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By Ontario Heritage Trust at 3:43 pm, Jun 16, 2020

Clause (2), Report No. 97, 2006

**BY-LAW NO. 2006-186**

**A BY-LAW TO AMEND CLAUSE 35 OF SCHEDULE 'A' OF 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 INTERST" (Amended Designation For 232 King Street East)**

**PASSED: September 5, 2006**

**WHEREAS** Section 30.1 of the *Ontario Heritage Act* provides for the updating of existing designation by-laws; and

**WHEREAS** the 'Reasons for Designation' for 232 King Street East do not meet current provincial requirements; and

**WHEREAS** the owner of 232 King Street East has agreed, in writing, to allow the City of Kingston to proceed with the update.

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

1. By-Law No. 8892 of The Corporation of the City of Kingston entitled, "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", is hereby amended as follows:

1.1. Clause 35 of Schedule "A" is hereby deleted in its entirety and replaced with the revised Clause 35 of Schedule "A" of By-Law 8892, which is attached hereto.

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

**GIVEN FIRST AND SECOND READINGS** August 23, 2006

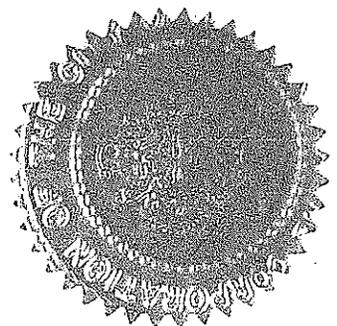
**GIVEN THIRD READING AND FINALLY PASSED** September 5, 2006



**CITY CLERK**



**MAYOR**



**Clause 35 of Schedule "A"**  
**Description and Reasons for Designation**  
**232 King Street East**

**Legal Description**

Civic Address: 232 King Street East  
Lot/Concession: Part of Lot 125 – OS, City of Kingston  
Property Number: 101101001001400

**Description of Property**

The property at 232 King Street East is notable for its pre-1820 main house, its brick and limestone Victorian coach house, and its open spaces. It is of cultural heritage value not only because of the property's design values and its association with several prominent United Empire Loyalists, but also as a coherent whole property which is as an important element in the streetscape of the west side of King Street East between William Street and Earl Street, and which exists as a relatively large lot size on its block.

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

The cultural heritage value of the property at 232 King Street East lies in its design values, contextual values, and historical associations.

The design and physical values of 232 King Street East are exemplified not only by the main house's simple, original architectural elements, but also as a complete property with a surviving coach house, its open spaces, and a relatively large lot size for its block (8224 square feet). The main house, which is tight to the sidewalk on King Street East, is noteworthy as a pre-1820, one and ½ storey, frame structure, few of which survive in the City of Kingston. However, the exterior is currently covered by stucco and insul-brick overlays which are not part of the historic fabric. This structure was dated to c. 1812 in the *Buildings of Architectural and Historic Significance – Volume 2*. This date is supported by *The Town of Kingston* map (1815) which shows a building at this location of a similar size and shape as the main house. The structure is also shown in early 1862 photographic view of King Street East. The narrowness of the main house, based on its wide façade relative to its depth, is typical of the period and is a key element of the property's design value; two additions with shed roofs were later added onto the rear of the house. The main house appears to have its original casement windows on the King Street East façade, and other various types of original windows throughout. The roof of the original section of the main house is of a medium pitch with a brick chimney at either end. The double doorway with its Victorian doors in the main façade is also a significant feature of the property.

The Victorian coach house at the rear of the property is one of few remaining coach houses in the area. The design value of this two storey structure is seen in its brick and limestone construction, wooden windows and wooden carriage house doors. The main brick façade is divided by a later concrete supporting lintel over three wide door openings (one glazed four-section wooden door and two glazed three-section wooden doors). On the second floor of the main façade, there is large double door for hay-loading and three square glazed windows. There is also a window on the north end of the building. Between the main house and the coach house is a significant amount of open space which serves to compliment both structures.

The historical value of this property lies in its connections with several United Empire Loyalists who played important roles in the daily life of early 19<sup>th</sup> century Kingston. The Crown Patent for Lot 125, which included this property, was issued to John Cannon, Yeoman (United Empire Loyalist) on January 16, 1804 (registered on June 16, 1804). The total size of the grant was equal to four-fifths of an acre and occupied the eastern part of the block bounded by King Street East, William Street, Earl Street, and Wellington Street. In *Frontenac County Loyalist Families* (1996), he is recorded as being married to Sarah and being the father of 8 children, all of whom were baptized at St. Georges Church between 1791 and 1803. In 1790, he became Sexton at St.

George's and in 1792 was also appointed the Clerk. He continued in both positions until 1801. Cannon also held municipal posts as well serving as Gaoler in 1794 and the "high constable" in 1798, 1800 and 1801. Cannon sold all of lot 125 to Dorothy Stauber (wife of John Stauber) in 1807. George Okill Stuart (1776 to 1862), Archdeacon of Kingston, in turn, purchased the whole lot from Stauber under a "bargain and sale" in 1809.

The contextual value of this property is exemplified by the role the one and one-half storey main house plays as an important and unique element in the streetscape of the west side of King Street East between William Street and East, which is predominantly marked by brick and stone residences.

#### Character Defining Features/Heritage Attributes

Important attributes of the property include:

- The combination of the one and one-half storey main house with its shed style additions, the brick and limestone two storey Victorian coach house, and the open space which these structures enclose;
- The shape and proportion of the main house;
- The pitched roof of the main house with a brick chimney at either end;
- The sloping shed roofs of the additions;
- The original casement windows on the King Street façade;
- A variety of other original windows, mostly of which are six-over-six and two-over-two sash windows;
- The small basement windows on the King Street façade;
- The double doorway with lintel and Victorian glazed doors;
- The brick and limestone coach house, divided across the main brick façade with a with later concrete supporting lintel over three wide door openings (one glazed four-section wooden door and two glazed three-section wooden doors);
- On the Coach House's main façade (upper floor) there is a large double door for hay-loading as well as three square glazed windows; there is also a window in the north end;
- Its connections with several United Empire Loyalists who played important roles in the daily life of early 19<sup>th</sup> century Kingston including John Cannon, Dorothy Stauber and George O'Kill Stuart (Archdeacon of Kingston); and
- Its streetscape value as a distinctive, early, and important element of the west side of King Street East between William Street and Earl Street) which is predominantly brick and stone residences.





232 King Street East (2004) – Not to Scale



Coach House (2006)



Coach House (2006)



232 King Street East (2006)