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Properties

PIN	36045 - 0191    LT
Description	PT LT 285 ORIGINAL SURVEY KINGSTON CITY; PT LT 286 ORIGINAL SURVEY KINGSTON CITY AS IN FR628874 EXCEPT FR569855; S/T FR628874 ; KINGSTON
Address	149 MONTREAL STREET KINGSTON

RECEIVED  
2025/06/12  
(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	2025 06 05
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Tel        613-546-4291  
Email     jdoupe@cityofkingston.ca

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	2025 06 11
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Tel        613-546-4291  
Email     jdoupe@cityofkingston.ca

Fees/Taxes/Payment

Statutory Registration Fee	\$70.90
Total Paid	\$70.90

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 2024-386, "A By-Law to Designate the property at 145-149 Montreal Street/97 Bay 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 November 5, 2024, and approved by Mayoral Decision Number 2024-25 on November 5, 2024

A handwritten signature in cursive script that reads "Janet Jaynes".

**Dated** at Kingston, Ontario

this 16th day of December, 2024

**Janet Jaynes, City Clerk**

The Corporation of the City of Kingston

City Council voted in favour of this By-Law on November 5, 2024

Written approval of this By-Law was given on November 6, 2024 by Mayoral Decision Number 2024-25

Clause 1, Report Number 93

**By-Law Number 2024-386**

**A By-Law to Designate the property at 145-149 Montreal Street/ 97 Bay Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

Passed: November 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 June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Strainge Terrace at 145-149 Montreal Street/ 97 Bay Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On July 9, 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 July 18, 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

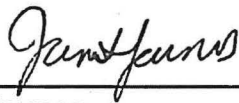
Notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*, and *Council* considered the objection at its meeting of November 5, 2024.

**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.

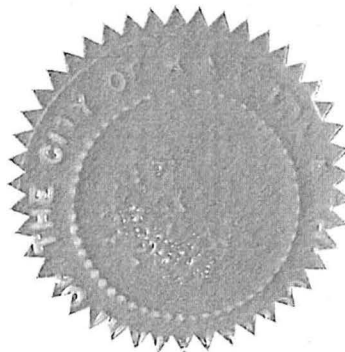
Given all Three Readings and Passed: November 5, 2024



Janet Jaynes  
City Clerk



Ryan Boehme  
Deputy Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Strainge Terrace**

Civic Address: 145-149 Montreal Street and 97 Bay Street  
Legal Description: Part Lot 285 Original Survey Kingston City; Part Lot 286 Original Survey Kingston City as in FR628874 Except FR569855; S/T FR628874; City of Kingston, County of Frontenac  
Property Roll Number: 1011 030 120 14800

**Introduction and Description of Property**

The Strainge Terrace at 145-149 Montreal Street / 97 Bay and 151, 153 and 155 Montreal Street, is located on the east side of Montreal Street, at the northeast corner of Bay Street, in the City of Kingston. The property, spanning four separate parcels, contains a two-storey red brick terrace, constructed circa 1880. The parcels located at 151, 153 and 155 Montreal Street are not include in the By-Law. The terrace appears to have been constructed in two phases, with the corner section constructed first and originally including a commercial unit at grade.

**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 Strainge Terrace has design value as a representative example of a late Victorian brick (residential and commercial) terrace, a popular building form in growing 19<sup>th</sup> century Ontario towns and cities. The composition is simple, and the terrace's form and massing make an efficient use of available land, maximizing density. It appears that the terrace was designed and constructed in two phases with the corner section (hipped roof) and first residential unit to the north in one phase (145-149 Montreal and 97 Bay), and the last three residential units to the north (151, 153 and 155 Montreal) in a subsequent phase.

Evidence of these phases includes the step down in ridge height of the roofs, the larger width of the first unit north of the corner section, and the slightly different colour of red brick; one being a browner red, the other an orange red. Nonetheless, there is a clear continuity in their architectural styles and alignment/size of door and window openings. Additionally, all units facing Montreal Street have a painted wooden frieze board beneath the eaves, which appear original to the c. 1880 construction date.

