assess the existing visual relationship prior to commencing the project, and design a new feature required for a new use that respects the historic visual relationship of the cultural landscape. View planes both to and from City Hall are identified as heritage attributes in the Market Square Heritage Conservation District Plan (HCD Plan).

The HCD Plan's statement of objectives is meant to conserve and enhance the District by: "[e]nsuring that...signage...[is] physically and visually compatible with the heritage attributes of the individual buildings and Springer Market Square." Further, the HCD Plan notes the following relevant attributes for the District: "City Hall and Springer Market Square as key focal points and landmarks;" "[p]rotected view planes to and from City Hall...which are dominant features and focal points within this setting;" and "[t]he long-standing open-air market and civic gathering place." In addition, the HCD Plan provides design guidelines regarding signage noting that: "[a]ll exterior signage, both permanent and temporary, shall be designed to be compatible with the heritage attributes of the buildings and District as a whole;" "[n]o signage...shall cover up or conceal any heritage attributes of the building;" and "[e]xcessive numbers of signs, or clustering of multiple signs on multiple facades, shall be discouraged, in order to avoid detracting from the heritage attributes of the building and/or the District." The HCD Plan also notes that protected views of the City Hall cupola and to the water, detailed in schedules 9 and DH-4 of the City's Official Plan, are heritage attributes of the District and "shall not be visually obstructed."

The proposal includes three new accessibility signs and associated angled pedestals to be permanently installed near the main eastern and two secondary entrances to the north and south (Exhibits C and D). Each sign will have two versions, one for the winter to depict the skating rink and one for other seasons (Exhibit C). Both sets of signs are considered accessible due to having raised braille lettering, appropriate letter sizes, suitable colour differentiation and an angled pedestal to allow standing or seated persons to review the signage (Exhibit C). The exterior of City Hall is currently missing easily identifiable accessible signage.

The sign board will be approximately 1.2 metres (48 inches) wide and 0.75 metres (29.5 inches) tall, have curved edges and an associated aluminum top plate with a stainless steel base. The applicant has proposed three signs that comply with the City of Kingston's Facility Accessibility Design Standards (FADS) (Exhibit C). Of these three designs, option D has a blue background that draws additional attention away from the grey limestone of City Hall when compared to the other options (Exhibit C). As such, option D is not supported by Heritage Planning staff.

The pedestal will be comprised of a face plate, stand and base plate, all in stainless steel with a bead blasted finish (Exhibit C). The face plate is approximately 1.05 metres (42 inches) wide by 0.6 metres (23 inches) tall. The stand will be approximately 1 metre (38 inches) tall, while being 0.25 metres (10 inches) wide at the base and will taper to 0.025 metres (1 inch) wide at the top. The stand will allow the sign to be viewed at an angle of 127 degrees. The baseplate will be approximately 0.6 metres (24 inches) wide and 0.25 metres (10 inches) tall, while being anchored to the existing paving stones (Exhibit C).

October 18, 2023

Page 7 of 11

The proposed signage complies with the Standards and Guidelines and the HCD Plan's statement of objectives while not frustrating the heritage attributes of the District or City Hall. The proposed location and signage design demonstrates an understanding/respect for the site's visual relationships and planning principles by not impacting the visual prominence nor drawing attention away from City Hall (Exhibit C). The proposed location of all three signs already contains planters and/or railings, which slightly conceals the view of City Hall, while not obscuring the most valuable heritage attributes of the building (Exhibit D). In addition, the proposed location and size does not impact the view of the water from the public right of way nor the cupola. The grey background of options A and C draws less attention than the previously proposed option D with its light blue background since the grey better resembles the colour of City Hall's limestone and the grey/light coloured pavers of Market Square (Exhibits C and D). While there is some visible signage when viewing these elevations from the street, usually related to parking or public restroom information, when one stands where the new sign will be posted only the public restroom signs will be visible along the north and south elevations (Exhibit D). The addition of these signs will not result in an "excessive number of signs, or clustering of multiple signs..." that will "...detract from the heritage attributes of the building and/or the District."

Despite the sign's large size, it is angled such that more of the building's elevation will be visible than if it were parallel to the building wall. Further, the sign is not being attached to the building itself, which would permanently obscure the view from all locations. Due to being standalone signage, only small portions of the building elevation will be obscured but will remain visible when viewed at a different location. This negligible impact will not frustrate the understanding or appreciation of the building's attributes including but not limited to its: multiple bays, variations in stone texture, two-storey portico, inset windows/doors, monumental scale, T-shaped plan, or its status as "an outstanding example of Neoclassical" architecture in Canada.

When considering the status of City Hall as a National Historic Site and its long-standing use in hosting multiple municipal functions, these new accessible signs will help this important civic and cultural symbol be used by more persons. Further, this new signage will not inhibit Market Square's function as a "long-standing open-air market and civic gathering place." Instead, this signage will help with wayfinding while further emphasizing and enhancing the Square's use by allowing more persons to access necessary facilities in City Hall and then return to Market Square. This new signage will help achieve the City's goal of having built heritage resources be "accessed, experienced and appreciate by all residents and visitors..." as outlined in the Official Plan.

Overall, the additional signage proposed for placement along multiple elevations will have a negligible visual impact on City Hall and the District, no physical impacts to City Hall and is completely reversible. The proposed design has minimized the visual impacts while reducing barriers to those who wish to visit and appreciate Kingston City Hall and the District. This proposal will have a neutral impact to the building and District's heritage attributes while increasing its usability.

October 18, 2023

Page 8 of 11

Staff are of the opinion that the subject application will uphold the heritage conservation objectives set out within the City of Kingston’s Official Plan, the Ministry of Citizenship and Multiculturalism’s Eight Guiding Principles in the Conservation of Built Heritage Properties, and Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada. 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;
- Achieve Guiding Principle Numbers 6 and 7:
 - Reversibility – Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
 - Legibility – New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- Achieve Standards 1, 3, 11 and 12 of Parks Canada’s Standards and Guidelines:
 - Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
 - Conserve heritage value by adopting an approach calling for minimal intervention.
 - Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
 - Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Previous Approvals

P18-273-017-2010	Install shielding system for ice groomer gazebo
P18-273-051-2010	New roofing on north and south wings
P18-273-071-2010	Installation of 7 vents on the cupola of the west wing
P18-273-118-2010	Repaint baseboards in similar colour
P18-273-061-2011	Repaint windows in the same colour
P18-273-019-2013	Install interior signs for way finding
P18-273-020-2013	New recognition plaque (PWOR)
P18-273-007-2014	New recognition plaque (Trout)
P18-273-013-2014	Removal of plaque (Trout)
P18-273-051-2015	Install interior display boxes in existing niches
P18-077-2016	Emergency masonry repair to exterior staircases
P18-086-2016	Emergency leak repair in lower level

October 18, 2023

Page 9 of 11

P18-094-2016	Illumination replacements and special event lighting plan
P18-047-2017	Emergency repair of main entrance handrail
P18-003-2018	New recognition plaque (Browne)
P18-068-2018	Installation of new fire alarm and suppression system
P18-082-2018	Significant repair to exterior staircases
P18-053-2019	New interior way-finding signage
P18-057-2019	Interior painting in lower level
P18-019-2021	Install concrete superstructure to restore north/south staircase
P18-023-2021	Installation of interior hand railings
P18-050-2021	Southern concrete works
P18-065-2021	Roof repairs to address leaks
P18-055-2022	Update Market Wing entrance to barrier free access

Comments from Department and Agencies

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

Utilities Kingston:

Utilities Kingston has no concerns with the Heritage Permit. Applicant is responsible for ensuring that locates are obtained as required.

Engineering Services:

No development engineering concerns with this application, a minimum 1.5 metre wide pedestrian aisle must be maintained on the sidewalks.

It is recommended that the applicant contact the corridor group at transportation@cityofkingston.ca to determine if the contractor will need additional permits to complete the work.

Engineering Services – Active Transportation:

A minimum 1.5 metre wide pedestrian aisle must be maintained on the sidewalks.

Kingston Hydro:

Kingston Hydro has no objection to the proposed plaques; however, we would like to remind the applicant to obtain locates. There are high voltage cables servicing city hall on Brock St.

Building Services:

No comment received.

Planning Services:

No concerns.

October 18, 2023

Page 10 of 11

Forestry Services:

Please ensure that installation is outside any softscape area where tree root systems would exist. Particular areas of concern are the location off Brock Street and the enclosed tree planting area on the Market Street side.

Consultation with the Heritage Properties Committee

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

One member has responded to the technical circulation and noted no concerns.

Another member noted the importance of accessibility. Further, they noted that the design is acceptable and will not negatively impact the heritage attributes of City Hall. They preferred option "A".

Conclusion

Staff recommends the approval of the application File Number (P18-065-2023), 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:

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

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

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

City of Kingston Official Plan

By-Law Number 2023-38 Procedural By-law for Heritage

Old Sydenham Heritage Area Heritage Conservation District Plan - Designating By-Law Number 2015-67

Designation By-Law Number 8892

City of Kingston's Facility Accessibility Design Standards

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.

October 18, 2023

Page 11 of 11

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Phillip Prell, Intermediate Planner, Heritage Planning, 613-546-4291 extension 3219

Other City of Kingston Staff Consulted:

Katie Brennan, Project Manager, Facilities Management & Construction Services

Exhibits Attached:

Exhibit A Mapping Information

Exhibit B Market Square HCD Property Entry, By-Law 8892 & National Historic Site Entry

Exhibit C Signage & Pedestal Proposal

Exhibit D Site Visit Photos

Exhibit E Correspondence Received from the Heritage Properties Committee

Exhibit F Final Comments from the Heritage Properties Committee – October 18, 2023

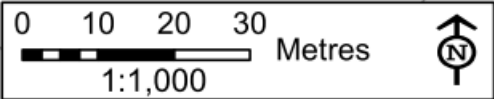
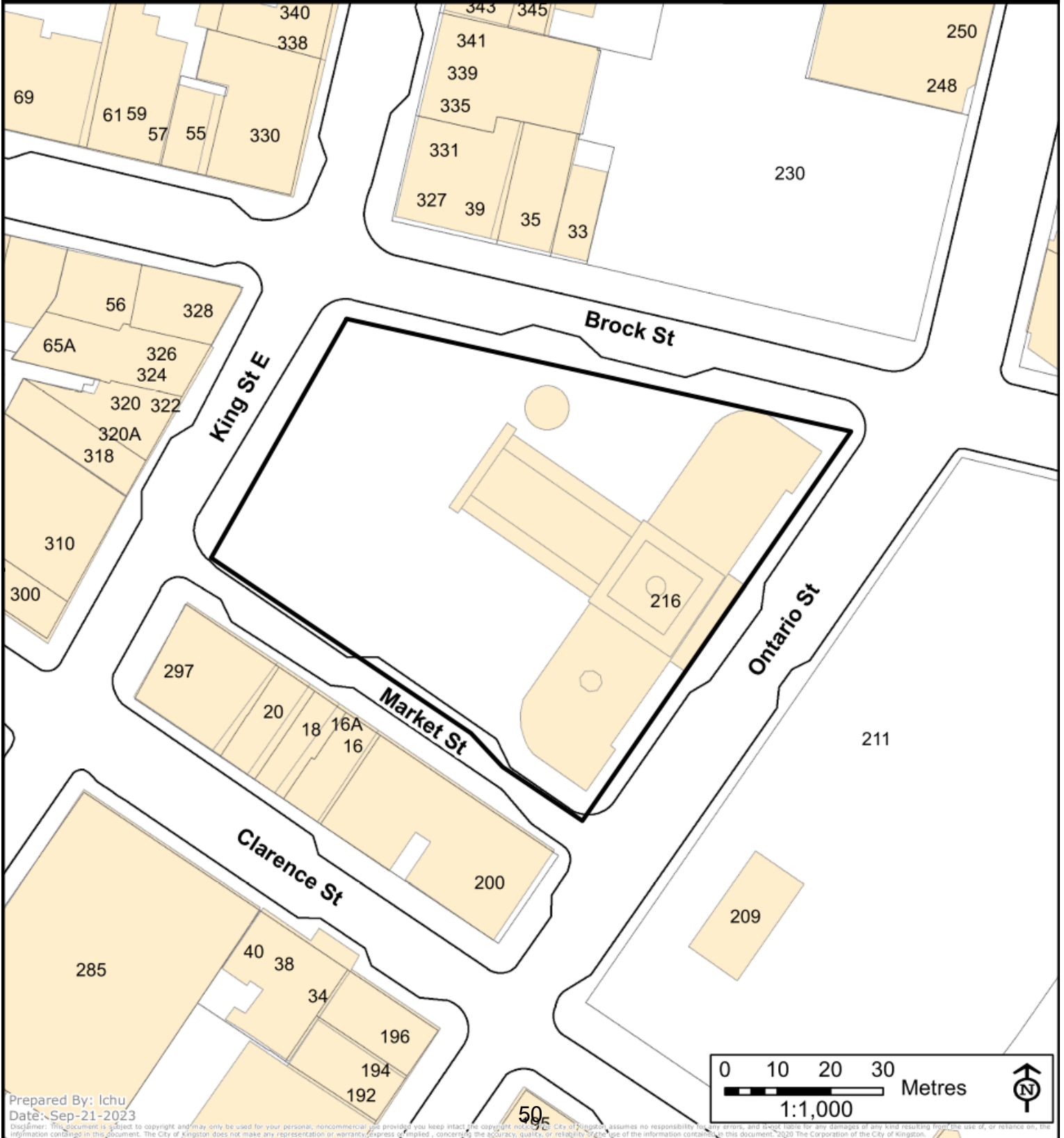


Kingston Heritage Properties Committee

Key Map

Address: 216 Ontario St
File Number: P18-065-2023

 Subject Lands

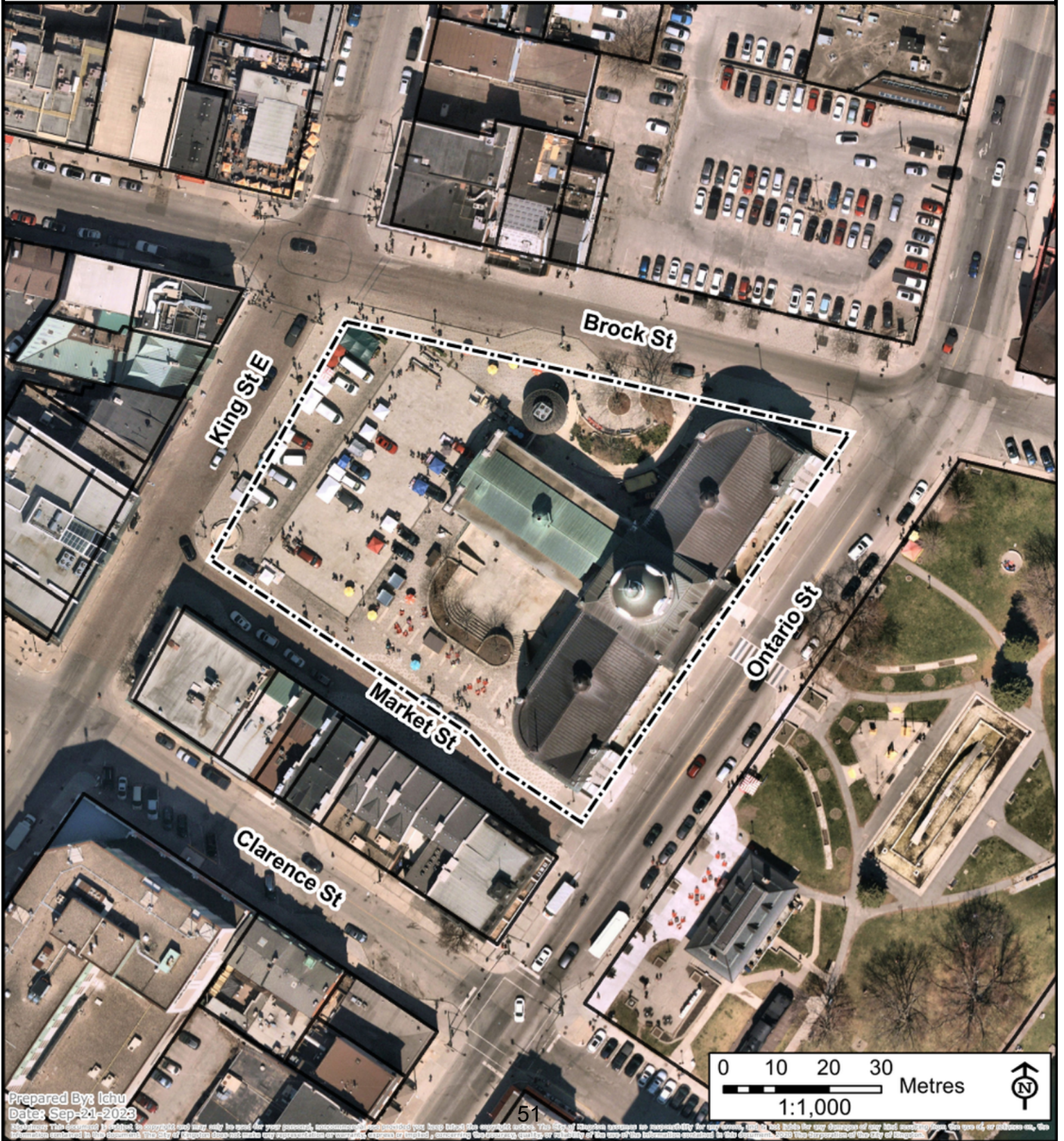




Kingston Heritage Properties Committee Neighbourhood Context (2023)

Address: 216 Ontario St
File Number: P18-065-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: Ichu
Date: Sep-21-2023

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DATE

Aug 16/76

[Handwritten Signature]
CITY SOLICITOR

Report No. 84
Clause 1

BY-LAW NO. 8892

A BY-LAW TO AMEND BY-LAW NO. 8497, "A BY-LAW TO DESIGNATE CERTAIN PROPERTIES WITHIN THE MUNICIPALITY TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST" (EXPAND REASONS FOR DESIGNATION)

PASSED: August 16th, 1976.

