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BY-LAW NO. 2013-79**A BY-LAW TO DESIGNATE AND ADOPT THE 'MARKET SQUARE HERITAGE CONSERVATION DISTRICT PLAN, 2013', PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, 0.18).****PASSED:** April 11, 2013

WHEREAS Section 41 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact By-Laws to designate a defined area, including all buildings and structures thereon, to be a Heritage Conservation District; and

WHEREAS Section 41.1(2) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact By-Laws to adopt a Heritage Conservation District Plan for an existing designated Heritage Conservation District; and

WHEREAS the Council, as required by Section 41.1(6) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, has made available to the public the 'Market Square Heritage Conservation District Plan, 2013' and held two public meeting; and

WHEREAS Council has consulted with its Municipal Heritage Committee;

NOW THEREFORE BE IT RESOLVED, The Council of the Corporation of the City of Kingston hereby **ENACTS** as follows:

The Market Square area, the boundaries of which are defined on Schedule "B" attached hereto and forming part of this By-law, is designated as a Heritage Conservation District pursuant to Part V, Section 41 of the Ontario Heritage Act;

1. The Market Square Heritage Conservation District Plan, 2013, attached hereto as Schedule "A" and forming part of this By-law, is hereby adopted as the heritage conservation district plan pursuant to Part V, Section 41.1(2) of the Ontario Heritage Act;
2. A copy of this by-law shall be registered against each 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 owners of the land defined in Schedule "B" hereto and on the Ontario Heritage Trust and to cause notice of the passage 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:

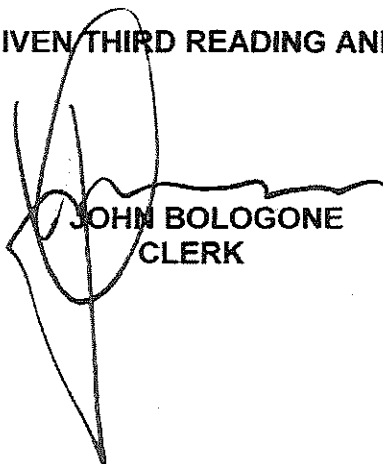
Maintenance is considered means routine, cyclical, non-destructive actions, necessary to slow the deterioration of Protected Heritage Properties, including the following: periodical inspection, property cleanup; gardening and repair of

landscape features; replacement of glass in broken windows, minor exterior repairs, including replacement of individual 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; and any other work defined as Maintenance in an individual designation by-law, or in a Heritage Conservation District Plan.

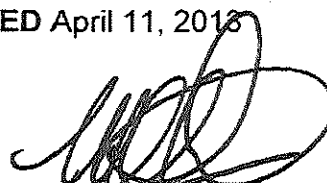
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

GIVEN FIRST AND SECOND READINGS March 19, 2013

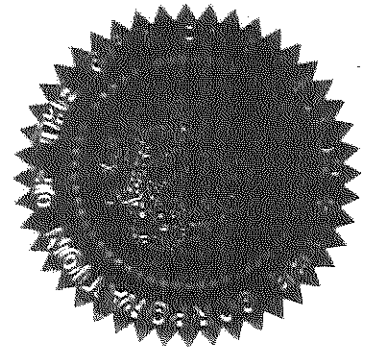
GIVEN THIRD READING AND PASSED April 11, 2013



**JOHN BOLOGONE
CLERK**



**MARK GERRETSEN
MAYOR**





MARKET SQUARE **HERITAGE CONSERVATION** **DISTRICT PLAN**

Effective Date: 5 June 2013



E.R.A.
Architects Inc.

**City of Kingston
By-law No. 2013-79
Schedule "A"**

PREPARED FOR:

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Project: 10-095-01

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Cover Image: View of Market Square filled with wagons and showing Brock Street beyond (Photo c. 1907, Queen's Archives, V23 Market Square-A)

This document is intended to be printed on double-sided 8.5x11 colour paper.

CONTENTS

1	BACKGROUND	iii
2	INTRODUCTION	1
3	STATEMENT OF OBJECTIVES	3
4	STATEMENT OF CULTURAL HERITAGE VALUE FOR MARKET SQUARE HERITAGE CONSERVATION DISTRICT	4
5	DESIGN GUIDELINES	7
	5.1 General	
	5.2 Alterations to Existing Buildings	
	5.3 Design of New Construction	
	5.4 Demolition	
6	LIST OF MINOR ALTERATIONS	18
7	STATEMENTS OF CULTURAL HERITAGE VALUE FOR INDIVIDUAL PROPERTIES	19
	7.1 216 Ontario Street	
	7.2 200 Ontario Street (formerly 6, 8, 10, 12, and 14 Market Street)	
	7.3 16, 18 and 20 Ontario Street (37, 45 and 47 Clarence Street)	
	7.4 297 King Street East	
	7.5 300 King Street East	
	7.6 310 King Street East	
	7.7 318, 320 and 322 King Street East	
	7.8 324 and 326 King Street East	
	7.9 328 King Street East	
	7.10 330 King Street East	
	7.11 39 Brock Street and 327 King Street East	
	7.12 35 Brock Street	
	7.13 33 Brock Street	
	7.14 Springer Market Square	
8	APPENDICES	71
	Appendix 1: Schedule 9, City of Kingston <i>Official Plan</i>	
	Appendix 2: Schedule DH-4, City of Kingston <i>Official Plan</i>	
	Appendix 3: Project Personnel	
	Appendix 4: Sources	

City of Kingston
By-law No. 2013-79
Schedule "A"

1 BACKGROUND

In 1985, the City of Kingston passed a by-law designating the Market Square Heritage Conservation District (the District) and implementing the District Plan, based on the *Market Square, Kingston, A Heritage Conservation District Study* by Dr. Harold Kalman and Lily Inglis. The original District Plan recognized the heritage value of the Market Square area and provided guidelines on how its heritage attributes could be conserved and enhanced, in order to maintain the area's unique qualities and sense of place.

In the spring of 2012, ERA Architects Inc. completed a review of the original District Plan, which examined how the District has evolved since its designation and the integrity of its heritage attributes. The review concluded that the heritage value and attributes of the District had been enhanced since the designation, and that the Plan had been highly effective over time with respect to its original objectives. The review also indicated, among other things, that no amendments to the City's *Official Plan* or *Zoning By-law* were necessary.

The review also identified a series of updates to the original District Plan that would be required in order for it to conform with the current requirements set out under the revised Ontario Heritage Act of 2005, as well as other recent planning policies adopted by the City of Kingston. Although heritage conservation district plans pre-dating the 2005 legislation have been grandfathered under the revised Act, the Municipality determined that it would be beneficial to update the District Plan to meet the current standard.

Updates to the original District Plan include revisions to the District's objectives and design guidelines, the identification of minor alterations to properties within the District that do not require a heritage permit, and the inclusion of Statements of Cultural Heritage Value for both the District as a whole and the individual properties within its boundaries.

2 INTRODUCTION

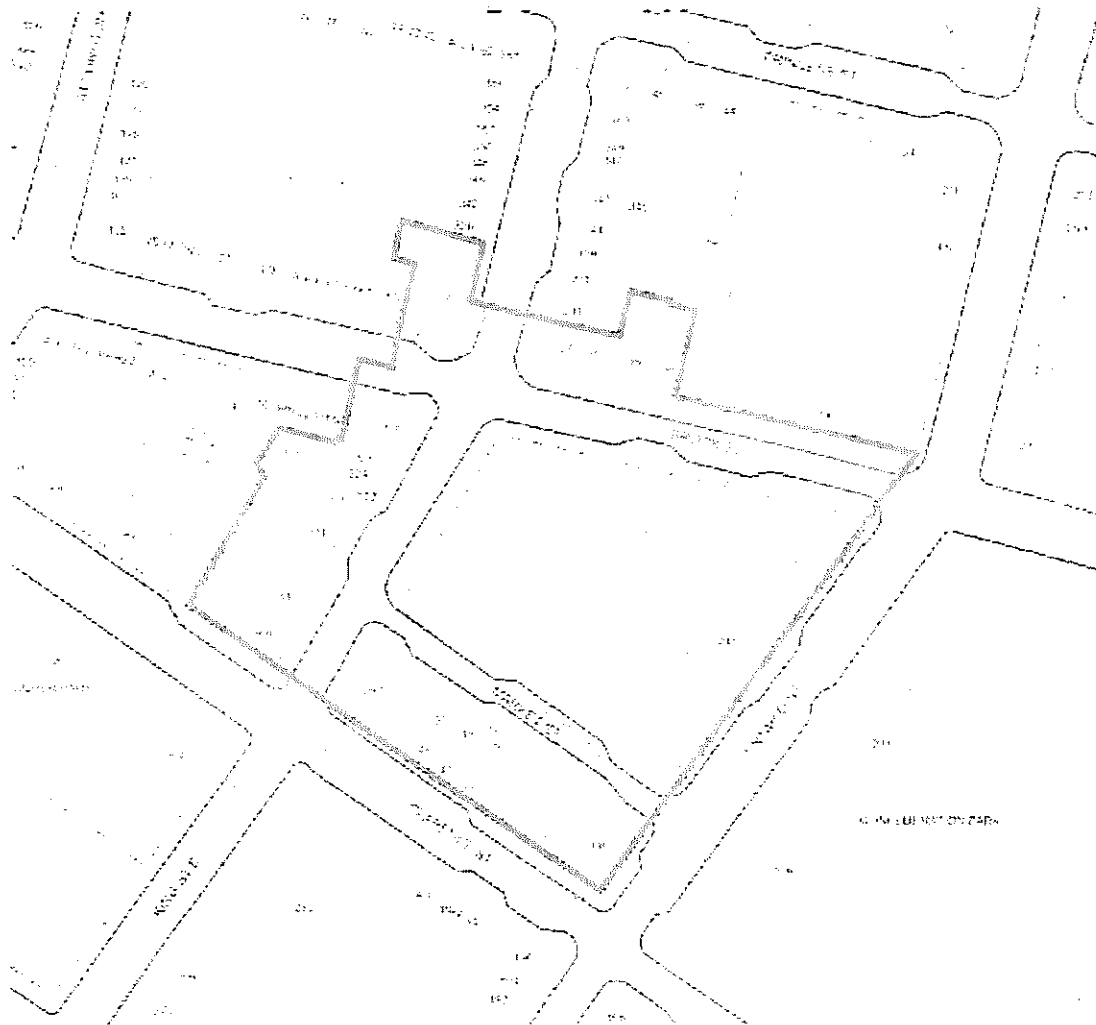
The Market Square Heritage Conservation District Plan 2013 (the Plan) has been prepared for the purposes of updating the original Market Square Heritage Conservation District Plan and aligning it with the 2005 Ontario Heritage Act and current City of Kingston planning policies.


The 1985 designation by-law for the District was very sophisticated for its time since it included an early version of a district plan ('Schedule A' of the designation by-law), including a set of objectives, design guidelines and references to the Zoning By-Law.

When the Ontario Heritage Act was amended in 2005, it introduced the requirement that a Heritage Conservation District Plan be adopted when designating a district. According to the *Ontario Heritage Toolkit*, a District Plan must include: a Statement of Cultural Heritage Value or Interest; a description of the district's heritage attributes and those of the properties within the district; policy statements, guidelines and procedures for achieving the objectives and managing changes; and a description of minor alterations that do not require a heritage permit.

The 2013 Plan meets the current provincial requirements and is intended to provide a clear and transparent management framework for the District and the adjacent properties. The Statement of Cultural Heritage Value for the District explains the reasons for which the area was designated under Part V of the Ontario Heritage Act. The list of attributes for the District and the individual properties identify the physical features, qualities and activities that must be conserved in order to protect and enhance the area's cultural heritage value. Finally, the design guidelines, which are to be used in conjunction with the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* publication, provide direction regarding the alteration of properties and new construction in and adjacent to the District. In order to simplify and streamline the approval process, the Plan includes a list of minor alterations that do not require a heritage permit.

As noted in the Statement of Cultural Heritage Value for Springer Market Square (Section 7.14), the name "Springer" has been given to this historic urban plaza in honour of the Springer family, who donated a substantial amount of money for the Square's improvements in 2005. Throughout this Plan, when the term "Springer Market Square" is used, it is in reference only to the lands located immediately behind City Hall and framed by Market, King and Brock Streets, but does not include the streets or sidewalks. The term "Market Square District" (or "the District") is in reference to the entire Market Square Heritage Conservation District designated under the Ontario Heritage Act and depicted in Figure 1 of this Plan.



Legend:  Existing Market Square Heritage Conservation District Boundary

City of Kingston, Ontario
Planning Department
2013

3 STATEMENT OF OBJECTIVES

The following objectives for the District replace those of 'Schedule A' of the designation *By-law no. 84-172*:

To conserve and enhance the cultural heritage value of the Market Square Heritage Conservation District by:

1. Ensuring that alterations and additions to, and partial demolition of, any property within the District, maintain the identified heritage attributes of the buildings, streetscapes and open spaces, and enhance its cultural heritage value.
2. Ensuring that the design and construction of new buildings within and adjacent to the District are compatible with its cultural heritage value and attributes.
3. Ensuring that the signage, landscaping and street furniture are physically and visually compatible with the heritage attributes of the individual buildings and Springer Market Square.
4. Ensuring that land uses within and adjacent to the District are compatible with the traditional public, commercial and residential activities of the District and its heritage attributes.

4 STATEMENT OF CULTURAL HERITAGE VALUE FOR MARKET SQUARE HERITAGE CONSERVATION DISTRICT

The following Statement of Cultural Heritage Value is based on the Statement of Significance for the District on the *Historic Places in Canada* website:

DESCRIPTION OF THE DISTRICT

The City of Kingston's Market Square Heritage Conservation District forms a trapezoid in the heart of downtown Kingston. The District is bounded on three sides by a diverse yet harmonious ensemble of commercial and institutional properties dating from the early 19th century, located on an historic grid of streets including King, Clarence, Market, Ontario and Brock Streets. The centre of the District is the site of the historic marketplace, dating from 1801. Kingston's City Hall – a National Historic Site (built 1844, rebuilt 1865-66 and 1909) – occupies most of the eastern District boundary along Ontario Street.

STATEMENT OF CULTURAL HERITAGE VALUE

Springer Market Square and the properties surrounding it were designated by the City of Kingston as a Heritage Conservation District for their design, historical and contextual value. The built environment of the District shows the continuous process of evolution that has occurred, while maintaining a sense of harmony and cohesion. The ensemble of exceptional individual properties, which includes representative examples of a range of Kingston architectural styles and types, vividly demonstrates nearly two centuries of social, economic and political change and development in the city. Springer Market Square itself plays a vital role in establishing the context of City Hall, a property of great architectural and historical significance and one of Kingston's most prominent landmarks.

The original marketplace was laid out by surveyor John Collins in 1801, thus establishing the area as the commercial heart of the city. It subsequently provided a natural location for the building that originally combined Kingston's City Hall and market house. Built in 1843-44, City Hall included a wing extending west to King Street to accommodate the market "shambles". The market wing, destroyed by fire in 1865, was rebuilt to part of its original size. The last market tenants in the

building moved out in the early 20th century and were replaced by police and other city employees. An open-air market continues to operate on the site of the original "shambles".

Springer Market Square is associated with many people and events of great significance to the history of both Kingston and Canada. It was the site of many significant military events. The Square was shelled by Col. John Bradstreet's British troops during the battle of Fort Frontenac in 1758. A military blockhouse was located onsite during the War of 1812. The area also served as the assembly ground for troops going to fight in the Northwest Rebellion, the Boer Wars and the First and Second World Wars.

Many significant political events took place at Springer Market Square, such as the proclamation of Upper Canada as a separate jurisdiction by Governor John Graves Simcoe in 1792, the proclamation and celebration of Confederation on July 1, 1867 and the funeral procession of Sir John A. Macdonald in 1891. More recently, this was the site of the visit of Queen Elizabeth II in 1973.

Springer Market Square contains significant archaeological resources, is a provincially registered archaeological site, and the area directly behind City Hall was the site of a public archaeological excavation project in 2004.

