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Office of the City Clerk

May 15, 2018

David Fowler
Kingston Collegiate Institute Board
Limestone District School Board
Postal Bag 610
220 Portsmouth Avenue
Kingston, ON K7L 4X4

ONTARIO HERITAGE TRUST

MAY 18 2018

RECEIVED

Dear Mr. Fowler:

Re: Heritage Designation – Kingston Collegiate and Vocational Institute at 235 Frontenac Street and 136 Alfred Street

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-Law Number 2017-217 entitled "A By-Law to Designate the Kingston Collegiate and Vocational Institute at 235 Frontenac Street and 136 Alfred 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 was registered on title on May 10, 2018, as Instrument FC259876.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning, Building & Licensing Services at 613 546 4291, extension 3283, or at rleary@cityofkingston.ca during regular business hours.

Sincerely,


John Bolognone
City Clerk

/s/

Enclosure – Registered By-Law

cc: R. Leary, Senior Heritage Planner
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

Properties

PIN 36034 - 0078 LT
Description LT 903-910 PL A12 KINGSTON CITY; KINGSTON ; THE COUNTY OF FRONTENAC
Address KINGSTON

PIN 36034 - 0202 LT
Description LT 911-912, 939-940, 945-946 PL A12 KINGSTON CITY EXCEPT PT 1 13R11181;
KINGSTON ; THE COUNTY OF FRONTENAC
Address KINGSTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KINGSTON
Address for Service 216 Ontario Street, Kingston, ON K7L
2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and Janet Jaynes, Acting City Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Katie A. Donohue 216 Ontario Street acting for Signed 2018 05 10
Kingston
K7L 2Z3 Applicant(s)

Tel 613-546-4291

Fax 613-546-6156

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KINGSTON 216 Ontario Street 2018 05 10
Kingston
K7L 2Z3

Tel 613-546-4291

Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee \$63.65
Total Paid \$63.65

File Number

Applicant Client File Number : LEG-C01-001-2018



I, **Janet Jaynes** , hereby certify this to be a true and correct copy of **By-Law Number 2017-217, "A By-Law to Designate the Kingston Collegiate and Vocational Institute at 235 Frontenac Street and 136 Alfred 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 was passed by the Council of The Corporation of the City of Kingston on January 9, 2018.

Dated at Kingston, Ontario
this 10th day of January, 2018

Janet Jaynes, Acting City Clerk
The Corporation of the City of Kingston

By-Law Number 2017-217

A By-Law to Designate the Kingston Collegiate and Vocational Institute at 235 Frontenac Street and 136 Alfred 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: January 9, 2018

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 or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 235 Frontenac Street and 136 Alfred Street, also known as the Kingston Collegiate and Vocational Institute (Lots 903-910, Plan A12, City of Kingston, County of Frontenac and Lots 911-912, 939-940, 945-946, Plan A 12, Except Part 1 on Reference Plan 13R-11181; City of Kingston, County of Frontenac) on October 4, 2017; 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 November 21, 2017; 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: 235 Frontenac Street and 136 Alfred Street, also known as the Kingston Collegiate and Vocational Institute, more particularly 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 proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner (Limestone District School Board) 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:

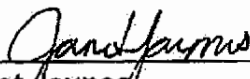
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following:

periodic inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken 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 in accordance with the City's Policy of Masonry Restoration on Heritage Buildings; caulking and weatherproofing."

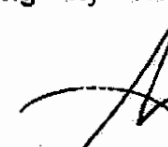
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This by-law shall come into force and take effect on the date of its passing.

Given First and Second Readings: November 7, 2017

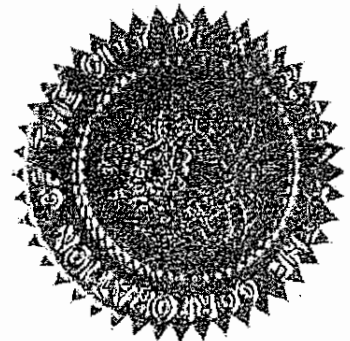
Given Third Reading and Passed January 9, 2018



Janet Jaynes
Acting City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Kingston Collegiate and Vocational Institute (KCVI)

Civic Address: 235 Frontenac Street and 136 Alfred Street

Legal Description: Lots 903-910, Plan A12, City of Kingston, County of Frontenac; and Lots 911-912, 939-940, 945-946, Plan A 12, Except Part 1 on Reference Plan 13R-11181; City of Kingston, County of Frontenac.

