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Office of the City Clerk

March 21, 2012

[REDACTED]  
[REDACTED]  
[REDACTED]

**RE: CITY COUNCIL MEETING – MARCH 20, 2012 – UPDATE TO ONTARIO  
HERITAGE ACT DESIGNATION BY-LAW FOR 102 CENTRE STREET**

I would confirm that Kingston City Council at its regular meeting held on March 20, 2012, approved the following resolution, being Clause b), Report No. 41:

- b)** *THAT the amended designation by-law under the Ontario Heritage Act for the property located at 102 Centre Street (Part of Farm Lot 22, Concession 1, City of Kingston, County of Frontenac, being Part 1 on Plan 13R-20257), attached hereto as Exhibit 'A', be adopted by Council; and*  
*THAT the entry in the City of Kingston Heritage Properties Register for the property located at 102 Centre Street be amended to reflect the amended designation of the property.*  
*THAT this By-Law receive all three readings at the same meeting.*

**CARRIED**

By-Law 2012-63 received all Three Readings on March 20, 2012.

Pursuant to the Ontario Heritage Act, I am enclosing herewith a copy of the By-Law 2012-63, which includes the statement explaining the cultural heritage value or interest of the property and a description of the attributes of the property.

...continued on Page 2

The Corporation of the City of Kingston  
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

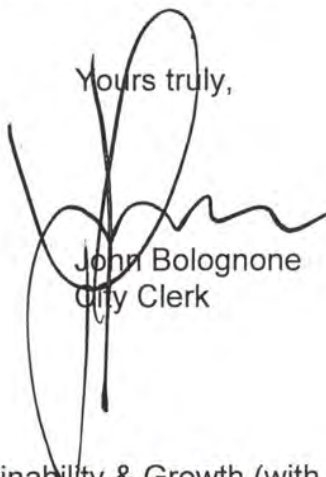
Fax: (613) 546-5232

[jbolognone@cityofkingston.ca](mailto:jbolognone@cityofkingston.ca)

Following registration of this by-law on the title to the property, a copy will be provided to you as well.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact Lindsay Lambert, Planner at ext. 2176.

Yours truly,

A handwritten signature in black ink, appearing to read 'John Bolognone', is written over the typed name and title.

John Bolognone  
City Clerk

/kr

Enclosure

Cc: C. Beach, Commissioner, Sustainability & Growth (with copy of By-Law)  
Ontario Heritage Trust (with copy of By-Law)

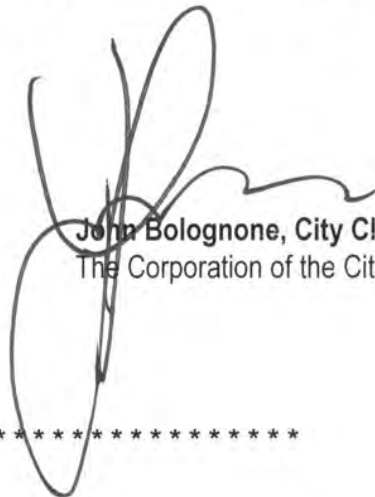
File No.



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I, **John Bolognone**, hereby certify this to be a true and correct copy of ***By-Law No. 2012-63, "A By-Law to Amend By-Laws No. 8497 and 8892 to Reflect the Cultural Heritage Value and Interest of 102 Centre Street (See Clause (b), Report No. 41)"*** which By-Law was passed by the Council of the Corporation of the City of Kingston on March 20, 2012.

**DATED** at Kingston, Ontario  
This 21<sup>st</sup> day of March, 2012.



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

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**BY-LAW NO. 2012-63**

**A BY-LAW TO AMEND BY-LAWS NO. 8497 and 8892 TO REFLECT THE CULTURAL HERITAGE VALUE AND INTEREST OF 102 CENTRE STREET**

**PASSED:** March 20, 2012

**WHEREAS** Section 30.1 of the Ontario Heritage Act provides for the updating of existing Designation By-Laws; and

**WHEREAS** the Legal Description for 102 Centre Street was changed by a severance and the 'Reasons for Designation' in the current By-Law do not meet current provincial requirements;

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

1. That all references to 'Barberry Cottage – 102 Centre Street', located in By-Law 8497 and Schedule 'A' of By-Law 8892 be deleted and replaced with the document hereto attached entitled '102 Centre Street'.

2. For the purpose of interpretation, 'Maintenance' on 102 Centre Street will include the following works:

Maintenance is considered routine, cyclical, and non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodical inspection; general property cleanup; general 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 in the same or similar colour; repairs to walls and floors that do not remove original material; and re-pointing areas of wall space under 1.5 square metres.

3. For the purpose of interpretation, interior works will be considered as delegated to Heritage Staff for approval with the understanding that approval of said works must follow the process as outlined in By-Law 2005-227, "A By-Law to Delegate to an Appointed Officer Specific Approvals under the Ontario Heritage Act".
4. A copy of this 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 of the land described in the document entitled '102 Centre Street' attached hereto and on The Ontario Heritage Trust.

