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Document General

Form 4 - Land Registration Reform Act

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Land Registrar

Registrateur

2022/08/23 01:16

Executions

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 8 pages

(3) Property Identifier(s) Block Part of PIN 36033 - 0041 Property Additional: See Schedule ☐

(4) Nature of Document By-law

(5) Consideration Dollars \$ NIL

(6) Description Part of Lots 18 and 19, Plan C3 and Part of Lot 1, Plan D24, being Part 1 on Plan 13R-22617, City of Kingston, County of Frontenac

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Others ☒

(8) This Document provides as follows:
By-law 2022-051 entitled "A By-Law To Designate 140 Stuart Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)" passed June 7, 2022

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE CITY OF KINGSTON

Jenna Morley

Jenna Morley, Solicitor for the Corporation of the City of Kingston

2022

08

23

(11) Address for Service 216 Ontario Street, Kingston, ON K7L 2Z3

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property
140 Stuart Street
Kingston, ON

(15) Document Prepared by:
The Corporation of the City of Kingston
Legal Services Department
216 Ontario Street
Kingston, ON
K7L 2Z3

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Fees and Tax

Registration Fee 66.30

Total 66.30



I, **John Bolognone** hereby certify this to be a true and correct copy of **By-Law Number 2022-51, " A By-Law To Designate 140 Stuart Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on June 7, 2022

Dated at Kingston, Ontario
this 18th day of August, 2022

A handwritten signature in black ink, appearing to read "John Bolognone". The signature is fluid and cursive, with a large loop at the end.

John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2022-51

**A By-Law To Designate 140 Stuart Street to be of Cultural Heritage
Value and Interest pursuant to the Provisions of the *Ontario Heritage
Act* (R.S.O. 1990, 0.18)**

Passed: June 7, 2022

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 140 Stuart Street, also known as the Sparks/Royce House (Part of Lots 1, 18 and 19, Plan C3 and Part of Lot 1, Plan D24, being Part 1 on Plan 13R-22617, City of Kingston, County of Frontenac) on February 16, 2022; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on April 12, 2022; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore Be It Resolved That the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 140 Stuart Street, also known as the Sparks/Royce House, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in *The Kingston Whig-Standard*;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties,


including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re- pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

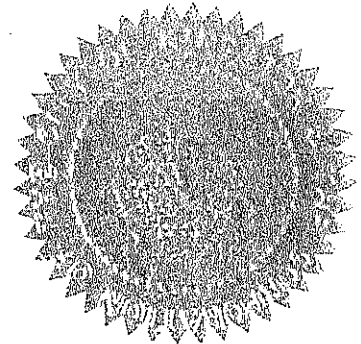
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings: April 5, 2022

Given Third Reading and Passed: June 7, 2022


Derek Ochej
Acting City Clerk


Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation Sparks-Royce House

Civic Address: 140 Stuart Street

Legal Description: 140 Stuart Street – Part of Lots 1, 18 and 19, Plan C3 and Part of Lot 1, Plan D24, being Part 1 on Plan 13R-22617, City of Kingston, County of Frontenac.

Property Roll Number: 101101006008700

Introduction and Description of Property

The Sparks-Royce House is located on the south side of Stuart Street between St. Lawrence Avenue and Lower University Avenue, within Queen's University main campus, in the City of Kingston. The property contains a one-and-a-half storey stucco- clad brick house constructed circa 1923. The house is set back from the sidewalk with a generous lawn and central walkway.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The property has design value as a unique example of a classically influenced residence in Kingston dating back to the early 1920s.

The property has a terraced front yard with a driveway along the east edge of the property and a footpath from the sidewalk to the main entrance. A stone courtyard runs the full length of the front façade. The courtyard wall follows a random squared stone pattern with quoins defining the corners and openings and is finished with a flat stone coping. The front entry into the courtyard is framed with square piers each with a stone cap.

The residence is a modest one-and-a-half storey stucco building with a rear wing. The building sits on a stone foundation and has a brick wall construction with an exterior stucco treatment. The house has a medium (45-degree angle) gable roof profile. The wood eaves display exposed rafter ends in a simple classical profile. The gutters and downspouts are painted metal.

Typical of the style, the front (north) façade is organized into three symmetrical and balanced bays with a central entrance. On the either side of the entrance are double French doors with bi-fold wood shutters. Rounded dormers in the gable roof are located centrally above each of the ground floor openings. The main entrance has a

six-panel wood door with a decorative leaded glass transom. The entrance is framed by wood columns on either side, a classical entablature above, and a flat roof with an ornamental metal rail. The side and rear elevations display gable end walls with corbelled brick courses at the base of the roof gable step. There is a modern single flat roof garage at the rear.

