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**RECEIVED**  
2024/03/14  
(YYYY/MM/DD)  
Ontario Heritage Trust

Office of the City Clerk

March 14, 2024

Via mail

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, March 5, 2024 – By-Law Number 2024-153;  
A By-Law to Designate the properties at 101 and 103 Logan Street to of  
Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act**

At the regular meeting on March 5, 2024, Council gave three readings to By-Law Number 2024-153; A By-Law to Designate the properties at 101 and 103 Logan Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act.

Attached please find By-Law Number 2024-153, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-153  
Notice of Passing

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

**Notice of Passing By-Laws to Designate  
The following properties 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 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-153, 2024-154, 2024-155, 2024-156, 2024-157, 2024-158, and 2024-159 were passed by the Council of The Corporation of the City of Kingston, and approval by Mayoral Decision Number 2024-09 on March 5, 2024 to designate the following lands to be of cultural heritage value and interest:

**101 Logan Street** (Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern;

**103 Logan Street** (Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern;

**110 Ordnance Street** (Part Lot 412 Original Survey Kingston City; Part Lot 413 Original Survey Kingston City as in FR440285; City of Kingston, County of Frontenac), known as the Crowley House;

**116 Ordnance Street** (Part Lot 413 Original Survey Kingston City, Part 2- 4 13R2702; S/T & T/W FR295792; Together with an Easement over Part 1, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace;

**118 Ordnance Street** (Part Lot 413 Original Survey Kingston City; Part Lot 414 Original Survey Kingston City Part 5, 6 13R2702; S/T & T/W FR715232; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace;

**124 Ordnance Street** (Part Lot 414 Original Survey Kingston City as in FR480641; S/T interest in FR480641; City of Kingston, County of Frontenac);

**251 Sydenham Street** (Part Lot 414 Original Survey Kingston City as in FR496131; S/T interest in FR496131; City of Kingston, County of Frontenac);

**201 Princess Street/ 30-32 Montreal Street** (Part Lot 307 Original Survey Kingston City as in FR281829; S/T & T/W FR281829; now City of Kingston, County of Frontenac);

**207 Wellington Street** (Part Lot 112 Original Survey Kingston City; Part Lot 117 Original Survey Kingston City as in FR436803 T/W FR685912; City of Kingston, County of Frontenac), known as the Crothers Building; and

**4017 Unity Road** (East 1/2 of NE 1/4 Lot 10 CON 5 Western Addition Kingston, Except Part 5 RP1561; City of Kingston, County of Frontenac).

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

Any person who objects to one or more of these By-Laws 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 12<sup>th</sup> day of March, 2024

City of Kingston

City Council voted in favour of this by-law on March 5, 2024

Written approval of this by-law was given on March 5, 2024 by Mayoral Decision Number 2024-09

Clause 1, Report Number 12, January 9, 2024

### **By-Law Number 2024-153**

#### **A By-Law to Designate the properties at 101 and 103 Logan Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** March 5, 2024

#### **Whereas:**

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 101 and 103 Logan Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On January 16, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on January 16, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

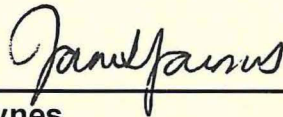
#### **Therefore, *Council* enacts:**

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner

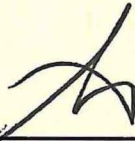
of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

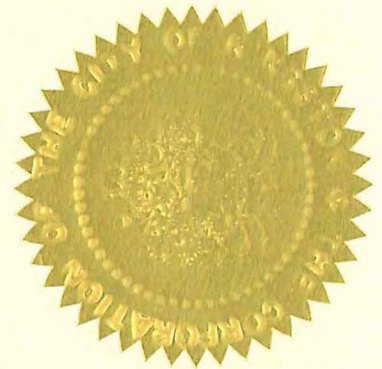
**Given all Three Readings and Passed: March 5, 2024**



Janet Jaynes  
City Clerk



Bryan Paterson  
Mayor





**Schedule "A"**  
**Description and Criteria for Designation**  
**Mrs. Dawson's Tavern**

Civic Address:	101 Logan Street
Legal Description:	Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac
Property Roll Number:	1011 070 090 01500
Civic Address:	103 Logan Street
Legal Description:	Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac
Property Roll Number:	1011 070 090 01400