Tax Roll Number: 1011010070104000000

Introduction and Description of Property

Kingston Collegiate and Vocational Institute, known locally as KCVI, (Plan A12, Lots 903 to 912 inclusive and Part of Lots 939 and 945, City of Kingston) is located south of Earl Street between Frontenac Street to the west and Alfred Street to the east; immediately adjacent to Queens University main campus to the south. The property is approximately 1.2 hectares (3 acres) with frontage onto Frontenac, Earl and Alfred Streets.

The oldest section of the current brick and limestone building (the Alfred Street elevation) was constructed in 1911. The three-storey Frontenac Street addition was constructed in two stages starting at the southern end in 1931 and adding on to the north in 1959. In 1959 the earlier school building, dating from 1892 and designed by well-known local architecture firm Powers & Son, was demolished. This property has cultural heritage value through its physical/design values, its historical associations, and its contextual values.

The style of this building can be seen in secondary school architecture of this period across southern Ontario. It is similar in many ways to Jarvis Collegiate in Toronto, built in 1924.

Statement of Cultural Heritage Value or Interest

Physical/Design Value

The property has physical/design value particularly in its 1911, 1931 and 1959 sections. The first two storeys of the 9 bay brick façade with limestone foundation, located closest to Alfred Street, was built in 1911, making it the oldest surviving portion of the building. The third floor addition was added in 1959. 18 large multi-pane windows with thick muntins grace the first and second floors of the east wall; the first floor with rounded heads and the second floor with square heads. This window pattern is continued on the south wall; while the openings and sills remain, the windows have been removed and bricked.

Brick pilasters separate the bays on the east wall, while a deep cornice with delicate dentils separate the older portion of the building from the upper floor addition, and adds to its physical design value.

The 11 vertical bays along Frontenac Street were built in two stages starting in 1931. The northern four (4) bays were added in 1959. The building is three storeys high consisting of a limestone foundation and brick cladding and includes nine (9) large multi-pane windows in 9 of its 11 vertical bays (the entrance bays being the exception). The brick clad walls are capped by limestone coping, broken regularly by limestone scuppers and its consistent fenestration pattern of multi-pane casement windows, are of particular heritage value.

Further elements reflecting its physical/design value include the two Collegiate Gothic or Beaux-Arts Gothic style projecting limestone entranceways with glazed oak doors in the 1931 section, facing Frontenac Street. Rising above the main entrance on Frontenac Street are two sets of tripartite windows on both the second and third floors. A large sign reading "Kingston Collegiate Vocational Institute" stands above the third floor window on the parapet wall over the main entrance.

The smaller of the two entrances includes the same large windows on the second and third floors above the main entrance, without the narrow flanking windows. A pair of original cast iron sconces is still extant on either side of this entrance. The rear façade of the 1931 portion of the building, which mirrors that of the front façade, is highly visible from Alfred Street.

Historical/Associative Value

The historical and associative value of this property begins with the school's founding. The Reverend John Stuart was a United Empire Loyalist and Anglican Missionary who in 1786 opened his first school out of his home near the present day Kingston General Hospital. In 1792 Lieutenant-Governor John Graves Simcoe authorized a grant to The Reverend Stuart in order for him to operate a grammar school.

Known as the "Midland District School", the first stand-alone grammar school was located in a log and frame building near the present intersection of King Street East and Lower Union Street. In 1853 it moved to Clergy Street into what is now Sydenham Public School. The school was renamed the Kingston Collegiate Institute in 1872.