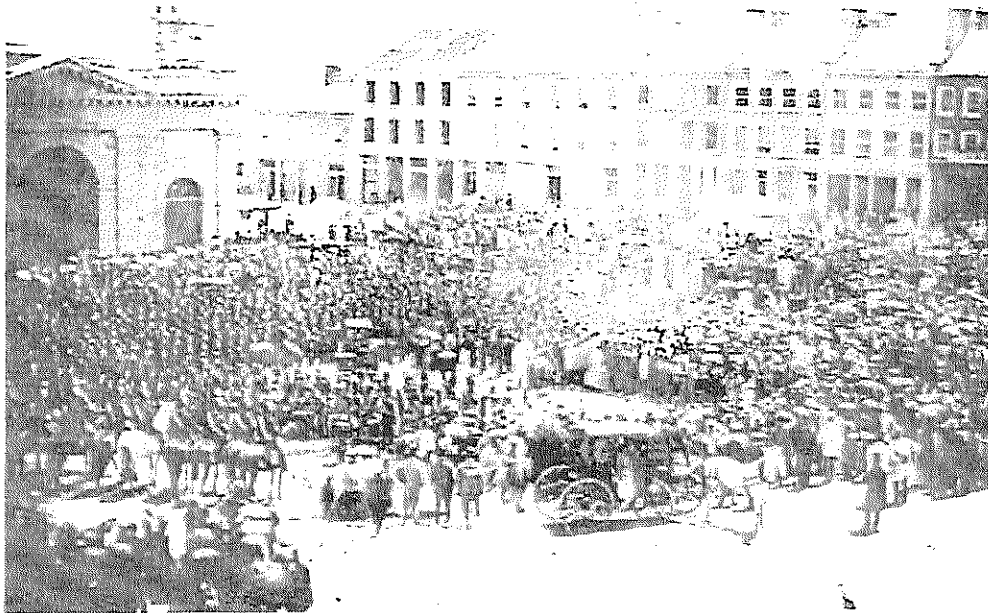
Springer Market Square, the surrounding sidewalks, street pattern and properties remain an active part of Kingston's downtown core and continue to accommodate many of the market, civic, commercial and residential uses that have existed there for more than two centuries.

Sources: City of Kingston Bylaw 84-172; *The Market Square, Kingston: A Heritage Conservation District Study*, by Lily Inglis and Dr. Harold Kalman, 1978.

DESCRIPTION OF HERITAGE ATTRIBUTES

- » City Hall and Springer Market Square as key focal points and landmarks;
- » Protected view planes to and from City Hall, its dome, cupola and clock tower, which are dominant features and focal points within this setting and protected views along Brock and Clarence Streets to the water;
- » The long-standing open-air market and civic gathering place;
- » The cohesive, consistent scale and massing of the commercial buildings;

- » The two, three and four-storey heights of the commercial buildings;
- » The regular fenestration patterns of the commercial buildings;
- » Evidence of evolution of the architecture in the Square over time through shifts in style and changes in dominant building material - from stone, to brick, to more contemporary materials;
- » Features, qualities, materials and detailing characteristic of the architectural styles found in the District, including 19th-century Neoclassicism (limestone), Italianate (brick), late 19th-century commercial styles (brick), and the early 20th-century Classical revival;
- » The historic pattern of ground-floor commercial and upper floor office and residential uses;
- » The key corner locations of several financial institutions housed in prominent buildings; and
- » The spatial relationship of all buildings in the District to each other and to the open space in the Springer Market Square.



2. 1887 gathering in the Market to hear the proclamation of the Confederation on July 1, 1887 (Chronology of Kingston City, New).

5 DESIGN GUIDELINES

Introduction to the Guidelines

Heritage conservation districts are not intended to be static places. Change is part of the continuing evolution of the built environment and can contribute to the vitality of districts and cities. Design guidelines are used to help manage change in a way that conserves and enhances cultural heritage value.

The guidelines for this District provide direction regarding the alteration of existing properties and new construction in and adjacent to the District. Specifically, this guidance is intended to help conserve and enhance the heritage attributes of the buildings and public realm. The guidelines also ensure compatible and contextual design for new alterations and construction, with the goal of supporting and strengthening the cultural heritage value of the District.

The design guidelines are to be used in conjunction with the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* publication (the *Standards and Guidelines*) and the Statements of Cultural Heritage Value for the District and individual properties. The City of Kingston is committed to conserving cultural heritage resources in accordance with the best available cultural resource management protocols, which include the *Standards and Guidelines*. Property owners are encouraged to consult this document, which is accessible online at www.historicplaces.ca.

Other forms of heritage protection are already in place within the Market Square area. They include a Part IV designation by-law protecting City Hall, as well several conservation easement agreements. In addition, the District is within an archaeologically sensitive area identified in the City's *Archaeological Master Plan* and Springer Market Square is a provincially registered archaeological site.

All relevant City of Kingston policies and by-laws continue to be in full force and effect and are intended to be read in conjunction with the guidelines in this Plan. In the event of a conflict with the *Zoning By-law*, the provisions of this Plan will prevail, but only to the extent that a conflict exists.

5.1 GENERAL

Land Use:

The historic pattern of ground floor commercial and upper floor residential uses in the buildings within the District should be maintained, in accordance with the existing *Official Plan* policies and Zoning provisions.

Community activities are integral to the cultural heritage value and meaning of the District. They shall be encouraged and promoted. Activities within Springer Market Square may include, but are not limited to: the vendor's market, skating, outdoor movies, concerts, civic pride events and festivals.

Signs:

All exterior signage, both permanent and temporary, shall be designed to be compatible with the heritage attributes of the buildings and the District as a whole. All signage shall be proportioned to fit easily between openings in the facade.

The type of illumination shall be carefully considered. External illumination such as goose-neck lighting is preferred; however, internal or self-illumination may be permitted if it can be demonstrated that the new sign meets the intent of these guidelines and does not have an adverse impact on the heritage attributes of the buildings or the District.



3. Example of goose-neck lighting
(Office of Regent)

No signage, including signage on awnings, shall cover up or conceal any heritage attributes of the building. The following types of signage, as defined by the City's *Sign*

By-law 2009-140, as amended from time to time, are not appropriate in the District:

- Billboard signs;
- Portable signs;
- Roof mounted signs;
- Animated or revolving signs;
- Electric spectacular or readograph signs; and
- Projected display signs.

Excessive numbers of signs, or clustering of multiple signs on multiple facades, shall be discouraged, in order to avoid detracting from the heritage attributes of the building and/or the District.

All exterior signage shall comply with the City's *Sign By-law 2009-140*, as amended from time to time.

Landscaping, Paving, Street Furniture, Street Lighting and Utilities:

The landscaping, paving, street furniture, street lighting and utilities on all properties and road allowances within the District shall be compatible with the existing buildings and enhance the appearance of the District.



4. Distinctive contemporary paving (City of Kingston)



5. Springer Market Square landscaping (City of Kingston)

The distinctive contemporary paving in the District, including but not limited to granite curbs and cobblestone vehicular paving, help to define the boundaries and importance of the District and promote its cultural heritage value. These features shall be maintained and improved, whenever possible.

Wherever possible, utilities, including gas and water metres, shall be located on the side or rear elevations of buildings, so that they are not visible from Springer Market Square.

A holistic and integrated approach is recommended for the landscaping, paving, street furniture, street lighting and utilities, which respects the *Zoning By-law* and the guidelines from the *Downtown Action Plan* and *Downtown and Harbour Area Architectural Guidelines*.

Protected Views:

Protected views as identified in the *Official Plan* (Schedules 9 and DH-4), as amended from time to time and listed as heritage attributes of the District, shall not be visually obstructed. Specific policies regarding protected views and viewscapes are contained within Section 7 Cultural Heritage Resources of the *Official Plan* (see Appendices 1 and 2).



6. Protected views to City Hall & beyond (City of Kingston)



7. Appropriate lighting for historic buildings, proposal for City Hall Lighting (*Downtown Action Plan*, City of Kingston)

Exterior Building Lighting:

The intensity, colour and type of lighting shall be carefully selected in order to "wash" the facade of the building with light. If needed, assistance should be sought from a lighting consultant to develop a lighting plan that addresses the quality of light appropriate for older buildings. Spot or strobe lights and/or searchlighting are not appropriate within the District.

5.2 ALTERATIONS TO EXISTING BUILDINGS

Each structure represents the character of building at the particular time in which it was erected, and adds to the cultural heritage value of the District. As such, all alterations or renovations shall conserve the heritage attributes of the buildings and the District, as defined in the Statements of Cultural Heritage Value, and shall be carried out in accordance with all applicable sections of the *Standards and Guidelines*.

All exterior work and alterations to existing buildings shall be subject to the following guidelines:

Height:

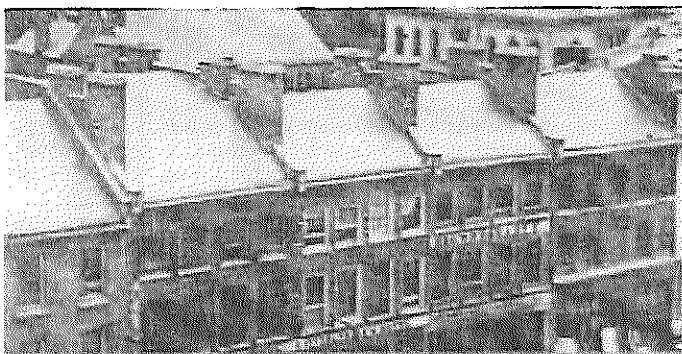
The existing heights of buildings within the District are heritage attributes of the District and shall be conserved.

If it is necessary to change an existing building height, a Heritage Impact Statement prepared by a qualified professional shall be submitted to demonstrate that the change in building height has no adverse impact on the cultural heritage value and attributes of the building or the District.

Changes to existing building heights shall also respect the applicable schedules of the *Official Plan* (Schedules 9 and DH-4), the *Zoning By-law* and the *Downtown and Harbour Area Architectural Guidelines*.

Roofs and Rooflines:

A roof and roofline that has been identified as a heritage attribute of an existing building within the District shall be conserved.



3. Historic roofs and roofline (Market Street buildings, c. 1859, taken by William Notman. (Queen's Archives, V23 Str-Market-1))

Every effort shall be made to locate a new dormer to the side or the rear of a building in order to minimize its visibility from Springer Market Square.

If it is necessary to change an existing roofline, a Heritage Impact Statement prepared by a qualified professional shall be submitted to demonstrate that the change in roofline has no adverse impact on the cultural heritage value and attributes of the building or the District.

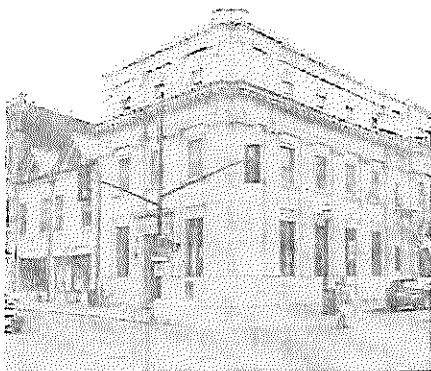
Any alteration of a roof or roofline shall be undertaken in accordance with the City's *Zoning By-law*.

Materials:

Any new materials that are introduced when altering an existing building shall be physically and visually compatible with its heritage attributes.

The use of reflective glass and/or glossy metals or vinyl or aluminium siding for exterior cladding should be avoided on buildings within the District.

The painting of unpainted brick or stone is not permitted in the District.



200 King Street East, corner
Front Street East, Kingston



100 King Street East, Kingston
(Arch. Heritage Inc.)

Windows and Doors:

The form and pattern of period window and door openings shall be conserved.

Period windows and doors shall be conserved if they have been identified as heritage attributes of a building.

Documentary and physical evidence regarding the period window and door openings, and glazing patterns, shall be taken into consideration when determining the location

and style of new windows, doors and openings.

New window and door openings on building façades facing Springer Market Square are discouraged. New window and door openings shall be located on the sides of the building not visible from Springer Market Square.

Window air-conditioning units shall not be installed in windows facing Springer Market Square.

The alteration of existing windows and their openings shall be done in accordance with the City's *Policy on Window Renovations in Heritage Buildings*.



11. City Hall window (City of Kingston)



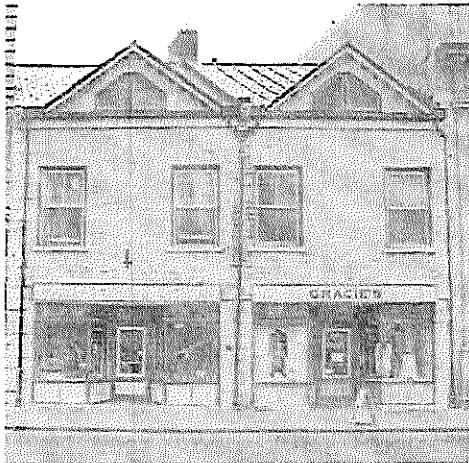
12. 8 Brock Street & 927 King Street East windows (City of Kingston)

Storefronts:

The storefronts facing Springer Market Square have been designed to be compatible with the heritage attributes of the individual buildings and the District itself. This practice shall continue in order to ensure the integrity of the District.

Property owners whose storefronts have been heavily altered over the years shall be encouraged to enhance their façades, so that they are compatible with the building's heritage attributes and reinforce the cultural heritage value of the District.

The universal accessibility of all buildings is of paramount importance to the life and cultural heritage value of the District. Alterations to buildings to allow for barrier free access shall be designed in a manner that conserves and is compatible with the heritage attributes of the building.



13. 324 & 326 King Street East storefront (City of Kingston)



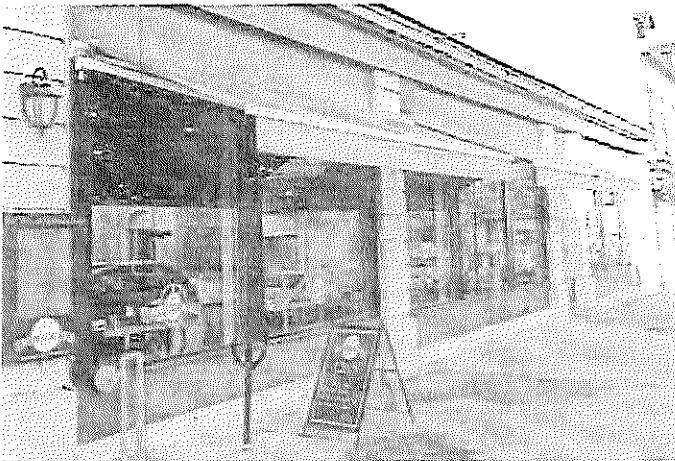
14. 322 King Street East storefront (City of Kingston)

Awnings:

Awnings shall be of a colour(s) and design that is compatible with the heritage attributes of the building.

Canvas retractable awnings are generally recommended over solid (plastic or metal) awnings.

Awnings shall not cover or conceal any heritage attributes of the building.



15. 9 Brock Street - retractable awning (City of Kingston)

Interiors:

Interiors may be altered, except where specifically addressed through a by-law or conservation easement agreement under the *Ontario Heritage Act*. However, the City encourages property owners to conserve historic interior features wherever possible, as they are an irreplaceable component of the City's cultural heritage.

5.3 DESIGN OF NEW CONSTRUCTION

The buildings within the District reflect the styles of many periods. New construction (including additions) shall not attempt to replicate or mimic the style of any past era. The design of new buildings shall be compatible with existing buildings within the District in scale, height, massing, materials and detailing and conserve and enhance the cultural heritage value and attributes of the District as a whole.

Heritage attributes shall be conserved by making new construction physically and visually compatible with, subordinate to and distinguishable from the existing buildings.

Given the extent of existing built heritage within the District, there is limited potential for new construction.

The following detailed guidelines shall apply to any new construction (including additions) within and adjacent to the District.

Height:

The existing heights of the buildings within the District are heritage attributes and shall be conserved. Where a new building is proposed to exceed the average height of the existing buildings within or adjacent to the District, a Heritage Impact Statement prepared by a qualified professional should be submitted, to demonstrate that the increased height has no adverse impact on the heritage attributes of the existing buildings or the District.