The windows are original divided light wood windows in wood frames and with stone sills. The house has several window types: the basement windows are double divided light casements; the ground floor windows are four-over-four and six-over-six sash; and the second-floor windows (east and west elevations) are tripartite windows with a centre round headed six-over-six wood sash window, flanked by two-over-two wood sash.

There are double divided light casements with arched transoms at the front dormers.

The interior layout follows a central hall plan that originally connected to the primary ground floor living spaces. The second floor was reserved for bedrooms and a bath. The basement housed storage, utility and laundry spaces as well as a garage.

Historical/Associative Value

The property has associative value related to Dr. E.B. Sparks. Sparks commissioned Page & Warrington to design the house, and he and his family were the original residents. Dr. Ernest Bland Sparks was a local dentist who graduated from the Royal College of Dental Surgeons in 1906. He operated a dental practice with his father, Dr. Robert E. Sparks, on Princess Street. Dr. E.B. Sparks also served with Queen's Hospital during the First World War as a dental officer in Egypt, France, and Belgium. He continued to serve in the military as a commanding officer from 1923 to 1926.

The property has associative value for its connections with Jean Isobel Royce, Queen's University's longest-serving registrar. Royce resided at 140 Stuart Street after Queen's University purchased the property in the 1960s. Born in St. Thomas, Royce enrolled at Queen's University in 1927 and went on to serve as registrar from 1933 to 1968. As registrar, she played a significant role in curriculum development, especially the expansion of the Faculty of Arts and Science during the 1950s and 60s. Royce was national President of the Queen's Alumnae Association, founder of the Ban Righ Foundation, and member of the Board of Trustees from 1969 to 1975. The Jean Royce Fellowship and the Alfred Bader Fellowship in Memory of Jean Royce commemorate her contributions to the university.

The property also has associative value for its affiliations with Page & Warrington Architects of Toronto. Operating between 1912 and 1925, this partnership between Forsey Pemberton Page and Stanford Warrington produced a portfolio of fine residences in and around Toronto. Page & Warrington designed this small residence for Dr. E.B. Sparks in 1921. The house was published in the *Canadian Homes &*

Gardens issue on small houses in June 1928. This house is their only known project in Kingston. Forsey Page went on to form the architecture firm of Page and Steele with W. Harland Steel in 1926. The award-winning firm, which is still in practice today, is responsible for many Modern era heritage landmarks in Toronto.

Contextual Value

The property has contextual value as an example of Stuart Street's residential era. In 1875, the west half of Stuart Street was subdivided into residential lots. From the 1880s to the 1920s, a variety of wood frame and brick residences were constructed. The Dr. E.B. Sparks house was one of the last constructed on the street and is one of the last remaining houses.

Cultural Heritage Attributes

Key exterior attributes that embody the cultural heritage value of 140 Stuart Street as a fine example of a classically influenced cottage in Kingston include:

- The placement of the house set back from Stuart Street, illustrating the original residential street wall;
- The placement of the house upon a slope to allow for a garage within the basement, accessed from the rear (this does not include the later 20th century flat roof garage addition on the south elevation);
- The landscaping at the front of the house, including a generous front yard with a central footpath and short stone wall forming a stone courtyard;
- The one-and-a-half storey building massing following a T-shaped plan with gable roof profile;
- The traditional stucco finish on the exterior brick walls and the stone foundation;
- The wood bargeboard on gable ends with corbelled brick courses at the base of the roof gable step;
- The wood eaves displaying exposed rafter ends with a classical compound curve profile;
- The symmetrical organization of the front (north) façade divided into three bays with a central front entrance;
- The front entrance composed of a six-panel wood door and a decorative leaded glass transom framed within flanking wood columns and a rectangular pediment;
- The wood entrance surround with simple classically influenced details and profiles;
- The entrance roof with a small balcony and an ornamental metal rail;
- The double French doors and the bi-fold wood shutters with S-shaped metal shutter holdback hooks;
- The well-proportioned windows and openings including the typical ground floor

six-over-six wood sash window with rock-faced stone sills, the tripartite windows on the second floor within the side (east and west) gables, and the double wood casement windows with rock-faced stone sills at the basement level; and

- The rounded dormers on the front (north) and side (east) roof slopes each with double divided light casement windows and a rounded transom.
- The rounded dormers on the front (north) and side (east) roof slopes each with double divided light casement windows and a rounded transom.