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RECEIVED
2024/02/15
(YYYY/MM/DD)
Ontario Heritage Trust

Office of the City Clerk

February 13, 2024

Via mail

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

Re: Kingston City Council Meeting, February 6, 2024 – 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

At the regular meeting on February 6, 2024, Council gave three readings to 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.

Attached please find By-Law Number 2024-138, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-138
Notice of Passing

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

**Notice of Passing By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest Pursuant to
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

Take Notice that under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-138 and 2024-139 were 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 to designate the following lands to be of cultural heritage value and interest:

160 Belmont Avenue (Lot 328 Plan 1423; S/T FR175306, FR176468 former Township of Kingston; now City of Kingston, County of Frontenac), known as the Everitt-Miller House; and

35 Johnson Street (Part Lot 45 Original Survey Kingston City as in FR358046; City of Kingston, County of Frontenac), known as the Anchor House.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any person who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 13th day of February 2024

City of Kingston



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 cursive script that reads "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:

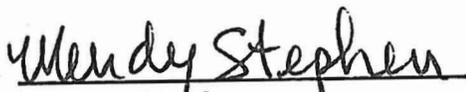
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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