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**By-Law Number 2021-138****A By-Law To Designate the Lower Colborne Street Victorian Terrace at 13, 15 & 17 Colborne Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)****Passed:** October 5, 2021

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 13, 15 and 17 Colborne Street, also known as the Lower Colborne Street Victorian Terrace (13 Colborne Street - PT LT 383 Original Survey Kingston City As In FR150114; T/W FR150114; Kingston; The County Of Frontenac; 15 Colborne Street - PT LT 383 Original Survey Kingston City as in FR500747; S/T & T/W FR689696; Kingston; The County Of Frontenac; and 17 Colborne Street - PT LT 383 Original Survey Kingston City as in FR372846; S/T FR372846; Kingston; The County Of Frontenac) on July 21, 2021; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on August 17, 2021; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

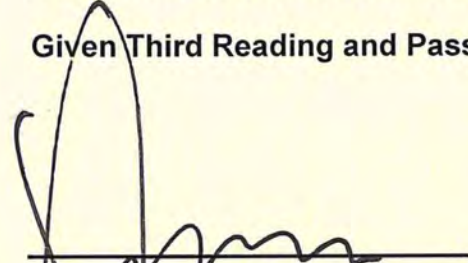
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 13, 15 and 17 Colborne Street, also known as the Lower Colborne Street Victorian Terrace, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in *The Kingston Whig-Standard*;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor

exterior repairs, including replacement of asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing.”

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings: August 10, 2021

Given Third Reading and Passed: October 5, 2021



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Lower Colborne Street Victorian Terrace

Civic Address: 13, 15 & 17 Colborne Street

Legal Description: 13 Colborne Street - PT LT 383 ORIGINAL SURVEY KINGSTON CITY AS IN FR150114; T/W FR150114; KINGSTON; THE COUNTY OF FRONTENAC

15 Colborne Street - PT LT 383 ORIGINAL SURVEY KINGSTON CITY AS IN FR500747; S/T & T/W FR689696; KINGSTON; THE COUNTY OF FRONTENAC

17 Colborne Street - PT LT 383 ORIGINAL SURVEY KINGSTON CITY AS IN FR372846; S/T FR372846; KINGSTON; THE COUNTY OF FRONTENAC

Property Roll Numbers: 1011030070045000000; 1011030070043000000; 1011030070042000000

Introduction and Description of Property

The Lower Colborne Street Victorian Terrace comprises three separate properties, at 13, 15 and 17 Colborne Street. The terrace is located on the north side of Colborne Street between Sydenham and Clergy Streets, in the City of Kingston. The two storey red-brick terrace with three related but distinctive façades was constructed circa 1886. The portions of the properties visible from Colborne Street contribute most to its cultural heritage value and interest.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The Lower Colborne Street Victorian Terrace has design value as an excellent example of a Victorian-era terrace. Its Victorian-era residential style is exemplified by the building's two storey red-brick massing, which has a vertical emphasis in massing and proportions, and the application of a variety of decorative wood, brick and stone detailing. The projecting gabled bays and tall and narrow window openings reinforce the sense of verticality, and in combination with the main gable roof form and three brick chimneys, provide a striking and distinctive roofline. The decorative architectural detailing, including, but not limited to, the circular/oculus openings with brick keystones, the brick hood moulds over the windows and the dentilled cornice and eave and decorative bargeboard on the west façade, display a high level of craftsmanship and are typical of the ornate detailing found on Victorian-era residential buildings. Despite alterations to the porches, windows and the removal of some architectural detailing, the terrace retains many of the characteristic exterior features associated with its Victorian style, and maintains a high level of visual integrity.

Contextual Value

The Lower Colborne Street Victorian Terrace has contextual value for how it supports and maintains the historic residential streetscape of Colborne Street. The terrace is located within the St. Lawrence Ward Heritage Character Area in the Official Plan. It is part of a low-rise residential streetscape that occupies several blocks north of the Lower Princess Street Heritage Character Area and the Central Business District. The surrounding blocks contain a variety of architectural styles dating from the earliest settlement of the City to the late Victorian era. The terrace's distinctive Victorian architectural style, detailing, and red-brick construction defines late 19th century development on Colborne Street and within the surrounding neighbourhood.

Cultural Heritage Attributes

Exterior elements that contribute to the properties' cultural heritage value include its:

- Terraced house form comprising three related but distinctive façades with individual entrances;
- Limestone foundation with ashlar top course;
- Red brickwork construction;
- Two storey massing and form with gable roof and projecting gabled bays;
- Projecting gabled bays with pairs of segmentally arched window openings on each storey;
- Wood eaves on the projecting gables and gable roofs on the middle and west façades;
- Decorative bargeboard in the projecting gable of the west façade;
- Decorative wood dentil course below the eave of the main roof on the west façade;
- Stone corbels at the foot of each terminating gable of the main roof (east and west);
- Circular/oculus openings with brick keystones in each projecting gable (western and middle façade have original or period appropriate vents; the middle façade appears to have the least altered opening and vent);
- Original decorative wood cornice and fascia above the ground floor windows on the west façade and modern replacement of cornice and fascia above the ground floor windows on the east façade;
- Segmentally arched window openings with brick hood moulds and corbelled steps;
- Stone window sills;

- Original or period appropriate wooden vertically sliding two-over-two sash windows with original or period appropriate wooden storm windows on the west façade;
- Segmentally arched entrance openings on each façade with brick hood moulds and corbelled steps, and transom windows/lites; and
- Three brick chimneys.