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Properties

PIN 36071 - 0045 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 1 & 18, 13R13532; S/T & T/W FR658516; KINGSTON ; THE COUNTY OF FRONTENAC

Address 1 UNIT
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0044 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 2 & 17, 13R13532; S/T & T/W FR733748; KINGSTON ; THE COUNTY OF FRONTENAC

Address 2 UNIT
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0043 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 3 & 16, 13R13532; S/T & T/W FR658524; KINGSTON ; THE COUNTY OF FRONTENAC

Address 3 TOWNHOUSE
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0042 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 4 & 15, 13R13532; S/T & T/W FR658522; KINGSTON ; THE COUNTY OF FRONTENAC

Address 4 UNIT
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0041 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 5 & 14, 13R13532; S/T & T/W FR663471; KINGSTON ; THE COUNTY OF FRONTENAC

Address 5 UNIT
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0040 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 6 & 13, 13R13532; S/T & T/W FR658474; KINGSTON ; THE COUNTY OF FRONTENAC

Address 6 UNIT
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0039 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 7 & 12, 13R13532; S/T & T/W FR658502; KINGSTON ; THE COUNTY OF FRONTENAC

Address 7
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0038 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 8, 11 & 21, 13R13532; S/T & T/W FR733272; KINGSTON ; THE COUNTY OF FRONTENAC

Address 8
80 CHATHAM STREET
KINGSTON

PIN 36071 - 0036 LT

Description PT LT 24 BLK NN CON 1 KINGSTON PT 9, 10, 20 & 22, 13R13532; S/T & T/W FR658533; S/T EXECUTION 01-000343, IF ENFORCEABLE; KINGSTON ; THE COUNTY OF FRONTENAC

Address 9
80 CHATHAM STREET
KINGSTON

RECEIVED
2024/08/19
(YYYY/MM/DD)
Ontario Heritage Trust


Applicant(s)

This Order/By-law affects the selected PINs.



I, **Derek Ochej**, hereby certify this to be a true and correct copy of **By-Law Number 2024-132, "A By-Law to Designate the properties at 80 Chatham Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on January 23, 2024, and approved by Mayoral Decision Number 2024-05 on January 23, 2024

Dated at Kingston, Ontario
this 21st day of February, 2024


Derek Ochej, Acting City Clerk
The Corporation of the City of Kingston

By-Law Number 2024-132

A By-Law to Designate the properties at 80 Chatham Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: January 23, 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 5, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Gallinger Terrace at 80 Chatham Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On December 12, 2023, *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 [December 12, 2023], 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.

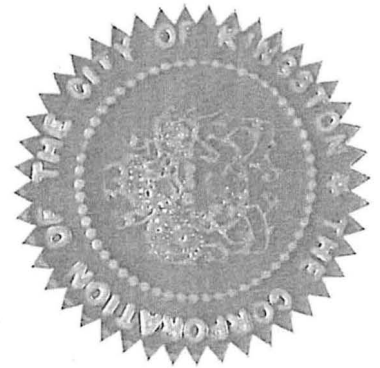
Given all Three Readings and Passed: January 23, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Gallinger Terrace

Civic Address: 80 Chatham Street – Unit 1

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 1 & 18,
13R13532; S/T & T/W FR658516; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 05600

Civic Address: 80 Chatham Street – Unit 2

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 2 & 17,
13R13532; S/T & T/W FR733748; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 05700

Civic Address: 80 Chatham Street – Unit 3

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 3 & 16,
13R13532; S/T & T/W FR658524; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 05800

Civic Address: 80 Chatham Street – Unit 4

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 4 & 15,
13R13532; S/T & T/W FR658522; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 05900

Civic Address: 80 Chatham Street – Unit 5

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 5 & 14,
13R13532; S/T & T/W FR663471; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 06000

Civic Address: 80 Chatham Street – Unit 6

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 6 & 13,
13R13532; S/T & T/W FR658474; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 06100

Civic Address: 80 Chatham Street – Unit 7

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 7 & 12,
13R13532; S/T & T/W FR658502; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 06200

Civic Address: 80 Chatham Street – Unit 8

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 8, 11 & 21,
13R13532; S/T & T/W FR733272; City of Kingston, County of
Frontenac

Property Roll Number: 1011 030 010 06300

Civic Address: 80 Chatham Street – Unit 9

Legal Description: Part Lot 24 Block NN Con 1 Kingston Parts 9, 10, 20 & 22,
13R13532; S/T & T/W FR658533; S/T Execution 01-000343,
if enforceable; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 010 06400

Introduction and Description of Property

The Gallinger Terrace, later known as Clow's Block after the then owner John Franklin Clow, is located at 80 Chatham Street on the west side of the street and spans over nine separate properties and the entire city block of Chatham Street between Elm Street and Linton Street, in the Williamsville area of the City of Kingston. The Gallinger Terrace consists of eight attached two storey red brick residential buildings fronting Chatham Street and a two-storey red brick residential (formerly commercial at grade) building at the corner of Elm Street. The terrace was constructed in 1890 for A. Gallinger to plans by well-known local architect William Newlands.

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.

The Gallinger Terrace is a rare example of a surviving architect-designed red brick clad residential terrace, with a corner commercial unit, in the Williamsville neighbourhood of the City of Kingston. The two-storey massing of the Gallinger Terrace is characterized by its gable roof broken by four steeply pitched gables/false dormers with decorative bargeboard. Wooden brackets under each gable emphasize the projecting paired entrances to the eight residential units on Chatham Street.

The former commercial end-unit (Unit 1) has a truncated hip roof and still contains evidence of a staircase leading to a door flanked by large shop windows on the corner of Chatham and Elm Streets.

The brick terrace sits on a tall hammer-dressed limestone foundation. The regular fenestration pattern continues across the entire terrace. Featuring three windows and a door with transom above per unit, with the first and second floor windows separated by a decorative brick belt course that surrounds the building.

Early rear additions/wings, now clad in vinyl siding, add additional living space to the eight residential units.

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.

The Gallinger Terrace is associated with well-known local architect William Newlands. Commissioned by then property owner A. Gallinger in 1890, William Newlands designed this building as a nine-unit residential terrace with an additional commercial unit at the southern corner. Known for his work on brick buildings, Newlands added decorative touches to a simple row-house design, such as the steeply pitched gables with floral detailing and fish scale bargeboard, and a decorative brick belt course around the entire building.

William Newlands was a well-known and successful architect in Kingston from 1882 to 1926. Some of Newlands most well-known works include 169 King Street East, the former Pittsburgh Town Hall on Regent Street in Barriefield Village, the Victoria School (now Queen's School of Business) on Union Street and the Newlands Pavilion along the waterfront in Macdonald Park.

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

The small setback of the terrace from the public right-of-way, use of rear lanes for vehicle parking and evidence of the former commercial unit fronting Elm Street, expresses its late-nineteenth century working-class housing style and supports the historic character and land-use of the area.

Heritage Attributes

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

- Two storey massing with pitched roof broken by four steeply pitched gables with wood detailing;
- Red brick masonry, including projecting entrance bays and decorative belt course;
- Wooden brackets supporting the eave throughout, with wooden soffits and frieze boards;
- Original window and door openings, with brick voussoirs;
- Hammer-dressed limestone foundation; and
- Evidence of former storefront on Unit 1, including corner entrance and large window openings.