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Properties

PIN	36264 - 0049   LT
Description	PT LT 21 N/S LOGAN ST, 22 NW/S YONGE ST PL 54 KINGSTON CITY PT 2 13R8868 S/T INTEREST IN FR506397; KINGSTON ; THE COUNTY OF FRONTENAC
Address	101 LOGAN STREET KINGSTON
PIN	36264 - 0048   LT
Description	PT LT 21 N/S LOGAN ST PL 54 KINGSTON CITY PT 1 13R8868; KINGSTON ; THE COUNTY OF FRONTENAC
Address	103 LOGAN STREET KINGSTON

RECEIVED  
2024/09/25  
(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	City Hall, 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

Jennifer Lynn Doupe	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2024 09 05
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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 09 05
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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 2024-153, "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*"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on March 5, 2024, and approved by Mayoral Decision Number 2024-09 on March 5, 2024

A handwritten signature in black ink, appearing to read "Janet Jaynes". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

**Dated** at Kingston, Ontario  
this 7th day of June, 2024

**Janet Jaynes, City Clerk**  
The Corporation of the 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.

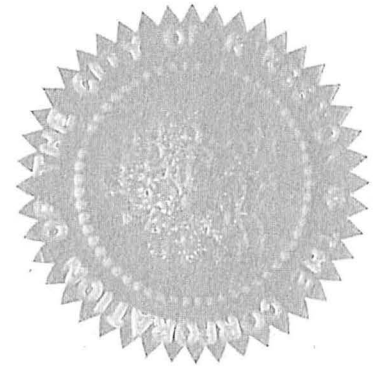
**Given all Three Readings and Passed: March 5, 2024**



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.