Massing:

Where a new building is wider than average, the façade facing Springer Market Square shall be broken up so as to produce the effect of vertical sections or bays. This will help to minimize the visual impact of the new building and ensure its compatibility with the existing buildings, which were erected close together but separated by firewalls visible at the roof level.

A black and white photograph of a large, ornate, multi-story building, likely a hotel or office building, with many windows and a prominent corner entrance. The building features classical architectural elements such as columns and decorative moldings. The image is grainy and has a high-contrast, almost halftone-like appearance.

- » A demonstration that all alternative options have been analyzed (preservation, rehabilitation, restoration, reinvestment, retro-fitting, re-use, mothballing etc.) and that they are not viable options; and
- » A demonstration that the Municipal Heritage Committee has been consulted, specifically regarding the identification of any groups with a potential interest in the building and that these groups have expressed no interest.

Where a property owner wishes to propose, in part or whole, the demolition of an existing building within the District, they should consult the City as early as possible.

Any proposals for the alteration of a partially demolished building or redevelopment of a site should be informed by the design guidelines "Alterations to Existing Buildings" and "Design of New Construction" in this Plan.

6 LIST OF MINOR ALTERATIONS

Although minor alterations may not require a heritage permit, property owners are strongly encouraged to take into consideration the principles and guidance set out in the *Standards and Guidelines for the Conservation of Historic Places in Canada* publication.

If it is likely that a minor alteration could have an impact on a heritage attribute, a heritage permit may be required, regardless of the list below. If there is any doubt as to whether a heritage permit is required, property owners should consult with the City.

The following is a list of minor alterations that ***do not require a heritage permit***:

- » Re-painting of exterior wood, stucco or metal finishes in the same or similar colour;
- » Maintenance as defined by the City and amended from time to time;
- » Interior alterations that are not included in a conservation easement agreement or designation by-law, or listed as a heritage attribute;
- » Temporary or seasonal structures, such as chairs, tables, umbrellas, bleachers, boards and fencing for ice rink etc.;
- » Minor landscaping; and
- » Utilities, including gas and water meters.

7 STATEMENTS OF CULTURAL HERITAGE VALUE FOR INDIVIDUAL PROPERTIES



18. Kingston City Hall, 2012. (ERA Architects Inc.)

Kingston City Hall

Date of Construction: 1843

Architect: George Browne

*Dates of Construction: 1844 &
1865 (shamble reconstruction)*

Architect: William Coverdale

*Date of Construction: 1865
(dome additions)*

Architect: John Power

*Date of Construction: 1909
(dome reconstruction)*

Architect: Joseph Power

7.1 216 Ontario Street

Description of Property

Kingston's City Hall, at 216 Ontario Street, is prominently located in Kingston's historic downtown, overlooking the waterfront. To the rear of the property is Springer Market Square - a public open space with a marketplace. This site forms the centre of the Market Square Heritage Conservation District. This property was designated as a National Historic Site of Canada in 1961.

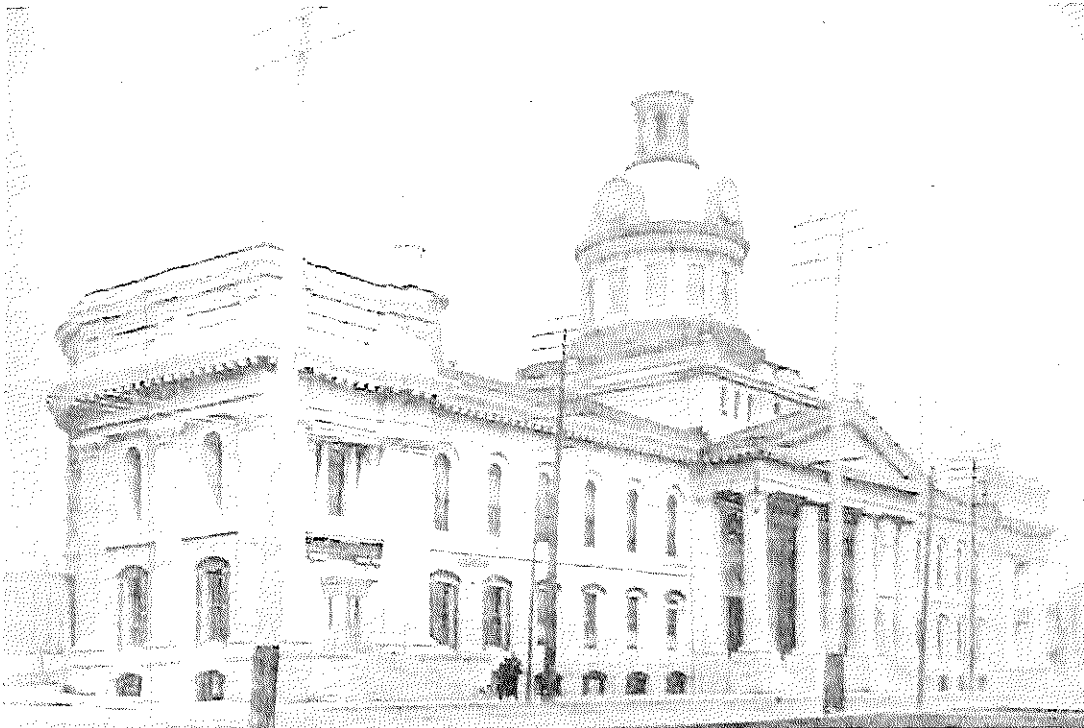
A multi-phased restoration and maintenance plan was instituted for City Hall in 2005. Works that have been completed include interior renovations such as public washrooms in basement, painting columns and plaster repair in Memorial Hall and audio-visual upgrades in Ontario Hall. Exterior works have included new copper roof flashing, vents in the Market-wing cupola, painting and masonry repairs, and repairs to drum columns.

Statement of Cultural Heritage Value or Interest

Kingston City Hall has design value or physical value as an outstanding example of the Neoclassical style in Canada. Typical of this style, this monumental building is symmetrical with Classical proportions. It has a prominent central dome and

portico, projecting pavilions, and semi-rounded wings. The limestone facades are divided into ground and upper stories. Window openings are placed within round and segmental arches. The symmetrical layout extends into the interior and the interior treatment is classically influenced. The building has undergone several major alterations including : the reconstruction of the shambles (rear wing) in 1865, additions to the dome in 1865, the reconstruction of the dome in 1909, and the reconstruction of the entrance portico in 1966.

Kingston City Hall has design value or physical value as a representative example of a combined-function city hall. The decision to construct a landmark municipal building occurred in 1841 when Kingston was, for a short time, the capital of Upper and Lower Canada. Kingston City Hall was designed to serve the combined functions of town hall and market place. The plans provided for offices, committee rooms, a customs house, a post office, a police station and jail, and a rear wing for a market-place. The building cornerstone was laid on June 5, 1843, by Governor General



18. Photo of City Hall from booklet entitled "A Survey of Kingston". (c. 1905
Queens Archives, 1720 Gen-51)

Sir Charles Metcalfe and the building was completed November 21, 1844. By this time Montreal had replaced Kingston as the capital of Canada. Areas intended for government use were instead rented out to private interests, including saloons, shops, churches, associations such as the Mechanic's Institute and the Orange Lodge, and businesses such as the Bank of British North America and A. & D. Shaw's wholesale. The property's two main functions as municipal hall and market continue to the present day.

The property has historical or associative value as an example of the work of the architect, George Browne. George Browne (1811-1885) was born in Belfast, Ireland and emigrated to Quebec City in 1830 where he worked as an architect. Browne arrived in Kingston in 1841 under the title 'Government Architect'. On October 17, 1842 George Browne's design for Kingston City Hall was the winning entry and he was appointed as the supervising architect. This was his first major commission. In 1844 Browne returned with the government to Montreal and William Coverdale replaced him as the building's architect.

The property has historical or associative value as an example of the work of the architect, William Coverdale. William Coverdale (1801-1865) was a carpenter, master builder and architect. Coverdale and his family emigrated to the Richelieu area south of Montreal from York, England around 1810. In the 1820s he worked as a carpenter at Fort Lennox on the Isle-aux-Noix before moving to Kingston in the early 1830s. From 1834 to 1848 Coverdale worked as the 'master builder' at the Provincial Penitentiary and from 1844 to 1865 he was the City of Kingston's Chief Architect. From 1859 to his death in 1865, he was the architect for the Kingston Asylum. In addition to public buildings, he designed many ecclesiastical, commercial and residential buildings in Kingston and neighbouring Ontario towns.

Kingston City Hall has historical or associative value as examples of the work of the architects, John and Joseph Power. John Power was involved with the 1865 additions to the dome and Joseph Power with the rebuilding of the dome after the

fire of 1908. John Power (1816-1882) emigrated to Canada from England in 1846. Initially, he worked with prominent 19th-century Kingston architect, Edward Horsey, before venturing out on his own in 1849. He was appointed City Architect in 1866, a position he held until his death in 1882. In 1873, John and his son Joseph established the firm of J. Power and Son. After John Power's death in 1882, his second son, Thomas, joined brother Joseph in the family business until 1930. The family of architects were active builders in Kingston from 1849 to 1930. Their body of work includes ecclesiastical, institutional, commercial and residential buildings in Kingston and surrounding towns.

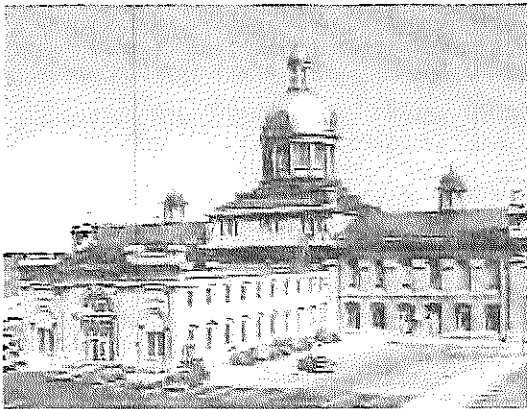
The property has contextual value as a landmark building and focal point of the Market Square District.

Description of Heritage Attributes

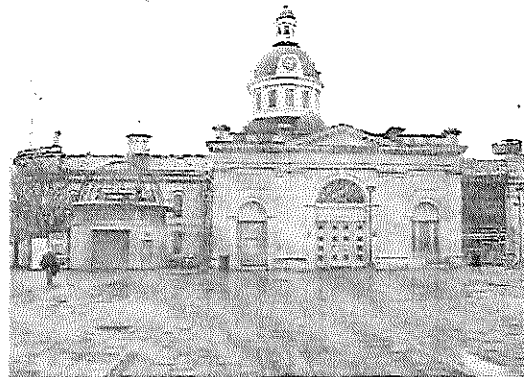
Key exterior attributes that embody the heritage value of the building at 216 Ontario Street and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » The building's siting, facing the harbour, with views to and from Lake Ontario;
- » The building's monumental scale and T-shaped plan, consisting of side wings with slightly projecting end pavilions, and a rear wing projecting from the centre above which rises a prominent dome;
- » The articulation of the floor levels in the treatment of the exterior stone: the rusticated, channelled ashlar masonry on the ground floor and the smooth ashlar masonry on the upper stories;
- » The central drum and dome with windows, clocks, cupola, copper roof and weather vane;
- » The features of the principal entrance, including a pedimented Tuscan portico, limestone stairs, massive wooden doors with inset windows and fan light, and the City crest above the door;
- » The regular, symmetrical arrangement of door and window openings;
- » The four sets of exterior secondary stairs;
- » The profile and proportions of window openings, including rectangular, second-storey windows set in segmental arches, round-arched, first-storey windows set in round arches, and window glazing patterns;

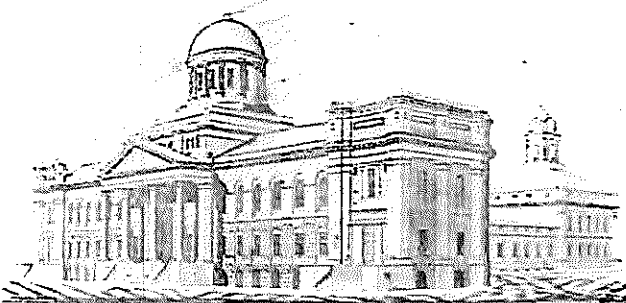
- » The exterior detailing, including inset windows and doors, string courses, pilasters and parapets on the end pavilions, and dentilled cornice;
- » The cornice line uniting the length of the building;
- » The surviving remnants of the rear market wing, as rebuilt in 1865;
- » The symmetrical interior layout; and
- » Surviving Neoclassical elements in the two large interior halls, including symmetrical arrangement of features, shallow vaulted ceilings with intricate coffering and decoration, Corinthian (in Memorial Hall) and Doric (in Ontario Hall) capitals, broken pediments over the doors and a hemicycle at one end.



20. Market Wing at Kingston City Hall, c. 1980. (J. New Collection, G.A.)



21. Market Wing at Kingston City Hall, 1910. (ERA Architects Inc.,



22. City Hall with former Market at rear, 1844. (Collection Fort Henry, Chronology of Kingston City Hall)



16. The Prince George Hotel as viewed from Ontario Street, 2012. (EPA Architects Inc.)

Prince George Hotel

200 Ontario Street

Date of Construction: c. 1816

Architect: Unknown

Conversion to Hotel: 1848-49

Architect: William Coverdale

Mansard Roof Addition: 1892

Architect: William Newlands

6 & 8 Market Street

Date of Construction: 1867

Architect: John Power

10, 12 & 14 Market Street

Date of Construction: 1852

Architect: William Coverdale

7.2 200 Ontario Street (properties formerly known as 6, 8, 10, 12 and 14 Market Street)

The building was previously designated under Part IV of the Ontario Heritage Act (by-law no. 8654, November 10, 1975). The by-law was repealed when the Part V designation was passed. The property's architectural and historical value has also been recognized through a heritage conservation easement with the Ontario Heritage Trust, which was registered on December 14, 1979.

Description of Property

The Prince George Hotel, at 200 Ontario Street, is a collection of stone buildings in Kingston's historic downtown. The buildings form part of the Market Square Heritage Conservation District.

The Prince George Hotel suffered significant interior damage to the upper floors after a New Year's Eve fire in 2004. Multiple upgrades and restoration were undertaken over the next 5 years including interior renovations, dormer and window alterations, fire escapes and balcony railing rebuilds. A new roof including flashing and gutters was added in 2008. A small addition was also added to the Clarence Street

façade for additional mechanical space. The renovation and restoration of the Prince George Hotel won a 2011 Livable City Design Award of Merit for Context & Heritage Conservation. The property is listed on the Canadian Register of Historic Places.

Statement of Cultural Heritage Value or Interest

The buildings that form the Prince George Hotel have design value or physical value as examples of 19th-century residential, hotel and commercial block architecture in Kingston. The earliest portion of the stone building on Ontario Street was constructed circa 1816. The rough-stone house consisted of six bays on the Clarence street corner. The 2 and 1/2-storey building is representative of traditional commercial masonry construction of the mid-19th century on the lower floors, and late 19th-century Second Empire architecture at the level of the mansard roof, tower and verandah. The row of cut-limestone buildings along Market Street represent mid 19th-century commercial block architecture in Kingston. The two buildings (3 and 3 1/2 storeys) were constructed in 1852 and 1867 by owner John Brenden. They are divided into regular double-bay units with storefronts on the ground floor and flat-headed, punched openings on the upper levels. The buildings have brick and stone additions that face onto Clarence Street.

