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NUALA KENNY
CITY SOLICITOR

MELANIE BOROWICZ-SIBENIK
ASSISTANT CITY SOLICITOR

MATTHEW CAPUTO
SOLICITOR/PROSECUTOR



LEGAL
DEPARTMENT

File No. C3.16(2)

2012 08 21

ONTARIO HERITAGE TRUST

AUG 28 2012

REGISTERED MAIL

The Ontario Heritage Trust
10 Adelaide Street
3rd Floor
Toronto, ON M5C 1J3

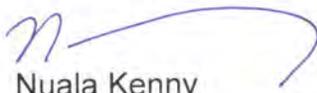
Dear Sir/Madam:

RE: DESIGNATION OF 1164 QUEEN STREET EAST

On May 14, 2012 City Council passed By-law 2012-77 to designate the above monument as being of architectural or historic value or interest in the City of Sault Ste. Marie. The By-law was registered on August 16, 2012 as instrument number AL106798.

All matters to effect the designation under the Ontario Heritage Act have now been completed. Therefore, pursuant to Section 29 of the Act I am enclosing a certified registered copy of the By-law.

Yours truly,


Nuala Kenny
City Solicitor

NK/cf
Enclosure

c.c. Joe Cain, Manager of Recreation & Culture
staff/municipal heritage/1164 queen street east/report to Heritage trust aug21.12

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 2012-77

HISTORIC SITES: (C3.16(2)) A by-law to designate the plaques and monuments listed below as being of architectural or historic value or interest:

1. 1164 Queen Street East.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O. 18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

WHEREAS the Council of the Corporation of the City of Sault Ste. Marie has caused to be served on the owners of the lands and upon The Ontario Heritage Trust, notice of intention to so designate the plaques and monuments and has caused such notice of intention to be published in the Sault Star for three consecutive weeks;

WHEREAS no objections to the proposed designations have been served on the Clerk of the municipality; and

THEREFORE the Council of the Corporation of the City of Sault Ste. Marie, pursuant to the Ontario Heritage Act ENACTS as follows:

1. **PROPERTIES DESIGNATED**

There is designated as being of architectural or historic value or interest, the plaques and monuments described above and further described in Schedule "A" to this by-law.

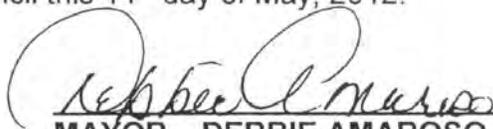
2. **HERITAGE DESIGNATION REPORT**

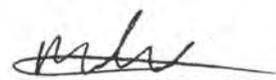
The Heritage Designation Report of the Sault Ste. Marie Municipal Heritage Committee dated January 23, 2012 recommending that the plaques and monuments be designated of significant cultural heritage value and interest pursuant to Part IV of the Ontario Heritage Act is attached as Schedule "A" to this by-law.

3. **EFFECTIVE DATE**

This by-law takes effect on the date of its final passing.

PASSED in Open Council this 14th day of May, 2012.

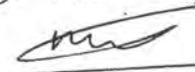

MAYOR – DEBBIE AMAROSO


CITY CLERK – MALCOLM WHITE

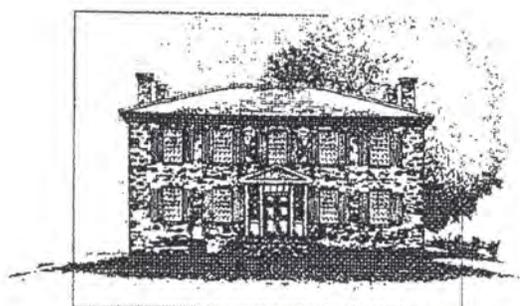
cf/bylaws/2012/2012-77 ontario heritage

I, Malcolm White, City Clerk of The Corporation of the City of Sault Ste. Marie, certify the foregoing to be a true and correct copy of the original document of which it purports to be a copy.
Dated at Sault Ste. Marie, Ontario, this