In 1892 it moved to its current site and into a new Romanesque Revival style building facing Earl Street, designed by well-known Kingston Architect Joseph Power of Power & Son. The new building cost \$32,000 to build and school paid an extra \$500 for terracotta ornamentation of the exterior.

Additions were added to the building along Alfred Street in 1911 (presumably also designed by Power & Son). In 1931 the large wing along Frontenac Street was added for a new gymnasium and auditorium. It was designed by local architect Colin Drever of Drever & Smith architects in the Collegiate Gothic or Beaux-Arts Gothic style, with aspects of Art Deco. The school was renamed Kingston Collegiate and Vocational Institute in 1932.

In 1959 the original 1892 structure was demolished because it had fallen into disrepair. The northern four bays were added along Frontenac Street in a similar style to the 1931 wing and likely also designed by Drever. Also the third floor was added onto the 1911 Alfred Street wing at that time.

A further renovation and addition was undertaken in 1968 along Earl Street, in order to add a new gymnasium and auto shop.

The Reverend Stuart's grammar school, which evolved into what is now KCVI, is recognized as the first secondary school in Ontario, the second being Jarvis Collegiate in Toronto founded by Stuart's son George Okill Stuart.

The property has historical value for its contribution to the understanding of the evolution of the educational system in Kingston and the Province. It provides a direct link to the creation of post elementary / secondary school education in Ontario.

Throughout its long history many persons of national and provincial distinction have had connections to the school, including: Sir John A. Macdonald, Prime Minister of Canada; Sir Oliver Mowat, Premier of Ontario; and George Kirkpatrick, Lieutenant-Governor of Ontario, who laid the 1892 commemorative stone (later removed).

Throughout the war years KCVI played a vital role, offering night courses to the military. Among KCVI's artifacts are two historic plaques honouring students who gave their lives in the First and Second World Wars.

On November 12, 1992, a new coat of arms was dedicated by His Excellency The Right Honourable Ramon A. Hnatyshyn, Governor General of Canada, on the occasion of the Bicentennial of Kingston Collegiate and Vocational Institute.

Graduates of KCVI include many well-known local political figures, such as:

- The Honourable Peter Milliken, Speaker of the House of Commons and former M.P. for Kingston and the Islands;
- Ted Hsu, M.P. for Kingston and the Islands;
- Ken Keyes, former M.P.P. for Kingston and the Islands; and
- Former City of Kingston Mayors: Ken Matthews, Helen Cooper, Val Swain, George Speal and William (Bill) Mills.

The members of the well-known Kingston rock band The Tragically Hip and rock soloist David Usher are also graduates of KCVI.

Contextual Value

This property has contextual value for its importance in maintaining and supporting the institutional character of this area. This large prominent building provides a physical and functional link to the long standing institutional history of this part of Kingston.

Cultural Heritage Attributes

The heritage attributes essential to the cultural heritage value and interest of this property include:

- The building's scale and massing and visual presence on Frontenac and Alfred Streets;
- Foundation date stone on the west wall (Frontenac Street), which reads "Erected 1931";
- Alfred Street 1911 section:
 - The two-storey 9 vertical-bay brick façade with limestone foundation;
 - The consistent fenestration pattern on the first and second floors of the east and south walls, with rounded head openings on the first floor and square heads on the second floor;
 - 18 large multi-pane wooden windows with thick muntins on the east wall;
 - Its deep cornice with delicate dentils separating the second and third floors.
- Frontenac Street 1931 & 1959 sections:
 - The three-storey 11 vertical-bay façade of brick construction capped by Limestone coping broken regularly by limestone scuppers and sitting on a limestone foundation;
 - The consistent fenestration pattern, including 9 multi-pane window openings per bay (excluding entrance bays);
 - Its two Collegiate Gothic style projecting limestone entrances with glazed Oak doors with decorative transoms and including their own consistent fenestration patterns, including two sets of tripartite windows;
 - The sign reading "Kingston Collegiate Vocational Institute" on the parapet wall over the third floor window in the main entrance bay; and
 - The two original cast-iron sconces flanking the smaller entrance on Frontenac Street.