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

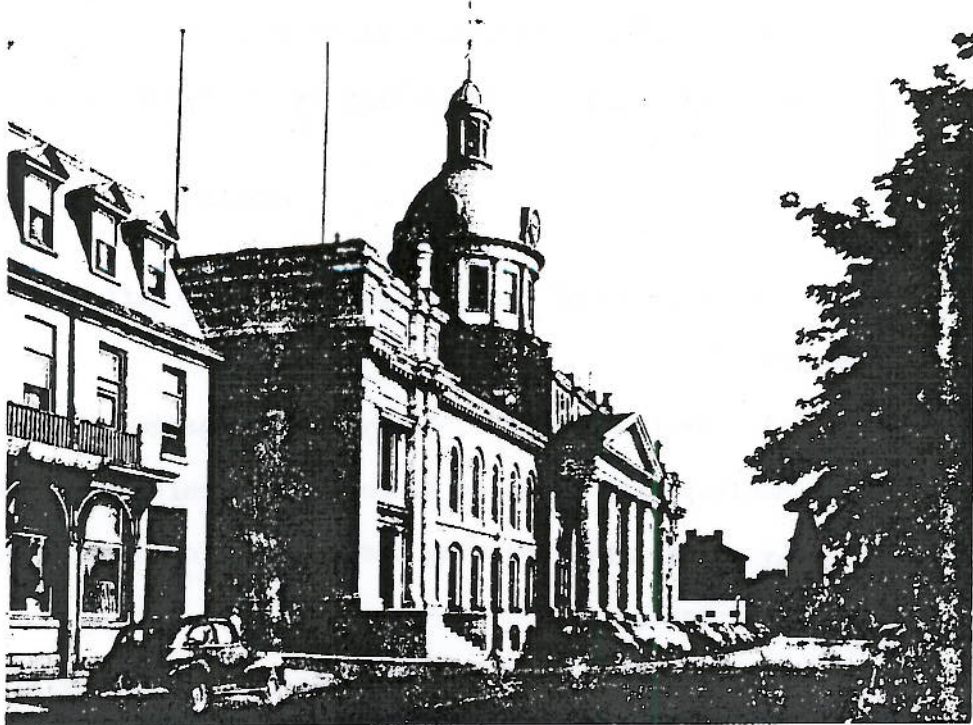
1. By-Law No. 8497, "A By-Law to Designate Certain Properties Within the Municipality to be of Historic or Architectural Value or Interest", is hereby amended by expanding the reasons for designation as set forth on the attached Schedule "A".

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

GIVEN THREE READINGS AND FINALLY PASSED the 16th day of August, 1976.

[Handwritten Signature]
CLERK-COMPTROLLER

[Handwritten Signature]
MAYOR

REASONS FOR DESIGNATION(1) CITY HALL - 216 ONTARIO STREET

Significance: In 1841, when Kingston was the capital of the United Provinces of Upper and Lower Canada, civic officials decided Kingston should have a municipal building befitting its status as a national capital. When the building was finished in November 1844, Kingston was no longer the capital. The building was offered to the government, rent free, to induce them to stay in Kingston, but the offer was refused.

George Browne's plans and description of City Hall show that it was envisaged as a centre for all municipal functions - political, economic and social. The base storey, fronting the water, had twelve offices for lawyers, brokers, etc. Behind these, on the right of the entrance were the police station and gaol cells; on the left was the office of the clerk of the market. On the principal floor, the door at the north end of the facade led to the Post Office (present Council Chamber), the one at the south end to the Customs Office. Between these, the Corporation offices were on the right, a large news room on the left. Across the back of the main floor were five small shops facing the Market Square.

REASONS FOR DESIGNATION (cont'd)(1) CITY HALL - 216 ONTARIO STREET (cont'd)

Upstairs the large Town Hall was for meetings and dances; at the other end was the Merchants' Exchange (later Ontario Hall). The next floor had three committee rooms and the remainder of it was intended for the Mechanics' Institute Museum and Reading Room with its library on three galleries in the drum supporting the dome. The topmost gallery was to be an observatory. In the Market wing, space was provided for green grocers, butchers and the like. The three storey block at the King Street end, housing sales rooms, restaurant and a printing office, was surmounted by a tall cupola with a bell, clock and watch tower.

When the Market wing was destroyed by fire in 1865, it was replaced by a shorter wing, designed by William Coverdale, and the belfry and clock were added to the main dome. In 1909, when fire severely damaged the dome, it was rebuilt under the direction of Joseph Power, according to the original plans, with the addition of the clock and cupola. The lanterns on the wings were a later addition.

The City had landlord troubles with the banks stores and saloons who were tenants after the Post Office and Customs moved out in 1859. At times the basement offices housed welfare cases. As the work of the municipal government and the administrative staff increased, the City gradually took over the whole building. Memorial Hall was established in 1921. In 1946, Ontario Hall was temporarily subdivided into offices.

The condition of the portico became so dangerous that it was removed in 1956. A false pediment was applied in 1963 to protect the stonework.

REASONS FOR DESIGNATION (cont'd)(1) CITY HALL - 216 ONTARIO STREET (cont'd)

In 1965, the Federal Government gave the City a special grant of \$ 100,000. to restore the portico which was rededicated in 1967.

This building is one of the finest nineteenth century municipal buildings in Ontario and is one of the great classical buildings of Canada. It is enhanced by its waterfront site. The classical detail of the building is handled with boldness, skill and imagination by this Irish architect who was brought from Montreal to help in the City's transformation into the country's capital. His use of the local stone is particularly sensitive with subtle variations in texture from the roughness of the basement to the smoothness of the upper storeys.

Its two large public rooms were among the finest in nineteenth century Ontario. Even to-day, these rooms are perhaps only surpassed in type and scale by certain rooms in Osgoode Hall and St. Lawrence Hall, Toronto.

Built of Kingston limestone, the City Hall is a T-shaped structure; the facade of the building faces the harbour and the rear wing entrance faces King Street. The central block, three storeys high with circular chimneys at each corner, is crowned by a dome containing four clock faces. The dome stands on a circular drum and supports a slender cupola topped by a weather vane. The main wings are six bays wide and two storeys high above a base storey; they terminate in single bay pavilions finished with panelled attic storeys. There are cupolas on each wing. The pavilion end walls are curved to the back where the rear wing is a two storey structure with a flat roof.

REASONS FOR DESIGNATION (cont'd)(1) CITY HALL - 216 ONTARIO STREET (cont'd)

The central section of the facade has a two-storey portico with four Tuscan columns rising to a pediment. The pilasters under the portico and on the pavilions are also Tuscan while the drum of the dome has sixteen Roman Doric attached columns. A dentilled cornice circles the main building.

Stonework in the City Hall has a variety of treatments. The base storey of the facade has rough-faced, picked blocks; on the main floor horizontally channelled ashlar emphasizes the width of the building. The upper storey, string course and rear wing are all smooth ashlar.

Considerable variety also occurs in the fenestration. In the principal floor of both the main building and the rear wing all of the windows are square headed and recessed in segmental arches. In the facade the upper floor arched windows are set in an applied arcade with moulded trim arches. The top storey of the central block has two groups of three narrow arched windows set between pilasters in the front and three square-headed windows with side lights in the back. The sixteen windows in the drum are square-headed with eighteen panes each. The front window of each pavilion has side lights in a stone enframingent.

The circular ends each have in the upper storey, two arched niches and three segmental arched blind windows. Six bays at the back are similar to the facade. The rear wing has ten bays to a side; the upper storey windows are square-headed and recessed.

City Hall has five major entrances in front, one door in each circular end and a major entrance in the rear wing plus a side door. Three front entrances are under the portico; the centre two storey arch with keystone gives limited access to the base storey since the opening has been filled

7 STATEMENTS OF CULTURAL HERITAGE VALUE FOR INDIVIDUAL PROPERTIES



Kingston City Hall

Date of Construction: 1843

Architect: George Browne

Dates of Construction: 1844 & 1865 (shamble reconstruction)

Architect: William Coverdale

Date of Construction: 1865 (dome additions)

Architect: John Power

Date of Construction: 1909 (dome reconstruction)

Architect: Joseph Power

18. Kingston City Hall, 2012. (ERA Architects Inc.)

7.1 216 Ontario Street

Description of Property

Kingston's City Hall, at 216 Ontario Street, is prominently located in Kingston's historic downtown, overlooking the waterfront. To the rear of the property is Springer Market Square - a public open space with a marketplace. This site forms the centre of the Market Square Heritage Conservation District. This property was designated as a National Historic Site of Canada in 1961.

A multi-phased restoration and maintenance plan was instituted for City Hall in 2005. Works that have been completed include interior renovations such as public washrooms in basement, painting columns and plaster repair in Memorial Hall and audio-visual upgrades in Ontario Hall. Exterior works have included new copper roof flashing, vents in the Market-wing cupola, painting and masonry repairs, and repairs to drum columns.

Statement of Cultural Heritage Value or Interest

Kingston City Hall has **design value or physical value** as an outstanding example of the Neoclassical style in Canada. Typical of this style, this monumental building is symmetrical with Classical proportions. It has a prominent central dome and

portico, projecting pavilions, and semi-rounded wings. The limestone facades are divided into ground and upper stories. Window openings are placed within round and segmental arches. The symmetrical layout extends into the interior and the interior treatment is classically influenced. The building has undergone several major alterations including : the reconstruction of the shambles (rear wing) in 1865, additions to the dome in 1865, the reconstruction of the dome in 1909, and the reconstruction of the entrance portico in 1966.

Kingston City Hall has **design value or physical value** as a representative example of a combined-function city hall. The decision to construct a landmark municipal building occurred in 1841 when Kingston was, for a short time, the capital of Upper and Lower Canada. Kingston City Hall was designed to serve the combined functions of town hall and market place. The plans provided for offices, committee rooms, a customs house, a post office, a police station and jail, and a rear wing for a market-place. The building cornerstone was laid on June 5, 1843, by Governor General



19. Photo of City Hall from booklet entitled "A Souvenir of Kingston". (c. 1905, Queen's Archives, V23 Gen-51)

Sir Charles Metcalfe and the building was completed November 21, 1844. By this time Montreal had replaced Kingston as the capital of Canada. Areas intended for government use were instead rented out to private interests, including saloons, shops, churches, associations such as the Mechanic's Institute and the Orange Lodge, and businesses such as the Bank of British North America and A. & D. Shaw's wholesale. The property's two main functions as municipal hall and market continue to the present day.

The property has **historical or associative value** as an example of the work of the architect, George Browne. George Browne (1811-1885) was born in Belfast, Ireland and emigrated to Quebec City in 1830 where he worked as an architect. Browne arrived in Kingston in 1841 under the title 'Government Architect'. On October 17, 1842 George Browne's design for Kingston City Hall was the winning entry and he was appointed as the supervising architect. This was his first major commission. In 1844 Browne returned with the government to Montreal and William Coverdale replaced him as the building's architect.

The property has **historical or associative value** as an example of the work of the architect, William Coverdale. William Coverdale (1801–1865) was a carpenter, master builder and architect. Coverdale and his family emigrated to the Richelieu area south of Montreal from York, England around 1810. In the 1820s he worked as a carpenter at Fort Lennox on the Isle-aux-Noix before moving to Kingston in the early 1830s. From 1834 to 1848 Coverdale worked as the 'master builder' at the Provincial Penitentiary and from 1844 to 1865 he was the City of Kingston's Chief Architect. From 1859 to his death in 1865, he was the architect for the Kingston Asylum. In addition to public buildings, he designed many ecclesiastical, commercial and residential buildings in Kingston and neighbouring Ontario towns.

Kingston City Hall has **historical or associative value** as examples of the work of the architects, John and Joseph Power. John Power was involved with the 1865 additions to the dome and Joseph Power with the rebuilding of the dome after the

fire of 1908. John Power (1816-1882) emigrated to Canada from England in 1846. Initially, he worked with prominent 19th-century Kingston architect, Edward Horsey, before venturing out on his own in 1849. He was appointed City Architect in 1866, a position he held until his death in 1882. In 1873, John and his son Joseph established the firm of J. Power and Son. After John Power's death in 1882, his second son, Thomas, joined brother Joseph in the family business until 1930. The family of architects were active builders in Kingston from 1849 to 1930. Their body of work includes ecclesiastical, institutional, commercial and residential buildings in Kingston and surrounding towns.

The property has **contextual value** as a landmark building and focal point of the Market Square District.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the building at 216 Ontario Street and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » The building's siting, facing the harbour, with viewscales to and from Lake Ontario;
- » The building's monumental scale and T-shaped plan, consisting of side wings with slightly projecting end pavilions, and a rear wing projecting from the centre above which rises a prominent dome;
- » The articulation of the floor levels in the treatment of the exterior stone: the rusticated, channelled ashlar masonry on the ground floor and the smooth ashlar masonry on the upper stories;
- » The central drum and dome with windows, clocks, cupola, copper roof and weather vane;
- » The features of the principal entrance, including a pedimented Tuscan portico, limestone stairs, massive wooden doors with inset windows and fan light, and the City crest above the door;
- » The regular, symmetrical arrangement of door and window openings;
- » The four sets of exterior secondary stairs;
- » The profile and proportions of window openings, including rectangular, second-storey windows set in segmental arches, round-arched, first-storey windows set in round arches, and window glazing patterns;

- » The exterior detailing, including inset windows and doors, string courses, pilasters and parapets on the end pavilions, and dentilled cornice;
- » The cornice line uniting the length of the building;
- » The surviving remnants of the rear market wing, as rebuilt in 1865;
- » The symmetrical interior layout; and
- » Surviving Neoclassical elements in the two large interior halls, including symmetrical arrangement of features, shallow vaulted ceilings with intricate coffering and decoration, Corinthian (in Memorial Hall) and Doric (in Ontario Hall) capitals, broken pediments over the doors and a hemicycle at one end.