1st day of August, 2012


CITY CLERK – MALCOLM WHITE

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*Sault Ste. Marie
Municipal Heritage Committee*

January 23, 2012

Mayor Debbie Amaroso
and Members of City Council

ONTARIO HERITAGE ACT – PART IV DESIGNATION OF 1164 QUEEN STREET EAST

Purpose

The Sault Ste. Marie Municipal Heritage Committee advises City Council as to the cultural heritage value or interest of properties within the Municipality, and recommends that significant properties be designated under Part IV of the Ontario Heritage Act. This affords the property, and in particular the designated heritage features, special protection under the Act. The Sault Ste. Marie Municipal Heritage Committee is recommending to City Council the designation of 1164 Queen Street East due to its significant heritage value to the City of Sault Ste. Marie.

Background

The owner of 1164 Queen Street submitted an application (attached) for consideration of designation in June of 2011. At their September meeting, the Sault Ste. Marie Municipal Heritage Committee assigned Committee Members to evaluate the building. A final report recommending designation of the building was presented at their December meeting. The Sault Ste. Marie Municipal Heritage Committee passed the following resolution at their December 7, 2011 meeting.

Moved by: K. Marshall
Seconded by: H. Robbins

"Resolved that the Sault Ste. Marie Municipal Heritage Committee approve the designation report for 1164 Queen Street East and that it be recommended for designation under Part IV of the Ontario Heritage Act; and further that a report be sent to City Council to request their approval for the designation." **CARRIED**

Analysis

The designation report and inspection/evaluation reports providing the detail of the heritage value of this property are attached for Council's review. The key features being recommended for protection under the designation are:

- ❖ Constructed in 1916, this is one of only two Prairie-style homes in the city, designed and built by the same builder as 911 Wellington Street East;
- ❖ Original wood windows with storms throughout;
- ❖ Unique upstairs "widow's walk" balcony off upstairs bedroom;
- ❖ Beautiful set of five bay windows grace the southeast corner with overhanging roof;
- ❖ A large front porch, bordered by a row of upturned bricks and with roof supported by six massive stuccoed pillars;
- ❖ There is a unique set of original wooden French doors leading into the living room from this porch;

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- ❖ A lovely side entrance with original wooden interior door and boot room graces the west side;
- ❖ Beautiful bevelled and stained glass windows grace this boot room;
- ❖ Prominent east central location on busy Queen Street means property is well recognized throughout the community.

Impact

Not applicable

Strategic Plan

Not applicable

Recommendation

"That the report of the Chair of the Sault Ste. Marie Municipal Heritage Committee concerning the designation of 1164 Queen Street East be received and the recommendation that the residence at 1164 Queen Street East be designated under Part IV of the Ontario Heritage Act be approved."

Respectfully submitted on behalf of the
Sault Ste. Marie Municipal Heritage Committee



Kelly Marshall, Chair
Sault Ste. Marie Municipal Heritage Committee

ja/roc&cur/hi/stofc/smmh/ohdesignated%20properties/2012/council%20report%201164%20Queen

cc: Members of S.S.M.H.C.
J. Fratesi
N. Apostle
N. Kenny
J. Cain

attachments

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Designation Report for 1164 Queen Street East

Description of Property-1164 Queen Street East.

This is a 1 ½ storey residence prominently situated at the corner of Riverview Ave. in the east central part of the city. Built in 1916 for grocer Wm. H. Ewing, the exterior is of Prairie-style stucco design with Tudor elements upstairs, and remains in original condition. The interior is also little changed with original and enhanced woodwork throughout. It is located on Lot 2, WPT lot 3, Plan 20815, latitude 46.30 and longitude - 84.18. The lot is 88.68' frontage and 181.0' deep.

