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Office of the City Clerk

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February 17, 2015

Chris Vandyk  
Heather Kane  
Correctional Service of Canada  
340 Laurier Avenue West  
Ottawa, ON K1A 09P

Dear Mr. Vandyk and Ms. Kane:

**RE: Heritage Designation – 440 King Street West (St. Helen's) and 462 King Street West (Stone Gables) to be of Cultural Heritage Value and Interest**

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

- 1) a copy of By-Law Number 2014-184, A By-Law to Designate St. Helen's at 440 King Street West, 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 February 13, 2015 as Instrument Number FC194840; and
- 2) a copy of By-Law Number 2014-185, A By-Law to Designate Stone Gables at 462 King Street West, 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 January 16, 2015 as Instrument Number FC193649.

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 Planner – Heritage, Planning & Development  
Ontario Heritage Trust

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The Corporation of the City of Kingston

216 Ontario Street, Kingston ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

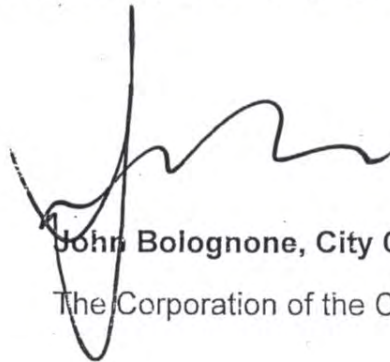
Fax: (613) 546-5232

jbolognone@cityofkingston.ca



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I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2014-184, "A By-Law To Designate St. Helen's at 440 King Street West 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 (4), Report Number 113)"**, which was passed by the Council of the Corporation of the City of Kingston on January 6, 2015.



**DATED** at Kingston, Ontario  
this 10th day of February, 2015

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

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**By-Law Number 2014-184**

**A By-Law to Designate St. Helen's at 440 King Street West 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 6, 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 or interest; and

**Whereas** Council has consulted with its Municipal Heritage Committee and has approved the designation of a property located at 440 King Street West, also known as St. Helen's (Part Farm Lot 21, Concession 1 (AKA Concession Broken Front), Being Part 1 on Reference Plan 13R-4083; Subject to FR131763, City of Kingston, County of Frontenac) on November 3, 2014; 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 25, 2014; 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: 440 King Street West, also known as St. Helen's, 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 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 definition (or as otherwise defined in the City's Procedural By-law for Heritage):  
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of Protected Heritage Properties, including the following: periodical 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; caulking and weatherproofing.”;

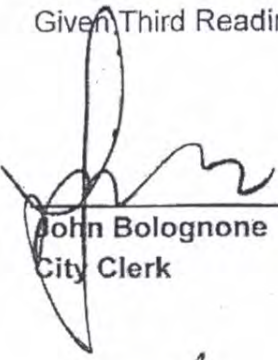
4. This by-law does not apply to the property affected, or to any adjacent lands, so long as the affected property or adjacent lands are held by Her Majesty the Queen in right of Canada (the "Federal Crown"). This by-law shall apply to any portion of the affected property or adjacent lands which cease to be owned by the Federal Crown, and shall be in full effect in relation to any other purpose including Section 2.6 of the Provincial Policy Statement (2014), or any superseding policy statement;

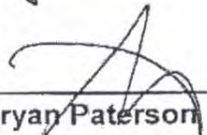
5. The City reserves the right to install a designated property plaque or interpretive panel; and

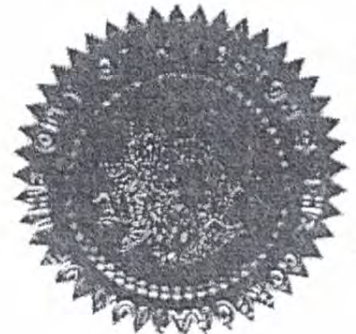
6. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 18, 2014

Given Third Reading and Passed January 6, 2015

  
\_\_\_\_\_  
John Bolognone  
City Clerk

  
\_\_\_\_\_  
Bryan Paterson  
Mayor





## **Schedule "A"**

### **Description and Reasons for Designation**

#### **St. Helen's**

#### **Legal Description**

Civic Address: 440 King Street West

Lot/Concession: Part Farm Lot 21, Concession 1 (AKA Concession Broken Front),  
Being Part 1 on Reference Plan 13R-4083; Subject to FR131763,  
City of Kingston, County of Frontenac, PIN 36264-0151 (LT)

Property Number: 1011070080003000000

#### **Introduction and Description of Property**

The property at 440 King Street West is comprised of three mid-19th century buildings – St. Helen's, Red Cross Lodge and Grant House – set on 2.63 hectares (6.5 acres) of waterfront land. A decorative, cast-iron fence on a stone base runs along the King Street West frontage of the property and the land slopes downward from there to Lake Ontario. The property is mostly open and grassed, with a few specimen trees and gardens, and a rocky shoreline.