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

**GIVEN ALL THREE READINGS AND FINALLY PASSED** March 20, 2012



CITY CLERK  
JOHN BOLOGNONE



MAYOR  
MARK GERRETSEN



**Schedule 'A'**  
**102 Centre Street**  
**Description and Reasons for Designation**

**Legal Description**

Civic Address: 102 Centre Street  
Lot/Concession: Part of Farm Lot 22, Concession 1, City of Kingston, County of Frontenac, being Part 1 on Plan 13R-20257  
PIN: 36031-0128 (LT).

**Description of Property**

The property known as Barberry Cottage, located at 102 Centre Street (Part of Farm Lot 22, Concession 1, City of Kingston, County of Frontenac, being Part 1 on Plan 13R-20257) is of cultural heritage value and interest because of its physical design values, its historical associations, and its contextual values. It is of physical design value because it is a good example of Gothic Revival/Picturesque design, its expression of the 'cottage aesthetic' through the stonework and the survival of interior elements. Its character defining exterior elements include its limestone construction which is expressed on the façade as ashlar and snecked rubble at other elevations, the fenestration in the form of casements with its muntin pattern expressed both symmetrically and asymmetrically (considered a Picturesque treatment), the building's L-shaped design with a verandah, the main entrance treatment with sidelights, transom and the French doors flanking the main entrance, and its steeply pitched centre gable breaking the eave line of the main hipped roof. Decorative elements that express its physical design value include the heavy looped rope moulding, verge, finial/pendant at the peak and Turdoresque elements. Notable interior elements include the floor plan, including the centre hall/cross hall plan, the back stairs and the back hallway (second floor), the main staircase with octagonal newel, the southeast fireplaces at each respective storey, and the kitchen fireplace. The semi-circular flagstone walk drive at the front, generous front, rear and side yards and the surviving mature trees, shrubs and perennial plantings at the front are also important elements of the property. 102 Centre Street is of historical/associative value because of its direct associations with a theme and persons significant to the history of Kingston. This includes its association with the theme of the City's expansion and urbanization westward, with the stone 'cottage' being one of the last cottage/villas to be built in the immediate area. It has direct associations with Smith Bartlett, Alexander Campbell and possibly William Coverdale. The property at 102 Centre Street is of contextual value as a key component of the streetscape and as a landmark for the area. It is also representative of the cottage style with its Picturesque siting of the building relative to the landscaping surrounding it.

## **Statement of Cultural Heritage Value/Statement of Significance**

The property located at 102 Centre Street is of cultural heritage value and interest because of its physical design values, its historical associations, and its contextual values.

### *Physical/Design Values*

The property at 102 Centre Street is of design/physical value because it is a good example of Gothic Revival/Picturesque design, its expression of the 'cottage aesthetic' through the stonework and the survival of interior elements. While the building's architect remains unconfirmed, the design and detailing suggest a designer very familiar with Gothic Revival/Picturesque detailing as applied to a 'solid' country house. This is evident in the manner the steeply pitched centre gable breaks the eave line of the main hipped roof (the typical 'cottage' roof) becoming the focus for architectural expression that includes the heavy looped rope moulding along the verge which extends to a particularly fine finial/pendant at the peak and is terminated with octagonal Tudoresque pendants. Each bracket of the rope moulding features a Tudor rose. As well, the centre gable window of paired casements is given special prominence with its deep, eared hood. The French doors which flank the main entrance lead to a verandah which is a typical feature of the cottage/villa style. The original verandah treatment was very much in the Tudor mode, the existing being a much more recent treatment. Beyond the façade, there is little decorative emphasis, though the coved (likely plastered) soffit and fascia /frieze with heavy drip mould which extends around the perimeter is noteworthy.

The stonework reflects the 'cottage aesthetic' with only a stringcourse across the front as a projecting detail and this originally as a termination for the verandah roof. Otherwise, the regularly coursed ashlar across the perimeter is noteworthy.

The fenestration is a very important element of the design though beyond the face the openings are placed functionally. The windows generally consist of multi-paned paired casements of various sizes with muntin configuration which is symmetrical in some and asymmetrical (considered a Picturesque treatment) in others. The muntin configuration is most highly articulated at the French doors where a distinctive border pattern has been created. Many of the louvered shutters survive on original pins and are held by shutter 'dogs' and are an essential visual component of the exterior.

Much of the original floor plan remains legible and several key features such as the main stair and octagonal newel and the fireplace surrounds of the southeast room at each respective floor remain intact and extend the Tudor vocabulary of the original design.

### *Historical/Associative Values*

102 Centre Street is of historical/associative value because of its direct associations with a theme and persons significant to the history of Kingston. It is also posited that the property demonstrates the work of important Kingston architect William Coverdale. 102 Centre Street is representative of a country cottage/villa type characteristic of the westward expansion of Kingston in the mid-19<sup>th</sup> century and is closely associated with some prominent Kingstonians.