Statement of Cultural Heritage Value and Interest

This beautiful Prairie-style residence is one of only two in the city and was designed and built by the same builder as the home at 911 Wellington Street East previously designated in 2008. The unique stucco exterior finish over-all is in quite good condition but some areas below windows and along the upstairs' balcony wall need repair and painting. There is some Tudor influence with false half boards under some upstairs windows. The home has a sandstone foundation with a single row of upturned brick above this on which the walls are situated. All windows are original wood with original storms in place throughout. There is a pair of upstairs dormer windows and a door and small balcony off another bedroom on that level. The roof overhangs this balcony with original wooden rafters exposed and supported. A set of five bay windows at the southeast corner is also overhung by an extended roof. Here the sandstone foundation extends upwards to the window sills. A large front porch with cement floor surrounded by the row of vertical bricks above the foundation is covered by a roof supported by six massive stuccoed pillars. While there is only a small window on this side, there is a unique set of French doors leading in from the porch. Above the porch roof are located four bay windows. On the west side is a lovely side entrance with original interior door and a boot room. The stone stairs does need some repair. Upstairs at the rear is what appears to be an add-on room to replace what may originally have been a roof deck. It is constructed of painted clapboard and not of heritage value.

The main-floor interior of this home, except for the kitchen and bathroom is largely unchanged from its original construction-beautiful wood (mainly oak) throughout-floors, mouldings, windows, doors and roof beams. The latter have been added to some rooms but in a manner to make it difficult to distinguish from the originals. There are brick fireplaces in the living and sitting rooms. The boot room of the side entrance has original bevelled and stained glass in the windows. All rooms have original hot water radiators.

The second floor is original and perhaps one of a kind. The design of the ceiling of one bedroom is unique as it must accommodate a window and the door to the small balcony. And the ceiling design accommodating the windows in the other rooms is also unusually angular. The upstairs bathrooms have unique and very expensive wood panelling that is likely not replaceable.

The grounds are also unique with well-kept flower beds around the front and sides of the corner lot. A number of Italian marble statues grace the grounds as do two marble lions on either side of the side entrance. The property is generally in very good condition and needs only minor maintenance.

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Description of Heritage Attributes

The key features that embody the heritage value of 1164 Queen Street East include:

- ❖ Constructed in 1916, this is one of only two Prairie-style homes in the city, designed and built by the same builder as 911 Wellington Street East;
- ❖ Original wood windows with storms throughout;
- ❖ Unique upstairs "widow's walk" balcony off upstairs bedroom;
- ❖ Beautiful set of five bay windows grace the southeast corner with overhanging roof;
- ❖ A large front porch, bordered by a row of upturned bricks and with roof supported by six massive stuccoed pillars;
- ❖ There is a unique set of original wooden French doors leading into the living room from this porch;
- ❖ A lovely side entrance with original wooden interior door and boot room graces the west side;
- ❖ Beautiful bevelled and stained glass windows grace this boot room;
- ❖ Prominent east central location on busy Queen Street means property is well recognized throughout the community.

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1164 Queen St. E.-Report on Inspection

On Sept. 22, I visited with [REDACTED] [REDACTED] for the purpose of inspecting her home at 1164 Queen St. E. regarding an application for Heritage Designation.

This is a Prairie-style home (designed and built by the same builder as 911 Wellington St. E.) with a unique stucco exterior finish which over-all is in quite good condition. Some stucco below windows and along the upstairs balcony wall needs repair and painting. The home has a sandstone foundation with a single row of upturned brick above this on which the walls are situated. All windows are original wood with original storms in place throughout. There is a pair of upstairs dormer windows and a door and small balcony off another bedroom on that level. The roof overhangs this balcony with original wooden trusses and supports. A set of bay windows at the southeast corner is overhung by an extended roof. A large front porch with cement floor is covered by a roof supported by 6 stuccoed pillars. While there is only a small window on this side, there is a unique set of French doors leading in from the porch. Above the porch roof are located four bay windows. On the west side is a lovely side entrance with original interior door and a boot room. The stone stairs does need some major repair. Upstairs at the rear is what appears to be an add-on room to replace what may originally have been a roof deck. It is constructed of painted clapboard.

