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**RECEIVED**  
2024/04/11  
(YYYY/MM/DD)  
Ontario Heritage Trust

Office of the City Clerk

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April 10, 2024

Via mail

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, April 2, 2024 – By-Law Number 2024-181; A By-Law to Designate the property at 490 Bagot Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

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At the regular meeting on April 2, 2024, Council gave three readings to By-Law Number 2024-181; A By-Law to Designate the property at 490 Bagot Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-181, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-181  
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 2024-172, 2024-176, 2024-177, 2024-178, 2024-179, 2024-180, 2024-181, 2024-182, 2024-183 and 2024-184 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-11 on April 2, 2024 to designate the following lands to be of cultural heritage value and interest:

**888 Montreal Street** (Part Farm Lot 5 Con West Great Cataraqui River Kingston as in FR372716; City of Kingston, County of Frontenac);

**1070 Old Mill Road** (Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-Law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By By-Law FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R-20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115, Subject to an Easement in Gross Over Part 2, Plan 13R-20745 as in FC94827, Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R-20745 as in FC111457, Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R-20745 as in FC94826, Subject to an Easement in Gross Over Part 6, Plan 13R-20745 as in FR784498, Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R-20745 as in FR546947; City of Kingston, County of Frontenac), known as the Riley House;

**156 Princess Street** (Part Lot 290 Original Survey Kingston City as in FR147156; S/T interest in FR147156; City of Kingston, County of Frontenac), known as the Tolbert Buildin;

**197-205 Wellington Street** (Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670; City of Kingston, County of Frontenac);

**2432 4<sup>th</sup> Concession Road** (Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac), known as the Hysop House;

**2555 Highway 38** (Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R-8537 and Part 1, Plan 13R-19108; Except Parts 1 and 2, Plan 13R-22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; now City of Kingston, County of Frontenac), known as the Davidson House;

**490 Bagot Street** (Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac), known as the Millers Lane House;

**711 King Street West** (Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac), known as the Schroeder House;

**991 Sydenham Road** (Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R-5093; City of Kingston, County of Frontenac), known as the McGarvey House; and

**512 Frontenac Street** (Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac), known as the La Paroisse St. Francios d'Assise.

**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](mailto: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 9th day of April, 2024

City of Kingston

City Council voted in favour of this by-law on April 2, 2024

Written approval of this by-law was given on April 2, 2024 by Mayoral Decision Number 2024-11

Clause 2, Report Number 21, February 6, 2024

### **By-Law Number 2024-181**

## **A By-Law to Designate the property at 490 Bagot Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** April 2, 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Millers Lane House at 490 Bagot Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On February 6, 2024, *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 February 13, 2024, 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: April 2, 2024**



\_\_\_\_\_  
Janet Jaynes  
City Clerk



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Bryan Paterson  
Mayor



**Schedule "A"****Description and Criteria for Designation  
Millers Lane House**

Civic Address:	490 Bagot Street
Legal Description:	Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 120 01300

**Introduction and Description of Property**

The Millers Lane House at 490 Bagot Street is located on the west side of Bagot Street, south of Raglan Road and adjacent to the former Millers Lane, in the Inner Harbour neighbourhood in the City of Kingston. The approximately 580 square metre residential property contains a detached two-storey red brick residential building, constructed circa 1883-1884.

**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 Millers Lane House has design value as a rare example of eclecticism in residential architecture in the Inner Harbour neighbourhood of Kingston. The eclectic use of architectural styles began in residential building design during the late 19<sup>th</sup> century and is characterized by combining different architectural elements from several periods and regions in a single composition. The residence at 490 Bagot Street demonstrates this design approach through its' Italianate, Gothic Revival, and Second Empire elements.

Its two-storey, asymmetrical massing with cross-gable roof and square tower is clad in a red brick veneer in stretcher/running bond and sits on an evenly coursed limestone foundation. The square tower has a bell-curved mansard roof with steeply pitched gable dormers with pointed sash windows, likely original. The variety of architectural detailing is eclectic from its three different styles of paired wooden brackets to the pre-cast arches over the windows, which are mostly paired and share a single stone sill. The window openings have been partially infilled on the exterior and would likely have had arched upper sashes to match the pre-cast arches above. A large original brick chimney remains on the north face of the front gable.

The Millers Lane House also has design value for its high degree of craftsmanship as demonstrated through the decorative wood vergeboard with drop pendant, highly detailed wood brackets, frieze boards, brick quoining, and recessed brick panels.

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

The Millers Lane House supports the historic and eclectic residential character of this portion of Bagot Street, which includes a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century brick and frame houses.

### **Heritage Attributes**

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

- Two-storey asymmetrical massing with cross-gable roof and square tower;
- Evenly coursed limestone foundation;
- Red brick veneer in stretcher/running bond with quoining on corners and recessed panels under the eave on the south elevation;
- Square tower with bell-curved mansard roof and steeply pitched gable dormers with pointed sash windows;
- Decorative wood detailing including the vergeboard and drop pendant in the front gable, larger paired brackets under the main eave, smaller paired brackets under the eaves of the bay windows, single brackets under the eave of the mansard roof, and frieze boards throughout;
- Brick chimney; and
- Original window openings (mostly paired) with pre-cast stone arches (a formulation of finely ground hydraulic lime or natural cement, sands, and stone dust in that period) and limestone sills.