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Office of the City Clerk

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2024/07/22  
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Ontario Heritage Trust

July 19, 2024

Via email: [REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-320; A By-Law to Designate the Property at 161 Brock Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on July 9, 2024, Council gave three readings to By-Law Number 2024-320; A By-Law to Designate the Property at 161 Brock Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-320, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-320  
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 Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-304, 2024-305, 2024-306, 2024-313, 2024-314, 2024-315, 2024-316, 2024-317, 2024-318, 2024-319, 2024-320, 2024-321, and 2024-322 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-18 on July 9, 2024 to designate the following lands to be of cultural heritage value and interest:

**605-607 Bagot Street** (Lots 1-2 Plan D9, City of Kingston, County of Frontenac);

**45 Charles Street** (Lot 3 Plan D9, City of Kingston, County of Frontenac), known as the Calvary Church;

**384 Division Street** (Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac), known as the Hoagie House;

**3578 Unity Road** (Part Lot 4 Con 6 Western Addition Kingston as in FR615351 Except Part 6 EXPROP Plan RP1562; City of Kingston, County of Frontenac), known as the Raycroft Farmhouse;

**1553 Sunnyside Road** (Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T TKZ18724; City of Kingston, County of Frontenac), known as the Fairbanks Farmhouse;

**265 King Street East** (Part Lot 87 Original Survey Kingston City as in FR365246; S/T FR365246; City of Kingston, County of Frontenac), known as the Connell Building;

**275 King Street East** (Part Lot 64 Original Survey Kingston City; Part Lot 87 Original Survey Kingston City; Part 2 13R822; T/W FR693675; City of Kingston, County of Frontenac), known as the Wire Works Building;

**2785 Lee Road** (Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac);

**375 Maple Ridge Drive** (Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac), known as the Carolan Farmhouse;

**730 Hillview Road** (Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston, County of Frontenac), known as the John Grass Jr. House;

**149 Brock Street** (Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac), known as the McKay Fur House;

**161 Brock Street** (Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston City as in FR486361; T/W FR718826, City of Kingston, County of Frontenac), known as the Norris House;

**319 King Street West** (Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac);

**321 King Street West** (Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac); and

**347 Wellington Street** (Part Cataraqui Ordnance Water Lot Kingston Part 1, 13R9796 S/T FR393688; City of Kingston, County of Frontenac), known as the Davis Dry Dock.

**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 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 16th day of July, 2024

City of Kingston

City Council voted in favour of this by-law on July 9, 2024

Written approval of this by-law was given on July 9, 2024 by Mayoral Decision Number 2024-18

Clause 2, Report Number 47, May 7

### **By-Law Number 2024-320**

#### **A By-Law to Designate the properties at 161 Brock Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** July 9, 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 2016;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 161 Brock Street, known as the Norris House (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On May 7, 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 May 14, 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*.

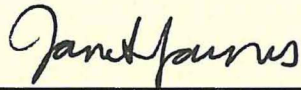
#### **Therefore, *Council* enacts:**

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.

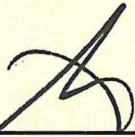


3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

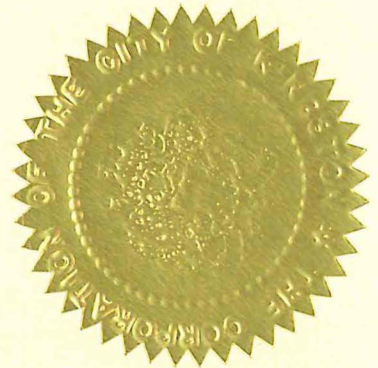
**Given All Three Readings and Passed: July 9, 2024**



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



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Bryan Paterson  
Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Norris House**

Civic Address: 161 Brock Street  
Legal Description: Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston  
City as in FR486361; T/W FR718826; City of Kingston,  
County of Frontenac  
Property Roll Number: 1011 010 140 01100

**Introduction and Description of Property**

The Norris House, located at 161 Brock Street, is situated on the north side of the road, just east of the intersection of Montreal and Brock Streets in downtown Kingston. The approximately 163 square metre property includes a one-and-a-half storey wood frame residential building constructed in 1842-1843.

**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 Norris House has physical and design value as a rare example of a wood frame dwelling in downtown Kingston. Following a number of devastating fires, in 1847 Kingston City Council passed a by-law to prohibit the erection of wooden buildings "in the thickly-built parts of the City". This one-and-a-half storey wood frame former dwelling represents one of only a few remaining examples in the downtown area. While it has undergone several unsympathetic changes, particularly the Angel Stone veneer, its basic one-and-a-half storey massing and gabled roofed profile remain obvious. The three-bay façade was symmetrical with large rectangular sash windows that aligned with the dormers above. However, today the façade features two oversized square windows on either side of the original recessed central entranceway with transom and wooden panelled reveals. A later rear addition creates a saltbox-like roofline, and the eave returns have been removed. There is a brick chimney on the western roof ridge, which once matched a brick chimney on the eastern side.

*The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

The property is of historical/associative value due to its association with carpenter Benjamin Norris, who constructed this modest house for himself and his wife Elizabeth. Norris sold the eastern portions of his lot, possibly to fund the construction of his home, in the early 1840s. The stone building at 153 and 155 Brock Street were built circa 1844 and 1849 respectively. The 1851 census notes Benjamin and Elizabeth Norris living in the frame house with their children Mary, Catherine, twins John and William and James.



After Benjamin's death, Elizabeth operated an inn from the Norris House. The property was eventually converted to a commercial property by the mid-late 20th century and has continued to function as such to the present day.

*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 Norris House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick, wood frame and limestone.

With its shallow setback, modest appearance, wood frame construction, and location close to the lot lines, the Norris House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street.

### **Heritage Attributes**

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

- One-and-a-half storey wood frame house with limestone foundation;
- Gable roof with dormers;
- Gable end with one rectangular window opening in the upper storey on the eastern end;
- Brick chimney at western end of the gable roof; and
- Symmetrical façade with window openings flanking a recessed central front entrance door with transom window above and frames by wooden panel reveals.