20. Market Wing at Kingston City Hall, c. 1960 (*Lilley Collection, QA*)



21. Market Wing at Kingston City Hall, 2010. (ERA Architects Inc.)



22. City Hall with former Market at rear, 1844. (*Collection Fort Henry, Chronology of Kingston City Hall*)



[Home](#) > [Directory of Federal Heritage Designations](#) > Designations of National Historic Significance

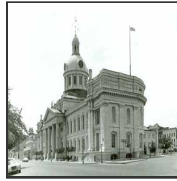
Kingston City Hall National Historic Site of Canada

Kingston, Ontario



General view

© Parks Canada Agency/Agence Parcs Canada



Address : 216 Ontario Street, Kingston, Ontario

Recognition Statute: Historic Sites and Monuments Act (R.S.C., 1985, c. H-4)

Designation Date: 1961-05-23

Dates: 1843 to 1844 (Construction)

Event, Person, Organization: George Browne (Architect)

Other Name(s): Kingston City Hall (Designation Name)

Research Report Number: 1961-006

Plaque(s)

Existing plaque: 216 Ontario Street, Kingston, Ontario

In 1843 the architect George Browne was commissioned to design a town hall in keeping with Kingston's status as a provincial capital. This building, one of the most ambitious examples of nineteenth century Canadian municipal architecture, was completed in 1844 at a cost of almost £20,000. It housed the municipal offices, the council chambers, and the town market, and also contained shops, other offices, and a saloon. A fire in 1865 destroyed part of the rear wing. The portico, removed in 1958, was rebuilt in 1966 by the City with the financial assistance of the federal government.

Description of Historic Place

Kingston City Hall is a monumental town hall, built of stone in the mid 19th century. Constructed in the Neoclassical style, it is prominently located in the heart of Kingston's historic downtown, facing the waterfront. The property takes up a full city block. To the rear is a large, open area that accommodates the open-air stalls of a seasonal farmer's market. The formal recognition consists of the building and the property surrounding it.

Heritage Value

Kingston City Hall was designated a national historic site in 1961 because it is an outstanding example of the Neoclassical style in Canada, and it is a representative example of a combined-function city hall.

Designed by architect George Browne as his first major commission, Kingston City Hall follows the precedent for public buildings of its time in its composition and the emphasis on portico and dome. The Tuscan portico, removed in 1958, was rebuilt in 1966 to replicate the original. The design follows Neoclassical taste in its massive scale, the bold projection of the end pavilions and portico, and the strong emphasis on individual design elements.

Like many mid-19th-century town halls, Kingston City Hall was designed to combine the functions of town hall and market place in one building. Its impressive scale and design were in keeping with the anticipated prosperity and stature of the city as the provincial capital. The city hall provided two large meeting halls, offices and meeting space for city officials, and quarters for the custom house, post office, police station and jail. A rear section contained market space. This rear wing that was rebuilt in 1865 and again in 1973 and the dome was rebuilt in 1910. The Tuscan portico that was reconstructed in 1966.

When Kingston's selection as provincial capital was revoked and the city's fortunes changed, surplus space in the city hall was rented out to a variety of private interests, including saloons, shops, churches, private associations, a bank and a small theatre. Although the allocation and use of space has changed over its more than 150 years of civic use, the property's two main functions, as town hall and marketplace, continue to the present day.

Sources: Historic Sites and Monuments Board of Canada, Minutes, 1984 and 1999; and Parks Canada, Kingston City Hall National Historic Site of Canada Draft Commemorative Integrity Statement, April 2003.

Character-Defining Elements

Key elements contributing to the heritage value of Kingston City Hall include: its monumental scale and T-shaped plan, consisting of a long, rectangular three-storey façade with slightly projecting end pavilions, and a rear wing projecting from the centre above which rises a large drum and dome; its Neoclassical style, evident in its symmetrical plan, the prominent central dome and portico, projecting pavilions, semi-rounded wings, the placement of windows within round and segmental arches, the hierarchical division of the façade into ground and upper stories, the light colour of the limestone exterior, and the symmetrical interior layout and classically inspired decoration of interior spaces; the division between the rusticated ground floor of channelled ashlar masonry and the smooth ashlar masonry on the upper stories; the existence of a central drum and dome with windows, clocks, and copper roof; the existence of a pedimented Tuscan portico; the regular, symmetrical arrangement of door and window openings along the façade; the profile and proportions of window openings, including, rectangular, second-storey windows set in segmental arches, and round-arched, first-storey windows set in round arches; its exterior detailing, including inset windows and doors, string courses, pilasters and parapets on the end pavilions, and a dentilled cornice; the linear quality of the façade, created by the blind arcade mouldings around the windows, the channelling of the masonry on the lower storey, the wide plain pilasters on the end pavilions, the panelling in the parapets over the end pavilions, and the string courses between storeys; the elegant curvature of its rear elevation; the strong cornice line uniting the length of the building; vestiges of the original carriageway through the city hall leading to the market area; surviving remnants of the rear market wing as rebuilt in 1865; its symmetrical interior layout; the generous provision of natural light through the use of large windows on all storeys and an oculus in the dome; the rational unity between interior and exterior spaces, including, the curving end walls of the pavilions and the curved ends of the assembly rooms; surviving Neoclassical elements in the two large interior halls, including, symmetry of features, shallow vaulted ceilings with intricate coffering and decoration, Corinthian (in Memorial Hall) or Doric (in Ontario Hall) capitals, broken pediments over the doors and a hemicycle at one end; its siting facing the harbour with views to and from Lake Ontario; the use of the building as a town hall and in particular the use of Memorial Hall as a public gathering space; the accommodation of a farmer's market on the property.

Design Proof

City of Kingston Exterior Tactile Plaques

Job#: **72709** Date: **09/08/23**

Client: **CORPORATION OF THE CITY OF KINGSTON**

Project: **EXTERIOR TACTILE MAPS**

Style:

Design#: **1 of 1** Location:

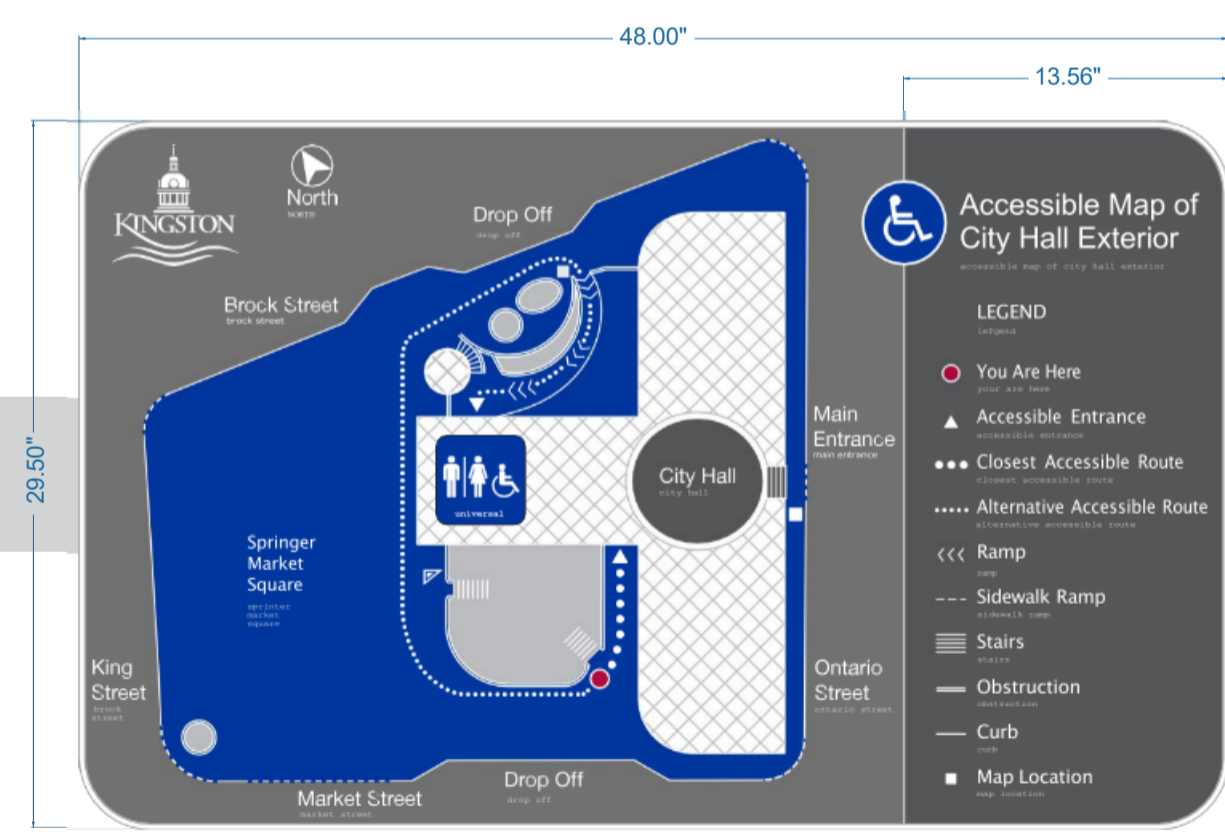
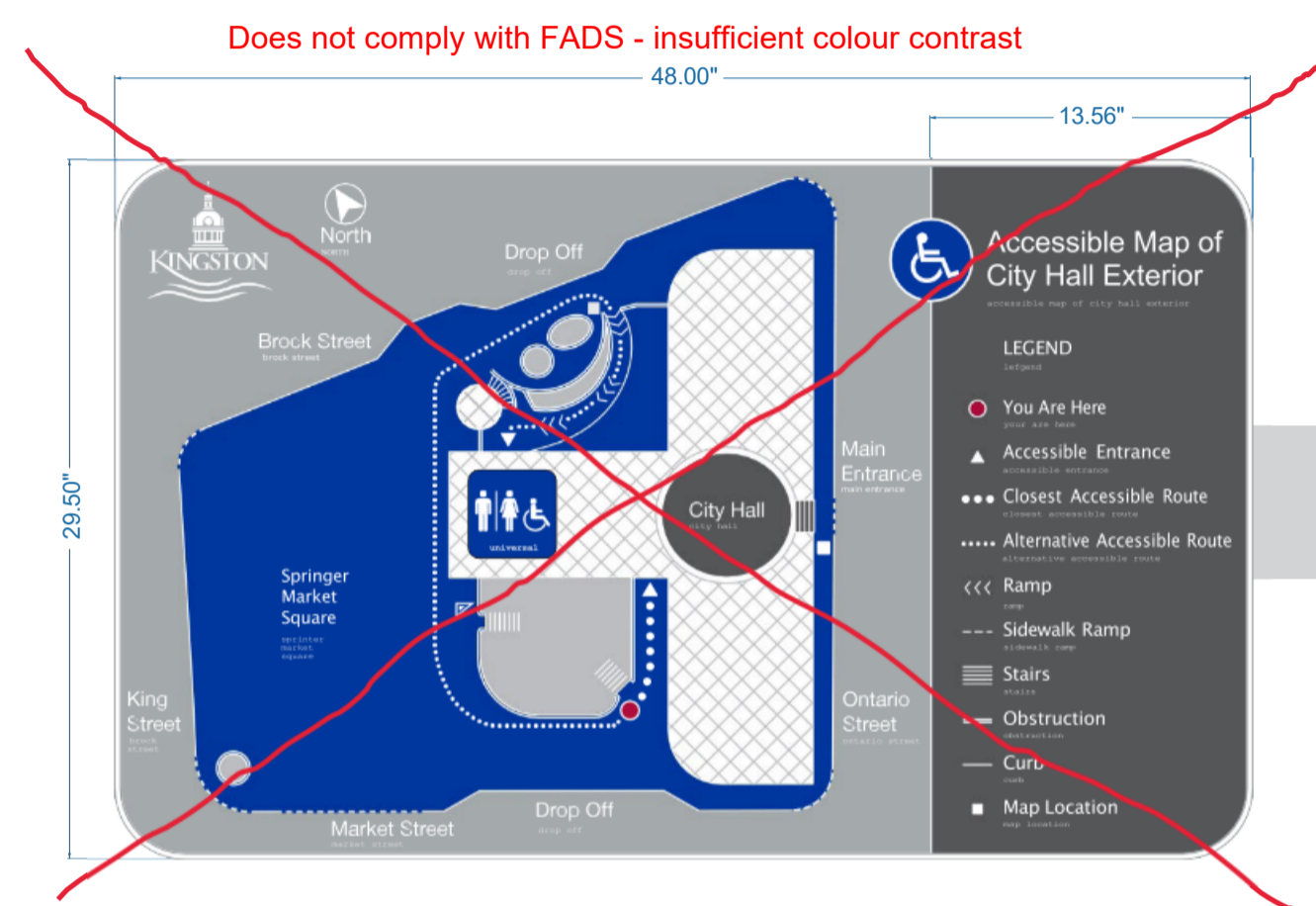
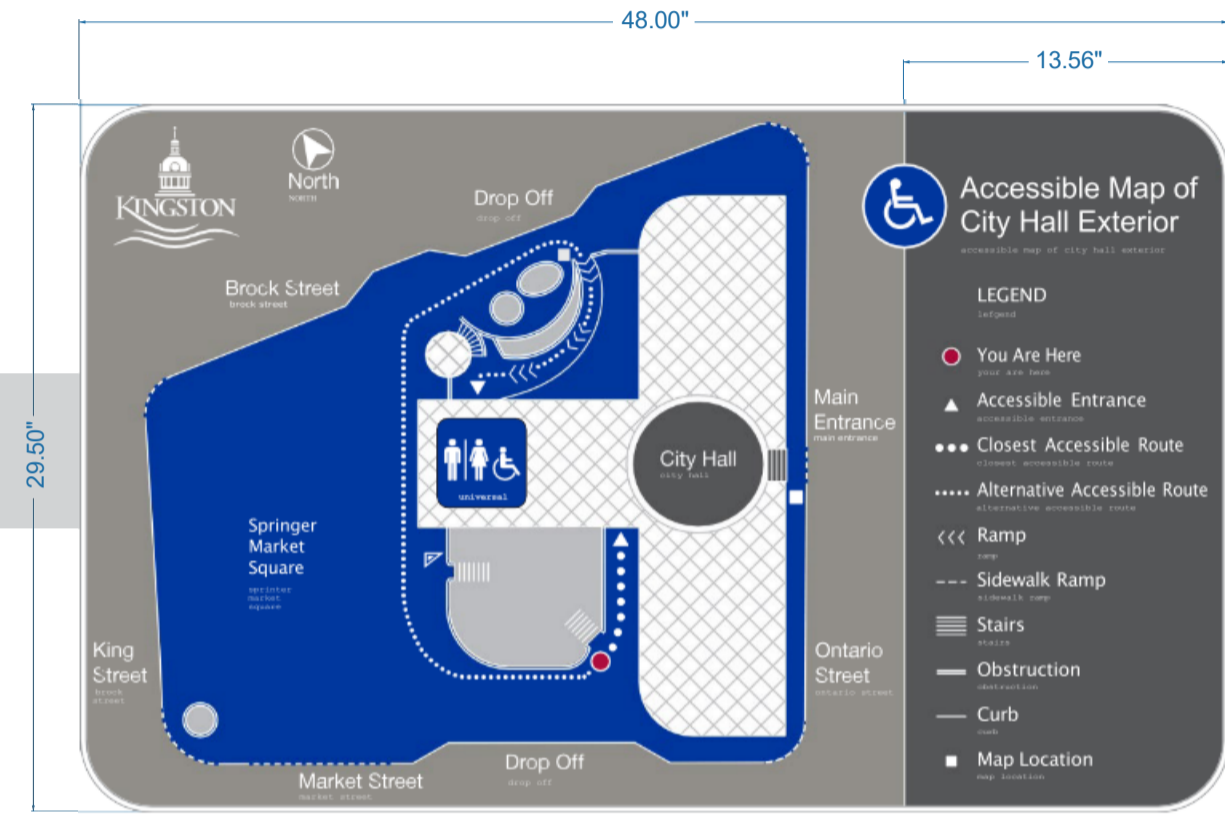
Revisions:

NOTES:

LEGEND:
① **CUSTOM FABRICATED PLAQUES 5/16" ALUMINUM WITH RAISED BRAILLE - HORIZONTAL STROKE, RADIUS CORNERS, STAINLESS STEEL BASES.**

Approval Signature:

MM/DD/YY:



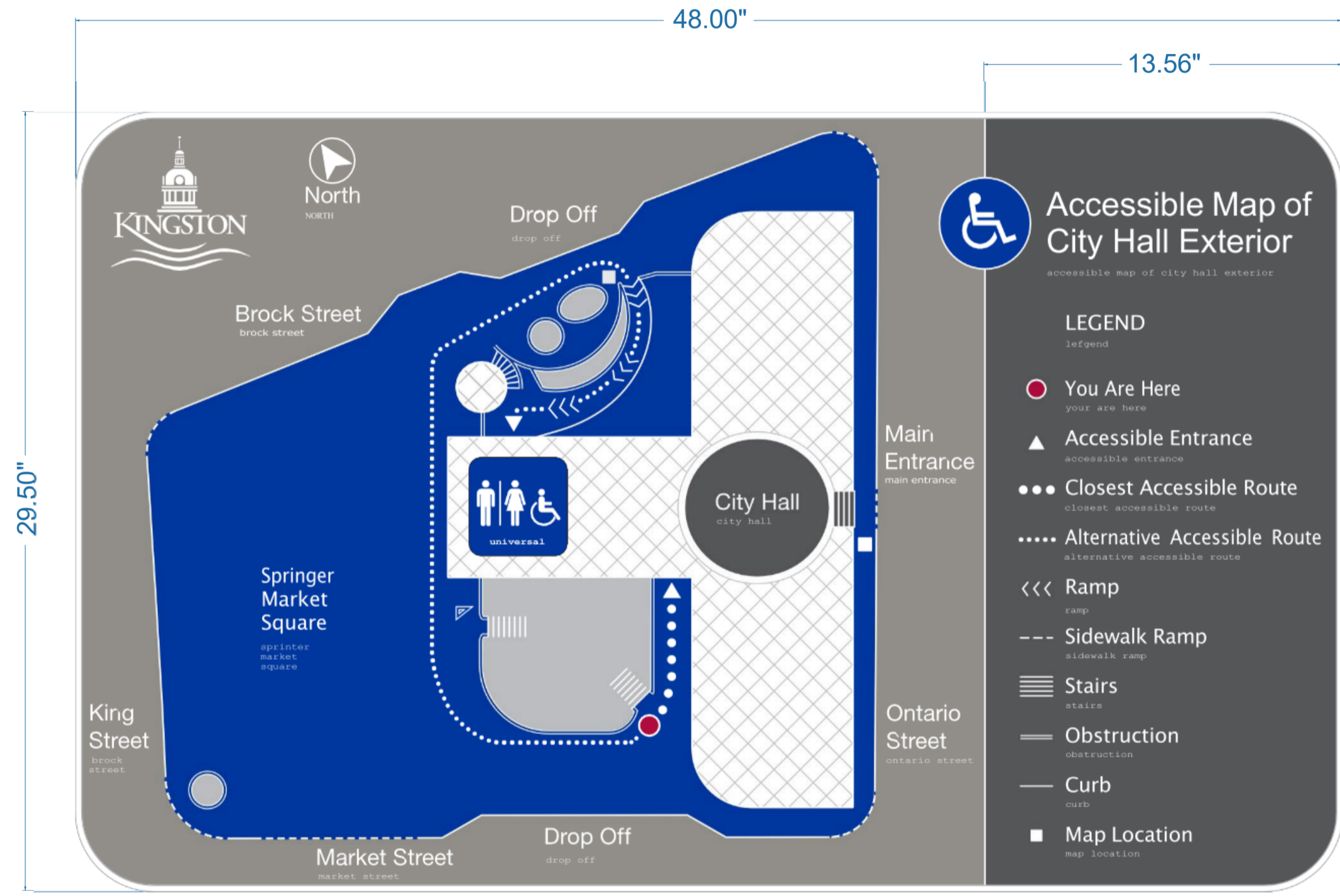
ALTERNATIVE GREY BACKGROUND SAMPLES COMPARED TO BLUE

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Design Proof

City of Kingston Exterior Tactile Plaques

Job#: 72709	Date: 09/08/23
Client: CORPORATION OF THE CITY OF KINGSTON	
Project: EXTERIOR TACTILE MAPS	
Style:	
Design#: 1 of 1	Location:
Revisions:	
NOTES:	
<p>LEGEND:</p> <p>① CUSTOM FABRICATED PLAQUES 5/16" ALUMINUM WITH RAISED BRAILLE - HORIZONTAL STROKE, RADIUS CORNERS, STAINLESS STEEL BASES.</p>	
Approval Signature:	
MM/DD/YY:	



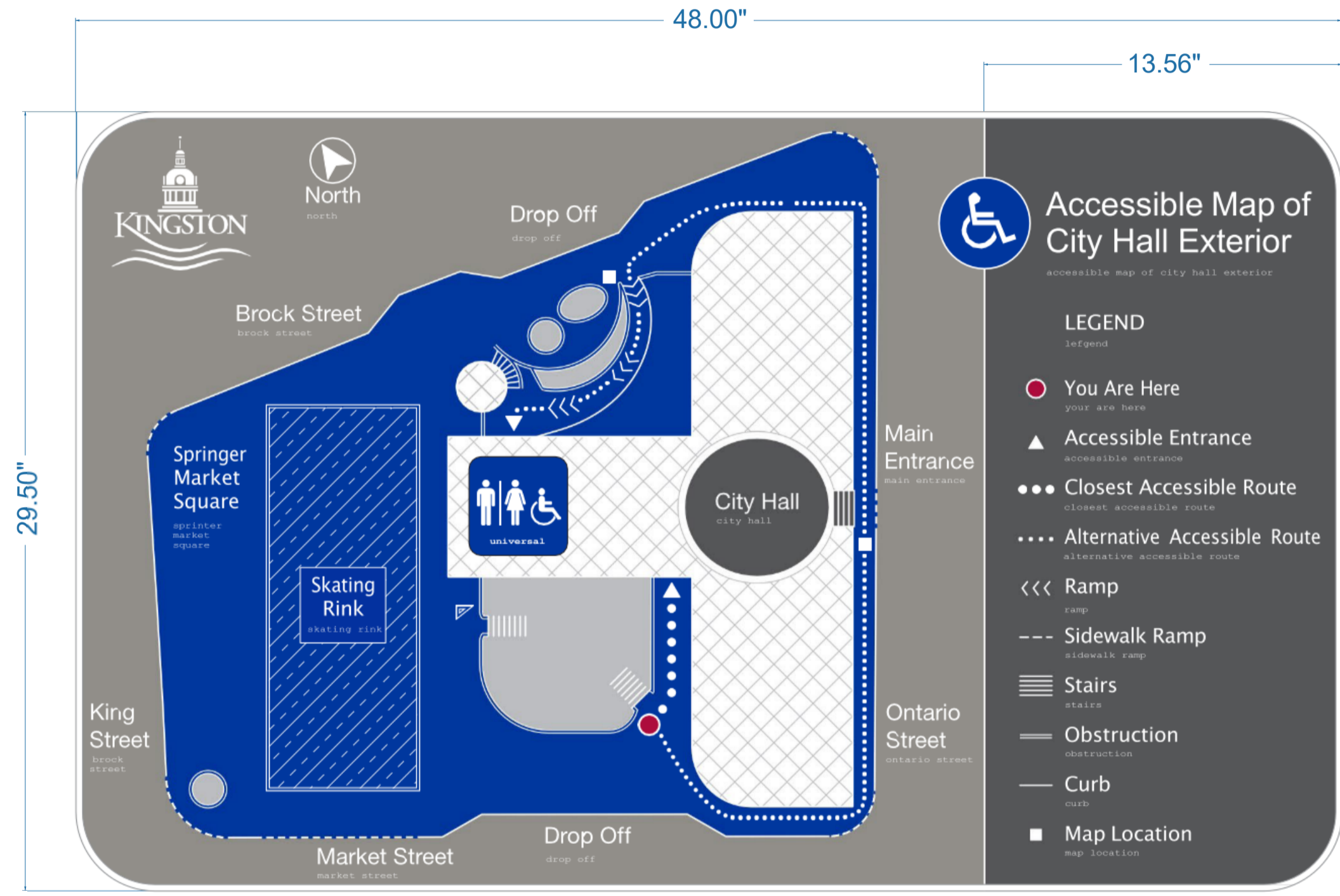
MAP LOCATION #1 - SUMMER

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City of Kingston Exterior Tactile Plaques



MAP LOCATION #1 - WINTER

Job#: **72709** Date: **09/08/23**

Client: **CORPORATION OF THE CITY OF KINGSTON**

Project: **EXTERIOR TACTILE MAPS**

Style:

Design#: **1 of 1** Location:

Revisions:

NOTES:

LEGEND:
 ① **CUSTOM FABRICATED PLAQUES 5/16" ALUMINUM WITH RAISED BRAILLE - HORIZONTAL STROKE, RADIUS CORNERS, STAINLESS STEEL BASES.**

Approval Signature:

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City of Kingston Exterior Tactile Plaques



MAP LOCATION #2 - SUMMER

Job#: **72709** Date: **09/08/23**

Client: **CORPORATION OF THE CITY OF KINGSTON**

Project: **EXTERIOR TACTILE MAPS**

Style:

Design#: **1 of 1** Location:

Revisions:

NOTES:

LEGEND:
① **CUSTOM FABRICATED PLAQUES 5/16" ALUMINUM WITH RAISED BRAILLE - HORIZONTAL STROKE, RADIUS CORNERS, STAINLESS STEEL BASES.**

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City of Kingston Exterior Tactile Plaques

Job#: **72709** Date: **09/08/23**

Client: **CORPORATION OF THE CITY OF KINGSTON**

Project: **EXTERIOR TACTILE MAPS**

Style:

Design#: **1 of 1** Location:

Revisions:

NOTES:

LEGEND:
① **CUSTOM FABRICATED PLAQUES 5/16" ALUMINUM WITH RAISED BRAILLE - HORIZONTAL STROKE, RADIUS CORNERS, STAINLESS STEEL BASES.**

Approval Signature:

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MAP LOCATION #2 - WINTER

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City of Kingston Exterior Tactile Plaques



Job#: **72709** Date: **09/08/23**

Client: **CORPORATION OF THE CITY OF KINGSTON**

Project: **EXTERIOR TACTILE MAPS**

Style:

Design#: **1 of 1** Location:

Revisions:

NOTES:

LEGEND:
 ① **CUSTOM FABRICATED PLAQUES 5/16" ALUMINUM WITH RAISED BRAILLE - HORIZONTAL STROKE, RADIUS CORNERS, STAINLESS STEEL BASES.**

Approval Signature:

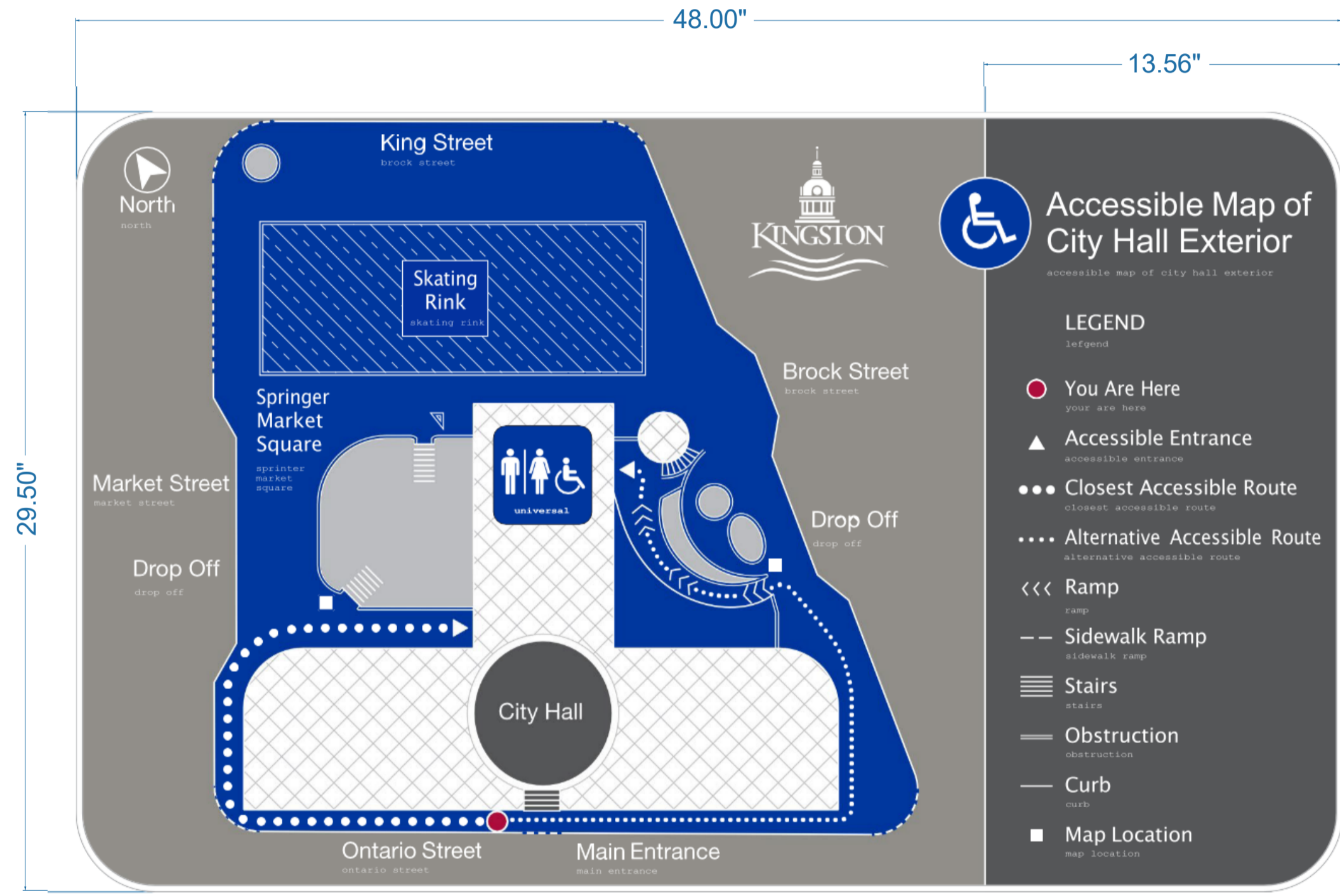
MM/DD/YY:

MAP LOCATION #3 - SUMMER

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Design Proof

City of Kingston Exterior Tactile Plaques



Job#: **72709** Date: **09/08/23**

Client: **CORPORATION OF THE CITY OF KINGSTON**

Project: **EXTERIOR TACTILE MAPS**

Style:

Design#: **1 of 1** Location:

Revisions:

NOTES:

LEGEND:
① **CUSTOM FABRICATED PLAQUES 5/16" ALUMINUM WITH RAISED BRAILLE - HORIZONTAL STROKE, RADIUS CORNERS, STAINLESS STEEL BASES.**

Approval Signature:

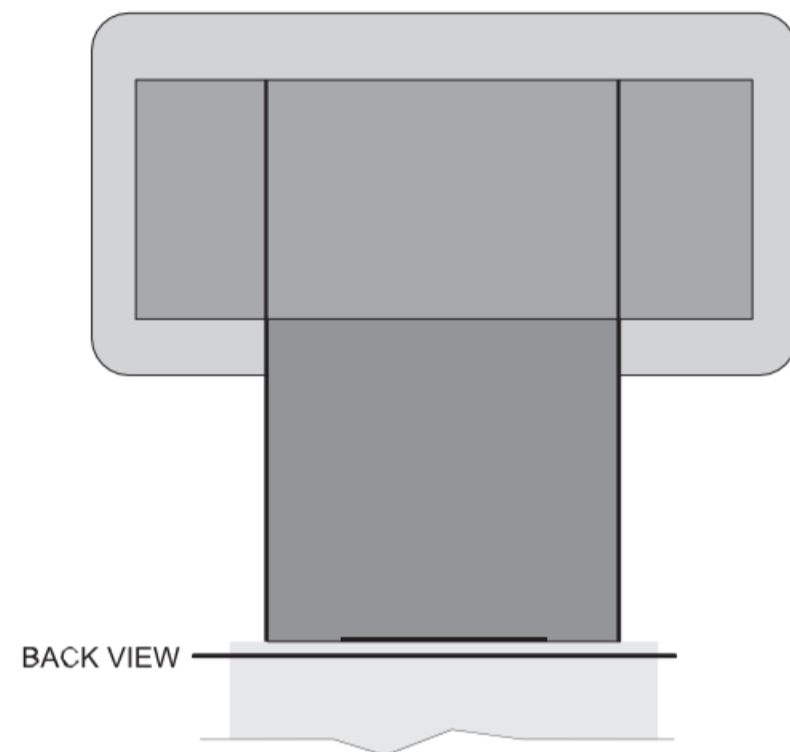
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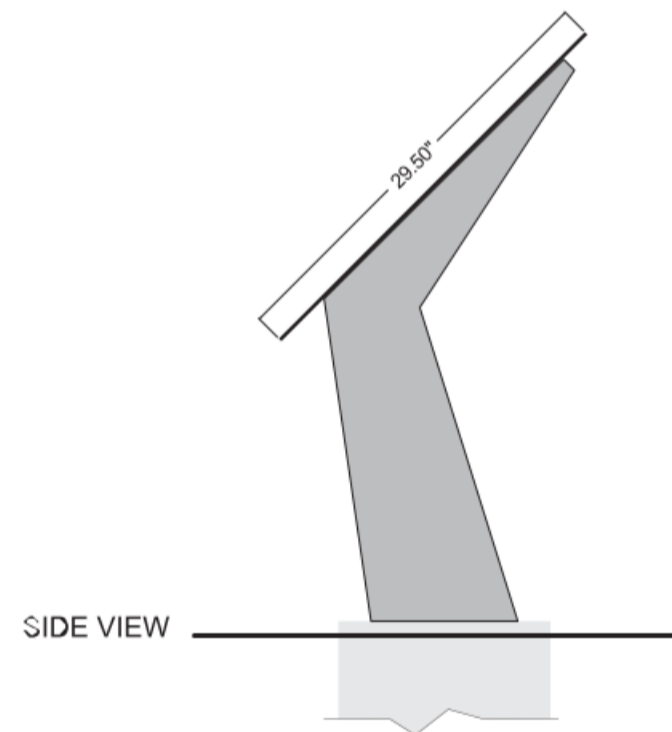
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Design Proof