"St. Helen's" is a Regular villa in the Picturesque tradition, built in 1837-8 for Kingston lawyer Thomas Kirkpatrick and his wife Helen. It is a two-storey brick structure clad in pebbled stucco with wood trim and a metal roof. The original architect is unknown but William Coverdale has been suggested as a possibility. St. Helen's has been altered by the addition of: a two-storey portico at the rear (c1855); a porte cochère with carriageway at the front entrance (1866); a laundry and verandah at the east end (1855, William Coverdale); and the extension of the west wing and addition of oriel windows (1910, William Newlands).

The Red Cross Lodge is a one-storey, brick building clad in stucco and siding. Located to the east of the villa on steeply sloping land, it has a full walkout basement at the rear. The Lodge was built as an outbuilding to the villa, sometime between 1838 and 1855. It was originally a rectangular footprint, but is now U-shaped due to a 1918 expansion (William Newlands, architect) and later additions to the southeast and southwest.

Grant House is a two-storey building made of evenly coursed, well-dressed, cut stone. Located slightly east of the Red Cross Lodge on steeply sloping land, it has a one-storey elevation on the front elevation and a full two storeys at the rear elevation. Grant House was built in the early 1840s as part of improvements to Morton's Brewery and Distillery on land adjacent to St. Helen's. It has been altered by the addition of a two-storey frame building at its east end (c.1940) and a one-storey garage at its west end (post-1945).



The property also includes a small utility building built after 1988, and located at the base of the slope.

### **Heritage Value**

The property at 440 King Street West is significant for its design value, its historical value and its contextual value:

#### **Design Value:**

Although much reduced in size and missing many of its earlier features, the property, originally developed in 1837-1838, is a rare, surviving example of a 19th century Picturesque landscape, with its Regency villa, surviving outbuilding, expansive grounds and sloping, lakeside topography. The decorative cast-iron fence, likely added c1860 is a good representative example of its type. St. Helen's villa, built in 1837-1838, is an excellent representative example of a Regular villa in the Picturesque tradition. It is one of the finest examples of Picturesque Regency architecture in Canada, retaining the many elements of the Regular villa, as well as the designed relationship between the building and its grounds. Red Cross Lodge, built between 1838 and 1855, is the sole surviving outbuilding at St. Helen's, and a representative example of an outbuilding to a Picturesque estate. St. Helen's villa and Red Cross Lodge are relatively rare examples of the Regency construction method of brick construction clad with pebbled stucco. Interior and exterior elements of the villa display high degrees of craftsmanship. Grant House, built in the early 1840s, is a representative example of mid-19th century, neo-classical vernacular architecture and its stonework displays a high degree of craftsmanship.

#### **Historical Value**

The property is directly associated with three themes, two events and three persons who are significant in the history of Kingston.

St. Helen's is associated with the development of Kingston's Western Liberties during the mid-19<sup>th</sup> century, a local manifestation of a worldwide trend in which prosperous professionals and businessmen built Regency villas on Picturesque country estates on the outskirts of towns and cities. Grant House is associated with the early industrial development of Kingston, including the brewery industry and Morton's brewery and distillery in particular. St. Helen's illustrates the federal presence in Kingston. It is directly associated with the Sydenham Military Hospital, which operated there from 1918 until 1924; the Eastern Ontario Army Headquarters, which operated there from 1924 until 1968; and the Eastern Ontario Regional Headquarters of the federal Penitentiary Service and its successor organization the Correctional Service of Canada, which operated there from 1968 to 2011.

St. Helen's is directly associated with the creation of the town of Kingston and the election of its first Mayor in 1838. After being elected as Mayor, Thomas Kirkpatrick was disqualified from holding the position because his residence at St. Helen's did not meet



the requirement that he reside within the town boundaries. St. Helen's villa is directly associated with Kingston's preparations to host Albert Edward, Prince of Wales, as it was the planned location of his overnight stay in 1860. The Prince's Kingston visit was cancelled shortly before its scheduled start.

St. Helen's villa is directly associated with Thomas Kirkpatrick, a prominent lawyer, politician and businessman. Kirkpatrick had the villa built, named it after his wife and lived there with his family until 1853. St. Helen's is directly associated with James Morton, a prominent businessman who operated a brewery and distillery on the adjacent property. Morton built Grant House in the early 1840s as part of improvements to the brewery. He owned St. Helen's villa from 1853 to his death in 1864, renaming it Mortonwood, and was responsible for many improvements to the property, including the construction of Red Cross Lodge. St. Helen's is directly associated with politician and newspaper publisher E.J.B. Pense, who owned the property from 1907 until his death in 1910. Pense commissioned William Newlands to make alterations to the property, including the western extension (1910) and refurbish much of the interior.