**Introduction and Description of Property**

Mrs. Dawson's Tavern, located at 101 and 103 Logan Street is located on the north side of Logan Street, on the northwest side of the intersection between Logan and Yonge streets, in Portsmouth Village in the City of Kingston. Spanning two separate properties, Mrs. Dawson's Tavern consists of a two-storey limestone double house. The building, designed by William Coverdale, was constructed in 1856 for Frances Dawson as a tavern; later additions were added to the rear of building in 2001 (101) and 1998 (103).

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

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

Mrs. Dawson's Tavern is a representative example of a modest and restrained mid-19<sup>th</sup>-century Regency style residence with little ornamentation. The Regency style (1820-1860) is best known for its central entranceways, flanking large windows and hipped roof with twin chimneys. Unfortunately, the chimneys have been removed, but Mrs. Dawson's Tavern retains its original roof design and fenestration pattern with smooth stone sill and voussoirs. The first storey has centrally placed twin doorways flanked by larger rectangular windows. The second floor contains four windows all in line with the ground floor openings, in the balanced symmetrical arrangement typical of the Regency style. The limestone masonry on the façade is hammer-dressed and laid in even courses, with no quoining or decorative features, and is uncoursed on the side elevations. The front porch was added in the early 20<sup>th</sup> century.



The location of the building provides maximum visual effect and best possible views to and from the water, a typical feature of the Regency style. Mrs. Dawson's Tavern was strategically located at a prominent and highly visible location at the bend in Yonge Street, which provided direct views to the water, and possibly helped to attract patrons entering by ship.

*The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

Mrs. Dawson's Tavern has historical/associative value through its association with local architect William Coverdale. William Coverdale moved to Kingston in 1832-3 and was hired as the Master Builder for Kingston Penitentiary in 1834, which was already under construction. Coverdale was a prolific and well-known architect in the Kingston area and beyond. His designs, while varied, appear to be largely based on symmetry and stability, resulting in sturdy and visually balanced structures. Some of his most prominent downtown Kingston landmarks include the north gates of Kingston Penitentiary, the Rockwood Asylum, and St. James and Sydenham Street Churches. Coverdale was also responsible for a number of grand residential buildings in the area, such as Rosemount (Sydenham Street), Elmhurst (Centre Street), Lake View (Beverley Street), Eldon Hall (Portsmouth Ave) and St. Helen's (King Street West).

While William Coverdale is well known for his large dominating and influential buildings, perhaps less is known of his more modest and simpler designs. Mrs. Dawson's Tavern is an example of Coverdale's work on a modest building and in a style not typically associated with Coverdale (Regency). Mrs. Dawson's Tavern is a rare surviving example of Coverdale's interpretation of the Regency Style in a prominently sited modest commercial/residential building.

Frances Dawson, a tavern keeper, hired William Coverdale to design this double house in 1856. It appears that its use as a tavern was short lived as the 1859 assessment indicates that Mrs. Dawson was renting the building to William Kennedy and William McDonald and their families. By 1863 the building was sold to James Morton.

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

The property located at 101-103 Logan Street maintains the character of the area through its limestone construction and two-storey massing; features that are visible in residential and commercial properties along Logan and Yonge Streets as well as throughout the former village of Portsmouth. In particular, the properties' shallow setback, regular fenestration pattern, limestone construction, age and prominent location at Yonge and Logan streets, Mrs. Dawson's Tavern demonstrates a visual and historical relationship with its surroundings, particularly the houses at 107 Logan Street and 61



Yonge Street. As part of this group of buildings, Mrs. Dawson's Tavern helps define the historic limestone character of this portion of Portsmouth Village.

### **Heritage Attributes**

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

- Two-storey, four-bay massing with low pitched hip roof;
- Coursed (on the front/south façade) and uncoursed (on the side elevations), squared and hammer-dressed limestone construction; and
- Regular pattern of window and door openings on the south and east elevations with stone voussoirs and stone window sills.