COMPOSITE VIEW
w/ PLAQUE IN PLACE

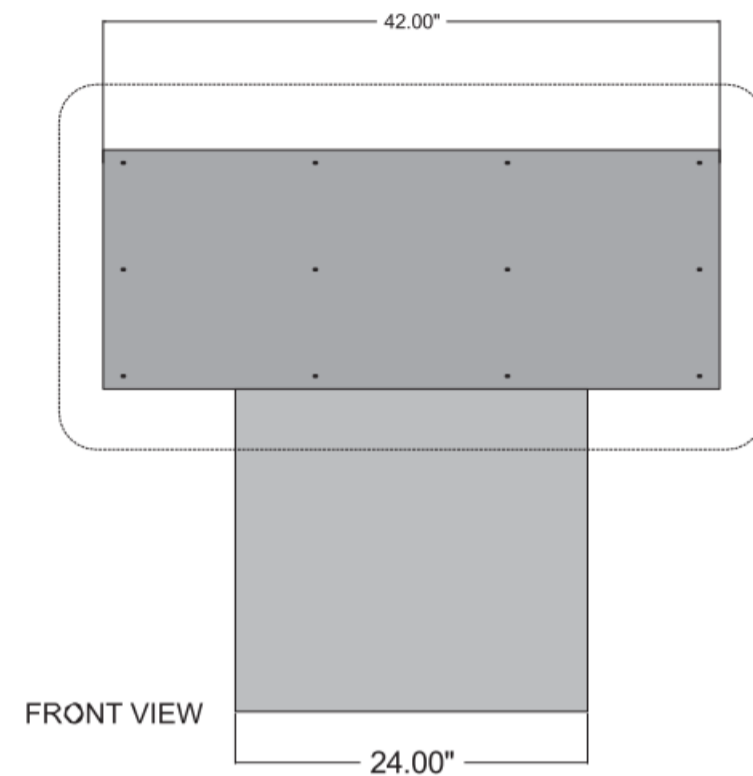
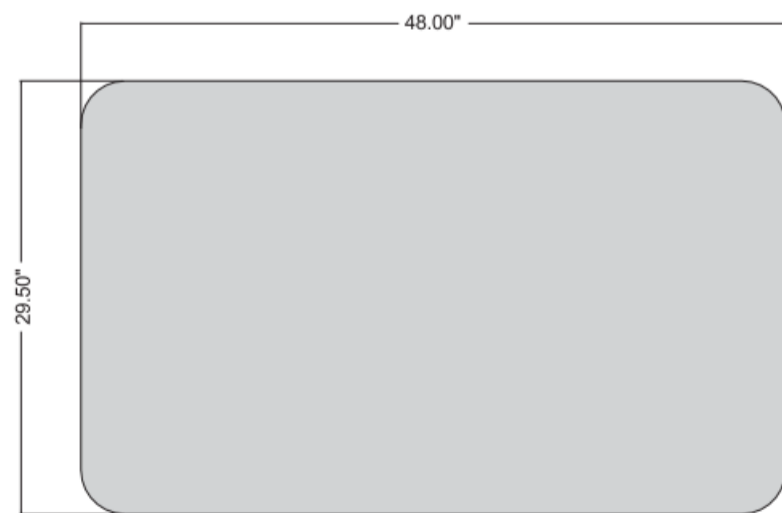


BACK VIEW

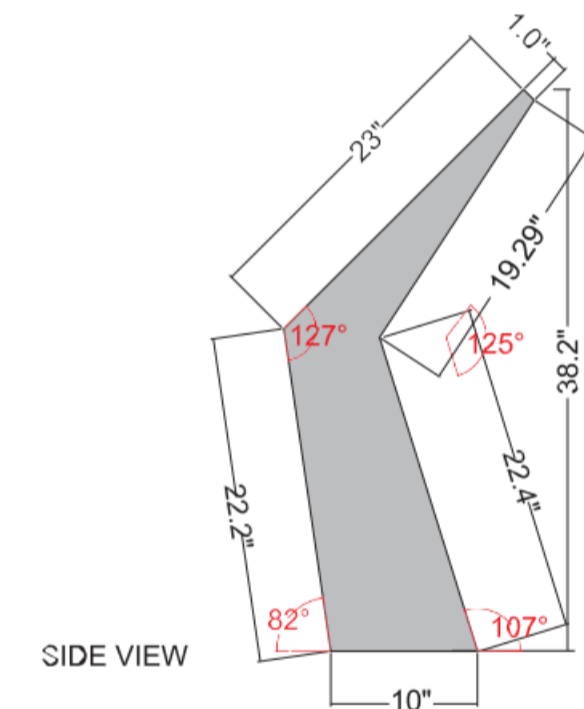


SIDE VIEW

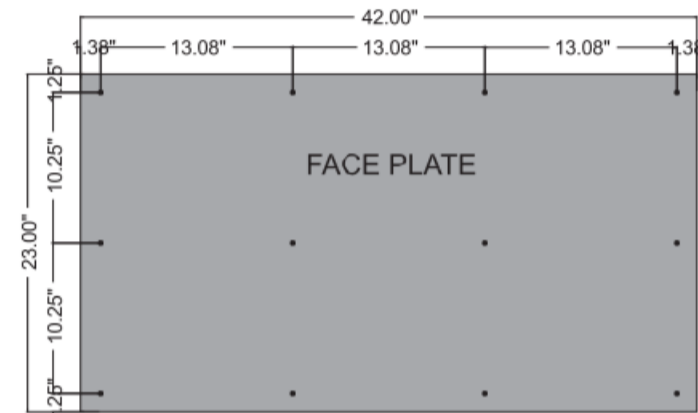
PLAQUE
SIZE



FRONT VIEW



SIDE VIEW

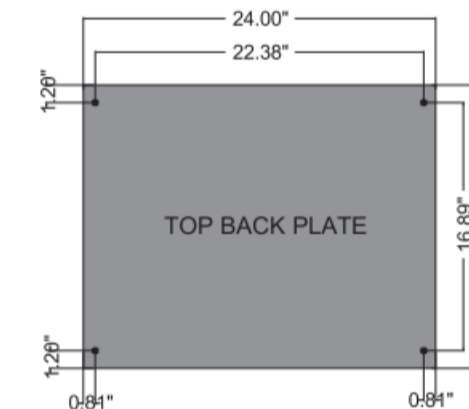
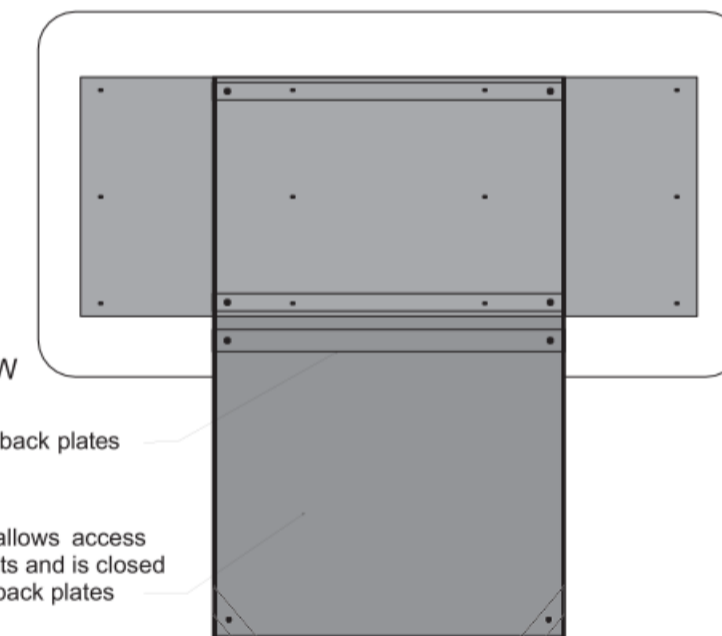


FACE PLATE

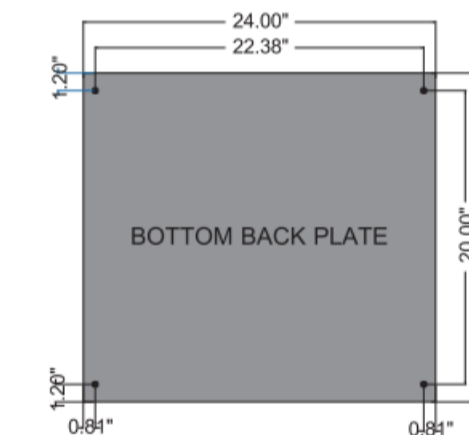
BACK VIEW

Supports for back plates
Open back allows access to anchor bolts and is closed by separate back plates

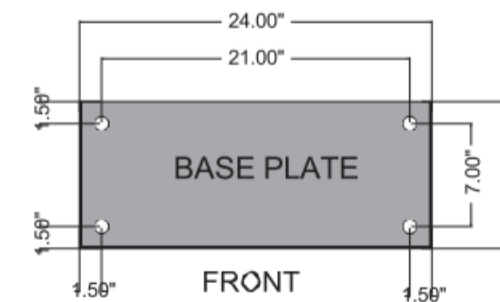
4 thru-holes in base at 1" diameter to allow 1/2" anchor bolts through



TOP BACK PLATE



BOTTOM BACK PLATE



BASE PLATE

FRONT

PRODUCTION NOTES:

- ALL WELDED CONSTRUCTION
- ALL 3/16" gge STAINLESS STEEL UNLESS OTHERWISE INDICATED
- BEAD BLASTED FINISH
- INCLUDE (3x) STAINLESS STEEL U-BOLT WITH (12x) HEX NUTS
- 1/4" Thread Size, 1.5" for OD PN 8896T105 at mcmaster.com

Job#: 72709	Date: 08/31/23
Client: CITY OF KINGSTON	
Project: PEDISTAL BASE FOR CITY HALL PLAQUES	
Style:	
Design#: 1 of 1	Location: N/A
Revisions:	
NOTES:	
LEGEND: ① WELDED STAINLESS STEEL CONSTRUCTION	
Approval Signature:	
MM/DD/YY:	

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Site Visit Photos by Staff (July 19, September 18 & September 21, 2023):

Eastern Façade:



North Elevation:



South Elevation:



Heritage Properties Committee

Summary of Input from Technical Review Process

P18-065-2023

Committee Members	Comments Enclosed	No Comments Provided	No Response Received
Councilor Glenn, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councilor Gary Oosterhof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jennifer Demitor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jane McFarlane, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gunnar Heissler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alexander Legnini	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ann Stevens	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Peter Gower	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

Date:	September 26, 2023
Form:	Heritage Kingston Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Alteration and/or repair
File Number:	P18-065-2023
Property Address:	216 Ontario Street

Description of Proposal:

Install three new signs at the major entrances to City Hall: front entrance off Ontario Street, ramp to basement off Brock Street, bridge to ground floor off Market Street. The signs include text, braille, images, and tactile markings of all major site features and accessible entrances. Each sign has a winter and summer version that will be switched out seasonally. The signs will be ground mounted on a pedestal at an angle to serve people standing or sitting.

Comments for Consideration on the Application:

Given the importance of these signs to improve accessibility, the design is acceptable and will not impact negatively on the Heritage attributes of City Hall. If a choice of option is desired it seems that option "A" might provide a little more contrast.

Recommended Conditions for the Application:

**Summary of Final Comments at October 18, 2023 Kingston Heritage Properties
Committee Meeting**

[To be added following the meeting.]



**City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-23-032**

To: Chair and Members of the Heritage Properties Committee
From: Jennifer Campbell, Acting Commissioner, Community Services
Resource Staff: Kevin Gibbs, Acting Director, Heritage Services
Date of Meeting: October 18, 2023
Subject: Notice of Intention to Designate under the *Ontario Heritage Act*
Addresses: 13 Aragon Road, 1311 Turnbull Way, 131 & 133-137 Princess Street, 1360 Sydenham Road, 1397 Sydenham Road, 203 & 205 Sydenham Street, 207-209 & 211 Queen Street, 61 Alwington Avenue and 71 Montgomery Boulevard
File Numbers: R01-012-2023, R01-013-2023, R01-014-2023, R01-015-2023, R01-016-2023, R01-017-2023, R01-018-2023, R01-019-2023, R01-020-2023, R01-022-2023, R01-023-2023 and R01-024-2023

Council Strategic Plan Alignment:

Theme: 5. Foster healthy citizens and vibrant spaces

Goal: See above

Executive Summary:

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

October 18, 2023

Page 2 of 10

This report provides background information regarding the evaluation of twelve (12) properties to determine their cultural heritage value and interest. As these properties were found to exceed the threshold established by the Province of Ontario for Designation under Part IV of the *Ontario Heritage Act*, Heritage Planning staff recommend serving the owners with a Notice of Intention to Designate those properties at 13 Aragon Road, 1311 Turnbull Way, 131 Princess Street, 133-137 Princess Street, 1360 Sydenham Road, 1397 Sydenham Road, 203 Sydenham Street, 205 Sydenham Street, 207-209 Queen Street, 211 Queen Street, 61 Alwington Avenue and 71 Montgomery Boulevard.

The owners of the properties listed above have been provided with the draft designation by-laws and general information on heritage designations by registered mail. The owners were also invited to an open house on September 13, 2023, hosted by Heritage Planning staff. The properties meet the provincial criteria for evaluating cultural heritage value as set out in Ontario Regulation 9/06 and are thus recommended for designation.

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

Recommendation:

That Kingston Heritage Properties Committee recommends to Council:

That Council direct staff to serve a Notice of Intention to Designate the property located at 13 Aragon Road, known as the Hogan House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 13 Aragon Road, attached as Exhibit B to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 1311 Turnbull Way, known as the Rankin House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1311 Turnbull Way, attached as Exhibit C to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

October 18, 2023

Page 3 of 10

That Council direct staff to serve a Notice of Intention to Designate the property located at 131 Princess Street, known as the City Hotel building, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 131 Princess Street, attached as Exhibit D to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 133-137 Princess Street, known as the City Hotel building, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 133-137 Princess Street, attached as Exhibit D to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 1360 Sydenham Road, known as the Harpell Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1360 Sydenham Road, attached as Exhibit E to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 1397 Sydenham Road, known as Powley Farmhouse, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1397 Sydenham Road, attached as Exhibit F to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 203 Sydenham Street, known as the Matthews House, as a property of cultural heritage value or

October 18, 2023

Page 4 of 10

interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 203 Sydenham Street, attached as Exhibit G to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 205 Sydenham Street, known as the Matthews House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 205 Sydenham Street, attached as Exhibit G to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 207-209 Queen Street, known as the Cohen House and the McKenzie House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 207-209 Queen Street attached as Exhibit H to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 211 Queen Street, known as the McKenzie House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 211 Queen Street, attached as Exhibit H to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 61 Alwington Avenue, known as the Graham House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

October 18, 2023

Page 5 of 10

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 61 Alwington Avenue, attached as Exhibit I to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 71 Montgomery Boulevard, known as the Wellborn House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-23-032; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 71 Montgomery Boulevard, attached as Exhibit J to Report Number HP-23-032, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

October 18, 2023

Page 6 of 10

Authorizing Signatures:

**Jennifer Campbell,
Commissioner, Community
Services**

p.p.