The property has historical or associative value because of its association with the Herchmer family. The building stands on land granted to United Empire Loyalist, Lawrence Herchmer. Herchmer built a small stone house on the site in 1809. In 1816, he enlarged the dwelling to include a store to serve travellers arriving at the opposite quay. The property was willed to Herchmer's widow, Elizabeth, in 1820. By 1840



24. Building thought to be the Herchmer dwelling at the foot of Clarence Street (?). (Sketch circa 1844 by Major George Seton, *Heritage Kingston*, page 106)

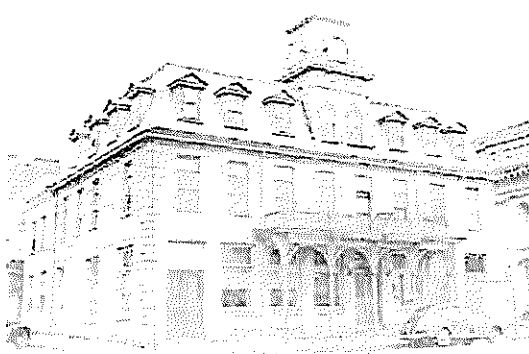


25. The Prince George Hotel. (Photo c. 1917, Queen's Archives, V23 PuB-City Hall-25)

Charles Herchmer was the owner and Lawrence Herchmer's son-in-law, John C. Macpherson, lived here. The building was leased in 1846 to the merchant, Isaac Simpson, who sold the lease the following year to the merchant, William Henry Alexander. By this time the building had been enlarged and converted into shops and warehouses.

The property has historical or associative value related to its use as a hotel. After a fire, W. H. Alexander rebuilt the damaged building on the Herchmer site in the spring of 1848, and converted it into a hotel. This conversion was designed by Kingston architect, William Coverdale. The hotel was known under a variety of names - the Albion, Stanley House, Brown's, and the Iroquios - but in 1918 it became the 'Prince George Hotel'.

The property has historical or associative value as an example of the work of William Coverdale, to whom the conversion of 200 Ontario Street has been attributed, as well as the designs of 10, 12 and 14 Market Street. William Coverdale (1801-1865) was a carpenter, master builder and architect. Circa 1810, Coverdale and his family emigrated to the Richelieu area south of Montreal from York, England. In the 1820s, he worked as a carpenter at Fort Lennox on the Isle-aux-Noix, before moving to Kingston in the early 1830s. From 1834 to 1848, Coverdale worked as the 'master builder' at the Provincial Penitentiary, and from 1844 to 1865, he was the City of Kingston's Chief Architect. In 1844, Coverdale took over as the architect of the Kingston City Hall from George Browne and later, from 1859 to his death in



26. The Prince George Hotel (Photo
April 2, 1968, John A. Lachlan, 1968,
p. 152)



27. The Prince George Hotel (Photo
April 20, 1967, John A. Lachlan, 1967,
p. 152)

City of Kingston
By-law No. 2013-79
Schedule "A"

1865, he was the architect for the Kingston Asylum. In addition to public buildings, he designed many ecclesiastical, commercial and residential buildings in Kingston and neighbouring Ontario towns.

The property has historical or associative value as an example of the work of William Newlands, the architect for the Second Empire additions to 200 Ontario Street. William Newlands (1853-1926) was an architect who undertook institutional, ecclesiastical, commercial, industrial and residential work. A native of Kingston, he practiced here from 1883 until after 1920.

The property has historical or associative value as an example of the work of John Power, the architect of 6 and 8 Market Street. John Power (1816-1882) emigrated to Canada from England in 1846. Initially he worked with the prominent 19th-century Kingston architect, Edward Horsey, before venturing out on his own in 1849. He was appointed City Architect in 1866, a position he held until his death in 1882. In 1873, John and his son Joseph established the firm of J. Power and Son. After John Power's death in 1882, his second son, Thomas, joined brother Joseph in the family business until 1930. The family of architects were active builders in Kingston from 1849 to 1930. Their body of work includes ecclesiastical, institutional, commercial and residential buildings in Kingston and surrounding towns.

The Prince George Hotel has contextual value as a key landmark within the Market Square District and because it contributes to the evolved character of the district. This collection of buildings on Ontario, Clarence and Market Streets are representative of early 19th-century architecture in Kingston, and have evolved from their original residential and commercial uses into a landmark hotel.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the buildings at 200 Ontario Street and contribute to the heritage character of the Market Square Heritage Conservation District include:

City of Kingston
By-law No. 2013-79
Schedule "A"

- » The 2 and 1/2-storey, symmetrical front elevation on Ontario Street, which features eight-bays and hammer-dressed limestone, with an ashlar stone base and quoined corners. The ground floor features three sets of entrance doors, and large picture windows with a recessed panel beneath. The second floor has alternating window and door openings, with transom lights. The window openings have stone sills and flat, segmented stone lintels. The mansard roof has pedimented gable dormers, bracketed eaves and pressed metal shingles. It also features a central tower with a mansard roof, decorative iron-work, bracketed eaves, decorative dormers and pressed metal face. There is a full-width, single-storey verandah with a second-floor balcony, with decorative wood columns, fretwork, ballustrades and rails (rebuilt during the 1970s restoration of the building); and
- » The side elevations on Clarence and Market Streets are divided into four bays and have a similar exterior treatment as the front elevation. There are large picture windows on the ground floor and tall windows with transom lights on the second floor. The mansard roof continues on these side façades and features pedimented gable dormers, bracketed eaves and pressed metal shingles.

Key exterior attributes that embody the heritage value of the building at 6, 8, 10, 12 and 14 Market Street and contribute to the heritage character of the Market Square Heritage Conservation District include:



14, Market Street facade, 2012. (EP Architects Inc.)



29, Clarence Street facade, 2012. (EP Architects Inc.)

City of Kingston
By-law No. 2013-79
Schedule "A"

- » The 3-storey Market Street elevation features ashlar stone and a shed roof divided into five sections of paired bays divided by fire walls as seen on the roof. The ground floor has door and window openings that follow the rhythm of the bays; the pattern of openings has been altered from its original configuration. These openings have a stone base, are located between pilasters, and have arched lintels with central keystones. The second and third floors feature sash windows with stone sills and segmented stone arched lintels. There are three chimneys at the peaks of three fire walls.

The Clarence Street elevations show the rear wall of the Market Street buildings as well as later brick 1 and 2-storey additions.

**City of Kingston
By-law No. 2013-79
Schedule "A"**



16, 18 and 20 Market Street, Kingston, 2012. F.B.A. Architects Inc.

16, 18 and 20 Market Street

Date of Construction: 1841

Architect: Unknown

37 Clarence Street

Date of Construction: 1841

Architect: Unknown

45 Clarence Street

Date of Construction: by 1865

Architect: Unknown

47 Clarence Street

Date of Construction: Unknown

Architect: Unknown

7.3 16, 18 and 20 Market Street (37, 45 and 47 Clarence Street)

Description of Property

16, 18 and 20 Market Street is a row of commercial block buildings in Kingston's historic downtown. These buildings form part of the Market Square Heritage Conservation District.

Alterations have been made to the storefronts, the windows and a fourth-floor dormer at 16 Market Street. Also at 16 Market Street, a new roof, flashing and gutters were added in 2008 and window upgrades and dormer repairs were done in 2009.

The Clarence Street elevations are later 2 and 3-storey masonry additions to the Market Street buildings.

Statement of Cultural Heritage Value or Interest

These buildings have design value or physical value as an example of early 19th-century commercial block architecture in Kingston. Constructed in 1841, the three 3-storey limestone buildings are each organized into four equal bays. Typical

City of Kingston
By-law No. 2013-79
Schedule "A"

of this early Kingston vernacular, the buildings are stone, follow a consistent order and display little ornamentation. Originally, the ground floor featured alternating door and window openings, with the second door presumably providing access to the upper levels.

Constructed for John Metcalfe, these buildings have historical or associative value related to the Market Square District. Market Street was not created until after 1845, and prior to this the marketplace extended around City Hall, up Clarence Street to Wellington, and along Brock Street. These properties on Market Street accommodated market-related activities, including hotels, taverns, wholesalers and offices. The Duke of York Hotel, later the British Empire Hotel, was located at 16 Market Street. Browne & Harty wholesale grocers were located at 20 Market Street.

The property has contextual value because it contributes to the evolved character of the Market Square District. The 19th-century commercial block forms a limestone street wall on Springer Market Square and the build-out of these properties onto Clarence Street contributes to the character of the latter. 37 Clarence Street is a 3-storey stone building built for a local merchant, Captain James Harper Markland.



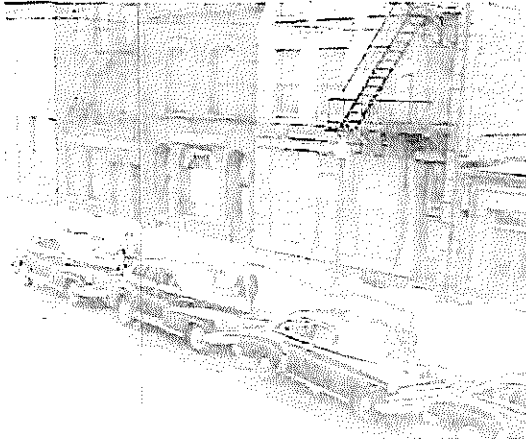
32. Market Street buildings, c. 1858, taken by William Notman. (Queen's Archives, V23 Str-Market-1)



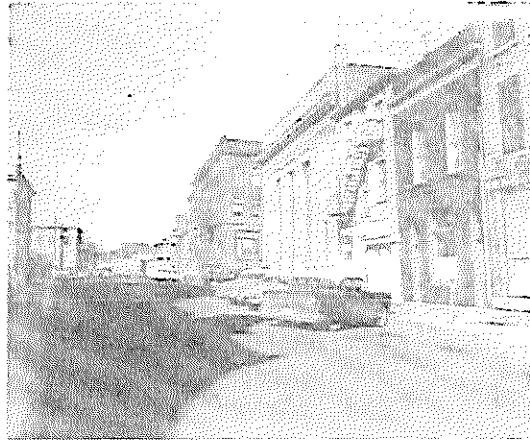
33. Market Street buildings, June 1958. (Queen's Archives, V23 Str-Market-2)

City of Kingston
By-law No. 2013-79
Schedule "A"

The 2 and 3-storey buildings at 45 and 47 Clarence Street were additions to the Market Street buildings by merchant John Kavanagh, in order to accommodate his large flour and feed store.



24. Clarence Street. (Photo: January 1960, Green's Archives, 1960-1-1-56)



25. Clarence Street looking King Street. (Photo 1963, Green's Archives, 1963-1-1-103-12)

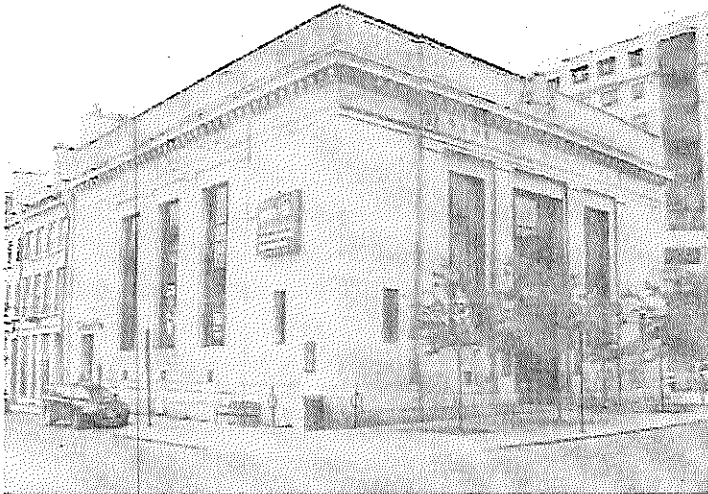


26. Building facades on Clarence Street. 2012. (ERA Architects Inc.)

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the buildings at 16, 18 and 20 Market Street and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » The three 3-storey stone façades of four equal bays, with ordered window and door openings, and metal shed roofs divided by stone roof parapet walls with chimneys;
- » The flat-headed window openings with segmented stone lintels and solid stone sills; and
- » The simple and restrained treatment of the brick and stone Clarence Street elevations.



Bank of Montreal

Date of Construction: 1923-24

Architect: Lawson & Little

37. 297 King Street East,
2012. (EFA Architects Inc.)

7.4 297 King Street East

Description of Property

The Bank of Montreal, at 297 King Street East, in Kingston's historic downtown, is a tall single-storey building at a three-storey height. The building forms part of the Market Square Heritage Conservation District.

Repairs to the chimney were made and a new roof was added in 2009. A new accessible public entrance was added in 2010.

The original pedimented main entrance, in the Ionic tradition, and divided light windows, have been removed.

Statement of Cultural Heritage Value or Interest

The building has design value or physical value as a fine example of Beaux-Arts or Neoclassical Revival architecture in Kingston from the early 20th century. Constructed between 1923-24, the single-storey, flat-roofed building is symmetrical with a decorative roof cornice, rectilinear bays, large openings and a temple-influenced design at a monumental scale. Typical of the Beaux-Arts style, which was popularized by architects trained at the Ecole des Beaux Arts, this building has a smooth-faced limestone exterior with stylized Ionic detailing. This style was a popular choice for banks of the period.

This bank branch has historical or associative value as an example of the work of the Montreal architecture firm of Lawson & Little. The partners, Harold Lawson (1885-1969) and Harold Little (1887-1948), established the firm in 1922. Harold Lawson was born in New York City and educated at the Pratt Institute. Prior to establishing Lawson & Little, Lawson worked for firms in New York and Montreal, including a private practice from 1919. Harold Little was born in London, Ontario and graduated from the McGill University School of Architecture in 1910. Initially he supervised construction work in Calgary for the Merchants Bank of Canada and later taught in the School of Architecture at McGill University. Lawson & Little designed a number of Bank of Montreal branches across Canada. Following Little's death in 1949, Lawson joined Randolph C. Betts in the firm of Lawson and Betts. He retired in 1961.

This building has historical or associative value because of its association with the Bank of Montreal. The institution, first called Montreal Bank, was founded by nine merchants intent on establishing a bank in Lower Canada. The first branch opened on November 3, 1817, and in 1822, the Legislature of Lower Canada granted it a charter under the name 'Bank of Montreal'. The bank was involved in financing many of Canada's early infrastructure projects including the Lachine Canal (1821-



38. Former buildings at the corner of Market and King Street East. (Kingston Heritage, page 204)

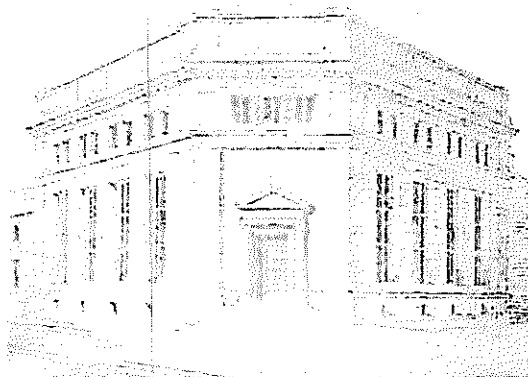
25), the first railway from Champlain to St. Lawrence (1832-36), the Grand Trunk Railway from Quebec to Sarnia (1850s), and later the Canadian Pacific Railway's cross-Canada line (1881).

This building has contextual value because its 20th-century design contributes to the evolved character of the Market Square District. This building replaced an earlier collection of commercial block buildings, namely a 3-storey stone building at 22/24 Market Street, a 3-storey brick druggist building at 303 King Street East by William Coverdale (the north corner of Market and King Streets), and a 2-storey brick building at 299 and 301 King Street East (the west corner of Clarence and King Streets).

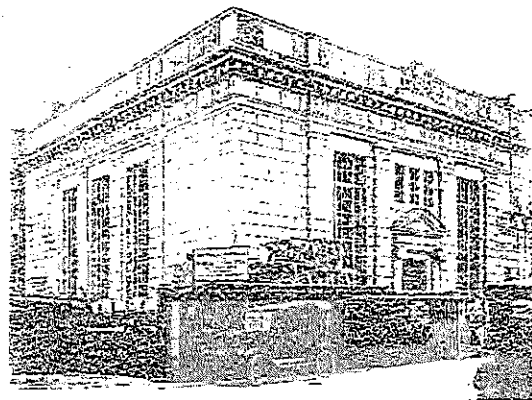
Description of Heritage Attributes

Key exterior attributes that embody the heritage value of 297 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » The ashlar-faced limestone, symmetrically organized façades, with three centrally placed and oversized openings on each façade; and
- » The decorative treatment of the stone, characterized by Ionic stone pilasters framing the large window and door openings, the door lintels, the entablature and the crest above the front entrance.