The Victorian architectural style of the terrace is evident in the vertical emphasis, and large size of the window openings. On the residential terrace (149 Montreal Street), almost all the original window openings, flat brick arches and limestone sills remain, but the windows are modern replacements. Given the construction date of the terrace, the original windows

were likely two-over-two vertically sliding sash windows. The residential terrace has a patchwork of red brick walls in running/stretcher bond.

Aside from the transom lights, the residential terrace exhibits very little architectural detailing; however, the corner section (97 Bay/145-147 Montreal), which originally included residential and commercial uses, includes dichromatic brickwork in the form of buff brick arches over the windows, and several buff brick string courses. Additional architectural detailing includes the brick pilasters which define the five bays, a decorative dormer that is symmetrically placed above the store entrance, and bracketed cornice that lands on two small brick pilasters framing the store entrance. The corner section has two residential entrances (in addition to the store entrance); one facing Montreal Street and once facing Bay Street. All the original window and door openings remain, including the two large storefront windows, symmetrically placed either side of the corner entrance. The window openings have limestone sills and either flat or segmental brick arches. Wooden two-over-two vertically sliding sash windows survive on the second floor.

*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 corner section, which included a “dwelling & store”, was constructed for W. Strainge in 1880 to plans by Robert Gage. This was likely the W. Strainge born in England circa 1837 who immigrated to Kingston sometime in the mid-nineteenth century. He is listed in the 1881 census as married and a merchant.

The original corner portion of the building has associative value because it demonstrates the work of Kingston architect Robert Gage. Gage practiced architecture in Kingston from 1870 to 1885. He emigrated with his family from Coleraine, County Derry, Ireland to Canada in 1852, and settled in Kingston in 1853. It is not clear whether Gage received formal training or was entirely self-taught. He is not known for innovative architecture but rather preferred architectural pattern books for inspiration. Of his 15 years of practice in Kingston, Gage is perhaps best known for the Education Block (1877) on the grounds of the Royal Military College, Kingston. The authorship of the drawings is attributed to the Department of Public Works (i.e., Thomas S. Scott, Chief Architect, and his team in Ottawa) with Gage referred to as “the architect in charge”, raising questions regarding his role in the building’s design. Dr. Jennifer McKendry’s book, *Architects Working in the Kingston Region 1820 – 1920*, includes an historical extract of the building as “Dwelling & store for W. Strainge, 145 Montreal at Bay, 1880”. The simplicity of the design of 145-149 Montreal Street is commensurate with his design aesthetic and demonstrates a creative and attractive use of a corner site for both commercial and residential uses.

*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 Strainge Terrace has contextual value because it is physically and historically linked to its surroundings and maintains and supports the character of the area. Through its brick construction, two-storey massing, modest row-house design and minimal setback from the street, and in combination with the residential stone terrace on the west side of Montreal Street, this property maintains and supports the 19<sup>th</sup> century working class character of Montreal Street, which illustrates the growth of the city outwards from the downtown.

### **Heritage Attributes**

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

- Two-and-a-half storey massing divided into five bays by brick pilasters and shallow projecting corner bay, with façades addressing Montreal Street, the northeast corner and Bay Street;
- Low-pitched hipped roof on west and south elevations;
- A patchwork of brick walls, showing repairs overtime, in stretcher/running bond;
- Wooden frieze board under the eave;
- Limestone foundation with ashlar base course on the south elevations;
- Original window and door openings with segmental arches on the ground floor and flat arches on the second floor;
- Recessed corner entrance framed by bracketed cornice and narrow brick pilasters within a shallow projecting bay, with large storefront window openings symmetrically placed on either side (west and south);
- Original entrance openings to second floor residential units on the west and south elevations with transom lights;
- Dichromatic brickwork including buff arches above window and door openings, and buff brick string courses; and
- Small decorative dormer aligned with ground floor corner entrance.