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

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

October 18, 2023

Page 7 of 10

Options/Discussion:

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

- 13 Aragon Road, known as the Hogan House;
- 1311 Turnbull Way, known as the Rankin House;
- 131 and 133-137 Princess Street, known as the City Hotel building;
- 1360 Sydenham Road, known as the Harpell Farmstead;
- 1397 Sydenham Road, known as the Powley Farmhouse;
- 203 and 205 Sydenham Street, known as the Matthews House;
- 207-209 and 211 Queen Street, known as the Cohen House and McKenzie House;
- 61 Alwington Avenue, known as the Graham House; and
- 71 Montgomery Boulevard, known as the Wellborn House.

Section 29 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee (Kingston Heritage Properties Committee). Through Report Number [HP-23-018](#), staff were directed to undertake the disposition of listed properties on the City of Kingston Heritage Register. The twelve properties noted here are part of the disposition process whereby staff are evaluating, reviewing and advancing for designation those currently listed properties that meet at least two of the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06).

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

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

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

October 18, 2023

Page 8 of 10

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

Reasons for Designation

The twelve (12) properties being advanced for heritage designation are currently included on the City of Kingston Heritage Register as non-designated properties of cultural heritage value (also known as Listed properties). Council listed 131 and 133-137 Princess Street and 61 Alwington Avenue in 2010; 71 Montgomery Boulevard in 2013; 13 Aragon Road, 1360 and 1397 Sydenham Road, 203 and 205 Sydenham Street, 207-209 and 211 Queen Street were listed in 2016; and 1311 Turnbull Way (formerly 1370 Woodfield Crescent) was listed in 2017.

All by-laws were prepared by staff and reviewed by the Heritage Properties Working Group.

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

The full statements of significance, including lists of attributes, are included in the draft designation by-laws attached as Exhibits B through K. The owners have been provided with the draft by-law via Registered Mail on September 9, 2023. Owners were also invited to a public open house on September 13, 2023, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall; none chose to attend.

Photographs of each property are included in Exhibit L.

Conclusion

The Heritage Properties Working Group has reviewed the draft by-laws and consultant's reports (where applicable) and supports the designation of the subject properties as properties of cultural heritage value and interest.

All owners were contacted by registered mail on September 9, 2023, except for the owners of 203 and 205 Sydenham Street, which were returned due to addressing errors and were resent on September 12, 2023. Included with the cover letter was a copy of the draft by-law and an information sheet on heritage designations. A public open house meeting was held on September 13, 2023; none of the owners chose to attend. While property owners are not required to support the designation for it to move forward, feedback received from the owners is considered and added to the draft by-laws as appropriate.

October 18, 2023

Page 9 of 10

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

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

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

Existing Policy/By-Law:

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

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

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

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

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

Notice Provisions:

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

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

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

October 18, 2023

Page 10 of 10

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Notice of Intention to Designate
- Exhibit B Draft Designation By-Law – Hogan House
- Exhibit C Draft Designation By-Law – Rankin House
- Exhibit D Draft Designation By-Law – City Hotel
- Exhibit E Draft Designation By-Law – Harpell Farmstead
- Exhibit F Draft Designation By-Law – Powley Farmhouse
- Exhibit G Draft Designation By-Law – Matthews House
- Exhibit H Draft Designation By-Law – Cohen House & McKenzie House
- Exhibit I Draft Designation By-Law – Graham House
- Exhibit J Draft Designation By-Law – Wellborn House
- Exhibit K Property Photographs

-- Website Version--

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

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

13 Aragon Road (Part Lot 40, CON 5, Part 1, 13R16963 & Part BLOCK 6, Plan 13M33, Part 3, 13R16963, former Township of Kingston; now City of Kingston, County of Frontenac), known as the Hogan House:

Situated on a 0.8 hectare rural residential lot at the corner of Aragon Road and Allen Point Drive, the property contains a representative example of an Ontario vernacular stone house characteristic of early farmhouses in the area. This landmark dwelling helps to define and maintain the historic rural character of the area. It is also associated with local cheesemaker and dairymen John Hogan and his son John Jr. who built and lived in the house for many years. Heritage attributes include the limestone house, with symmetrical fenestration, gable roof, and two chimneys.

1311 Turnbull Way (Block 77, Plan 13M142 subject to easement in gross over Part 5 on 13R22923 AS IN FC373340; City of Kingston, County of Frontenac), known as the Rankin House:

Located in the new Creek Valley subdivision in the village of Westbrook on an 1800 square metre lot, the property contains an unusual example of a mid-19th century one-and-a-half-storey vernacular limestone farmhouse with a bell-cast mansard roof. The building displays a high degree of artistic merit for a simple farmhouse, including its well-dressed limestone and detailed window casing in the dormers, which, together with its oversized lot, makes it a landmark in the area. The Rankin House helps to define and maintain the historic rural character of the area. Heritage attributes include the stone farmhouse, with its mansard roof and various architectural details.

131 Princess Street (Part Lot 229 Original Survey Kingston City T/W FR589601 Except the Easement Therein Secondly Described; City of Kingston, County of Frontenac), known as the City Hotel building; and

133-137 Princess Street (Lot 253 Original Survey Kingston City; Part Lot 228 Original Survey Kingston City; Part Lot 229 Original Survey Kingston City; Part Lot 254 Original Survey Kingston City; Part Lot 259 Original Survey Kingston City; Part Lot 260 Original Survey Kingston City As In FR665717 T/W FR665717 S/T FR295002; Kingston; County of Frontenac subject to an easement over Part 1, 13R-

2510 in favour of Part Lot 260 Original Survey Kingston City as in FR236435; City of Kingston, County of Frontenac), known as the City Hotel building:

The former City Hotel building spans two separate properties on the north side of Princess Street, namely 131 and 133-137 Princess Street, just east of the intersection with Bagot Street in downtown Kingston. Located on the southern portion of each lot, the c.1851 three-storey limestone building is a prominent and representative example of a mid-19th century Georgian commercial row in downtown Kingston. The property is associated with the popular City Hotel, for which the building was originally built, and operated here for many years. This prominent limestone row helps to support and maintain the historic commercial character of Princess Street. Its roofline, window lines and Georgian style links this building physically and visually with the area. Heritage attributes include the three-storey limestone building with its original window and carriageway openings.

1360 Sydenham Road (Part Lot 16 CON 3 KINGSTON Part 1 13R11757; City of Kingston, County of Frontenac), known as the Harpell Farmstead:

Situated on a 4 hectare rural lot on the south-east side of the intersection with Sunnyside Road, north of Highway 401, is a representative example of an early farmstead with multiple buildings. The primary dwelling is one-and-a-half stories and constructed of grey and buff coloured limestone, built before 1851. The property is associated with the Harpell family, a local farming family who owned the house for multiple generations and in the 1870s operated the JJH Hotel from the site. Heritage attributes includes the one-and-a-half-storey limestone dwelling, garage and wooden and limestone barn.

1397 Sydenham Road (Part Lot 15 CON 3 Designated as Parts 4, 5 & 6 Plan 13R21607 subject to easement over Part 6 Plan 13R21607 as in FR739114; City of Kingston, County of Frontenac), known as the Powley Farmhouse:

Situated on a 0.68 hectare lot on the south-west side of the intersection with Sunnyside Road, north of Highway 401, is a representative example of a mid-19th century limestone farmhouse with Georgian influences. The property is associated with Isaac Powley, who was part of the United Empire Loyalist Powley family that settled in Kingston Township with Captain Michael Grass in 1784. Isaac was an Episcopalian Methodist farmer who, with his wife Jane Ann, built and raised his family in this stone house. With its prominent location and stone construction, the Powley House is a landmark in the area. Heritage attributes include the limestone dwelling with regular fenestration pattern.

203 Sydenham Street (Part Lot 323 Original Survey Kingston City; Part Lot 324 Original Survey Kingston City as in FR145960; now City of Kingston, County of Frontenac), known as the Matthews House; and

205 Sydenham Street (Part Lot 323 Original Survey Kingston City; Part Lot 324 Original Survey Kingston City as in FR293962; now City of Kingston, County of Frontenac), known as the Matthews House:

The Matthews House spans two separate properties (203 and 205 Sydenham Street) on the north-east corner of Sydenham and Queen Streets in downtown Kingston. Built circa 1840, the Matthews House is an early example of a limestone double-house in Kingston. The dwelling displays a high degree of craftsmanship and artistic merit through its varied stone detailing, such as smooth ashlar stone belt course and quoining, and use of blinded windows to maintain a symmetrical fenestration pattern. The property is associated with well-known builder, mason and devout Scottish Presbyterian, Robert Matthews, who owned and lived in (and possibly built) the dwelling, until his death in 1876. Some of Matthews' most prominent works include Regiopolis College (now part of Hotel Dieu Hospital), Cathcart Tower (on Cedar Island) and portions of St. George's Anglican Church. Matthews was also an active member of the St. Andrew's Society of Kingston and played a key role in the founding of Chalmers Presbyterian Church in 1851. Heritage attributes include the two-and-a-half-storey limestone dwelling with symmetrical fenestration pattern and various architectural stone detailing.

207-209 Queen Street (Part Lot 339 Original Survey Kingston City as in FR147613 (Secondly); S/T & T/W FR147613; now City of Kingston, County of Frontenac), known as the Cohen House and the McKenzie House; and

211 Queen Street (Part Lot 339 Original Survey Kingston City as in FR123919 & CK80917; S/T & T/W CK80917; now City of Kingston, County of Frontenac), known as the McKenzie House:

This designation includes two buildings of cultural heritage value that spans over a shared property line, namely the Cohen House at 207 Queen Street and the McKenzie House at 209 and 211 Queen Street. Both properties are located on the north side of the street, between Sydenham and Clergy Streets, in downtown Kingston. The Cohen House is a representative example of a Queen Anne revival style brick building, built c.1900. The McKenzie House, built in 1821, is an early example of a Georgian influenced brick residential building. Its brickwork is of an early hand-moulded type and may represent one of the earliest surviving brick buildings in downtown Kingston. Both properties have associative value. The Cohen House is associated with Isaac Cohen, a prominent businessman and active member of the Jewish community. Cohen held important posts in the Kingston Hebrew Congregation, Kingston Zionist Society and the Zionist Organization of Canada. He served as a trustee on the Board of Education, and Alderman for the City of Kingston. The McKenzie House is associated with Captain James McKenzie and William Ford Jr. McKenzie was a decorated naval captain who built the house. Ford bought the house 1851 after McKenzie's death, was elected as Major of Kingston the same year. Ford and his family lived in the house for the next 40 year. The Cohen and McKenzie houses help to support and maintain the historic streetscape of Queen Street and this area of Kingston. Heritage attributes include the scale, massing and detailing of the two brick dwellings.

61 Alwington Avenue (Lot 19 Alwington Av Plan 54 Kingston City; now City of Kingston, County of Frontenac), known as the Graham House:

Located on the east side of Alwington Avenue, south of Union Street, in the Alwington neighbourhood, the property contains a rare surviving example of a late 19th century vernacular Carpenter Gothic frame house with high architectural integrity. Graham House's architectural design and integrity supports and maintains the historic residential character of the Alwington streetscape. It is also visually linked to 56 Alwington Avenue, a mid-19th century Regency cottage, located on the west side of Alwington Avenue. Heritage attributes include the asymmetrical massing of the one-and-a-half storey dwelling with steeply pitched gabled roof.

71 Montgomery Boulevard (Part Lot 1, Plan 366 as in FR500299; S/T FR131545; formerly Kingston Township, now City of Kingston, County of Frontenac), known as the Wellborn House:

Situated on a 4500 square metre residential lot on the west side of the street, south of Front Road, in the Reddendale neighbourhood, the property contains an important early house by well-known local architect William Newlands. The Wellborn House is a two-storey wood frame farmhouse that was designed by Newlands in 1882; the year he opened his practice. In keeping with this late Victorian period, Newlands gave the underlying traditional house plan a number of artistic embellishments suggesting Italianate influence, such as roof cornice brackets, the decorated porch and columns, and the hipped roof with generous eaves. William Newlands is best known for his works at 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 Wellborn House is also associated with the Wellborn family who were among the first settlers in this area, and once owned much of the Reddendale area. It is important in helping define and maintain the historic rural origins of the area. Heritage attributes include the two-storey wood frame dwelling.

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

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

Dated at the City of Kingston

Janet Jaynes, City Clerk

This XXX day of XXXX, 2023

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:

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1311 Turnbull Way (Block 77, Plan 13M142 subject to easement in gross over Part 5 on 13R22923 AS IN FC373340; City of Kingston, County of Frontenac), known as the Rankin House;

131 Princess Street (Part Lot 229 Original Survey Kingston City T/W FR589601 Except the Easement Therein Secondly Described; City of Kingston, County of Frontenac), known as the City Hotel building; and

133-137 Princess Street (Lot 253 Original Survey Kingston City; Part Lot 228 Original Survey Kingston City; Part Lot 229 Original Survey Kingston City; Part Lot 254 Original Survey Kingston City; Part Lot 259 Original Survey Kingston City; Part Lot 260 Original Survey Kingston City As In FR665717 T/W FR665717 S/T FR295002; Kingston; County of Frontenac subject to an easement over Part 1, 13R-2510 in favour of Part Lot 260 Original Survey Kingston City as in FR236435; City of Kingston, County of Frontenac), known as the City Hotel building;

1360 Sydenham Road (Part Lot 16 CON 3 KINGSTON Part 1 13R11757; City of Kingston, County of Frontenac), known as the Harpell Farmstead;

1397 Sydenham Road (Part Lot 15 CON 3 Designated as Parts 4, 5 & 6 Plan 13R21607 subject to easement over Part 6 Plan 13R21607 as in FR739114; City of Kingston, County of Frontenac), known as the Powley Farmhouse;

203 Sydenham Street (Part Lot 323 Original Survey Kingston City; Part Lot 324 Original Survey Kingston City as in FR145960; now City of Kingston, County of Frontenac), known as the Matthews House; and

205 Sydenham Street (Part Lot 323 Original Survey Kingston City; Part Lot 324 Original Survey Kingston City as in FR293962; now City of Kingston, County of Frontenac), known as the Matthews House;

207-209 Queen Street (Part Lot 339 Original Survey Kingston City as in FR147613 (Secondly); S/T & T/W FR147613; now City of Kingston, County of Frontenac), known as the Cohen House and the McKenzie House; and

211 Queen Street (Part Lot 339 Original Survey Kingston City as in FR123919 & CK80917; S/T & T/W CK80917; now City of Kingston, County of Frontenac), known as the McKenzie House;

61 Alwington Avenue (Lot 19 Alwington Av Plan 54 Kingston City; now City of Kingston, County of Frontenac), known as the Graham House; and

71 Montgomery Boulevard (Part Lot 1, Plan 366 as in FR500299; S/T FR131545; formerly Kingston Township, now City of Kingston, County of Frontenac), known as the Wellborn 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, 2023

City of Kingston

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 13 Aragon 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 [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Hogan House at 13 Aragon 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, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2023-XX

Schedule “A”
Description and Criteria for Designation
Hogan House

Civic Address: 13 Aragon Road
Legal Description: Part Lot 40, CON 5, Part 1, 13R16963 & Part BLOCK 6,
Plan 13M33, Part 3, 13R16963; former Kingston Township;
City of Kingston, County of Frontenac
Property Roll Number: 1011 080 270 13300 0000

Introduction and Description of Property

The Hogan House, located at 13 Aragon Road, is situated on the south side of the road at the corner with Allen Point Drive, in the former Township of Kingston, now City of Kingston. The 0.8 hectare property contains an easterly facing one-and-a-half storey limestone farmhouse constructed circa 1863.

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 Hogan House is a representative example of a one-and-a-half storey, mid-19th Century, Ontario vernacular limestone farmhouse. Typical of this style is the symmetrical facade with central low-pitched gable and an entranceway, with sidelights and a transom, which is flanked by large rectangular window openings. The front gable has an arched window opening with curved muntins and radiating stone voussoirs. The building has a gable roof with two stone chimneys, which is typical of this Georgian influenced style. The masonry is laid in even courses and includes stone voussoirs that top all the door and window openings of the house, and stone sills that underscore the windows.