10. F. Haddock, Study on the 50 & 60s of the Bank of Montreal branch office in England, Radio Journal, (1967), page 124.



43. Confidential - Source and Subject are not known,
original reference, 1994. Index from
original is 23014, page 12.



Former Ontario Bank

Date of Construction: 1894

Architect: J. Power and Son

41, 500 King Street, 2012.
(ERA Architects Inc.)

7.5 300 King Street East

Description of Property

The building is a 4-storey former bank building at the north corner of King Street East and Clarence Streets in Kingston's historic downtown. This building has and continues to be served by a laneway to the rear of the building. It forms part of the Market Square Heritage Conservation District.

The former Ontario Bank and the neighbouring Whig-Standard Building (310 Ontario Street) underwent extensive alteration in 2003 through 2005 in order to develop a mixed-use building, including new windows and extensive internal renovations. Signage and a patio were added in 2005 on the Clarence Street façade to accommodate a restaurant, with an awning added over the patio in 2007.

Statement of Cultural Heritage Value or Interest

300 King Street East has design value or physical value as an example of late-19th century commercial architecture in Kingston. Built in 1894, the building displays a Richardsonian Romanesque influence. Typical of this style, the 4-storey building features heavily rusticated stone, in contrast with smooth brickwork, round arches, carved stone and terracotta ornamentation, deeply recessed window and door openings, and deep cornices.

The building has historical or associative value as an example of the work of the architectural firm of J. Power and Son. John Power (1816-1882) emigrated to Canada from England in 1846. Initially he worked with prominent 19th century Kingston architect, Edward Horsey, before venturing out on his own in 1849. He was appointed City Architect in 1866, a position he held until his death in 1882. The firm of J. Power and Son was established in 1873, when John Power's son Joseph joined the practice. Joseph Power was also an accomplished architect: he was an associate of the Royal Canadian Academy, president of the Ontario Association of Architects, a Fellow of the Royal Architectural Institute of Canada and superintending architect for the Department of Public Works and the Department of National Defense in Kingston. After John Power's death in 1882, his second son, Thomas, joined brother Joseph in the family business until 1930. The family of architects were active builders in Kingston from 1849 to 1930. Their body of work includes ecclesiastical, institutional, commercial and residential buildings in Kingston and surrounding towns.

The building has historical or associative value due to its association with the banks that it has accommodated. This building was built in 1894 for the Ontario Bank. The Ontario Bank occupied the building until 1906, when it was acquired by the Bank of Montreal. The latter occupied the building until the completion of its new branch across the street in 1924.

This building has contextual value because it contributes to the evolved character of the Market Square District. This building replaced a 2-storey shed-roofed commercial building; a type that was common along the west side of King Street East in the early 1800s.

Description of Heritage Attributes

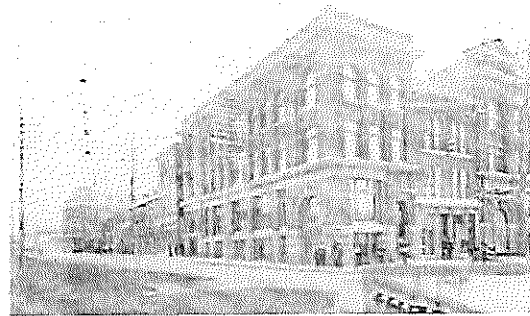
Key exterior attributes that embody the heritage value of the building at 300 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Symmetrical façades divided into bays (nine on Clarence Street and three on King Street East) of rusticated stone, brick and terracotta;
- » Stone and terracotta ornamentation, including the original Ontario Bank sign above the King Street East entrance;

- » Round-arched and flat-headed window and door openings;
- » Original window patterning with shortened upper light (typical) and tripartite windows on the center bay of the Clarence Street façade; and
- » Deep cornices with modillions and dentils at mid height and roof.



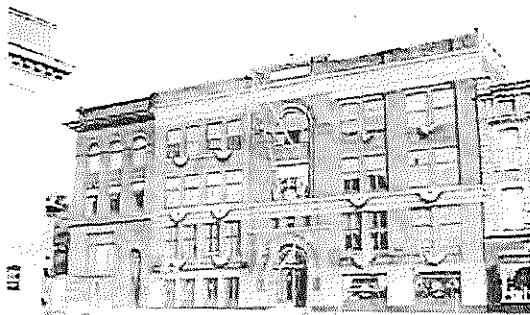
42. Former 2-storey building at 300 King Street East (at corner behind awning). (Detail of photo 1985, by J.W. Powell, Queen's Archives, V23 St-King-9)



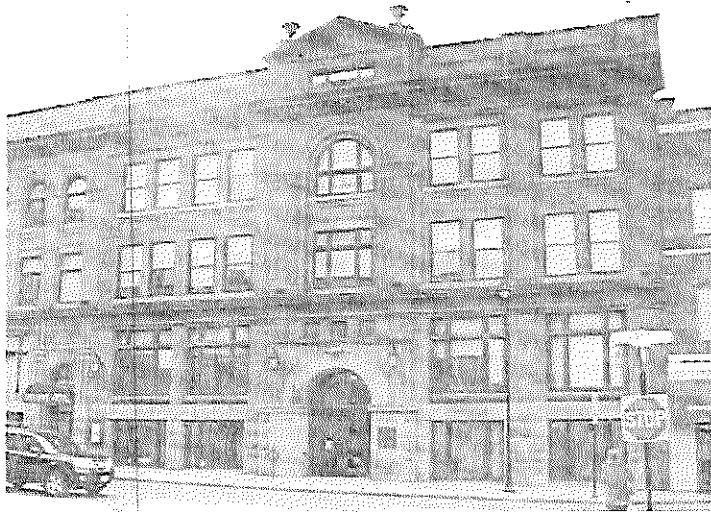
43. Ontario Bank at 300 King Street East. (Photo 1907, Queen's Archives, V-23 Gen-55)



44. Ontario Bank title panel above entrance door (Photo 192-, Queen's Archives, V23 ComB-Ont.Bank-1.1)



45. 300 King Street East at left of Whig Standard. (Photo June 1952, Queen's Archives, V25.5 19-102)



Whig-Standard Building

Date of Construction: 1894-95

Architect: Joseph Power

Addition: 1942

Architect: Unknown

Alteration: 1963

Architect: Barnett and Rieder

At 310-313 King Street
East, 2012 (ERC
Architects Inc.)

7.6 310 King Street East

Description of Property

The building at 310 King Street East is a 4-storey office building in Kingston's historic downtown. This building has and continues to be served by a laneway to the rear of the building. The building forms part of the Market Square Heritage Conservation District.

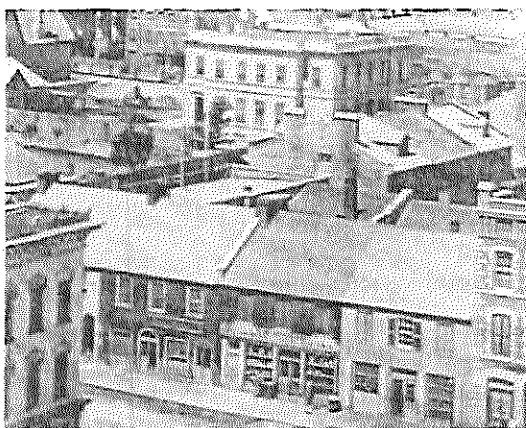
The Whig-Standard Building and the neighbouring former Ontario Bank building (300 Ontario Street) underwent extensive alteration in 2003 through 2005 in order to develop a mixed-use building. New windows, doors and a rooftop patio were added, in addition to extensive interior renovations. The Whig Standard Building won a Livable City Design Award in 2003.

Statement of Cultural Heritage Value or Interest

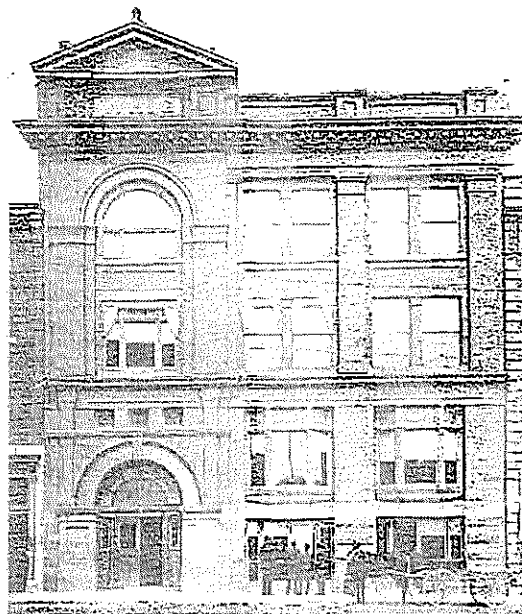
310 King Street East has design value or physical value as an example of late 19th-century office architecture in Kingston. It was constructed in two parts - the northern two thirds of the building was completed in 1894-95 and the southern third in 1942. The building displays a Richardsonian Romanesque influence, featuring a rusticated stone base with smooth brickwork above. The building has a central

projecting entrance bay with a roof pediment, and double bays on either side, all connected with two primary cornices. The lower cornice is above the main entrance and the upper cornice is at the roof parapet.

The building has historical or associative value as an example of the work of the architecture firm of J. Power and Son. John Power (1816-1882) emigrated to Canada from England in 1846. Initially he worked with prominent 19th century Kingston architect, Edward Horsey, before venturing out on his own in 1849. He was appointed City Architect in 1866, a position he held until his death in 1882. The firm of J. Power and Son was established in 1873 when John Power's son Joseph joined the practice. Joseph Power was also an accomplished architect: he was an associate of the Royal Canadian Academy, president of the Ontario Association of Architects, a Fellow of the Royal Architectural Institute of Canada and superintending architect for the Department of Public Works and the Department of National Defense in Kingston. After John Power's death in 1882, his second son, Thomas, joined brother Joseph in the family business until 1930. The family



47. Former 2-storey buildings along King Street East. (Photo c. 1859, Queen's University Archives, V23 Market Square-1)



48. The original Whig Standard Building. (Photo undated, With Our Past Before Us, page 125)

of architects were active builders in Kingston from 1849 to 1930. Their body of work includes ecclesiastical, institutional, commercial and residential buildings in Kingston and surrounding towns.

The building has historical or associative value because of its association with Dr. Edward Barker and the 'British Whig' newspaper, now known as the 'Kingston Whig-Standard'. Barker was a graduate of London College of Medicine and settled in Kingston during the cholera epidemic in the 1830s. With an interest in writing, Barker wrote for a local weekly paper called 'The Spectator'. In February 7, 1834 he founded the 'British Whig'. It started as a semi-weekly paper in 1834 with offices on Bagot Street between Princess and Brock Street, and in 1849 became the first daily paper west of Montreal. In 1872, the paper was taken over by Barker's grandson, Edward John Barker Pense. Under this new direction, modern printing methods were adopted and the paper was relocated first to 79 Brock Street and later to 310 King Street East. In 1925, Senator William Rupert Davies purchased the newspaper; in 1926 he joined it with the 'Kingston Daily Standard' under the name the 'Kingston Whig-Standard'. In 1983, it was named Canada's oldest continuously published daily newspaper.

The property has historical or associative value as the site of the first meeting of the Executive Council of Upper Canada in the first St. George's Church. Lieutenant Governor John Graves Simcoe (1752-1806) and his Executive Council were sworn in at St. George's Church and held their first formal meeting at Kingston. The Historic Sites and Monuments Board of Canada plaque at the site states:

Because of the Loyalist Influx into the western part of Quebec after the American Revolution, the province was divided into Upper and Lower Canada (now Ontario and Quebec). The Constitutional Act of 1791 provided for representative government in each of the new provinces. On July 8, 1792, John Graves Simcoe, Lieutenant Governor of Upper Canada, met his Executive Council in St. George's Church which once occupied the site. In the following three weeks the Council divided the province into counties and allocated representation to the Assembly that was to meet at Newark (later Niagara-on-the-Lake) in September.

This building has contextual value because it contributes to the evolved character of the Market Square District. On this site once stood Kingston's first house of worship, St. George's Church. Built in 1792, it was a long, low, blue wooden building with square windows and a little steeple, set back from King Street East (then called Church Street). A second St. George's Church was built in 1825 (one block away), and the old wooden church was relocated to Wellington and Clarence and later torn down. This site next housed a 2-storey, shed-roofed commercial buildings, of a type common along King Street East in the early 1800s, as well as an early commercial-block building at the south (enlarged) portion of the site.

Description of Heritage Attributes

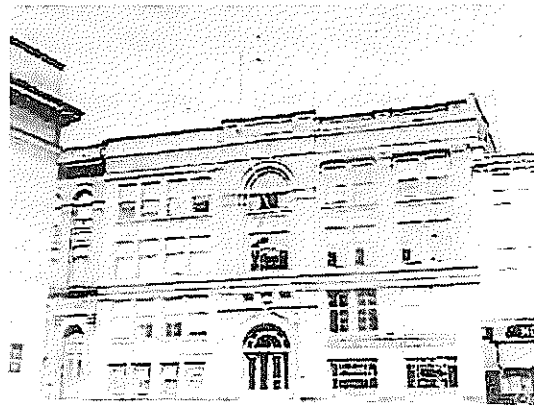
Key exterior attributes that embody the heritage value of the building at 310 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Symmetrically organized masonry façade with a rusticated stone base and red brick above and a central projecting entrance bay with two side bays on either side;
- » The central entrance bay with a decorative stone entrance with wood double doors, a rounded arch lintel and 3 square leaded-glass windows above; on the third floor a tripartite window with a leaded-glass transom light above and a stone lintel and sill; on the fourth floor a round-headed window with a stone sill and a decorative round arch atop; two primary cornices; a decorative brick roof parapet with three leaded-glass windows, recessed panels in the side pilasters and a pediment top with urns and 'British Whig' inscribed within;
- » The division of the north (original) section of the building into two equal bays. Each bay has rusticated stone columns with a tripartite window at the base; a projecting tripartite bay window with a rounded stone base between brick columns on the second floor; pairs of sash windows with stone sills and brick arches between rounded brick pilasters and spandrels with decorative recessed rectangular panels on the third and fourth floors; two primary cornices; and a brick parapet of pilasters and decorative recessed rectangular panels;

- » The division of the south (added) section of the building into two equal bays. Each bay has rusticated stone columns with a tripartite window at the base; a projecting tripartite bay window with a rounded stone base between brick columns on the second floor; pairs of sash windows with stone sills and brick arches in a flat brick wall and with simple recessed rectangular panels on the third and fourth floors; two primary cornices; and a brick parapet with simple recessed rectangular panels; and
- » Multiple cornices: a simple metal cornice directly above the main entrance at the central bay; a primary metal cornice across the building face on the second floor with a decorative frieze; and a primary metal roof cornice with large and small dentils.



49. The original White Standard Building with the former 3-storey building to the south. (Photo March 10, 1913, Queen's Archives, V23 89-King-11)



50. The White Standard Building. (Photo May 18, 1946, Queen's Archives, V25.5 4-84)



Masonic Buildings

Date of Construction: 1869-70

Architect: John Power

51. 318-322 King Street
East, 2012. (ERA
Architects Inc.)

7.7 318, 320 and 322 King Street East

Description of Property

The Masonic Buildings at 318, 320 and 322 King Street East are components of a commercial block in Kingston's historic downtown. These buildings have and continue to be served by a laneway to the rear of the buildings. They are part of the Market Square Heritage Conservation District.

A new fire escape was installed to the rear of the building in 2009. In 2011, new windows were installed in all three floors of the northern portion (320-322 King Street East) of the building, including new limestone sills on the ground floor. Brick and roofing repairs also took place in 2011.

Statement of Cultural Heritage Value or Interest

318, 320 and 322 King Street East have design value or physical value as examples of 19th-century commercial-block architecture in Kingston. Constructed in 1869 for Richard Town, they display a simplified brick Italianate influence. Typical of this style, the 3-storey buildings have a stone base with smooth brickwork above. They are divided into ten equal bays, with regularly spaced segmental-headed windows (without ornamental hoods or mouldings) and horizontal stone banding. There is a modest roof cornice and a central, raised roof parapet.