The original architects of the St. Helen's villa and outbuilding, and of Grant House, are not known. Alterations to St. Helen's villa and Red Cross Lodge were designed by William Coverdale and William Newlands, both significant architects in the history of Kingston.

### **Contextual Value**

St. Helen's is one of the last and best preserved examples of the large country estates that formerly lined King Street West, and establishes the character of the area.

Within the property, St. Helen's villa is historically and visually linked to the Red Cross Lodge outbuilding, the decorative iron fence, King Street West, the topography of the land and the waterfront. Grant House is historically and visually linked with the former brewery buildings at the Tett Centre (370 King Street West) and the Isabel Bader Centre (Stella Buck Building, 390 King Street West). St. Helen's Villa is historically and visually linked with Stone Gables (462 King Street West) and the decorative iron fence that runs along the King Street West frontage of the two properties.

St. Helen's is a landmark along King Street West because of its decorative, cast-iron-and-stone fence, expansive grounds and the mid-19<sup>th</sup> century villa set well back from the street. It was one of the first properties to be designated in Kingston under the *Ontario Heritage Act*. It holds significant associations with Kingston's history and has played a significant role in the development of the city for more than 180 years.

### **Heritage Attributes**

The heritage attributes essential to the cultural heritage value or interest of this property are: its landscape; St. Helen's villa; Red Cross Lodge; and Grant House. Each of these attributes is set out in greater detail below.



Key elements of the landscape include:

- The decorative iron fence, including: its location and orientation along King Street West; its proportions and profile; and its design and materials, consisting of a cast-iron fence mounted on a stone base, with a large gate for vehicles and smaller entrances for pedestrians;
  - Federal-government design lamp posts, consisting of a pebbled concrete base, tapering to a glass globe;
  - The grade of the land, sloping downwards from King Street West and the siting of St. Helen's villa on the crest of the rise; and
  - The landscaped grounds, particularly in the front yard, with tree cover and gardens.
- Key elements of St. Helen's villa include:

- Its Picturesque Regency style, evident in its massing and proportions, its siting on the crest of a rise with its front to the road and its rear to the lake; its construction and cladding, its roof profile and detailing; and the proportions and placement of its fenestration;
  - Its massing and proportions, consisting of: the main two-storey section (built 1837-8) with a truncated hip roof, cantilevered eaves, two massive central chimneys on the horizontal axis, and two rectangular projecting bays rising the full height of the house and topped by pedimented gables; the rounded, west extension with its projecting oriel windows; a one-storey east wing with a hipped roof, central chimney and covered verandah; and a one-storey, gable-roofed section joining the one-and two-storey sections;
  - Its construction of hand-made red brick, clad with pebble-cast stucco, set on a foundation of cut stone;
  - The colour contrast between the dark shutters and the pale stucco exterior;
  - The metal roofs and deep eaves with boxed cornices and paired modillions;
  - The central front entrance (interior and exterior), recessed in a semi-elliptical opening, with fan light, side lights, and double doors with eight fielded panels and interior door surround;
  - The fenestration of the front (north) elevation, including double casement windows, double casement windows with transoms, and casement window with sidelights, all with exterior shutters;
  - The fenestration of the west elevation, including: tall, narrow main-floor windows with circular and round arched mullioning; and second-storey oriel windows with double casements and awning-type roofs, supported on decorative corbels;
  - The wooden porte cochère at the front entrance, with its carriageway and enclosed porch;
  - The two-storey balustraded wooden portico at the rear elevation;
  - The visibility and legibility of its exterior heritage attributes from the public road allowance of King Street West;
  - Elements of the villa's interior, which represent aspects of the Regency villa, together with later alterations from Victorian and Edwardian periods, specifically:

- the window components of the main and upper floor windows, including the hand-made glazing, wood mullioning, wooden trim and bracketing around windows, and wooden window shutters on the interior;
- the main floor fireplace surrounds from Regency, Victorian and Edwardian periods, including wooden mantels, ceramic surrounds, metal inserts and the brick and terra cotta fireplace in the western extension; and
- elements of the two-storey staircase, such as the wooden balustrades and hand rail.

Key elements of the Red Cross Lodge include:

- Its simple, classically inspired style of its original section (north west portion), evident in its massing and proportions, its hipped roof, its smooth stucco walls with pilasters, the placement and proportions of its round-arched door and window openings, and its slender chimneys;
- Its siting on the grade of the sloped property; and
- Its construction of hand-made red brick, coated with stucco.

Key elements of Grant / Morton House include:

- The massing and proportions of its original section (western portion), consisting of a one-storey, gable-roofed structure sited on a steep slope, so that its rear elevation comprises a full walkout basement;
- Its neo-classical front entranceway, with elliptical arch, fan-light and side lights;
- Its construction of evenly coursed, cut limestone, with stone arches over window openings;
- The symmetrical arrangement of window openings; and
- The modillions/eave brackets under the eaves.