



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



RECEIVED
2024/05/16
(YYYY/MM/DD)
Ontario Heritage Trust

Office of the City Clerk

May 15, 2024

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

Re: Kingston City Council Meeting, May 7, 2024 – By-Law Number 2024-212; A By-Law to Designate the property at 84 Yonge Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*

At the regular meeting on May 7, 2024, Council gave three readings to By-Law Number 2024-212; A By-Law to Designate the property at 84 Yonge Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-212, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-212
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 2024-199, 2024-200, 2024-205, 2024-206, 2024-207, 2024-208, 2024-209, 2024-210, 2024-211 and 2024-323 were passed by Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-14 on May 7, 2024 to designate the following lands to be of cultural heritage value and interest:

112 Ordnance Street (Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac), known as the Crowley House; and

114 Ordnance Street (Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in Favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

2045 Middle Road (Part Lot 13 Con 2 Pittsburgh Part 1, 13R15440; City of Kingston, County of Frontenac), known as the Clarke House;

281 Princess Street (Part Lot 328 Original Survey Kingston City as in FR284763; City of Kingston, County of Frontenac), known as Turk's Furniture Store;

322 Division Street (Part Lot 24 Block PP Con 1 Kingston as in FR303826 Except the Easement therein; City of Kingston, County of Frontenac);

3578 Highway 38 (Part Lot 5 Con 7 Western Addition Kingston as in FR306279 Lying North of FR692323; City of Kingston, County of Frontenac), known as the Vanluven Farmstead;

390 King Street East / 42 Queen Street (Part Lot 93 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City as in FR447579; City of Kingston, County of Frontenac);

3994 Howes Road (Part Lot 9 Con 5 Western Addition Kingston Part 3 13R549; City of Kingston, County of Frontenac), known as the Stevens Farmhouse;

75-77 Princess Street / 52-56 Queen Street (Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac), known as the Moore Building; and

84 Yonge Street (Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac), known as the McCammon Bakery.

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 14th day of May, 2024

City of Kingston

City Council voted in favour of this by-law on May 7, 2024

Written approval of this by-law was given on May 7, 2024 by Mayoral Decision
Number 2024-14

(Clause 1, Report Number 31, March 5, 2024)

By-Law Number 2024-212

**A By-Law to Designate the properties at 84 Yonge Street to be of
Cultural Heritage Value and Interest Pursuant to the *Ontario
Heritage Act***

Passed: May 7, 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 84 Yonge Street, known as the McCammon Bakery (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On March 5, 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 March 12, 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:

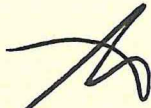
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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

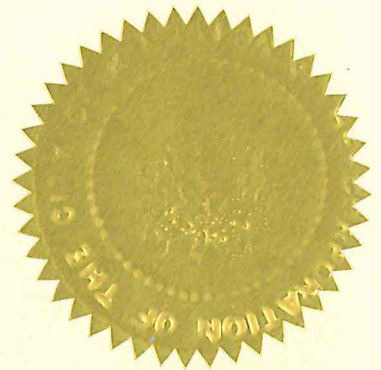
Given All Three Readings and Passed: May 7, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
McCammon Bakery

Civic Address: 84 Yonge Street
Legal Description: Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac
Property Roll Number: 1011 070 090 04400

Introduction and Description of Property

The McCammon Bakery, at 84 Yonge Street, is located on the west side of the street, mid-block between Grange and Richard Streets, in Portsmouth Village in the City of Kingston. The approximately 639 square metre residential property includes a two-storey limestone house with a one-storey rear wing and third storey shed dormers on both the front and rear, and a single-storey detached wooden outbuilding in the rear yard. The dwelling was constructed in the late 1860s for Thomas and Martha McCammon as a home and bakery. The rear outbuilding was built around the same time for storage for the bakery business and stone bake oven that once existed in the rear yard.

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.

This property has physical/design value as a good example of a classical limestone building with a Georgian influenced simple rectangular side-gable plan, built to accommodate both residential and commercial uses. On the main façade the stones are laid in uniform courses ("rough ashlar"), while the side and rear walls are uncoursed ("rubble") stonework. The central doorway is recessed with paneled reveals as well as a transom and stone step. The second entrance, now blinded, together with the window opening to the north, were likely the commercial entrance and display window for the bakery.

Except for the transom window over the main door, the windows and door have all been replaced. However, the regular pattern of openings, with stone voussoirs and sills, reflect the Georgian style. The gable-end chimneys have also been removed and the large shed dormers dominate the roof line, but the Georgian influence is still visible in the original roof profile, as well as the eave returns on the north and south gable ends.

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 McCammon Bakery has historical/associative value as it yields information that contributes to an understanding of the commercial and residential practices in the City of Kingston during the mid-19th century. Thomas McCammon was a baker who, with his wife Martha, immigrated to Canada from Ireland. They originally are noted as living in the stone row just to the north of the subject property (102-114 Yonge Street), after which they purchased the subject vacant lot in 1865 and build their home and shop prior to 1869.

The building is located in the heart of Portsmouth Village. Formerly called Main Street, Yonge Street was once the main north-south street in Portsmouth, and included a variety of commercial uses from hotels, blacksmiths, groceries, inns and breweries. Thomas and Martha McCammon built the building to serve their needs as both a home and bakery, combining the commercial and residential functions was common along Yonge Street. The location of the building made it visible from the street and adjacent shipyard, and it was situated to create the best possible views to and from the water. It is likely that the McCammons strategically constructed their building at this prominent and highly visible location along Main Street to attract patrons entering by ship or traveling by road.

The approximately 48 square metre outbuilding in the southwest corner of the property appears on early Fire Insurance plans and the 1869 Ordinance plan. The detached wooden building is clad in board and batten siding and has a low-pitched gable roof. The outbuilding reflects the past commercial uses of the property for both the McCammon's bakery and the later Hotel Westlake.

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

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The building at 84 Yonge Street maintains the character of the area through its limestone construction and two-storey massing; features that are visible in residential and commercial properties along Yonge Street as well as throughout the former village of Portsmouth. In particular, the McCammon Bakery's shallow setback, regular fenestration pattern, limestone construction, age and prominent location, demonstrates a visual and historical relationship with its surroundings, particularly the houses at 97-101 Yonge Street and 102-114 Yonge Street. As part of this group of buildings, the McCammon Bakery helps define the historic limestone character of this portion of Portsmouth Village.

Heritage Attributes

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

- Two-storey massing with medium pitched side gable roof with eave returns;
- Coursed (on the front/east façade) and uncoursed (on the side elevations), squared and hammer-dressed limestone construction;
- Regular pattern of window and door openings on the east elevation with tall stone voussoirs and stone window sills;
- Central doorway with recessed paneled reveals, transom window, tall stone voussoirs and stone step;
- Blinded shop entrance with tall stone voussoirs and stone step; and
- Detached wooden building in the southwest corner of the property, clad in board and batten siding with a low-pitched gable roof.