The main-floor interior of this home, except for the kitchen and bathroom is largely unchanged from its original construction-beautiful wood throughout-floors, mouldings, windows, doors and roof beams. The latter have been added to some rooms but in a manner to make it difficult to distinguish from the originals. There are brick fireplaces in the living and sitting rooms. The boot room of the side entrance has original bevelled and stained glass in the windows.

The second floor is original but not spectacular. The design on the ceiling of one bedroom is unique as it must accommodate a window and the door to the small balcony. The upstairs bathrooms have unique and very expensive wood panelling that is likely not replaceable.

There were no heritage features found in either the basement or stand-alone garage.

The owner indicated the house was built in 1924 and they may be correct even though the city lists it as having been built in 1914. The earlier date is the same year that 911 Wellington E. was constructed.

I recommend that a formal designation report be prepared (after further research and documentation with photos) for consideration by MHC.

Harvey Robbins 11/09/23

City of Sault Ste. Marie - Cultural Heritage Resource Evaluation Form

Address: 1164 Queen St. E Evaluator(s): H. Robbins
 Period: _____ Date: Sept 22, 2011
 Description: Two storey prairie-style residence
 Photos: Front Façade Setting All façades Details Currently on Inventory/Register? Yes No

Design or Physical Value:

Style	Is this a notable, rare or unique example of a particular architectural style or type?	N/A	Unknown	No	Yes
Style	Is this a notable, rare or unique example of a particular architectural style or type?				✓
Construction	Is this a notable, rare, unique or early example of a particular material or method of construction?				✓
Design	Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details?				✓
	Does this structure demonstrate a high degree of technical or scientific achievement?			✓	
Interior	Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?				✓
Notes	<i>The nicest prairie-style of the two in the city. The interior finished throughout with wood is largely unchanged from original contains two brick fireplaces. All windows original with storm</i>				

Contextual Value:

Continuity	Does this structure contribute to the continuity or character of the street, neighbourhood or area?	N/A	Unknown	No	Yes
Continuity	Does this structure contribute to the continuity or character of the street, neighbourhood or area?				✓
Setting	Is the setting or orientation of the structure or landscaping noteworthy?				✓
	Does it provide a physical, historical, functional or visual link to its surrounding?				✓
Landmark	Is this a particularly important visual landmark within the region <input type="checkbox"/> , city <input type="checkbox"/> , or neighbourhood <input checked="" type="checkbox"/> ?				✓
Completeness	Does this structure have other original outbuildings, notable landscaping or external features that complete the site?				✓
Notes	<i>Located on a corner lot on busy east end street in a prominent manner. Beautifully landscaped grounds.</i>				

City of Sault Ste. Marie - Cultural Heritage Resource Evaluation Form

Integrity:

Site	Does the structure occupy its original site? (Note if relocated, ie relocated on its original site; moved from another site; etc.)	N/A	Unknown	No	Yes ✓
Alterations	Does this building retain most of its original materials and design features?				✓
	Is this a notable structure due to sympathetic alterations that have taken place over time?	✓			
Condition	Is this building in good condition?				✓
Notes	<i>Addition of wood ceiling beams to some interior rooms has been done sympathetically</i>				

Historical and Associative Value & Significance:

Does this property or structure have strong associations and/or contribute to the understanding of a belief, person, activity, organization, institution, or event that is significant to the City?	N/A	Unknown	No ✓	Yes
Does the structure reflect the work of an architect, designer, artist, builder or theorist of known significance to the community?		✓		
Is the original, previous, or existing use significant?			✓	
Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement issued under the Ontario Planning Act? * A property or structure valued for the important contribution it makes to our understanding of the history of a place, event or people?			✓	
Notes				

General Comments:

A beautiful residence, both exterior and interior that is in excellent condition and largely unchanged.

