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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

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Dear [REDACTED]

Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-315; A By-Law to Designate the Property at 275 King Street East 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 2024-315; A By-Law to Designate the Property at 275 King Street East to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-315, and the Notice of Passing.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Janet Jaynes".

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-315
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 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 2024-315

A By-Law to Designate the property at 275 King Street East 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 2010;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Wire Works Building at 275 King Street East (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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.

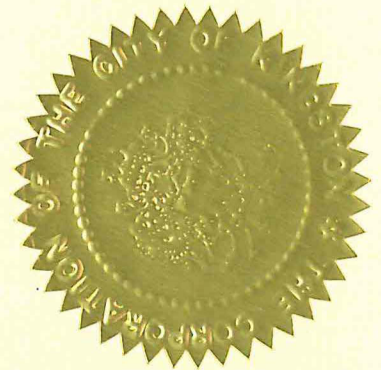
Given All Three Readings and Passed: July 9, 2024

Janet Jaynes

Janet Jaynes
City Clerk

Bryan Paterson

Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Wire Works Building

Civic Address: 275 King Street East
Legal Description: 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
Property Roll Number: 1011 010 120 08800

Introduction and Description of Property

The Wire Works Building at 275 King Street East, is located on the east side of King Street East between Clarence and Johnson Streets, on the block bound by King Street East, Clarence Street, Ontario Street and Johnson Street, in the City of Kingston. This 208 square metre property contains a two-storey red brick commercial building with flat roof, constructed circa 1895.

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 as an interesting example of late Victorian commercial architecture. Constructed circa 1895, the strong vertical emphasis in its massing and proportions, and decorative brickwork are characteristic of Victorian commercial architecture, while the overall robustness and simplicity of the composition reflects a shift into 20th century architectural styles. The façade is divided into three symmetrical bays, which are framed by brick pilasters and rest on an ashlar limestone foundation.

The door and window openings are original and symmetrically placed on the façade within the three bays. The ground floor includes two original entrance openings with transom lights: one for commercial use at grade and the other for residential use. This layout is characteristic of historic commercial buildings in downtown Kingston. Between the openings is a single large picture window with transom light and limestone sill. A pair of slender vertically sliding sash windows with pronounced segmental arches and limestone sills are located on the second floor and directly above the large picture window in the central bay. Larger rectangular window openings with vertically sliding sash windows with shallow segmental arches and limestone sills are located on either side in two narrower bays. These windows align directly with each ground floor entrance below.

The building exhibits a diverse collection of decorative brickwork, including a dentilled cornice on the parapet wall, raised brick string courses connecting the second-floor window openings, herringbone panels above the second-floor windows in the side bays, and a recessed brick panel underneath the ground floor storefront window. The only asymmetrical elements on the building are found on the storefront, where the wood cornice (now clad in copper), with modillions, dentils, and plain frieze, extends over the storefront entrance and window, and not over the secondary entrance to the upper floor, demarcating the storefront.

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 has historical value for its original use as a “wire works,” by Crescent Wire Works. Owned by Francis W. Partridge, Crescent Wire Works was advertised as a manufacturer of all kinds of wire work, including wire trellis for verandahs, cemetery, and garden arches; flower stands; fencing; and office, bank counter and steamboat railings. The property is not included in the 1893-94 and 1895-96 directories but is listed in the 1896-97 directory. These dates are corroborated by the announcement in the British Whig of August 1895 that Crescent Wire Works was “removed to 275 King Street, opposite St. George’s Cathedral”.

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

The property has contextual value because it is historically linked to its surroundings as one of the last remaining historic commercial buildings, along with 265 King Street East, on the east side of the block of King Street East between Clarence and Johnson Streets. Collectively these two properties represent the beginning of the redevelopment of this block at the end of the 19th century and are important in supporting the historic commercial character of King Street East and downtown Kingston.

Heritage Attributes

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

- Two-storey massing, divided into three bays with flat roof concealed by parapet wall;
- Red brick masonry walls displaying a variety of decorative brick detailing, including herringbone panels, brick string courses, recessed panel, dentils and pilasters;
- Original door openings with transom lights on the ground floor;
- Original storefront, including large picture window with transom light and limestone sill and entrance, framed by original or period appropriate wooden cornice (now clad in copper) with modillions, dentils and frieze board;

- Original window openings on the second floor with segmental arches and limestone sills, including original or early vertically hung sliding sash windows (i.e. one-over-one patterning in the central bay and two-over-two patterning in the side bays); and
- Ashlar limestone foundation.