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Properties

PIN	36049 - 0221 LT
Description	PT LT 339 ORIGINAL SURVEY KINGSTON CITY AS IN FR123919 & CK80917; S/T & T/W CK80917; KINGSTON ; THE COUNTY OF FRONTENAC
Address	KINGSTON
PIN	36049 - 0093 LT
Description	PT LT 339 ORIGINAL SURVEY KINGSTON CITY AS IN FR147613 (SECONDLY); S/T & T/W FR147613; KINGSTON ; THE COUNTY OF FRONTENAC
Address	209 QUEEN 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-G01-001-24



I, **Derek Ochej**, hereby certify this to be a true and correct copy of **By-Law Number 2024-126, "A By-Law to Designate the properties at 207-209 and 211 Queen 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 2024-126**A By-Law to Designate the properties at 207-209 and 211 Queen 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 2016;

On November 7, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the properties municipally known as the Cohen House at 207 Queen Street and the McKenzie House at 209 and 211 Queen 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:

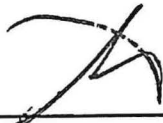
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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

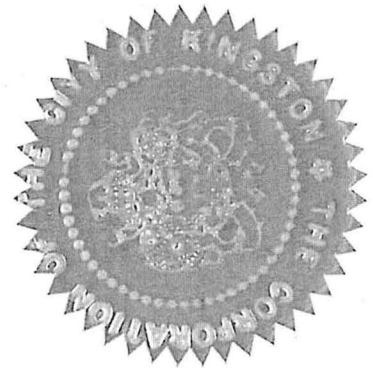
Given all Three Readings and Passed: January 23, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Cohen House and McKenzie House

Civic Address: 207-209 and 211 Queen Street

Legal Description: Part Lot 339 ORIGINAL SURVEY KINGSTON CITY AS IN FR147613 (SECONDLY); S/T & T/W FR147613; City of Kingston, County of Frontenac

Part Lot 339 ORIGINAL SURVEY KINGSTON CITY AS IN FR123919 & CK80917; S/T & T/W CK80917; City of Kingston; County of Frontenac

Property Roll Number: 1011 030 080 02300 0000 and 1011 030 080 02200 0000

Introduction and Description of Property

The two subject properties include two buildings of cultural heritage value that span a shared property lines, namely the Cohen House at 207 Queen Street and the McKenzie House at 209 and 211 Queen Street. Both properties are located on the north side of the street, between Sydenham and Clergy Streets, in downtown Kingston. The approximately 400 square metre property at 207-209 Queen Street includes portions of both buildings, while the approximately 500 square metre property at 211 Queen Street includes the western half of the McKenzie House and a second detached dwelling, of no known heritage value, at 20 Colborne Street. The Cohen and McKenzie houses, while of different styles and built in different eras, are both two-and-a-half storey red-brick residential buildings; the Cohen House was constructed circa 1900 and the McKenzie House was built in 1821.

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 Cohen House is a good example of a Queen Anne revival-style building. Features of the style include asymmetrical design and bay windows, both of which have been incorporated into the design of 207 Queen Street. Typical of this style are the decorative details, which include the brickwork between the first and second storey of the bay window, the brackets under the projecting eaves and the fish scale shingles in the roof gable. The building sits on a tall limestone foundation.

The McKenzie House at 209 and 211 Queen Streets is an early example of a Georgian-influenced residential building in Kingston. The brickwork is of an early hand-moulded type and may represent one of the earliest surviving brick buildings in downtown Kingston. Its survival and future conservation is essential to the history of Kingston architecture. Typical of the Georgian style is the five-bay regular fenestration pattern of large rectangular openings with a central doorway. Further, a large balcony has been added to 211 Queen Street and a second door was added to the main floor (perhaps as early as 1928 when it became a double-house), neither has cultural heritage value. The building sits on a tall limestone foundation.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The Cohen House is associated with the Jewish-Canadian settlement area along Princess Street and its surrounding residential neighbourhood, which was established in the 19th century and was known locally as Little Jerusalem. Jewish families leaving Europe chose Kingston in which to settle since other friends or relatives settled here, an important consideration when immigrating, especially for a population with close religious and family ties. In 1897 the Jewish Congregation purchased property for a cemetery, which represents the official start of the congregation, and in 1910 the first Synagogue – Beth Israel Synagogue – was built at 148 Queen Street, just a block east of the subject property. The Jewish population in Kingston tended to live close to where they worked. Their businesses were located along Princess Street, with a high concentration between Clergy and Sydenham Street, and homes located in the surrounding residential area including the Cohen House.