The Masonic Buildings have historical or associative value as an example of the work of the architect John Power. John Power (1816-1882) emigrated to Canada from England in 1846. Initially he worked with prominent 19th-century Kingston architect, Edward Horsey, before venturing out on his own in 1849. He was appointed City Architect in 1866, a position he held until his death in 1882. In 1873, John and his son Joseph established the firm of J. Power and Son. After John Power's death in 1882, his second son, Thomas, joined brother Joseph in the family business until 1930. The family of architects were active builders in Kingston from 1849 to 1930. Their body of work includes ecclesiastical, institutional, commercial and residential buildings in Kingston and surrounding towns.

The property has historical or associative value because of its association with the Masons. One of the original building tenants was the Masonic Lodge. Evidence of this association is found in the raised central parapet with a stone engraved with "Masonic Buildings".

The property has contextual value because it contributes to the evolved character of the Market Square District. Prior to the construction of this commercial block, the property housed the 'Manchester Warehouse'. The 3-storey brick building was demolished in 1868 to allow for the construction of the Masonic Buildings.



12. Manchester Warehouse building (left) and Queen's Ironworks (right) 1920 Market Square (S)



13. The Masonic Buildings (Photo March 20, 1918. Queen's Archives, VOT St-Flag-11)

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the buildings at 318, 320 and 322 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » The 3-storey brick façade of ten equal bays, with horizontal stone bands and quoined corners in buff coloured brick;
- » At the ground floor, the alternating door and window openings of the north storefront (the south storefront has been altered), with brick columns with stone bases and capitals and buff-coloured brick arches with ashlar stone in-between;
- » Arched window openings with buff-coloured brick arches and quoined edge treatment;
- » The metal roof cornice with pairs of decorative buff brick brackets and recessed panels between and in alignment with the windows below; and
- » The brick parapet with a central raised parapet displaying a stone labelled "Masonic Buildings".



Garrett Buildings

Date of Construction: 1837

Architect: Unknown

324, 326 and 328 King
Street East, P.O. (E.R.A.
Architects Inc.)

7.8 324 and 326 King Street East

Description of Property

324 and 326 King Street East are a pair of identical adjoining 2 and 1/2-storey row buildings in Kingston's historic downtown. The row is part of the Market Square Heritage Conservation District.

No significant alterations have been made to this building in the past ten years beyond painting and minor masonry repairs in 2002. The City of Kingston has a Heritage Easement Agreement in place with 324 and 326 King Street East dating from December 8, 1986.

Statement of Cultural Heritage Value or Interest

The buildings have design value or physical value as an early example of a 19th-century commercial row in Kingston. Constructed in 1837 for William Garrett, the pair form a single structure with a central chimney. The 2-storey buildings are clad in rough stone and each features a glazed storefront with an inset entrance, a pair of punched window openings on the second floor and a pedimented gable-dormer in the shed roof. The buildings were originally divided into three bays with

three large openings at the ground floor and a central door with a display window on either side. They are the oldest largely unaltered buildings in the Market Square District.

The buildings have historical or associative value related to their varied occupancies. Initially both buildings were occupied by saloons and dining rooms that catered to those travelling between Toronto and Montreal. Between 1840 and 1850, the best saloon in town was said to be located at 324 King Street East. In the 1880s, there was tension between the building occupants, as 324 King Street housed the Marble Hall Saloon and 326 King Street the Temperance Dining Rooms. It is said that, on occasion, the Temperance ladies would invade the tavern and the police would have to step in to resolve the dispute. Later occupants included a confectionery store, a florist, a pastry store, a restaurant and a bakery.

The buildings have contextual value because of their contribution to the evolved character of the District. This row of early commercial buildings originally consisted of four row buildings that extended to Brock Street.

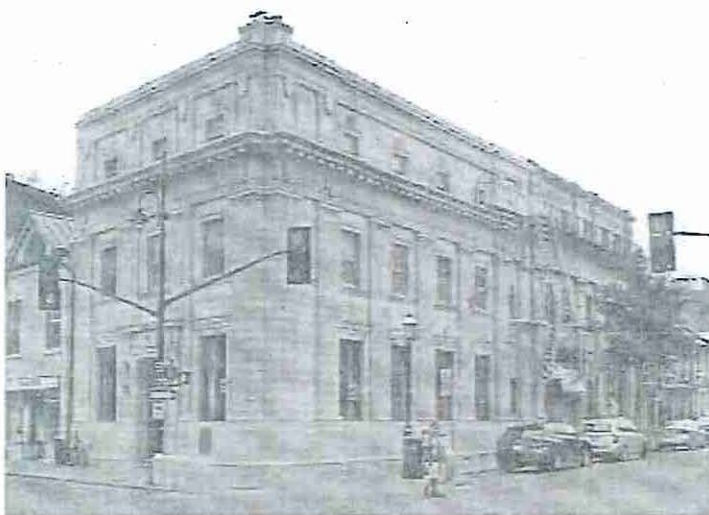
Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the buildings at 322 and 324 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Rough stone exterior with ashlar quoining at south corner;
- » Pairs of window openings with 2-over-2 wood sash windows;
- » Roof cornice with raingear; and
- » Shed-roof profile with pedimented gable dormer and central chimney.

A black and white photograph of a three-story brick building. The building features a central entrance on the ground floor with a small porch. Above the entrance is a large window. The second floor has several windows, and the third floor has two dormer windows with gabled roofs. The building is surrounded by other structures, including a brick wall on the left and a building with a sign that says "HOTEL" on the right.

R.A.A.
Architects Inc.



*Former Canadian Bank of
Commerce building*

Date of Construction: 1911

Architect: Darling & Pearson

57. 328 King Street East,
2012. (ERA Architects
Inc.)

7.9 328 King Street East

Description of Property

328 King Street East is a 3-storey bank building in Kingston's historic downtown. The building forms part of the Market Square Heritage Conservation District.

The ground floor windows have been altered at some time in the past. No significant alterations have been made to this building in the last 10 years.

Statement of Cultural Heritage Value or Interest

The building has design value or physical value as a fine example of Neoclassical Revival architecture in Kingston from the early 20th century. Constructed in 1911, the 3-storey bank branch was designed in the 'temple bank' tradition. The symmetrically organized building features ashlar stone, pilasters and other ornamentation indicative of this style.

This bank branch has historical or associative value as an example of the work of the Toronto architecture firm of Darling & Pearson. Founded in 1897 by Frank Darling and John A. Pearson, the firm was well known for the banks they designed in the Beaux-Arts and Classical Revival styles. Frank Darling (1850-1923) was born in Scarborough on February 17, 1850. He studied at Upper Canada College and Trinity College School before apprenticing with architects Thomas Gundry and

Henry Langley in Toronto and George Edmund Street in London, England. In 1881, he entered into a partnership with Samuel Curry, a collaboration that evolved into Darling & Pearson by 1897. John A. Pearson (1867-1940) was born in Chesterfield, England on June 22, 1867. There he apprenticed for a local architect before immigrating to New York City in 1888 and then to Toronto where he established a firm with Darling. In 1898, Darling and Pearson were selected by the Canadian Bank of Commerce to design numerous bank branches across the country. The partnership ended with Darling's death on May 19, 1923.

This building has historical or associative value due to its association with the Canadian Bank of Commerce. The bank was founded on May 15, 1867, in Toronto, with the Honourable William McMaster as the principal founder and its first president. McMaster founded the bank to serve as competition for the Bank of Montreal; he was concerned about Montreal's economic influence in Upper Canada. By 1874, it was the largest bank headquartered in Ontario. The bank merged with the Imperial Bank of Canada on June 1, 1961 to form the Canadian Imperial Bank of Commerce.



58. Former Gerrard buildings at the corner of Brock Street and King Street East. (*Kingston Heritage*, page 204)



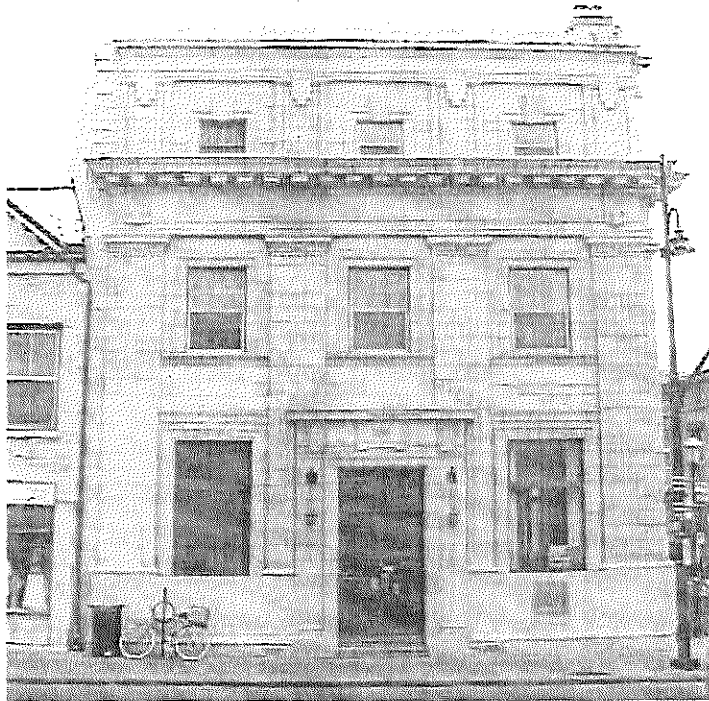
59. Former Canadian Bank of Commerce building in background. (*Queen's Archives*, V23 Per-3)

This building has contextual value because its early 20th-century design contributes to the evolved character of the Market Square District. This building replaced two of the original four Garrett buildings erected on the site in 1837. The Garrett building on the corner was leased for many years by William Reid, a butcher, and the location was commonly known as Reid's corner.

Description of Heritage Attributes

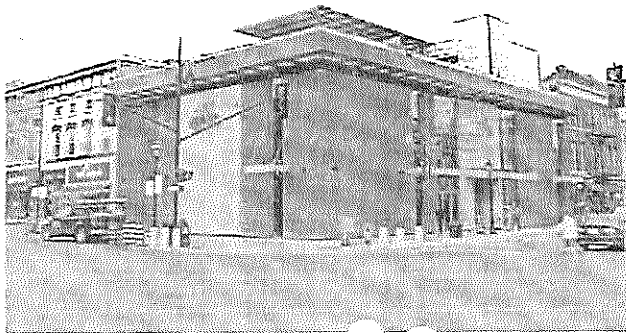
Key exterior attributes that embody the heritage value of 328 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Symmetrically organized ashlar stone façades, divided into three bays on King Street East and four bays on Brock Street;
- » The central main entrance with an ornamental flat-headed lintel on the primary façade on King Street East, facing onto Market Square;



60. Primary façade,
2012. (ERA Architects
Inc.)

- » The window openings, centrally placed between the pilasters and divided vertically by spandrel panels at the second floor and a cornice at the third floor level. The window openings decrease in size as the floor level increases and are segmentally headed, with keystones in the third floor window lintels. The original windows appear to have been divided-light, 8-over-8 sash windows (see the second and third floors);
- » A prominent cornice with large dentils at the third floor level; and
- » The cornerstone of the former Garrett buildings on Brock Street inscribed with "W.G. 1837".



**Former Toronto-Dominion
Bank**

Date of Construction: 1963

Architect: A. Bruce Etherington

*P1, 330 King Street East,
November 2012. (Photo of
Kingston)*

7.10 330 King Street East

Description of Property

330 King Street East is a 2-storey building in Kingston's historic downtown. The building forms part of the Market Square Heritage Conservation District.

The former Toronto-Dominion Bank underwent extensive alterations in 2012 in order to transform the former bank into a restaurant. These alterations included changes to the fenestration pattern (both door and window openings), exterior cladding (from concrete to brick), signage, lighting and cornice detailing, the construction of a rooftop patio with canopy, and extensive interior renovations.

Statement of Cultural Heritage Value or Interest

Early maps of Kingston show a structure on this corner property prior to 1800. Previous buildings and occupants on this property included the City Book Store building (William Coverdale, 1850s) and Wade's Drug Store (established in 1877). This building later became the Bank of Toronto (1909). These buildings were 3 or 4-storey masonry commercial block buildings.

In the late 1950s, the Toronto architectural firm of A. Bruce Etherington was commissioned to design every new branch (over 900) of the expanding Toronto Dominion Bank. For these bank buildings, Etherington employed a new prefabricated modular

system that allowed each to "appear to be unique". Constructed in 1963, 330 King Street East was one of the firm's designs. Originally designed in a post-war Brutalist style, the building was heavily altered in 2012 and now exhibits a more contemporary design.

This building has historical or associative value because it is associated with the Toronto-Dominion Bank. The bank, originally called the Bank of Toronto, was granted a charter on March 18, 1855 and opened their first branch in Toronto in July of 1856.

The bank merged with the Dominion Bank on February 1, 1955 to form the Toronto-Dominion Bank.

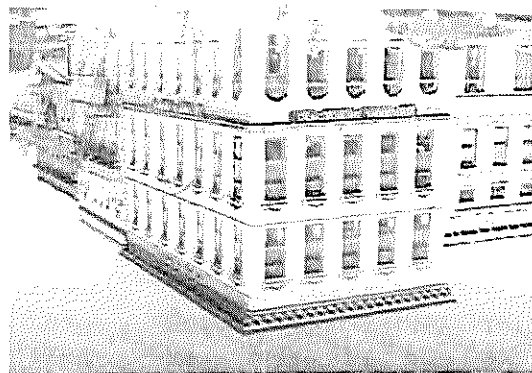
Description of Heritage Attributes

Key exterior attributes that embody the heritage value of 330 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

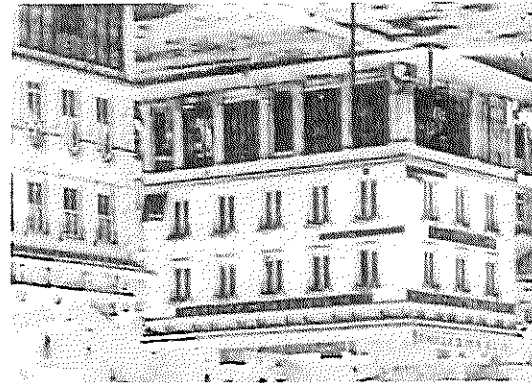
- » Vertically organized window and door openings;
- » Deep roof cornice.
- » Flat roof design;
- » Prominent corner location;
- » Massing, which supports the continuous street wall; and
- » A scale appropriate to the adjacent properties.