The 100 acre parcel comprising the west half of farm Lot 22 and including the subject property, was purchased by Smith Bartlett in 1818. In 1852 Bartlett subdivided the property south of Otterburn (which he had built in 1841). Bartlett, originally from the U.S., was an important personage in early Kingston as a merchant, brewer, real estate owner and banker. His son, John Russell Bartlett, who grew up in Kingston, surveyed the boundary between Mexico and the United States and was the Secretary of State of Rhode Island for 17 years.

By 1852, seven of Bartlett's lots as well as Otterburn had been purchased by Alexander Campbell and it was Campbell who had the stone 'cottage' constructed, completed by 1857-1858 on the lot adjacent to Otterburn (where he was living). Alexander Campbell was a prominent lawyer, politician, educator and business man. The law partner of Sir John A. Macdonald, he was the first Alderman of Victoria ward, and was later elected to the Legislative Council for the Cataraqui District (1858-1867). Like Macdonald, he was a Father of Confederation. He held a variety of cabinet posts in the Macdonald government before resigning in 1887 to become the sixth Lieutenant Governor of Ontario (1887-1892). He was considered one of the most influential Conservatives of the period and was knighted in 1879. However, the tenure of the Campbell family at the cottage was short as they sold the property in 1858.

The design of the building has been linked to John Grist, later clerk of the Works for the Houses of Parliament, based on a published 1853 tender call, but also bears a strong stylistic resemblance to the work of William Coverdale with whom Alexander Campbell corresponded during this period.

102 Centre Street is also associated with the theme of the City's expansion westward, the Western Liberties being annexed by the City of Kingston in 1850. This expansion begins the trend of urbanization of the area exemplified by Smith Bartlett's subdivision. The stone 'cottage' is one of the last of the cottage/villas to be built in the immediate area.

### *Contextual Value*

The property at 102 Centre Street is of contextual value because of its role in supporting the character of Portsmouth Village and as a landmark for the area.

The property is a very important component of the Centre Street streetscape, which is comprised of several mid-19<sup>th</sup> century cottages/villas as well as some c. 1920 Craftsman Homes across the street. It is also one of the groups of cottages/villas which survive as a distinctive entity throughout western Kingston, ranging from Rockwood to Otterburn.

An essential aspect of the cottage style was the Picturesque siting of the building relative to the landscaping surrounding it. In its current form, the property reflects the original configuration of a substantial house set back from the street and flanked by generous side yards. The size of the side yards was a result of both aesthetic and functional considerations. Setting the 'cottage' in a miniature version of a rural setting creates the illusion of countryside, even within what was clearly intended to be, and soon to become an urban streetscape. Providing ample space for stables and service yards also meant that plenty of space could still be set aside for ornamental landscaping that was an integral part of the illusion created of a rural scene. Surviving features in that reflect the original design intent include the mature and immature trees on the property and the semi-circular, flagstone walk, although the plantings are probably not the same species or in the same locations as would have been the case with the original, Picturesque design, nor is the flagstone path probably following the same alignment as the original (it appears to have been a wider arc).

## **Character Defining Elements / Heritage Attributes**

### *Physical/Design Attributes*

- 'L' Plan comprised of original main section and kitchen
- Stone exterior, including both ashlar façade and snecked rubble at other elevations
- Steeply pitched centre gable breaking the eave line of the main hipped roof (typical 'cottage' roof)
- Heavy looped rope moulding along the verge which extends to a particularly fine finial/pendant at the peak and terminated with octagonal Tudoresque pendants, each bracket of the rope moulding featuring a Tudor rose
- The centre gable window of paired casements with its deep, eared hood
- The French doors which flank the main entrance with distinctive muntin configuration
- The main entrance treatment with sidelights and transom (door includes the interior rimlock)
- The verandah (as a feature though ideally in its original form)
- The coved (likely pilastered) soffit and fascia/frieze with heavy drip mould which extends around the perimeter
- The fenestration consisting of multi-paneled paired casements of various sizes with muntin configuration which is symmetrical in some and asymmetrical (considered a Picturesque treatment) in others
- The louvered shutters set on original pins and held by original shutter 'dogs'

- The chimneys (as a feature though ideally in their original corbelled form)
- The semi-circular flagstone walk

*Historical/Associative Attributes*

- Its direct associations with Smith Bartlett, Alexander Campbell and possibly William Coverdale.
- Its association with the theme of the City's expansion and urbanization westward, with the stone 'cottage' being one of the last cottage/villas to be built in the immediate area.

*Contextual Attributes*

- Its role as a key component of the streetscape and as a landmark for the area.
- The Picturesque siting of the 'cottage/villa' building relative to the landscaping surrounding it.
- Its role as one of the groups of cottages/villas which survive as a distinctive entity throughout western Kingston, ranging from Rockwood to Otterburn.

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