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.

207 Queen Street was built for Isaac Cohen, a prominent businessman and president of the Kingston Hebrew Congregation. Isaac arrived in Kingston in 1891 from Russia. He started working as a Hebrew teacher before starting his own business in the late 1890s, at which time he likely built the subject dwelling. Isaac owned the Kingston Rag & Metal Co. with Max Susman. This type of career was typical for Kingston's Jewish population. Most of the early Jewish immigrants dealt in second-hand and scrap goods as it was the most efficient mode of business for an immigrant group with little access to capital.

Isaac Cohen was very active in the Jewish community, advocating for the construction of the Beth Israel Synagogue at 148 Queen Street in 1910 (demolished circa 1961). Cohen was also an important member of the Jewish community; by 1915 he was the president of the Kingston Hebrew Congregation. He served several terms as the president of the Kingston Zionist Society and as Vice-President of the Zionist Organization of Canada. He was also an active member of the Kingston community, serving as trustee for the Board of Education from 1916-1920 and

Alderman for the City of Kingston in 1920 and 1921. He was a philanthropist who dedicated a stained-glass window in Memorial Hall at Kingston City Hall, furnished a room and nursery at Kingston General Hospital, a room at Hotel Dieu Hospital and endowed scholarships at Queen's University. Due to his activities in the Jewish community and the City, his home was a centre of communal affairs where Cohen hosted many dignitaries who visited Kingston.

The McKenzie House has direct association with two prominent Kingstonians, Captain James McKenzie and William Ford Jr. James McKenzie was born in Scotland around 1782 and served in the British Navy during the French Revolution and the Napoleonic wars before being assigned to the defense of the Great Lakes in 1813. He served many roles during the war of 1812 and was appointed as Captain of the steamship Frontenac in 1817. The Frontenac was the first Canadian-built steamship on the lakes. McKenzie built 209-211 Queen Street in 1821 and advertised part of it to rent in 1822. He retired from the military in 1831 but continued to be active in the ship building industry, reportedly making himself a wealthy man.

When the property left the McKenzie family in 1851, it was sold to William Ford Jr, who became mayor of Kingston in that same year and who lived in this house for many years. The McKenzie House remained in the Ford family until 1893.

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

The Cohen and McKenzie Houses are situated within a residential neighbourhood that consists of Colborne, Sydenham, Clergy and Queen Streets. The neighbourhood exhibits a continual pattern of reuse and replacement of existing structures that has left examples of building from the early-19th century to the present. The streets' historic buildings vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick and limestone. This variety creates a visually appealing and diverse streetscape. The Cohen and McKenzie buildings are located close to the lot line and helps to create a streetwall with 213-221 Queen Street. These properties help to define and maintain the historic streetscape of Queen Street and this area.

Cultural Heritage Attributes

Key exterior elements that contribute to the cultural heritage value of 207 Queen Street include its:

- Two-and-a-half storey red-brick building with offset front entrance, and gable roof that projects over a two-storey bay-window on the west side of the south façade;
- Fish-scale-style bargeboard on main gable with large central window opening;
- Decorative brickwork between the first and second storeys;
- Original window openings with stone sills and brick voussoirs;

- Large decorative brackets under the projecting gable;
- Tall limestone foundation; and
- Location close to the lot line, creating a streetwall along Queen Street.

Key exterior elements that contribute to the cultural heritage value of 209 and 211 Queen Street include its:

- Two-and-a-half storey red-brick building with low-pitched gable roof on a limestone foundation;
- Regular fenestration pattern of tall rectangular openings with brick voussoirs and stone sills;
- Remaining portions of twin brick chimneys; and
- Location close to the lot line, creating a streetwall along Queen Street.

Non-Heritage Attributes

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

- Second floor balcony at 211 Queen Street; and
- Detached dwelling at 20 Colborne Street.