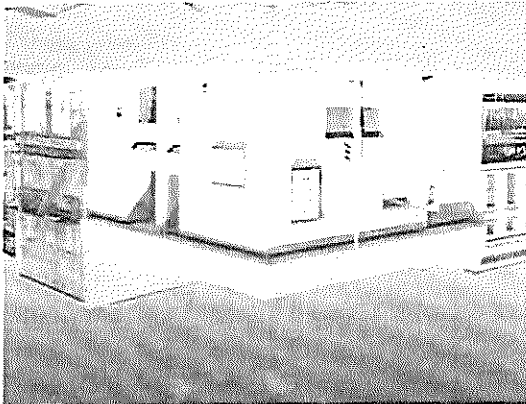
32. 330 King Street East, 2012. (Google Maps)



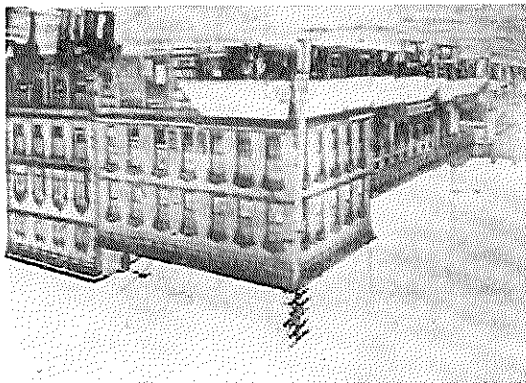
301. Bank of Toronto building at 300 King Street East. (Photo March 1953, Queen's Archives, V25.5 24-146)



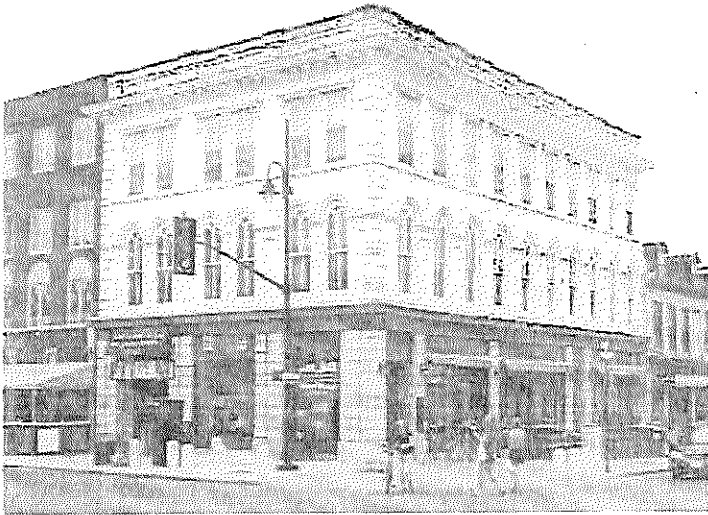
661. City Bank Store at 300 King Street East. The 3-storey white brick building was designed by William Coverdale (Photo c.1959, William Whitman Moore Architects Inc. collection)



64. The Toronto Dominion Bank at 300 King Street East. (Photo Sept. 1984, Queen's Archives, V25.5 42-77)



661. Wade's Drug Store at 300 King Street East. (Photo c.1900, Queen's Archives, V23-Comb Wade-1)



Former Anchor Building

Date of Construction: 1856-57

Architect: William Coverdale

37, 37-43 Brock Street
© 1998 F.B.A. Architects
Inc.

7.11 39 Brock Street and 327 King Street East

Description of Property

The building at 39 Brock Street and 327 King Street East is a 3-storey commercial building in Kingston's historic downtown. The building forms part of the Market Square Heritage Conservation District.

The ground floor of the former Anchor Building's façades were significantly renovated from 2005 through 2007 and included the installation of new windows. Awnings were added in 2008 and minor repairs to the brick, soffit and fascia were carried out in 2010.

Statement of Cultural Heritage Value or Interest

The building has design value or physical value as a fine and unique example of commercial block construction in Kingston. Completed in 1857, this building was designed in the brick Italianate style, a revivalist style influenced by Italian Renaissance architecture. Typical of this style, this building features flat-faced façades, regular rows of arched windows with decorative window heads of a different style on each level, and a heavy roof cornice with a parapet above. At the ground floor the façade has a rusticated stone treatment, full-height storefront windows and an ornate cornice. The building was clad in white brick to contrast with the

limestone buildings on the opposite side of the Market Square. The building was so impressive that it led to two commissions in similar styles on King Street, one on the opposite corner of King Street East and the other at the Bank of Montreal site, both have since been demolished.

The building has historical or associative value as an example of the work of carpenter, master builder and architect William Coverdale (1801–1865). Circa 1810, Coverdale and his family emigrated to the Richelieu area, south of Montreal, from York, England. In the 1820s he worked as a carpenter at Fort Lennox on the Isle-aux-Noix, before moving to Kingston in the early 1830s. From 1834 to 1848, Coverdale worked as the 'master builder' at the Provincial Penitentiary and from 1844 to 1865, he was the City of Kingston's Chief Architect. In 1844, Coverdale took over as the architect of the Kingston City Hall from George Browne and later, from 1859 to his death in 1865, he was the architect for the Kingston Asylum. In addition to public buildings, he designed many ecclesiastical, commercial and residential buildings in Kingston and neighbouring Ontario towns from Prescott to Perth to Port Hope.

The building also has historical or associative value because of its association with Mary Atkinson. This property, part of Lot 17, had been granted to British immigrants Lt. William Atkinson and his wife Mary. Coverdale designed this building of shops and offices for property owner Mary Atkinson. This replaced earlier buildings on this site. One was damaged by fire in 1840 and then destroyed later that year on "the night of fire" on April 17th. The current building was completed in April 1857, and the building's namesake, Anchor Insurance, moved into the ground floor.

The building has contextual value because of its contribution to the evolved character of the Market Square District. This building is the only remaining example of one the few Italianate commercial block buildings that once overlooked Springer Market Square.

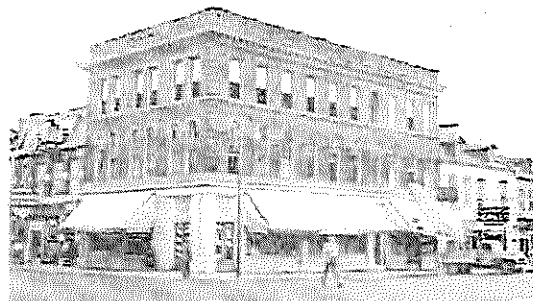
Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the building at 39 Brock Street and 327 King Street East and contribute to the heritage character of the Market Square Heritage Conservation District include:

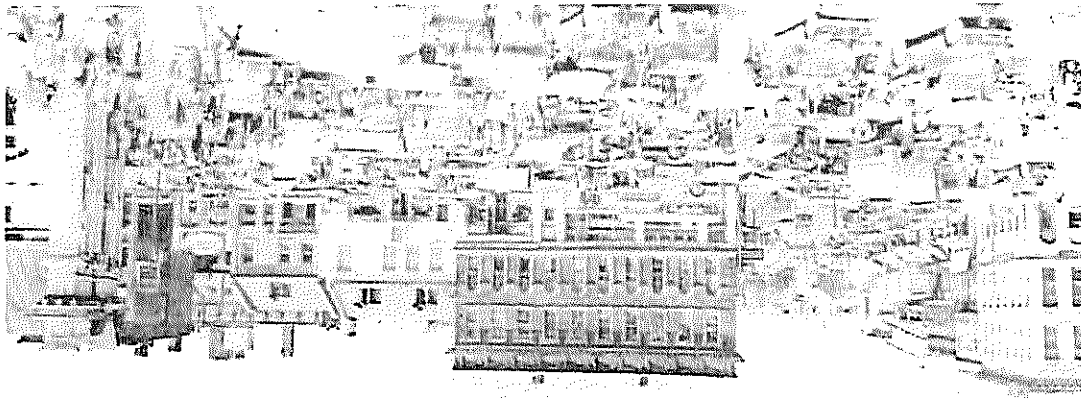
- » Brick and stone façades divided into ten bays on Brock Street and six bays on King Street East. The window openings on Brock Street are equally spaced across the façade, whereas those of the King Street East façade are in pairs;
- » At the ground floor level, glazed storefront opening separated by ashlar-faced stone columns and a simple metal cornice;
- » Decorative masonry work on the upper floors, including brick quoined corners, horizontal stone banding (window sills), brick roof parapet divided into bays and articulated by recessed rectangular panels;
- » Second-floor round-headed window openings with wood-sash windows, a semi-circular arched glazing pattern in the upper light and a stone arch springing from the top of a brick spandrel, with a recessed rectangular panel between the windows;
- » Third-floor flat-headed windows, including wood sash windows with a semi-circular arched glazing pattern in the upper light, a continuous stone sill with corbelled brick below and decorative window hoods supported by acanthus leaf brackets on either side of the window; and
- » The decorative metal roof cornice with a deep overhang and dentils.



58. Ground storefront on Brock Street.
(Photo c. 1990, Kingston Celebration,
page 59)



59. 36 Brock Street. (Photo: Kingston,
Queen's Archives, V20 QpmE-
Martins-1)



70. View of Brock Street with Anchor Building at centre. (Photo August 7, 1948, Queen's Archives, V25.6 4-219)



Matheson Atkinson Building

Date of Construction: 1840-41

Architect: unknown

71, 85 Brock Street,
2012, (E.R.A. Architects
Inc.)

7.12 35 Brock Street

Description of Property

The building at 35 Brock Street is a 2 and 1/2-storey commercial building in Kingston's historic downtown. The building forms part of the Market Square Heritage Conservation District.

Windows in the front dormers were replaced in 2000 and a patio was added in 2007.

Statement of Cultural Heritage Value or Interest

The building has design value or physical value as a representative example of commercial construction in Kingston from the early to mid-1800s. Constructed sometime between 1840 and 1841, the 2 and 1/2-storey limestone building is organized into five equal bays. The ground floor storefront originally displayed several full height openings for storefront(s) and to provide access to living quarters above. This original configuration has been altered. The second floor featured 5 window openings with sash windows; one of the openings now displays a recessed stone panel instead of a window. The shed roof has 2 small dormers, side wall parapets and a stone chimney at the peak of the each gable.

The property has historical or associative value due to its association with Henry Matheson and William and Mary Atkinson. The property was owned by Mary Atkinson. This was part of Lot 17 that had been granted to British immigrants Lt. William Atkinson and his wife Mary. From January 21, 1804, William Atkinson was one of his Majesty's Justices of the Peace for Midland District of the Province of Upper Canada. The building was built and owned by Henry Matheson on land that was leased from Mary Atkinson. This building was constructed following the "night of fire" on April 17, 1840, which destroyed the tailor shop on this property. Matheson paid to have the new building built on the condition that Atkinson agreed to repay him the new building's value on expiration of the lease or his death. Upon his death, his heirs were paid 350 pounds. Over the building's life it has had many occupants, including the Claredon Hotel in the 1880s.

This building has contextual value because of its contribution to the evolved character of the Market Square district. This building is typical of early to mid-19th century commercial architecture in Kingston.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of 35 Brock Street and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Rubble-stone façade divided into five bays;
- » Second-floor window openings with a flat-headed segmented arch and stone sill; and
- » Shed roof with sidewall parapets and two gable-style dormers.



72. Detail view of 85 Brock Street.
(Photo c. 1907, Queen's Archives,
V20 Market Square-4)



73. 85 Brock Street. (City of
Kingston Buildings of Architectural
and Historical Significance Vol. 4,
1877)



Former Steam Boat Hotel

Date of Construction: 1840-42

Architect: unknown

74. 33 Brock Street,
2012. (ERA Architects
Inc.)

7.13 33 Brock Street

Description of Property

The building at 33 Brock Street is a 2 and 1/2-storey commercial building in Kingston's historic downtown. The building forms part of the Market Square Heritage Conservation District.

The front dormer was altered and enlarged in 1998. Alterations were made to the ground floor in 2006 in order to accommodate a small restaurant. These included upgrades to the windows, new signage, awnings and lighting. The patio was added in 2007.

Statement of Cultural Heritage Value or Interest

The building has design value or physical value as a representative example of commercial construction in Kingston in the early-to-mid 1800s. At this time there was little visual differentiation between a residential building and a commercial one, except for the provision of an additional door on the ground floor facade to access living quarters above. Constructed sometime between 1840 and 1842, the 2 and 1/2-storey brick building with a limestone façade is divided into four irregular bays.

The property has historical or associative value related to Thomas Bamford (1795-1848). Bamford was the Steam Boat Hotel's owner and a local wine merchant. The hotel catered to travellers on steamboats along the Great Lakes and St. Lawrence River. This building replaced the previous Steam Boat Hotel which was destroyed on "the night of fire" on April 17, 1840. This fire destroyed many of the wood buildings in and around Market Square.

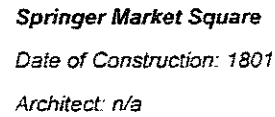
A black and white photograph of a two-story brick building. The building has a prominent central entrance with a large, dark door. Above the door is a small, rectangular window. To the right of the door, there are two more windows, one above the other. The building is made of brick and has a flat roof. The photograph is grainy and has a high-contrast, almost halftone appearance.



Description of Heritage Attributes

Key exterior attributes that embody the heritage value of 33 Brock Street and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Rubble-stone façade;
- » Second-floor window openings with a flat arch and stone sill; and
- » Shed-roof profile with sidewall parapets.



7.14 Springer Market Square

Springer Market Square is a public square at the center of the Kingston's historic downtown core, which has accommodated an open-air market since the early-19th century. Bounded by Market, King, Brock and Ontario Streets, the square is enclosed by commercial and institutional buildings of various styles and eras, including the City Hall, Kingston's most prominent visual and symbolic landmark.

Accepted/Revised: 6 June 2013

Statement of Cultural Heritage Value or Interest

Springer Market Square has contextual value because of the central role it has played in the early development and evolution of the City's commercial core and the public life of its residents.

The original town survey of 1787 included a triangular portion of land on which a public market was included on its lowest portion, which adds to its historical and associative value. Due to its centrality, the public market site became the logical choice in the 1840s on which to establish Kingston's new City Hall and an attached market house wing. When the market house was destroyed by fire in 1865, a smaller building was constructed to replace it on the same site. The last market tenants moved out of the building in the early-20th century, but an open-air market continues to operate within the Square, making it a commercial and cultural focal point and landmark within the city.

Springer Market Square has historical or associative value due to its association with numerous significant political and military events that occurred within the Square; among them the proclamation of Upper Canada by Governor John Graves Simcoe in 1792, the proclamation and celebration of Confederation on July 1st, 1867 and the funeral procession of Sir John Alexander Macdonald in 1891. The Square was the site where hostilities commenced when the War of 1812 was announced and it was the assembly ground for troops going to fight in the Northwest Rebellion and the First and Second World Wars. More recently, Queen Elizabeth II attended the site while on her visit in 1973. The Square is named for the Springer family who donated \$1 million dollars towards its improvement and restoration in 2005.



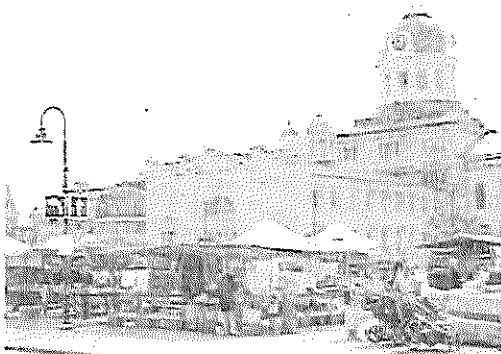
78. Springer Market Square, 2012 (ERA Architects Inc.)

The Springer Market Square has contextual value as it has served throughout its history as the commercial heart of the city and its boundaries have been a key determinant of the urban form of the downtown core. It is one of the defining elements of the setting of City Hall due to its scale and character and has cultural and social value as the commercial, ceremonial and civic core of the City of Kingston.

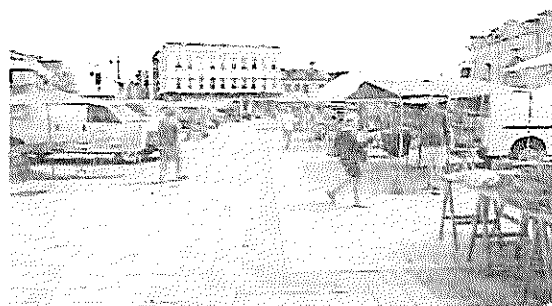
Description of Heritage Attributes

Key exterior attributes that embody the heritage value of Springer Market Square and contribute to the heritage character of the Market Square Heritage Conservation District include:

- » Its trapezoidal configuration, dimensions and location, defined by a distinguished grouping of historic commercial and institutional buildings of similar height and scale, Kingston City Hall, and four historic thoroughfares (Market, King, Brock and Ontario Streets);
- » The unobstructed open space, which can accommodate temporary market stalls and vendors, public activities and special events, and free pedestrian movement and gathering; and
- » Archaeological resources associated with early market activities, which have been formally recognized as a provincially registered archaeological site.