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

The Hogan House is associated with owner John Hogan Sr. who constructed and lived in the dwelling with his family. John Hogan Sr. was a local cheesemaker and dairyman, who, together with his son John Jr., operated the nearby “Arigan” Cheese Factory in nearby Mt. Chesney.

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

The property has contextual value because it is a landmark.

Its limestone construction and prominent location, makes the Hogan House a landmark along Aragon Road.

The Hogan House has contextual value as its architectural design and integrity supports and maintains the scenic and historic rural character of the road.

Cultural Heritage Attributes

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

- One-and-a-half storey limestone dwelling with central low-pitched gable that includes an arched window opening with curved muntins and radiating stone voussoirs;
- Symmetrical fenestration with stone voussoirs and stone sills, and central entrance door with side lights and transom, that is flanked by large rectangular window openings; and
- Gabled roof with two stone chimneys; and

Non-Heritage Attributes

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

- Attached garage.

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 1311 Turnbull Way 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 [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Rankin House at 1311 Turnbull Way (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, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Rankin House

Civic Address: 1311 Turnbull Way
Legal Description: BLOCK 77, PLAN 13M142 SUBJECT TO AN EASEMENT
IN GROSS OVER PART 5 ON 13R22923 AS IN FC373340,
former Township of Kingston, now City of Kingston, County
of Frontenac
Property Roll Number: 1011 080 210 09858 0000

Introduction and Description of Property

The Rankin House, located at 1311 Turnbull Way (formally 1350-1370 Woodfield Crescent), is situated in the Creek Valley subdivision on an approximately 1800 square metre lot, north of Princess Street and east of Westbrook Road in the village of Westbrook, in the former Township of Kingston, now the City of Kingston. The property contains a one-and-a-half storey limestone farmhouse constructed circa 1866 for David Rankin.

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 Rankin House is an unusual example of a mid-19th century one-and-a-half storey vernacular limestone residence. It is set on an elevated portion of the property facing south. The stone building features a three-bay façade, with two bays in the east and west elevations, demonstrating balance and symmetry of a typical vernacular rural dwelling of the time. The building has an unusual bell-cast mansard roof, reminiscent of the Second Empire style, with wooden cornice and frieze and two gable-roofed dormers located on each elevation of the roof, directly above the ground floor windows. A dressed limestone lugsill is located beneath each ground floor window. The central main doorway is set into a segmental arch with a plain rectangular transom above in the typical Ontario vernacular style. Two stone chimneys, centred on the roof line on the east and west elevations, rise from the wall below.

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

The Rankin house displays a high degree of artistic merit in its limestone construction and architectural detailing. The evenly coursed limestone is squared, and hammer dressed with a projecting stone base-course that emphasizes the basement of the structure, which is indicated only by deeply sunk window wells on the east and west elevations. The sash window casings on the dormers are comprised of fluted pilasters and blind segmental arches, as well as a recessed pediment. The segmental arch detail is referential to the segmented arch of the ground floor windows, which is emphasized by the robust radiating stone voussoirs which extend the length of two courses of stone.

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

The property has contextual value because it is a landmark.

The Rankin House has contextual value as it defines and maintains the former historic rural character of this area, which has been all but lost. Its distinctive stone architecture and mansard roof and its prominent location on a large lot in the subdivision makes it a landmark in the area.

Cultural Heritage Attributes

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

- One-and-a-half storey farmhouse constructed of hammer dressed limestone laid in uniform course, including its:
 - Bell-cast mansard roof with wooden cornice and frieze;
 - Two gable-roofed dormers on each elevation of the roof, directly above the window openings on the ground floor, with decorative casing including fluted pilasters, blind segmental arches and recessed pediments;
 - Twin limestone chimneys centrally located on the east and west elevations of the roof line;
 - Symmetrical three-bay façade with central doorway flanked by large window openings;
 - Entranceway with plain rectangular transom set into a segmental arch;
 - Symmetrical two-bay east and west elevations; and
 - Window openings with limestone voussoirs and stone lugsills; and
- The dwelling's location and visibility on a large residential lot.

Non-Heritage Attributes

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

- Two storey, vinyl-clad rear addition

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 131 and 133-137 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 [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the properties at 131 Princess Street and 133-137 Princess Street, known as the City Hotel 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, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2023-XX

Schedule “A”
Description and Criteria for Designation
City Hotel Building

Civic Address: 131 Princess Street and 133-137 Princess Street

Legal Description: Lot 253 Original Survey Kingston City; Part Lot 228 Original Survey Kingston City; Part Lot 229 Original Survey Kingston City; Part Lot 254 Original Survey Kingston City; Part Lot 259 Original Survey Kingston City; Part Lot 260 Original Survey Kingston City As In FR665717 T/W FR665717 S/T FR295002; Kingston; County of Frontenac subject to an easement over Part 1, 13R-2510 in favour of Part Lot 260 Original Survey Kingston City as in FR236435; Kingston; County of Frontenac as In FC252704, now City of Kingston, County of Frontenac.

Part Lot 229 Original Survey Kingston City T/W FR589601 Except the Easement Therein Secondly Described; now City of Kingston; County of Frontenac

Property Roll Number: 1011 030 090 00100 0000 and 1011 030 090 02900 0000

Introduction and Description of Property

The properties at 131 and 133-137 Princess Street are located on the north side of Princess Street on the block bound by Bagot, Queen and Wellington streets in downtown Kingston. The properties contain part of the former City Hotel building, which consists of a three-storey Georgian commercial row, constructed in two phases, circa 1851. The property at 133-137 Princess Street includes the property at 303 Bagot Street, which is located on the east side of Bagot Street north of Princess Street and contains the former LaSalle Hotel building, a four-storey commercial building constructed circa 1926, significantly altered in 1976. The building is currently known as LaSalle Mews.

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 former City Hotel building is a representative example of a mid 19th century Georgian commercial row in downtown Kingston. Its simple three-storey massing with 10 bays, restrained architectural detailing (e.g., coursed, squared and roughly dressed limestone masonry façade, stone windowsills, segmental arches with stone voussoirs,

stone cornice and brackets), and the overall impression of balance and rhythm is typical of 19th century Georgian commercial rows on downtown main streets in Ontario.

The clear vertical building line in the masonry between the seven-bay building and three-bay building indicates that they were constructed separately. The seven-bay building has a gable roof, while the three-bay building has a flat roof with fire wall parapets. Evidence of a stone cornice connects the two buildings with decorative stone brackets bookending the seven-bay building, demarcating the carriageway bay (133 Princess Street), and bookending the last two bays to the east (131 Princess). Above the cornice, there may be a low parapet concealed by metal flashing.

Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height as you move from the second to third floors, also reflect its Georgian commercial architectural style. Also of interest, is the placement of the windows such that the two most western bays are set apart from the rest of the windows on the Princess Street elevation. This may be the result of a former firewall division.

131 Princess Street contains a former carriageway at ground level, characteristic of downtown Kingston, which has been in-filled with a classical-style wooden panelled door with transom light and sidelights and appears to be a 20th century intervention. Even though all the historic storefronts have been replaced, their commercial use maintains the historic development pattern in downtown Kingston (i.e., commercial at grade with residential above).

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

The property has historical/associative value for its former and long-standing use as a hotel in downtown Kingston. Spanning the 19th and 20th centuries, the former City Hotel, later the Randolph Hotel, was constructed on the site of an earlier hotel that was destroyed by fire. The rebuilt City Hotel, owned and operated by Cornelius Stenson circa 1851 was an unusually popular hotel as evidenced by its daily visit by Stagecoaches to Toronto and Montreal stopping to collect passengers, an activity otherwise reserved for the bigger hotels surrounding Market Square (e.g., British Empire, British American and Irons' hotels). Stenson ran the hotel until 1865 when Rober Irwin became proprietor until 1875. Around 1875, Archie McFaul renovated the hotel, and subsequently Johnson S. Randolph ran the hotel until 1929 when it merged with the new LaSalle Hotel (now the LaSalle Mews building).

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

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

The properties have contextual value for their role in supporting and maintaining the historic commercial character of Princess Street and downtown Kingston. The properties also have contextual value for their continuity of roofline, window lines, and Georgian commercial style, which link them both physically and visually to this block of Princess Street.

Cultural Heritage Attributes

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

- Three-storey row massing with gable roof over the seven-bay building (133-137) and flat roof with fire wall parapets over the three-bay building (131);
- Coursed, squared and roughly dressed limestone masonry façades;
- Original window openings on the façades with segmental arches, stone voussoirs and stone window sills;
- Stone cornice above the third floors, punctuated by decorative stone brackets; and
- Evidence of former carriageway on 133 Princess Street, including segmental stone arch;

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 1360 Sydenham Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Harpell Farmstead at 1360 Sydenham Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

City of Kingston By-Law Number 2023-XX

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

Given First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Harpell Farmstead

Civic Address: 1360 Sydenham Road
Legal Description: Part Lot 16 CON 3 KINGSTON Part 1 13R11757; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 190 20800 0000

Introduction and Description of Property

The Harpell Farmstead at 1360 Sydenham Road is located on the south-east intersection with Sunnyside Road, just north of Highway 401, in the former Township of Kingston, now the City of Kingston. The property is approximately 4 hectares and contains a one-and-a-half-storey classically balanced limestone farmhouse (c.1860), a one-and-a-half storey limestone outbuilding (c.1850) and a barn (c.1900), all located primarily on the western side of the parcel.

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 Harpell Farmstead is a good example of an early 19th farmstead including multiple buildings. It contains a one-and-a-half storey classically balanced farmhouse. Constructed from grey and buff limestone. The front façade is symmetrical and features a medium-pitch side gable roof with a central low-pitch front gable dormer, eave returns, and a single limestone chimney. A second (possibly older) one-and-a-half storey limestone building (garage) is located north-east of the farmhouse; it features a rectangular plan and steep-pitch gable roof. A rectangular plan barn is located to the south of the farmhouse. The barn has a wood exterior with hay hoods, concrete foundations, and a medium-pitch gable roof.

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 Harpell Farmstead is associated with the Harpell family, early settlers and longtime farmers and landowners along Sydenham Road. John Harpell, a Canadian-born farmer, purchased the land from his father George, who had received part of the original Crown Patent to Lot 16, Concession 3. John lived on the property as early as 1851 with his wife Dorothy Babcock and their many children. The family grew wheat, rye, peas, oats,

corn, potatoes, and buckwheat, were raising cows, horses, sheep, and pigs, and were producing hay, wool, fulled cloth, butter, and pork. John sold a portion of his lands to the south to the Cataraqui Cemetery Company to allow the establishment of the non-denominational graveyard.

By 1861 success enabled the family to expand, by either adding a half a storey to their house, or possibly constructing the main house while residing in the stone garage.

In 1869, the property was subdivided among John and Dorothy's sons John James, William and Jacob. The Harpell Farmstead was given to John James Harpell (the eldest son), who ran a hotel on the property in the late 1870s, known as the JJH Hotel.

Heritage Attributes

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

- One-and-a-half storey dwelling constructed from grey and buff limestone, with symmetrical front fenestration with limestone sills, medium-pitch side gable roof with limestone chimney, eave returns and central low-pitch front gable dormer;
- One-and-a-half-storey limestone structure located north-east of the farmhouse with a steep-pitch gable roof; and
- Rectangular barn located south of the farmhouse with wood exterior, gable roof, hay hoods and limestone foundations.

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 1397 Sydenham Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On [insert date], 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 1397 Sydenham Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

City of Kingston By-Law Number 2023-XX

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

Given First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Powley Farmhouse

Civic Address: 1397 Sydenham Road
Legal Description: Part Lot 15 CON 3 Designated as Parts 4, 5 & 6 Plan
13R21607 subject to easement over Part 6 Plan 13R21607
as in FR739114; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 190 21800 0000

Introduction and Description of Property

The Powley Farmhouse, located at 1397 Sydenham Road, is situated at the south-west intersection with Sunnyside Road, just north of Highway 401, on a 0.68 hectare parcel in the former Township of Kingston, now part of the City of Kingston. The property contains a one-and-a-half storey limestone house, built between 1851 and 1860.

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 Powley Farmhouse is a representative example of a mid-19th century limestone farmhouse with Georgian influences. The one-and-a-half storey rectangular building is constructed from limestone laid in uneven courses. It includes a medium pitch, side gable roof with a single red brick chimney. The front façade is symmetrical with a central entranceway flanked by windows. The south elevation has two small window openings in the gable, one on the first storey and one below grade window opening. The north elevation also has two window openings in the gable and one off-centre window opening on the first storey. The entranceway and window openings feature stone sills and tall limestone voussoirs.

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 Farmhouse is associated with the family of Isaac D. Powley. The Powleys were one of the first United Empire Loyalist families brought to Cataraqui in 1784 by Captain Michael Grass after their persecution and expulsion following the American War of Independence. Isaac D. Powley was a Canadian-born Episcopalian Methodist farmer who lived with his wife Jane Ann and their children Jacob, John and Hester Ann in the

stone dwelling. The house was part of a larger farm that grew wheat, peas, oats, buck wheat and potatoes and also produced hay.

The property has contextual value because it is a landmark.

The Powley Farmhouse's location at the intersection of Sydenham and Sunnyside roads makes it a landmark for residents in the area.

Cultural Heritage Attributes

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

- One-and-a-half storey stone farmhouse, constructed from limestone laid in uneven courses, with medium-pitch side gable roof and single red brick chimney; and
- Regular fenestration pattern with stone sills and tall limestone voussoirs, including symmetrical front façade with a central entranceway flanked by window openings.

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 203 and 205 Sydenham Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Matthews House at 203 and 205 Sydenham Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

City of Kingston By-Law Number 2023-XX

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

Given First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Matthews House

Civic Address: 203 & 205 Sydenham Street
Legal Description: PT LT 323 ORIGINAL SURVEY KINGSTON CITY; PT LT 324 ORIGINAL SURVEY KINGSTON CITY AS IN FR145960; City of Kingston, County of Frontenac; and PT LT 323 ORIGINAL SURVEY KINGSTON CITY; PT LT 324 ORIGINAL SURVEY KINGSTON CITY AS IN FR293962; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 070 08900 0000 & 1011 030 070 08800 0000

Introduction and Description of Property

The Matthews House at 203 and 205 Sydenham Street is located on the northeast corner of Sydenham and Queen Streets in downtown Kingston. The two properties (each approximately 200 square metres in size) share portions of a two-and-a-half storey limestone double-house building constructed circa 1840 for Robert Matthews.

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 Matthews House is an early example of a limestone double-house building in Kingston. The two-and-a-half storey limestone residence features a symmetrical façade with six bays (three for each unit). The middle bay in the second storey of each unit is a blind window. The blind window on the northern unit (205) is covered by wooden louvered shutters. The symmetry and blind windows are also carried out on the southern elevation (203). The building demonstrates a high degree of artistic merit by the varied stone detailing, which creates a visually appealing exterior. The first storey of the façade is fine-cut ashlar stone and the upper storey, south and northern elevation are hammer-dressed stone, all laid in even courses. The storeys are separated by a belt course of smooth ashlar stone on the west and south elevations and projecting ashlar quoining dresses both the east and west corners of the south elevation. 203 has a side-gable roof while 205 has a hipped roof.

Typical of buildings in the urban area of Kingston, over time they were enlarged to accommodate residential needs. The rear displays two two-storey brick additions that were constructed prior to 1908. They have gable roofs and stone foundations. Their windows are segmentally arched with voussoirs and stone sills and complement the original building well.

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 Matthews House is associated with builder and mason Robert Matthews. Mathews owned the property from 1829 and lived in one of the units with his family until his death in 1876, after which the property passed to his son-in-law John Carruthers. While it is unconfirmed, as a practicing builder and mason, Matthews likely constructed the building. Some of his more outstanding works include: the Regiopolis College, Cathcart Tower on Cedar Island, as well as the Courthouse and Gaol in Belleville. He also worked as a mason for the St. George's Anglican Church in Kingston; the walls of the church built by Matthews now make up the nave of the present cathedral from the main entrance to the dome.

Matthews was an active member of the community. He played a central role in founding Chalmers Presbyterian Church in Kingston. The land for the 1851 church was donated by Robert Matthews' son-in-law, John B. Carruthers. As a devout Scottish Presbyterian, Robert Matthews was an active member of the St. Andrew's Society of Kingston. In 1844 he was elected as Manager of the Society.

