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Properties

PIN 36042 - 0167 LT

Description PT LT 45 ORIGINAL SURVEY KINGSTON CITY AS IN FR358046; KINGSTON ; THE COUNTY OF FRONTENAC

Address 35 JOHNSON STREET
KINGSTON

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

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KINGSTON

Address for Service 216 Ontario Street, Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and Janet Jaynes, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Katie A. Donohue

216 Ontario Street
Kingston
K7L 2Z3

acting for
Applicant(s)

Signed 2024 07 26

Tel 613-546-4291

Fax 613-546-6156

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KINGSTON

216 Ontario Street
Kingston
K7L 2Z3

2024 07 26

Tel 613-546-4291

Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee \$69.95

Total Paid \$69.95

File Number

Applicant Client File Number : LEG-G01-001-2024



I, **Janet Jaynes** hereby certify this to be a true and correct copy of **By-Law Number 2024-138, "A By-Law to Designate the Anchor House at 35 Johnson 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 February 6, 2024, and approved by Mayoral Decision Number 2024-06 on February 7, 2024

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

Janet Jaynes, City Clerk

Dated at Kingston, Ontario

this 18th day of March, 2024

The Corporation of the City of Kingston

City of Kingston By-Law Number 2024-138

A By-Law To Designate the Anchor House at 35 Johnson Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*

Passed: February 6, 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* on April 19, 2016;

On September 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Anchor House at 35 Johnson Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On October 17, 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 October 17, 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

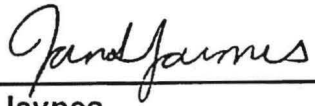
A notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of The Corporation of the City of Kingston (the "*City*") on November 8, 2023, within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

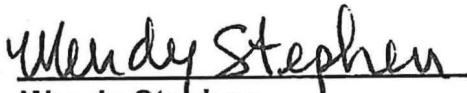
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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

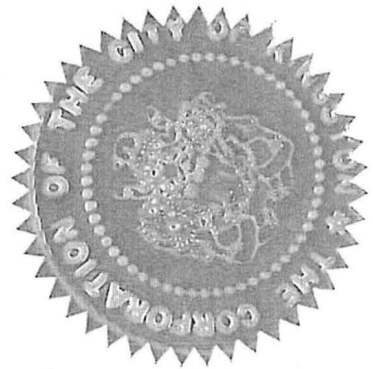
Given all Three Readings and Passed: February 6, 2024



Janet Jaynes
City Clerk



Wendy Stephen
Deputy Mayor



Schedule "A"**Description and Criteria for Designation****Anchor House**

Civic Address: 35 Johnson Street

Legal Description: Part Lot 45 Original Survey Kingston City as in FR358046;
City of Kingston, County of Frontenac; City of Kingston,
County of Frontenac

Property Roll Number: 1011 010 120 09300

Description of Property

This property is located on the north side of Johnson Street between Ontario and King Streets, with 16.6 meters frontage on Johnson Street. It is a 5 bay, 2-and-a-half storey house of limestone construction built in 1841, originally with two doorways, one for a tavern and one for a residence.

Early Kingston maps show that the property, situated close to the commercial waterfront area, contained buildings, probably of frame construction, from 1797 on. In 1839 Thomas Kirkpatrick sold the SW part of lot 45, the location of the present 35 Johnson St building, to Daniel Lynch. However, the previous building was destroyed in the catastrophic waterfront fire of April 1840. The present building, described in the Kingston Chronicle and Gazette of July 24, 1841 as "the new stone building of Mr. D. Lynch" can accordingly be dated to 1841. It remained in the Lynch family until 1913, initially as their residence in one part of the double house, and as an inn, known as the Anchor Hotel or Anchor House, in the other. Later, probably around 1900, the hotel doorway was stoned in, and the building has since served as a boarding house and residential apartments, and has also housed an art gallery, professional offices, a hairdressing salon and a tea room.

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

This property has physical/design value as a good example of a classical 5-bay limestone building with a Georgian influenced simple rectangular side-gable plan, built to accommodate both residential and commercial use. On the main façade the stones are laid in uniform courses, while the side and rear walls are rubble stonework. The central doorway is recessed with paneled reveals as well as a transom and original stone steps. The 6-panel door is likely not original, and the upper 4 panels have been replaced by glazing.

The regular window openings, arranged in the Georgian style, have stone voussoirs and sills. The south-eastern ground floor window was designed with extra width, presumably to enhance the view of the waterfront for patrons of the inn. The alterations to the 1841 façade are relatively minor: the second front doorway has been stoned in, the original windows have been replaced, and a portico has been added to the front entrance. At the gable ends the chimneys have been removed, two windows inserted at the east end, and a door and small balcony inserted at the west end.

Historical/Associative Value

This property has historical/associative value as a building historically combining residential and commercial functions in the heart of the early developing Kingston. The owners of preceding buildings on the site include Christopher Hagerman and Thomas Kirkpatrick, who were law partners and prominent local and provincial politicians. The present structure was built and occupied by the Lynch family for over 70 years.

Contextual Value

This house has important contextual value through its contribution as a substantial limestone structure to the streetscape of early buildings in stone and brick along Johnson and Ontario Streets.

Heritage Attributes

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

- Its 5-bay, 2-and-a-half storey configuration;
- Its rubble stone, pitched-faced limestone construction with regular coursing on the main façade and random coursed limestone walls on the sides;
- Original window openings with limestone voussoirs and sills;
- The central doorway with fielded panels and transom; and
- The gable roof with parapet and corbels.

Non-Heritage Attributes

Elements that do not contribute to the property's cultural heritage value include its:

- Small entranceway portico