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Properties

PIN 36044 - 0123 LT
Description PT LT 112 ORIGINAL SURVEY KINGSTON CITY; PT LT 117 ORIGINAL SURVEY KINGSTON CITY AS IN FR436803 T/W FR685912; KINGSTON ; THE COUNTY OF FRONTENAC
Address 207 WELLINGTON STREET
KINGSTON

RECEIVED
2024/10/31
(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 City Hall, 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

Jennifer Lynn Doupe 216 Ontario Street acting for Signed 2024 10 25
Kingston Applicant(s)
K7L 2Z3

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 2024 10 25
Kingston
K7L 2Z3

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, **Janet Jaynes** hereby certify this to be a true and correct copy of **By-Law Number 2024-158, "A By-Law to Designate the property at 207 Wellington 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 March 5, 2024, and approved by Mayoral Decision Number 2024-09 on March 5, 2024

A handwritten signature in black ink, appearing to read "Janet Jaynes".

Dated at Kingston, Ontario
this 7th day of June, 2024

Janet Jaynes, City Clerk
The Corporation of the City of Kingston

City Council voted in favour of this by-law on March 5, 2024

Written approval of this by-law was given on March 5, 2024 by Mayoral Decision Number 2024-09

Clause 1, Report Number 12, January 9, 2024

By-Law Number 2024-158

A By-Law to Designate the property at 207 Wellington Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: March 5, 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 December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Crothers Building at 207 Wellington Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On January 16, 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 January 16, 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.

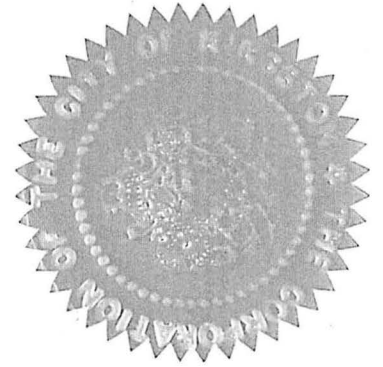
Given all Three Readings and Passed: March 5, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Crothers Building

Civic Address: 207 Wellington Street
Legal Description: Part Lot 112 Original Survey Kingston City; Part Lot 117
Original Survey Kingston City as in FR436803 T/W FR685912;
City of Kingston, County of Frontenac
Property Roll Number: 1011 030 090 03200

Introduction and Description of Property

The Crothers Building at 207 Wellington Street, is located on the east side of Wellington Street on the block bounded by Princess Street to the south and Queen Street to the north, in the City of Kingston. The property contains a three-storey limestone and brick masonry commercial building, constructed between 1885-1890. The Crothers Building forms part of a commercial row along the east side of Wellington 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 Crothers Building is an unusual example of Victorian commercial architecture as it combines the simple classical massing of Georgian architecture with Victorian proportions and detailing. For example, its stone façade is relatively symmetrical and plain with its evenly spaced windows and ashlar string courses at each floor level. However, distinctly Victorian taste is evident in the window size and proportions, which are the same size on each floor, the slightly recessed northerly bay with tall vertical entrance and window, and the ornate metal cornice with brackets and dentils above the third floor. The Victorian influence is in keeping with its 1885-1890 construction date. The metal cornice largely matches that on the adjacent building to the south, demonstrating a visual link between the buildings. It is possible that they were installed concurrently to provide unity along the row. Other defining architectural elements include the plain ashlar stone plinth on the foundation of the recessed bay, the smaller than typical limestone units with hammer dressed finish, and the flat stone arches over windows and stone sills below.

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 Crothers Building was home to the W.J. Crothers Co. Ltd. Biscuit and Confectionary Manufacturers for most of the company's existence. The company was established by brothers, William and Hutchinson circa 1869. The brothers purchased the lot at 207 Wellington when they purchased the adjacent property at 203-205 Wellington Street in 1871. The Crothers Building formed part of the candy and biscuit factory along Wellington Street, which also included a three-storey adjoining brick building to the north (since demolished), constructed circa 1903 and designed by William Newlands, well-known local

architect. W.J. Crother's products were successful in Canada and internationally. From 1920 onwards, their "Prince of Wales Chocolates" were produced by Royal Appointment to His Royal Highness, the Prince of Wales. This recognition was in acknowledgement of Canada's service to Britain during the First World War.

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's location maintains and supports the character of Wellington Street as part of the adjoining historic commercial row, which forms part of Kingston's historic downtown. Its architectural style, including painted metal cornice, which matches the adjacent building to the south, links it visually and historically to its surroundings through shared architectural finishes and common usage as a confectionary.

Heritage Attributes

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

- Three-storey massing with four bays, the most northerly being slightly recessed;
- Limestone masonry, with random hammer dressed stone finish and smaller than typical stone masonry units;
- Limestone foundation with plain ashlar stone plinth on the foundation of the recessed bay;
- Stone string course at the third storey and at the second storey on the three-bay portion;
- Original window openings with flat arches and stone sills;
- Original door and window opening in the recessed bay; and
- Decorative painted sheet-metal cornice with brackets and dentils.