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

The Matthews House has contextual value as its architectural design and integrity supports and maintains the historic residential character of the area, which includes a variety of building types, styles and ages. This property is located on a prominent corner and contributes to the historic streetscape of both Sydenham and Queen Streets.

Cultural Heritage Attributes

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

- Two-and-a-half storey semi-detached building of limestone construction;
- Symmetrical fenestration pattern with six bays on the west elevation (three for each unit) and three-bays on the south elevation;
- Recessed front entrances with wood paneling, rectangular transoms and matching wooden doors;
- Smooth ashlar stones on the first storey of the west elevation with squared hammer-dressed coursed limestone on the upper storey as well as the north and south elevations;
- Projecting smooth ashlar quoining and belt course; and

- Side-gable/hipped roof with central brick chimney.

Non-Heritage Attributes

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

- Dormers; and
- Vinyl siding.

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the properties at 207-209 and 211 Queen Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the properties municipally known as the Cohen House at 207 Queen Street and the McKenzie House at 209 and 211 Queen Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

City of Kingston By-Law Number 2023-XX

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

Given First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2023-XX

Schedule “A”
Description and Criteria for Designation
Cohen House and McKenzie House

Civic Address: 207-209 and 211 Queen Street

Legal Description: Part Lot 339 ORIGINAL SURVEY KINGSTON CITY AS IN FR147613 (SECONDLY); S/T & T/W FR147613; City of Kingston, County of Frontenac

Part Lot 339 ORIGINAL SURVEY KINGSTON CITY AS IN FR123919 & CK80917; S/T & T/W CK80917; City of Kingston; County of Frontenac

Property Roll Number: 1011 030 080 02300 0000 and 1011 030 080 02200 0000

Introduction and Description of Property

The two subject properties include two buildings of cultural heritage value that span a shared property lines, namely the Cohen House at 207 Queen Street and the McKenzie House at 209 and 211 Queen Street. Both properties are located on the north side of the street, between Sydenham and Clergy Streets, in downtown Kingston. The approximately 400 square metre property at 207-209 Queen Street includes portions of both buildings, while the approximately 500 square metre property at 211 Queen Street includes the western half of the McKenzie House and a second detached dwelling, of no known heritage value, at 20 Colborne Street. The Cohen and McKenzie houses, while of different styles and built in different eras, are both two-and-a-half storey red-brick residential buildings; the Cohen House was constructed circa 1900 and the McKenzie House was built in 1821.

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 Cohen House is a good example of a Queen Anne revival-style building. Features of the style include asymmetrical design and bay windows, both of which have been incorporated into the design of 207 Queen Street. Typical of this style are the decorative details, which include the brickwork between the first and second storey of the bay window, the brackets under the projecting eaves and the fish scale shingles in the roof gable. The building sits on a tall limestone foundation.

The McKenzie House at 209 and 211 Queen Streets is an early example of a Georgian-influenced residential building in Kingston. The brickwork is of an early hand-moulded type and may represent one of the earliest surviving brick buildings in downtown Kingston. Its survival and future conservation is essential to the history of Kingston architecture. Typical of the Georgian style is the five-bay regular fenestration pattern of large rectangular openings with a central doorway. Further, a large balcony has been added to 211 Queen Street and a second door was added to the main floor (perhaps as early as 1928 when it became a double-house), neither has cultural heritage value. The building sits on a tall limestone foundation.

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 Cohen House is associated with the Jewish-Canadian settlement area along Princess Street and its surrounding residential neighbourhood, which was established in the 19th century and was known locally as Little Jerusalem. Jewish families leaving Europe chose Kingston in which to settle since other friends or relatives settled here, an important consideration when immigrating, especially for a population with close religious and family ties. In 1897 the Jewish Congregation purchased property for a cemetery, which represents the official start of the congregation, and in 1910 the first Synagogue – Beth Israel Synagogue – was built at 148 Queen Street, just a block east of the subject property. The Jewish population in Kingston tended to live close to where they worked. Their businesses were located along Princess Street, with a high concentration between Clergy and Sydenham Street, and homes located in the surrounding residential area including the Cohen House.

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.

207 Queen Street was built for Isaac Cohen, a prominent businessman and president of the Kingston Hebrew Congregation. Isaac arrived in Kingston in 1891 from Russia. He started working as a Hebrew teacher before starting his own business in the late 1890s, at which time he likely built the subject dwelling. Isaac owned the Kingston Rag & Metal Co. with Max Susman. This type of career was typical for Kingston's Jewish population. Most of the early Jewish immigrants dealt in second-hand and scrap goods as it was the most efficient mode of business for an immigrant group with little access to capital.

Isaac Cohen was very active in the Jewish community, advocating for the construction of the Beth Israel Synagogue at 148 Queen Street in 1910 (demolished circa 1961). Cohen was also an important member of the Jewish community; by 1915 he was the president of the Kingston Hebrew Congregation. He served several terms as the president of the Kingston Zionist Society and as Vice-President of the Zionist Organization of Canada. He was also an active member of the Kingston community, serving as trustee for the Board of Education from 1916-1920 and Alderman for the City of Kingston in 1920 and 1921. He was a philanthropist who dedicated a stained-glass

window in Memorial Hall at Kingston City Hall, furnished a room and nursery at Kingston General Hospital, a room at Hotel Dieu Hospital and endowed scholarships at Queen's University. Due to his activities in the Jewish community and the City, his home was a centre of communal affairs where Cohen hosted many dignitaries who visited Kingston.

The McKenzie House has direct association with two prominent Kingstonians, Captain James McKenzie and William Ford Jr. James McKenzie was born in Scotland around 1782 and served in the British Navy during the French Revolution and the Napoleonic wars before being assigned to the defense of the Great Lakes in 1813. He served many roles during the war of 1812 and was appointed as Captain of the steamship Frontenac in 1817. The Frontenac was the first Canadian-built steamship on the lakes. McKenzie built 209-211 Queen Street in 1821 and advertised part of it to rent in 1822. He retired from the military in 1831 but continued to be active in the ship building industry, reportedly making himself a wealthy man.

When the property left the McKenzie family in 1851, it was sold to William Ford Jr, who became mayor of Kingston in that same year and who lived in this house for many years. The McKenzie House remained in the Ford family until 1893.

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

The Cohen and McKenzie Houses are situated within a residential neighbourhood that consists of Colborne, Sydenham, Clergy and Queen Streets. The neighbourhood exhibits a continual pattern of reuse and replacement of existing structures that has left examples of building from the early-19th century to the present. The streets' historic buildings vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick and limestone. This variety creates a visually appealing and diverse streetscape. The Cohen and McKenzie buildings are located close to the lot line and helps to create a streetwall with 213-221 Queen Street. These properties help to define and maintain the historic streetscape of Queen Street and this area.

Cultural Heritage Attributes

Key exterior elements that contribute to the cultural heritage value of 207 Queen Street include its:

- Two-and-a-half storey red-brick building with offset front entrance, and gable roof that projects over a two-storey bay-window on the west side of the south façade;
- Fish-scale-style bargeboard on main gable with large central window opening;
- Decorative brickwork between the first and second storeys;
- Original window openings with stone sills and brick voussoirs;
- Large decorative brackets under the projecting gable;
- Tall limestone foundation; and
- Location close to the lot line, creating a streetwall along Queen Street.

Key exterior elements that contribute to the cultural heritage value of 209 and 211 Queen Street include its:

- Two-and-a-half storey red-brick building with low-pitched gable roof on a limestone foundation;
- Regular fenestration pattern of tall rectangular openings with brick voussoirs and stone sills;
- Remaining portions of twin brick chimneys; and
- Location close to the lot line, creating a streetwall along Queen Street.

Non-Heritage Attributes

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

- Second floor balcony at 211 Queen Street; and
- Detached dwelling at 20 Colborne Street.

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 61 Alwington Avenue 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 [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Graham House at 61 Alwington Avenue (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

City of Kingston By-Law Number 2023-XX

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

Given First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2023-XX

Schedule “A”
Description and Criteria for Designation
Graham House

Civic Address: 61 Alwington Avenue
Legal Description: Lot 19 ALWINGTON AV Plan 54 KINGSTON CITY; City of Kingston, County of Frontenac
Property Roll Number: 1011 070 070 12500 0000

Introduction and Description of Property

Graham House at 61 Alwington is located on the east side of Alwington Avenue, south of Union Street, in the Alwington neighbourhood, in the City of Kingston. The property contains a one-and-a-half storey vernacular Carpenter Gothic frame house, constructed in 1894 by Thomas Graham.

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.

Graham House has physical/design value as a rare surviving example of a late 19th century vernacular Carpenter Gothic frame house with architectural integrity. The one-and-a-half storey massing with asymmetrical footprint, covered verandah, on a limestone foundation is characteristic of the Carpenter Gothic house form. The simple massing of the house is enlivened by well-considered, playful, and well-crafted decorative wood detailing.

The house is clad in painted coved tongue and groove wood siding with a playful shingle design in the gable that incorporates plain, fish-scale and “reverse crenellation” style shingles. Original window openings with decorative wooden surrounds are located on the ground and second floor of the façade and on the ground floor of the south elevation. The verandah with its pedimented entrance, evenly spaced chamfered columns, arched vergeboard with simple fretwork, decorative brackets, and balustrade, is a significant feature of the house’s architectural expression.

The survival and quality of the house’s original decorative wood detailing, siding, and shingles is uncommon. Of interest is the repetition of circular and sunburst motifs found in the pediments, vergeboard, brackets, balustrade, windows surrounds and at the northwest and southwest intersections of the eaves. The only evident alterations to the façade include the replacement of the front door and sliding sash windows on the

second floor. Additionally, a second floor has been added to the original one-storey rear addition and the dormer on the south facing roof slope has been enlarged and remodeled.

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.

Graham House has contextual value as its architectural design and integrity supports and maintains the historic residential character of the Alwington streetscape. It is also visually linked to 56 Alwington Avenue, a mid-19th century Regency cottage, located on the west side of Alwington Avenue.

Cultural Heritage Attributes

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

- One-and-a-half storey asymmetrical massing with steeply pitched gable roof and wide eaves;
- Wooden eaves (fascia and soffit);
- Wooden verandah wrapping around the façade and south elevation with pedimented entrance, evenly spaced chamfered columns, simple fretwork on arched vergeboard, brackets with sunburst motif, and decorative balustrade;
- Painted coved tongue and groove wood siding with regular, fish-scale and “reverse crenellation” style shingles in the gable;
- Decorative wood detailing including mouldings (e.g., triangular and circular) in the pedimented entrance, sunburst motif with dropped dart-shaped pendant in the gable pediment, and roundels at the northwest and southwest intersection of the eaves;
- Original window openings and decorative wooden window surrounds, including the pair on the second floor and three-lite mullioned window on the ground floor of the façade, and the pair on the ground floor of the south elevation;
- 12-over-1 vertically sliding wooden sash windows with coloured glass in the upper sash and one-over-one wooden storm windows in the three-lite mullioned window on the façade; and
- Limestone foundation.

City of Kingston By-Law Number 2023-XX

A By-Law to Designate the property at 71 Montgomery Boulevard to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

Whereas:

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

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

On [insert date], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Wellborn House at 71 Montgomery Boulevard (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

City of Kingston By-Law Number 2023-XX

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

Given First and Second Readings XXX, 2023

Given Third Reading and Passed XXX, 2023

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Wellborn House

Civic Address: 71 Montgomery Boulevard
Legal Description: Part Lot 1, Plan 366 as in FR500299; S/T FR131545
KINGSTON TOWNSHIP; now City of Kingston, County of
Frontenac
Property Roll Number: 1011 080 010 13400 0000

Introduction and Description of Property

Wellborn House, at 71 Montgomery Boulevard, is located on the west side of the street, south of Front Road, in the Reddendale neighbourhood in the City of Kingston. The approximately 4,500 square metre waterfront property contains a two-storey clapboard farmhouse with later additions, constructed in 1882 to plans by William Newlands for the Wellborn family.

Statement of Cultural Heritage Value/Statement of Significance

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

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.

This building has physical/design value as an important early house by well-known local architect William Newlands. Undertaken just a few months after he opened his architectural practice in 1882, this clapboard farmhouse makes an interesting contrast with the brick city houses for which Newlands is principally known. The Wellborn House is a two-storey house with a three-bay centre-hall front facade, it has a hipped roof and symmetrical brick chimneys. The windows have two-over-two glazing, segmentally arched heads, and shutters. On the north side is a two-storey addition. Its similar design and early date suggest that Newlands might have designed it also. In keeping with this late Victorian period, Newlands gave the underlying traditional house plan a number of artistic embellishments suggesting Italianate influence, such as the roof cornice brackets, the decorated porch and columns, and the hipped roof with its generous eaves. The outline of a second-storey doorway is visible. The door has been replaced by a window.

William Newlands was a well-known and successful architect in Kingston from 1882 to 1926. The Wellborn House is an important achievement for Newlands at the start of his career, demonstrating both his skill in creating an attractive, harmonious design based on a relatively modest wood frame farmhouse and his understanding of contemporary

styles and techniques. This early work already shows features such as the arched windows that are characteristic of his later house designs. 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 Wellborn House is also associated with the Wellborn family who were among the first settlers in the area. An early farming family who once owned much of Reddendale, both south and north of Front Road (approximately 176 acres). Marmaduke Wellborn started working this land in the 1830s. A waterfront building lot was separated from the farm parcel, and original farmhouse to the north (no longer extant), in 1882 for William Wellborn, Marmaduke's grandson. The larger farmland (south of Front Road) remained in the Wellborn family until 1919 and remained active farmland until 1946 when the first of many residential lots were created. The nearby Crerar Park includes a small burial plot where some of the early Wellborn family members, including Marmaduke and Mary Wellborn, were buried. It is suggested that the nearby Welborne Avenue is named in honour of the Wellborn family, but this is unverified.

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

The Wellborn House has contextual value as it is important in defining and maintaining the historic rural character of the area. For many decades this was the only substantial house in the area, with its generous lot size, substantial height and length, and fine 19th century architecture it still commands attention. The Wellborn House helps to connect the present modern suburban neighbourhood with its 19th century rural origins.

Cultural Heritage Attributes

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

- Two-storey wood framed dwelling with clapboard exterior, and two-storey north addition;
- Regular fenestration pattern of arched openings, with remaining period windows and shutters;
- Front porch and doorway with transom;
- Arched door on the rear side; and
- Hipped roof with cornice brackets and chimneys.

Non- Attributes

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

- Single-storey modern addition on the south side with garage.

13 Aragon Road –
Hogan House



Google - 2014

1311 Turnbull Way –
Rankin House



131–137 Princess Street
City Hotel building



Heritage Studio – 2023

1360 Sydenham Road –
Harpell Farmstead



MW Hall Corp. 2021

1397 Sydenham Road -
Powley Farmhouse



Google 2021

203-205 Sydenham Street - Matthews House



207 & 209-211 Queen Street –
Cohen House & McKenzie House



Cohen House - 2023



McKenzie House - 2023

61 Alwington Avenue –
Graham House



Heritage Studio - 2023

71 Montgomery Boulevard - Wellborn House



Google 2014

Permit Reporting to Committee

File Number	Stream Type	Status	Property Address	Scope of Work	Planner
P18-062-2023	Stream 2	Permit Issued	484 Albert St.	Interior Alterations	PP
P18-063-2023	Stream 1	Permit Issued	168 Stuart St.	New Railings	PP
P18-068-2023	Stream 2	Permit Issued	113 Johnson St.	New Fence and Gate	NK
P18-071-2023	Stream 1	Permit Issued	89 Barrack St.	New Roofing	PP
P18-076-2023	Stream 1	Permit Issued	3737 Princess St.	New roofing	PP
P18-079-2023	Stream 1	Permit Issued	221 Queen St.	New Signage & Address Markers	PP
P18-081-2023	Stream 1	Permit Issued	102 Centre St.	Restoring Stone Path	NK
P18-082-2023	Stream 1	Permit Issued	10 Union St.	Significant Repointing and like-for-like Replacement	PP
P18-085-2023	Stream 1	Permit Issued	33 Earl St.	Exterior Vents	PP
P18-086-2023	Stream 1	Permit Issued	18 Barrie St.	Re-shingling Roof	NK
P18-088-2023	Stream 1	Permit Issued	120 Earl St.	Re-build Porch	RL