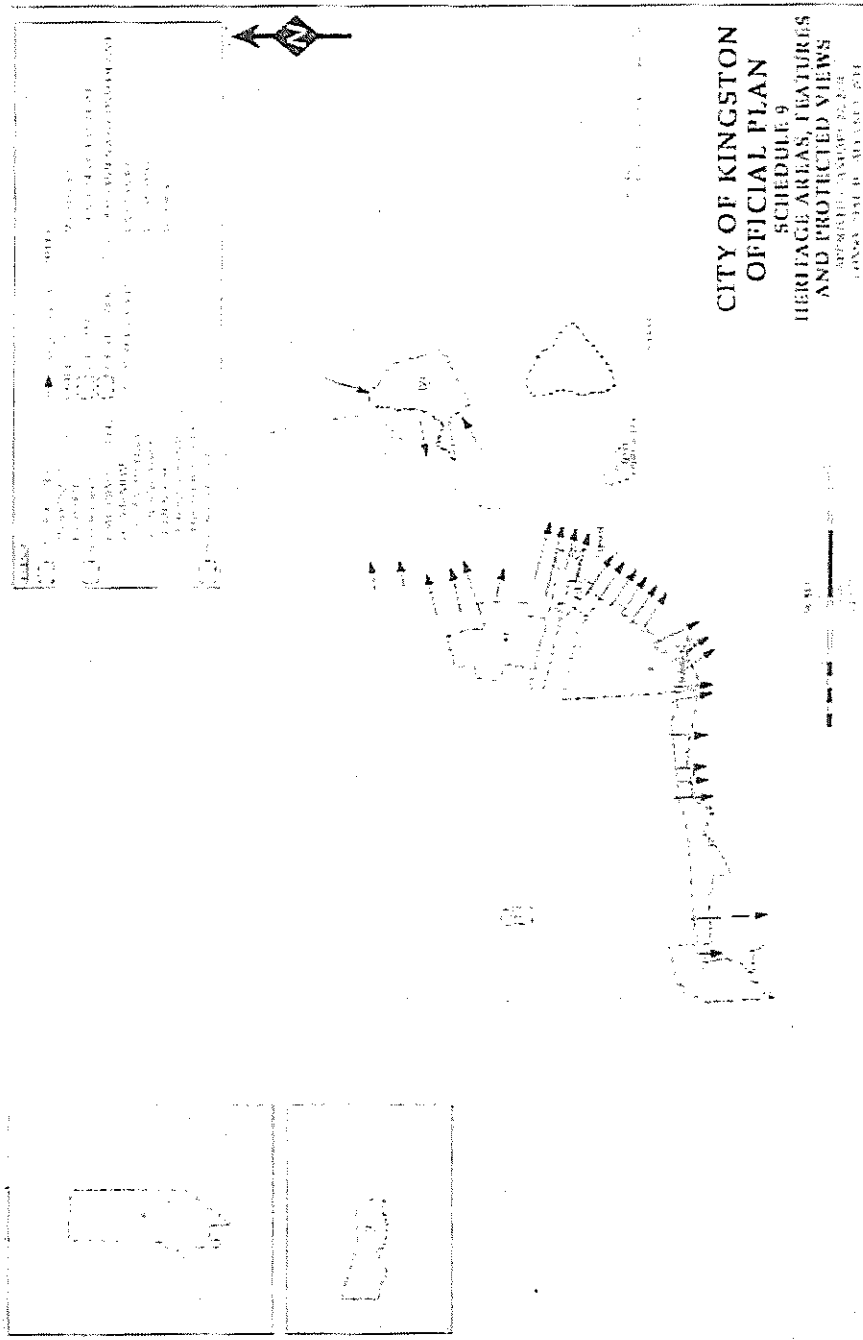
29. Springer Market Square, 2012
(City of Kingston)



30. Springer Market Square, 2012 (City
of Kingston)

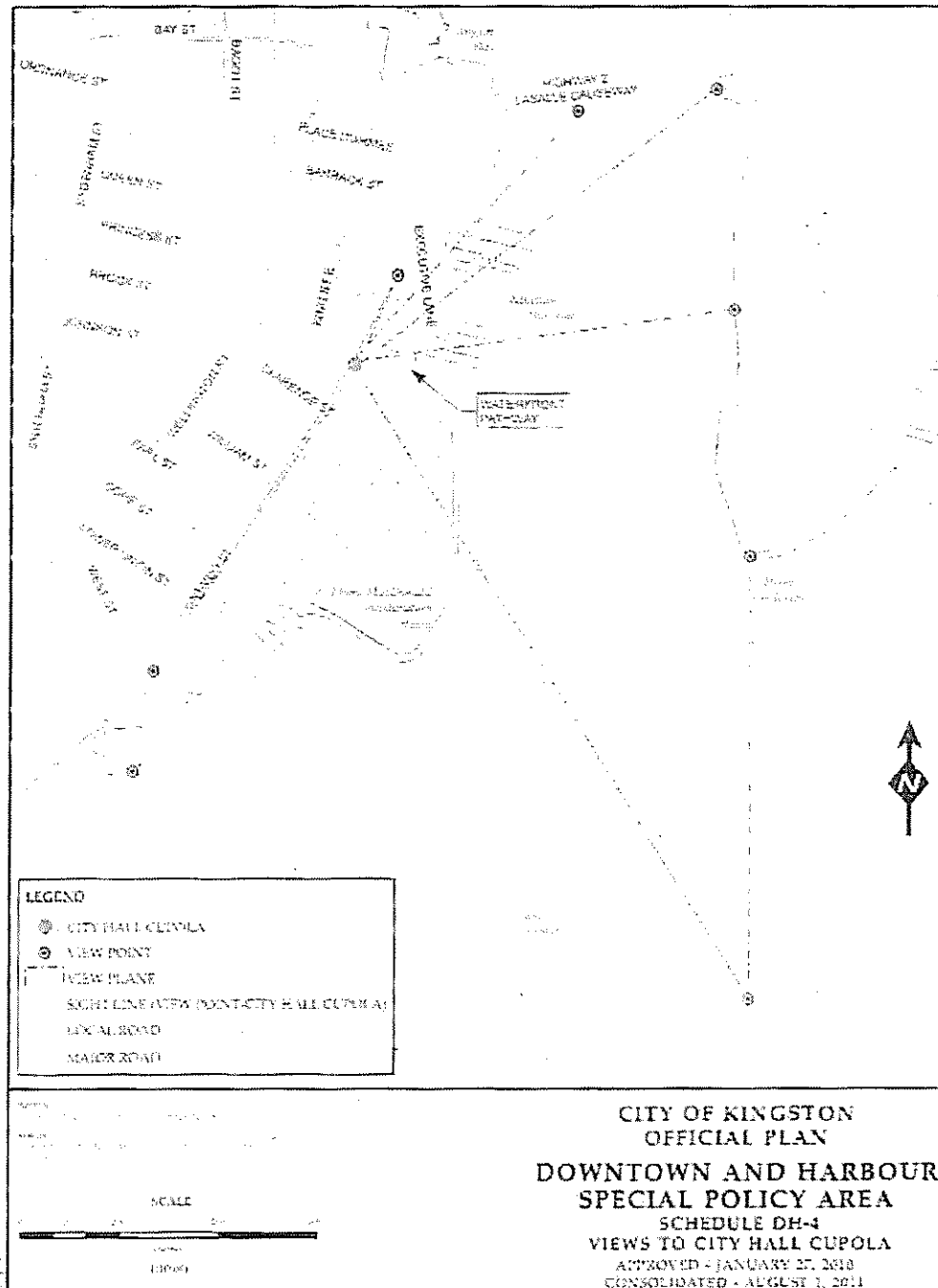
8 APPENDICES

Appendix 1: Schedule 9: Heritage Areas, Features and Protected Views, City of Kingston Official Plan



City of Kingston
By-law No. 2013-79
Schedule "A"

Appendix 2: Schedule DH-4: Views to City Hall Cupola, City of
Kingston Official Plan



Appendix 3: Project Personnel

MICHAEL McCLELLAND, PRINCIPAL, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular, heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of municipally-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

LINDSAY REID, ASSOCIATE, OAA, CAHP, LEED AP

Lindsay is a licensed architect with more than eleven years of experience in the field of heritage conservation. She has a special interest in the conservation of our cultural institutions as well as the protection and appreciation of our modern heritage. In this area she has worked on many award-winning projects including Ruthven Park NHS, the Distillery District NHS and, as a volunteer, the 1953-2003 TSA Guide Map to post war architecture in Toronto.

She has extensive experience in all stages of building analysis, planning, municipal approvals, design, contract documents, field review and project administration for conservation and renovation projects. Lindsay's experience also includes employment as a heritage planner for the City of Toronto. There she expanded her project management, negotiation and public consultation skills and gained a more comprehensive understanding of cultural heritage and planning policy. She is currently working on a Heritage Conservation District Study for Downtown Picton.

VICTORIA ANGEL, SENIOR HERITAGE PLANNER

An experienced heritage conservation practitioner, Victoria is interested in policies and tools that address not just the physical fabric of historic places, but also the complex processes that link people and culture to place. Prior to joining ERA as Senior Heritage Planner, Victoria was a manager and policy analyst at Parks Canada, where she led the creation of the Canadian Register of Historic Places. She is the Academic Advisor at the Willowbank School of Restoration Arts and has taught heritage conservation at Carleton University and the University of Victoria.

ALEXANDRA ROWSE-THOMPSON, HERITAGE PLANNER

Having received her Master's Degree in Environmental Design (Planning) from the University of Calgary, Alex went on to work as a Conservation and Design Officer for municipal government in the UK. In this role, she provided design consultation for a range of projects, from small repairs and restorations to the adaptive reuse of entire sites, including a disposed WWI seaplane base and a 19th-century Royal Engineers Depot. She was also closely involved in writing a number of municipal heritage policy and design guidelines documents.

At ERA, Alex applies her broad base of conservation knowledge to community consultation, building condition assessments, and a wide range of studies, plans, guidelines, and other heritage planning processes. In all her work, Alex advocates for an integrated approach to cultural heritage conservation and planning policy and practice, an approach she believes is essential to creating and sustaining quality places.

Appendix 4: Sources

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4. Finnigan, Joan. Kingston: Celebrate This City. Toronto: McClelland and Stewart Ltd, 1976.
5. McKendry, Jennifer. With Our Past Before Us: Nineteenth-Century Architecture in the Kingston Area. Toronto: University of Toronto Press, 1995.
6. Mika, Nick and Helma. Kingston Heritage. Canada: Mika Publishing Company, 1983.
7. National Historic Parks and Sites Branch. Reports on Selected Buildings in Kingston, Ontario by Dana H. Johnson and C.J. Taylor, Volume 1. 1976-77.
8. Osbourne, Brian S. and Donald Swainson. Kingston: Building on the Past. Westport, Ont.: Butternut Press, 1988.
9. Agnes Etherington Art Centre. Heritage Kingston. Kingston: Queen's University, 1973.

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50s styling that's right up to date by Dave Leblanc. Globe and Mail, Saturday December 5, 2009.

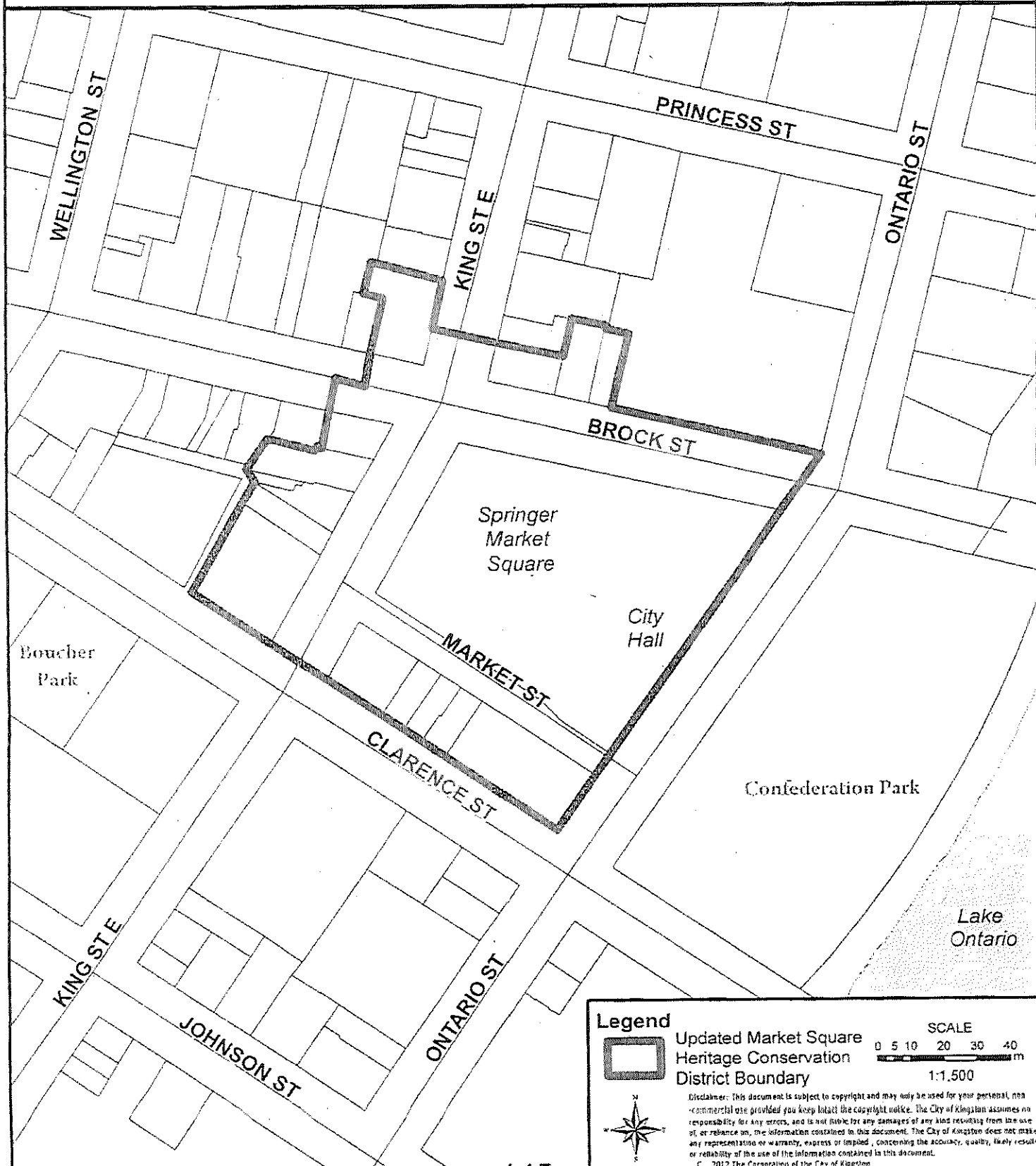
Architectural Exhibition at the Montreal Art Gallery by Jules Poivert. RAIC Journal, June 1927, p. 217-229.



CITY OF KINGSTON

Updated Market Square Heritage Conservation District Plan

By-law No. 2013-79
Schedule "B"



City of Kingston By-law No. 2013-79
Registered as Instrument No. FC161185 on 2013 06 26

7157.00

LRO # 13 Application To Register Bylaw

Received as FC161185 on 2013 06 26 at 10:07

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 4

Properties

PIN 36042 - 0154 LT
Description LT 2 MARKET RESERVE KINGSTON CITY EXCEPT MARKET ST & FR274562;
KINGSTON; THE COUNTY OF FRONTENAC; TOGETHER WITH AN EASEMENT
OVER PT 18, 13R19318 AS IN FC137913; TOGETHER WITH AN EASEMENT OVER PT
18, 13R19318 AS IN FC137918
Address 216 ONTARIO ST
KINGSTON

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 Mayor Mark Gerretsen and John Bolognone, City Clerk.

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

Statements

This application is based on the Municipality By-Law No. 2013-79 dated 2013/04/11.

Schedule: See Schedules

Signed By

Nicola Lynn Barrett	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2013 06 17
Tel 6135464291				
Fax 6135466156				

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	2013 06 26
Tel 6135464291		
Fax 6135466156		

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00



I, John Bolognone, hereby certify this to be a true and correct copy of By-Law No. 2013-79
*"A By-Law To Designate And Adopt the 'Market Square Heritage Conservation District
Plan, 2013', 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
April 11, 2013.

DATED at Kingston, Ontario
this 7th day of June, 2013

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