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Office of the City Clerk

RECEIVED
2024/07/22
(YYYY/MM/DD)
Ontario Heritage Trust

July 19, 2024

Via email: [REDACTED]

[REDACTED]
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Dear [REDACTED]

Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-304; A By-Law to Designate the Property at 605-607 Bagot Street and 45 Charles 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 2024-304; A By-Law to Designate the Property at 605-607 Bagot Street and 45 Charles Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-304, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-304
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 1, Report Number 63

By-Law Number 2024-304

A By-Law to Designate the property at 605–607 Bagot Street and 45 Charles 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 2010;

On February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Calvary Church at 605-607 Bagot Street and 45 Charles Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On March 12, 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:

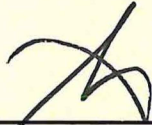
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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

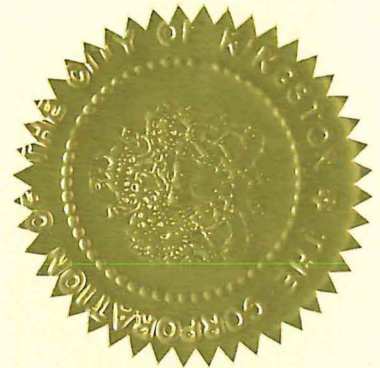
Given all Three Readings and Passed: July 9, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Calvary Church

Civic Address: 605-607 Bagot Street
Legal Description: Lots 1-2 Plan D9, City of Kingston, County of Frontenac
Property Roll Number: 1011 040 020 08700

Civic Address: 45 Charles Street
Legal Description: Lot 3 Plan D9, City of Kingston, County of Frontenac
Property Roll Number: 1011 040 020 08800

Introduction and Description of Property

The Calvary Church at 605-607 Bagot Street and 45 Charles Street, is located on the northeast corner of Bagot and Charles Streets in the Inner Harbour neighbourhood in the City of Kingston. The Calvary Church spans two properties (a total of 957 square metre) and consists of a one-storey frame church constructed in 1889 with later additions and alterations in 1910 and 1924. A small dwelling is located to the rear of the church building at 607 Bagot Street.

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 Calvary United (formerly Congregationalist) Church has design and physical value as a rare example of a surviving 19th century frame church in Kingston. Despite many modifications and additions, its modest religious architectural character is expressed through its massing and scale. The original 1889 chapel footprint is rectangular (50' by 25' or 15 metre by 7.5 metre) with a gable roof running north south. The principal end gable with large Gothic Revival style window faces Charles Street and a gabled entrance vestibule faces Bagot Street, thereby taking advantage of the corner location to provide views to and architecture interest of the building from both streets.

The early 20th century modifications include an addition to the east for the Sunday school, the insertion of Gothic Revival style tracery within the original rectangular window openings, and the application of stucco to unify the enlarged church. The building's stucco and original painted board-and-batten siding is now covered by vinyl. An interesting architectural detail that remains (or has been reinstated) is the wooden triangular decoration over the Gothic Revival style window facing Charles Street, which mimics the shape of the gable roof over the entrance vestibule facing Bagot Street.

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 Calvary Church has historical value because it yields information that contributes to an understanding of the development of the surrounding neighbourhood known as Charlesville. At the time of its construction in 1889, it was the only Congregational church between Queen Street and the Outer Station (i.e. the former Grand Trunk Station). It was acknowledged by the Congregationalists that the growing population in this part of the city, particularly the workers of the nearby cotton mill and other factories, needed a permanent chapel. The land and building were gifted by Congregationalist member and wholesale grocer Benjamin W. Robertson, and the church opened in the spring of 1889. The church's size (50' by 25' with seating for 170) and frame construction reflect the modest means of this 19th century working-class neighbourhood at the northern edge of Kingston as well as the aesthetic sensibilities of the Congregationalist members of what would become the United Church. In contrast, around the same time, the Presbyterian congregants constructed Chalmers United Church, a grand Romanesque style design in limestone masonry at the corner of Barrie, Clergy and Earl Streets.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Calvary Church has associative value for its connections to James Bruce Reid, who designed the original chapel, and Colin Drever who oversaw later 20th century alterations and additions. Reid worked as a draftsman with William Newlands from 1885-1888 before becoming a partner in the firm. In 1889 he worked under his own name with the assistance from Arthur Ellis. Reid was the Deacon of the First Congregational Church and secretary of the committee that managed the construction of the new church, of which he designed.

Colin Drever was a well-known local architect, who worked with Power & Son from 1912 to 1923 and then on his own until 1945, at which point he formed Drever & Smith with Harry P. Smith. Drever's most well-known local works include McLaughlin Hall, McArthur College, Waldron Hall and the King Street Power Plant at Queen's University, and as part of the team that designed the Kingston Memorial Centre. He was also instrumental in many prominent alterations and additions, such as those to the interior of Sydenham Street United Church (now The Spire) and those at Calvary United.

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 a landmark.

The Calvary Church has contextual value because it is historically linked to its surroundings and is an historic landmark in the neighbourhood. As the only church in the former Charlesville hamlet, Calvary Church was built to serve the local community of working-class families and has been a local gathering place for generations. The church has an historic presence on the corner location and is visible north-south on Bagot Street and east-west on Charles Street. As one of only a few extant 19th century framed churches in Kingston, Calvary Church is a local landmark in the community.

Heritage Attributes

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

- One-storey chapel with side addition, both with gable roofs;
- Entrance vestibule with gable roof on the west elevation of chapel;
- Original window openings with early 20th century Gothic Revival style wooden tracery and coloured glass on the original chapel; and
- Large Gothic Revival style pointed arch window facing Charles Street with wooden triangular decoration.

Non-Heritage Attributes

Elements that are not included in the Statement of Cultural Heritage Value of the property include the:

- Dwelling at 607 Bagot Street