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Properties

PIN	36049 - 0176 LT
Description	PT LT 323 ORIGINAL SURVEY KINGSTON CITY; PT LT 324 ORIGINAL SURVEY KINGSTON CITY AS IN FR293962; KINGSTON ; THE COUNTY OF FRONTENAC
Address	203 SYDENHAM ST KINGSTON
PIN	36049 - 0175 LT
Description	PT LT 323 ORIGINAL SURVEY KINGSTON CITY; PT LT 324 ORIGINAL SURVEY KINGSTON CITY AS IN FR145960; KINGSTON ; THE COUNTY OF FRONTENAC
Address	205 SYDENHAM ST KINGSTON

RECEIVED
2025/07/15
(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 17
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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 07 19
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Tel 613-546-4291

Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Total Paid	\$69.95

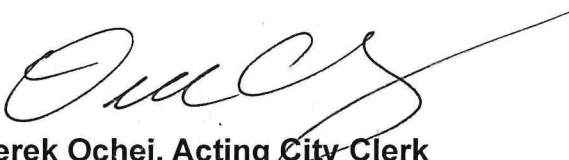
File Number

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



I, **Derek Ochej**, hereby certify this to be a true and correct copy of **By-Law Number 2024-125, "A By-Law to Designate the property at 203 and 205 Sydenham 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 2024-125

A By-Law to Designate the property at 203 and 205 Sydenham 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 November 7, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Matthews House at 203 and 205 Sydenham Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On November 14, 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 [November 14, 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:

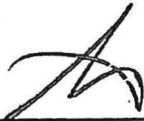
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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

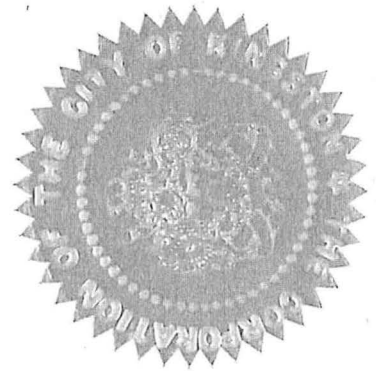
Given all Three Readings and Passed: January 23, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Matthews House

Civic Address: 203 & 205 Sydenham Street

Legal Description: PT LT 323 ORIGINAL SURVEY KINGSTON CITY; PT LT 324 ORIGINAL SURVEY KINGSTON CITY AS IN FR145960; City of Kingston, County of Frontenac; and
PT LT 323 ORIGINAL SURVEY KINGSTON CITY; PT LT 324 ORIGINAL SURVEY KINGSTON CITY AS IN FR293962; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 070 08900 0000 & 1011 030 070 08800 0000

Introduction and Description of Property

The Matthews House at 203 and 205 Sydenham Street is located on the northeast corner of Sydenham and Queen Streets in downtown Kingston. The two properties (each approximately 200 square metres in size) share portions of a two-and-a-half storey limestone double-house building constructed circa 1840 for Robert Matthews.

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 property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The Matthews House is an early example of a limestone double-house building in Kingston. The two-and-a-half storey limestone residence features a symmetrical façade with six bays (three for each unit). The middle bay in the second storey of each unit is a blind window. The blind window on the northern unit (205) is covered by wooden louvered shutters. The symmetry and blind windows are also carried out on the southern elevation (203). The building demonstrates a high degree of artistic merit by the varied stone detailing, which creates a visually appealing exterior. The first storey of the façade is fine-cut ashlar stone and the upper storey, south and northern elevation are hammer-dressed stone, all laid in even courses. The storeys are separated by a belt course of smooth ashlar stone on the west and south elevations and projecting ashlar quoining dresses both the east and west corners of the south elevation. 203 has a side-gable roof while 205 has a hipped roof.

Typical of buildings in the urban area of Kingston, over time they were enlarged to accommodate residential needs. The rear displays two two-storey brick additions that were constructed prior to 1908. They have gable roofs and stone foundations. Their windows are segmentally arched with voussoirs and stone sills and complement the original building well.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Matthews House is associated with builder and mason Robert Matthews. Mathews owned the property from 1829 and lived in one of the units with his family until his death in 1876, after which the property passed to his son-in-law John Carruthers. While it is unconfirmed, as a practicing builder and mason, Matthews likely constructed the building. Some of his more outstanding works include: the Regiopolis Collège, Cathcart Tower on Cedar Island, as well as the Courthouse and Gaol in Belleville. He also worked as a mason for the St. George's Anglican Church in Kingston; the walls of the church built by Matthews now make up the nave of the present cathedral from the main entrance to the dome.

Matthews was an active member of the community. He played a central role in founding Chalmers Presbyterian Church in Kingston. The land for the 1851 church was donated by Robert Matthews' son-in-law, John B. Carruthers. As a devout Scottish Presbyterian, Robert Matthews was an active member of the St. Andrew's Society of Kingston. In 1844 he was elected as Manager of the Society.

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

The Matthews House has contextual value as its architectural design and integrity supports and maintains the historic residential character of the area, which includes a variety of building types, styles and ages. This property is located on a prominent corner and contributes to the historic streetscape of both Sydenham and Queen Streets.

Cultural Heritage Attributes

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

- Two-and-a-half storey semi-detached building of limestone construction;
- Symmetrical fenestration pattern with six bays on the west elevation (three for each unit) and three-bays on the south elevation;
- Recessed front entrances with wood paneling, rectangular transoms and matching wooden doors;

- Smooth ashlar stones on the first storey of the west elevation with squared hammer-dressed coursed limestone on the upper storey as well as the north and south elevations;
- Projecting smooth ashlar quoining and belt course; and
- Side-gable/hipped roof with central brick chimney.

Non-Heritage Attributes

Elements that are not included in the Statement of Cultural Heritage Value of the property include:

- Dormers; and
- Vinyl siding.