Date of Property Owner Notification by City: _____

Evaluators' Recommendations:

- Recommend for Designation
- More Research required
- Add to Properties of Interest

- Additional Photos Required
- No Action- Keep on file

Date: _____

Are you aware of any architectural and/or cultural heritage value features that would warrant designation?

THE HOME

When was the property built?

1925-1927

Can you or someone else provide any historical information or early photographs of the property? Please describe:

PHOTOS ENCLOSED - PLEASE RETURN TO ME.

Do you know if the property has undergone any major exterior alterations since it was first built?

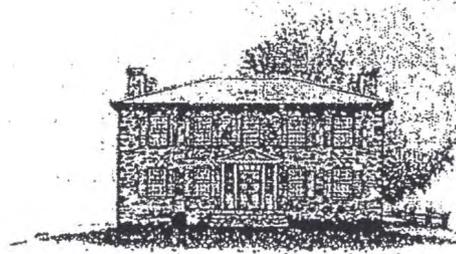
If yes, please describe:

NO MAJOR EXTERIOR ALTERATIONS

Please attach colour photos of the property from all viewing points (eg. north, south, east and west).

Return this form to:

Sault Ste. Marie Municipal Heritage Committee
c/o Manager Recreation & Culture
P. O. Box 530, 99 Foster Drive
Sault Ste. Marie, ON P6A 5N1



Sault Ste. Marie Municipal Heritage Committee

Request for a Heritage Designation

Pursuant to the

Ontario Heritage Act

CITY SERVICES DEPT.

JUN 14 2011

March 2006

RECEIVED

5(x)

What Does A Heritage Designation Mean?

Owners of designated heritage can rightly be proud of the contribution they are making to the preservation of the community's cultural heritage. Implicit in the designation is the recommendation that the owner try to maintain the property in the spirit of cultural heritage conservation and, when possible, restore the property to its original character. However, designation does not impose any obligation to restore, nor does it in any way restrict the resale of the property.

Owners of designated heritage properties may be eligible for matching grants for the restoration of their property, once the restoration is approved by the Sault Ste. Marie Municipal Heritage Committee as culturally, historically, and/or architecturally correct. Free guidance through the Sault Ste. Marie Municipal Heritage Committee is also available to the owner considering the restoration of his or her heritage building.

Request for a Heritage Designation Pursuant to the Ontario Heritage Act

Thank you for requesting a heritage designation on your property. The Sault Ste. Marie Municipal Heritage Committee uses the following criteria when evaluating a property:

Historic

- ◆ A property may be of cultural heritage value or significance if it is associated with a person, event or movement symbolic of the historical importance to the community.

Architectural

- ◆ A building may be of architectural significance if it is a good example of a particular building type, architectural style or period, or if it is the work of an important architect or early builder.
- ◆ A property may be of cultural heritage value or significance if it possesses unique aesthetic or picturesque qualities.

Contextual

- ◆ A building may have contextual significance if it forms an integral part of the surrounding streetscape.
- ◆ A property may be of cultural heritage value or significance if it incorporated the use of local sandstone in the building construction, particularly from the Sault Ste. Marie Canal excavation.

This application represents a preliminary request for information regarding the cultural heritage value or significance of the property.

The following are some questions, which will assist the Sault Ste. Marie Municipal Heritage Committee in preparing a heritage report. Please provide as much information as you are able.

Please Print

Your Name

Address: 1164 QUEEN ST. E.

Postal Code: R6A 2E4

Telephone: (home) 253 5214 (work) 253 7481

Fax: _____

Address of the Property for which a heritage designation is being sought:

1164 QUEEN ST. E.

Are you the owner of this property?

YES

Reasons for this request:

PRESERVE THE CULTURAL HERITAGE

5(x)