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Office of the City Clerk

May 6, 2015

Via internal mail

Peter Huigenbos, Manager
Real Estate and Land Development
The Corporation of the City of Kingston
310 King Street East (British Whig Building)
Kingston, ON K7L 3A4

Dear Peter:

**RE: Heritage Designation – 305-323 Rideau Street, Bailey Broom Factory To Be
Of Cultural Heritage Value And Interest**

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find a copy of By-Law No. 2015-19, A By-Law to designate Bailey Broom Factory at 305-323 Rideau Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*, (R.S.O. 1990, 0.18), which By-Law was registered on title on April 17, 2015, as Instrument Number FC197498.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Planner – Heritage, Planning & Development.

Yours truly,


John Bolognone
City Clerk

/s/

Enclosure

cc: L. Hurdle, Commissioner, Community Services
P. Agnew, Director, Planning & Development
R. Leary, Senior Planning – Heritage, Planning & Development
Ontario Heritage Trust

The Corporation of the City of Kingston

216 Ontario Street, Kingston ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

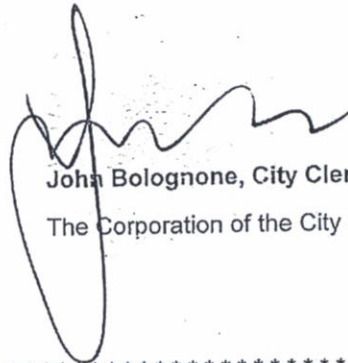
Fax: (613) 546-5232

jbolognone@cityofkingston.ca



I, John Bolognone, hereby certify this to be a true and correct copy of By-Law Number 2015-19, "A By-Law To Designate Bailey Broom Factory At 305-323 Rideau Street To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, 0.18) (See Clause (1), Report Number 14)", which was passed by the Council of the Corporation of the City of Kingston on March 25, 2015.

DATED at Kingston, Ontario
this 27th day of March, 2015



John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2015-19

A By-law To Designate Bailey Broom Factory At 305-323 Rideau Street To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: March 25, 2015

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 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 and interest; and

Whereas Council consulted with its Municipal Heritage Committee on November 24, 2014, and has approved the designation of a property located at 305-323 Rideau Street (Part of Lot 13, Registered Plan B3 now designated as Part 2 on Plan 13R-20924, being part of PIN 36001-0129 LT, City of Kingston); and

Whereas a notice of intention to designate the property was published in the *Kingston Whig-Standard*, which is a newspaper having general circulation in the municipality, on February 3, 2015; and

Whereas no notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston.

Therefore be it resolved that the Council of the Corporation of the City of Kingston hereby enacts as follows:

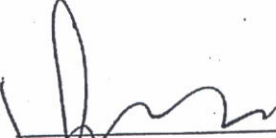
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 305-323 Rideau Street, also known as the Bailey Broom Factory, more specifically described in Schedule A attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the land registry office. The City Clerk is hereby authorized to cause a copy of this By-law to be served on the owner (City of Kingston) of the land described in Schedule A hereto and on The Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in the *Kingston Whig-Standard*;
3. For the purpose of interpretation the term 'Maintenance' will include the following:
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Property, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of broken glass in windows; minor


exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

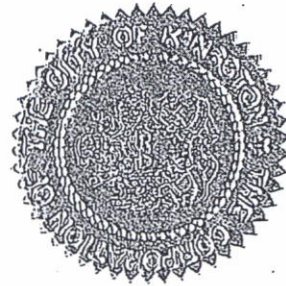
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings January 27, 2015

Given Third Reading and Passed March 25, 2015


John Bolognone
City Clerk


Bryan Paterson
Mayor



**Schedule A
Description and Reasons for Designation
305-323 Rideau Street**

1. Legal Description

Civic Address: 305-323 Rideau Street
Lot/Concession: Part of Lot 13, RP B3, now designated as Part 2 Plan 13R-20924,
City of Kingston
Property Number: PIN 36001-0129 LT

2. Introduction and Description of Property

The property at 305-323 Rideau Street is an irregular-shaped parcel located at the northeast corner of Cataraqui and Rideau streets in the City of Kingston. The only structure on the property is a one-storey, L-shaped building comprising three parts: a brick office facing onto Rideau Street; a brick warehouse/workshop extending east along Cataraqui Street; and a poured-concrete warehouse/workshop extending north along Rideau Street.

The building has recently become known as the "Bailey Broom Factory". It was built in stages between 1894 and 1911, while the property was owned by the Imperial Oil Company (1890-99), its subsidiary the Queen City Oil Company (1899-1903) and the Bailey Broom Company (1903-1923). The brick warehouse/workshop was built by Imperial Oil in 1894. The brick office and the concrete warehouse/workshop were built c1909 by the Bailey Broom Company. The office portion was designed by W. Newlands & Son, Architects. Builders/trades included: McKelvey & Birch (tin and plumbing); Harry W. Watts (contractor), and R. N.F. McFarlane.

3. Statement of Cultural Heritage Value/Statement of Significance:

The cultural heritage value of the Bailey Broom Factory lies in its architectural design, its historical value and its contextual value.

The property associated with the Bailey Broom factory has historical value because it includes the office section of the building, built circa 1909, a representative example of Queen Anne Revival style as applied to a commercial storefront.

The property has associative value because of its affiliation with the Bailey Broom Company, a local broom manufacturing company founded in 1903, and its principals, Samuel R. Bailey, John M. Hughes and William J. Lee. The Bailey Broom Company owned and operated a factory here from 1903 to 1923, adding the office section and the concrete wing. The Baileys were in the broom-making business is a good illustration of

the type of small industrial enterprise that thrived in Kingston during the late 19th and early 20th centuries.

Samuel Bailey was the son of William and nephew of Benjamin Bailey, both of whom operated broom companies at other locations in Kingston from at 1863 to 1903. Samuel was a broom maker from 1885 to 1909 and later became a town councillor and member of various city committees.

The office section was designed by W. Newlands & Son, Architects c1910-11. William Newlands practised from 1882 to 1926, primarily in Kingston, and designed many commercial and industrial buildings. The Bailey Broom Factory exhibits many features typical of Newland's designs and is an example of his work in a modest industrial/commercial setting.

This property has important contextual value because it is one of several late-19th century or early 20th century industrial buildings in the area surrounding Cataraqui Street and bounded by Rideau Street and the Cataraqui Rivers. It is important in supporting the industrial character of the area. Because of its location at the corner and Cataraqui Streets, its brick construction and its distinctive architecture, it acts as a visual and geographical gateway to the area.

4. Cultural Heritage Attributes

The heritage attributes essential to the cultural heritage value or interest of this property is the former Bailey Broom Company building. Key elements of the building include:

- the central office section designed by William Newlands in a modest Queen Anne Revival style, including: its asymmetrical form and projecting and receding planes; the parapetted front elevation with prominent, dentilled cornice and pediment; the gabled roof; the projecting side-hall entrance with corbelled piers and arch; the entrance door with glazed and fielded panels; the three-sided bay with pyramidal roof and prominent cornice; and the segmental-arched door and window openings topped with brick voussoirs;
 - the brick construction and concrete and stone foundations of the office section;
 - the simple, functional qualities of the brick wing along Cataraqui Street, including its brick construction, rhythmic bays marked by brick piers, random-coursed stone foundation, and low-sloped gable roof;
 - the visibility and legibility of its heritage attributes from Rideau Street and Cataraqui Street;
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- its visual relationship to other late-19th century and early 20th century industrial buildings in the area, including the former National Grocers Building and the former Dominion Cotton Mill, both on Cataraqui Street.
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