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Properties

PIN 36031 - 0071 LT

Description LT 51 PL 131 KINGSTON CITY; PT LT 50 PL 131 KINGSTON CITY AS IN FR336578;
KINGSTON ; THE COUNTY OF FRONTENAC

Address 82 BEVERLEY STREET
KINGSTON

RECEIVED
2024/08/19
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KINGSTON

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

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and Janet Jaynes, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Katie A. Donohue

216 Ontario Street
Kingston
K7L 2Z3

acting for
Applicant(s)

Signed 2024 07 26

Tel 613-546-4291

Fax 613-546-6156

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KINGSTON

216 Ontario Street
Kingston
K7L 2Z3

2024 07 26

Tel 613-546-4291

Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee \$69.95

Total Paid \$69.95

File Number

Applicant Client File Number : LEG-G01-001-2024



I, **Derek Ochej**, hereby certify this to be a true and correct copy of **By-Law Number 2024-133, "A By-Law to Designate the property at 82 Beverley Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on January 23, 2024, and approved by Mayoral Decision Number 2024-05 on January 23, 2024

Dated at Kingston, Ontario
this 21st day of February, 2024


Derek Ochej, Acting City Clerk
The Corporation of the City of Kingston

By-Law Number 2024-133**A By-Law to Designate the property at 82 Beverley Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

Passed: January 23, 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 December 5, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 82 Beverley Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On December 12, 2023, *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 [December 12, 2023], 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.

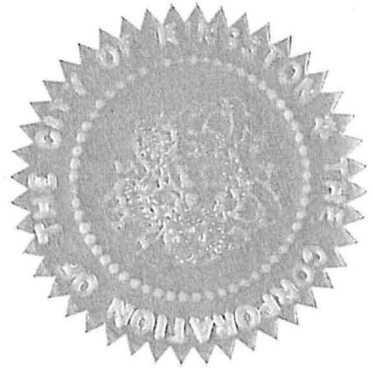
Given all Three Readings and Passed: January 23, 2024

Janet Jaynes

Janet Jaynes
City Clerk

Bryan Paterson

Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation

Civic Address: 82 Beverley Street

Legal Description: Lot 51, Plan 131 and Part of Lot 50, Plan 131, as in
FR336578; City of Kingston, County of Frontenac

Property Roll Number: 1011 070 050 06400

Introduction and Description of Property

The property at 82 Beverley Street, is located on the west side of the street, south of Union Street, in the City of Kingston. The 735 square metre residential property contains a two-storey Georgian Revival style home, constructed in 1915 for George Searle, a clothing designer at C. Livingston and Brothers Merchant Tailors in Kingston.

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 or physical value because it displays a high degree of craftsmanship or artistic merit.

82 Beverley Street is a representative example of an early-20th century Georgian Revival style dwelling. The two-storey dwelling incorporates several Georgian Revival design elements including its: simple box-like massing; combined use of stone, wood and dark brick; centralized entrance, symmetrical fenestration, hipped roof; and limited ornamentation. The window casings and cornice details, including a bracket-like soffit pattern, employ simple wood profiles while the principal window openings themselves are plain and rectangular. Little decoration is found elsewhere on the building. Together these features define this stately residence, further enhanced by a high, rock-faced limestone foundation and matching lug sills under all the windows.

The combined use of limestone, wood, and dark brick displays a sensitive use of materials and a high degree of craftsmanship. The enclosed roughcast entrance porch with corner pilasters sits on a high rock-faced foundation with corner piers and is the only ornate feature of the house. A later doorway with fanlight transom and sidelights and paired side windows with six-lite transoms enhance the porch entrance. The three-bay façade has tripartite single lite windows in the outside bays of the main floor with smaller paired six-over-one windows and a shorter pair of six-lite casement windows centred between. The balanced mix of window styles adds a measure of variety to the building while maintaining the simple rectilinear features of the Georgian Revival style.

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 property is of contextual value because it helps to maintain and support the character of the Beverley Street streetscape, and because it is visually linked to its surroundings. The house is one of three adjacent and similarly designed buildings erected in 1915 (80, 82 and 84 Beverley). These buildings occupy a highly visible location at the end of Queen's Crescent in an historic neighbourhood just west of the Queen's University main campus. 82 Beverley's early 20th-century design provides important visual support for the historic nature of this neighbourhood. Three mid-19th century landmark estates are found in the immediate vicinity of the property: Edgehill (28 Edgehill Street, circa 1840), Bellevue House (53 Centre Street, 1841), and Lakeview (86 Beverley Street, 1855). These older estates add to the grandeur and distinct character of this area. The setback for the house is also an important contextual feature of the property. These features are visually linked with and help support the character of Beverley Street and area.

Heritage Attributes

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

- Georgian Revival design elements of the 1915 house, including its simple, box-like massing; centralized front entrance; hipped-roof; and the skillful use of stone, dark brick and wood;
- Limited ornamentation on the house, including its simple window casings and cornice details;
- Symmetrical, rectangular fenestration of the house, including a mix of window types;
- Enclosed roughcast front entrance porch with its corner pilasters, doorway with fanlight transom and sidelights on a high stone foundation;
- Rock-faced limestone lug sills under windows;
- High rock-faced limestone house foundation; and
- The setback of the house from the street