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2023/09/12
(YYYY/MM/DD)
Ontario Heritage Trust



Office of the City Clerk

September 12, 2023

Via Regular Mail

1652748 Ontario Inc.
5 Princess Street
Kingston, ON K7L 1A1

Dear Sir/Madam:

Re: Kingston City Council Meeting, September 5, 2023 – By-Law Number 2023-090; A By-Law to Designate Hedgewood at 169 Union Street to be of Cultural Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)

At the regular meeting on September 5, 2023, Council gave third reading to By-Law Number 2023-090; A By-Laws to Designate Hedgewood at 169 Union Street to be of Cultural Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18).

Attached please find By-Law Number 2023-090, and the Notice of Passing.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Janet Jaynes".

Janet Jaynes
City Clerk
/nb

Encl. By-Law 2023-090
Notice of Passing

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner
Rob Martin

The Corporation of the City of Kingston

216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 extension 1207

cityclerk@cityofkingston.ca

**Notice of Passing a By-Law to Designate
the following property to be of Cultural Heritage Value and Interest Pursuant to
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

Take Notice that the Council of The Corporation of the City of Kingston passed By-Law Number 2023-090 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

169 Union Street (Plan A12 Lots 922 & 923 Part Lot 921 as in FR172784, City of Kingston, County of Frontenac), known as Hedgewood.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any person who objects to this By-Law may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 12th day of September, 2023

City of Kingston

By-Law Number 2023-90

A By-Law To Designate Hedgewood at 169 Union 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: September 5, 2023

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 169 Union Street, also known as Hedgewood (PLAN A12 LOT 922 923 PT 921; City of Kingston, County of Frontenac) on April 19, 2023; and

Whereas a notice of intention to designate the property has been published in *The Kingston Whig-Standard*, which is a newspaper having general circulation in the Municipality, on May 9, 2023; and

Whereas no notice of objection to the proposed designation has been served on 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 the following:

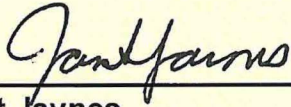
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 169 Union Street, also known as Hedgewood, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered 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 a 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 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: May 2, 2023

Given Third Reading and Passed: September 5, 2023



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"**Description and Reasons for Designation****Hedgewood**

Civic Address: 169 Union Street

Legal Description: PLAN A12 LOT 922 923 PT 921; City of Kingston, County of Frontenac

Property Roll Number: 1011 010 070 04200 0000

Introduction and Description of Property

Hedgewood, located at 169 Union Street, is on the north-west corner of Union and Albert Streets in the University District of Kingston. The property includes a two-and-a-half storey brick house constructed for W. B. Anglin in 1878.

Statement of Cultural Heritage Value/Statement of Significance*Physical/Design Value*

Hedgewood has design value as a representative example of Second Empire style dwellings. Typical of this architectural style is the three-bay front façade, framed by plain corner pilasters, under a mansard roof with dormers. The entrance is recessed between one-storey bays, each with three windows, with flat roofs which extend to cover the projected entrance porch. The walls are of brick construction, now painted, resting on a limestone foundation with margined rock-faced stonework. On the second storey, following the lines of the entrance porch, is a three-window sun porch with a flat roof that is flanked by single windows. There are dormers in each elevation emerging from the mansard roof. Additional representative details of this style include the brackets under the cornice and square columns resting on stone foundations on the front and side porches.

Historical/Associative Value

The property has associative value through its connection with William Bartram Anglin who had the house built in 1878 and who named it "Hedgewood". Anglin was a local businessman who, with his brother Samuel, ran a successful sawmill and lumber yard at the foot of Wellington Street, now named "Anglin Bay" in his family's honour. William and his wife Fanny (nee Baker) lived in Hedgewood for many years and raise five children there.

During the 20th century, the house was owned by Queen's University, first as a School of Public Administration, then as a children's day care center. It was sold in 2015 and converted to a dental practice (i.e. Hedgewood House Dental).

Contextual Value

With its prominent location, size, large yard, mature landscaping and grand setback, Hedgewood has contextual value as it contributes to maintaining the historic character of the north side of Union Street, once dominated by large estate homes (e.g. 163 Union Street, Sunnyside, Hillcroft and Roselawn).

Cultural Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include:

- The two-and-a-half storey brick dwelling with dressed limestone foundation;
- Its mansard roof with gable dormers on each elevation, two brick chimneys, and projecting chimney breasts, on east and west elevations;
- Its cornice with decorative frieze and brackets, and projecting second-floor sun porch on the front façade;
- The three-bay front façade with arched window and door openings;
- Front porch, with central entrance flanked by bay windows and square columns resting on limestone pillars;
- Enclosed east side verandah with decorative wooden columns on limestone pillars;
- Rear kitchen wing with veranda;
- The dwelling's deep setback from Union Street; and
- Its visibility and legibility from both Union and Albert Streets.