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Properties

PIN

36038 - 0037 LT

Description

PT LT 1-3 PL SAMPSON SUBDIVISION KINGSTON CITY; PT FARM LT 24 BLK E CON 1 KINGSTON AS IN FR256272, FR183171, FR426331 EXCEPT PT 6 & 7 13R16366;T/W FR624859; T/W FR256272; S/T FR728445; T/W FR728446; KINGSTON ; THE COUNTY OF FRONTENAC

Address

KINGSTON

RECEIVED

2025/06/09

(YYYY/MM/DD)

Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF KINGSTON

Address for Service

City Hall, 216 Ontario Street
Kingston, ON K7L 2Z3

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

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

Statements

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

Signed By

Jennifer Lynn Doupe

216 Ontario Street
Kingston
K7L 2Z3

acting for
Applicant(s)

Signed

2025 06 05

Tel

613-546-4291

Email

jdoupe@cityofkingston.ca

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

2025 06 09

Tel

613-546-4291

Email

jdoupe@cityofkingston.ca

Fees/Taxes/Payment

Statutory Registration Fee

\$70.90

Total Paid

\$70.90

File Number

Applicant Client File Number :

LEG-G01-001-2024



I, **Janet Jaynes** hereby certify this to be a true and correct copy of **By-Law Number 2024-225, "A By-Law to Amend By-Law Number 87-322 (A By-Law to Designate 20-24 Barrie Street; 34-36 Barrie Street; 72-74 Barrie Street of Historic and/or Architectural Value or Interest) and to Designate the property at 26-34 Barrie Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on May 21, 2024, and approved by Mayoral Decision Number 2024-15 on May 21, 2024

A handwritten signature in cursive script, appearing to read "Janet Jaynes".

Dated at Kingston, Ontario

this 12th day of August, 2024

Janet Jaynes, City Clerk

The Corporation of the City of Kingston

City Council voted in favour of this by-law on May 21, 2024

Written approval of this by-law was given on May 21, 2024 by Mayoral Decision Number 2024-15

(Clause 2, Report Number 41, April 2, 2024)

By-Law Number 2024-225

**A By-Law to Amend By-Law Number 87-322 (A By-Law to Designate 20-24
Barrie Street; 34-36 Barrie Street; 72-74 Barrie Street of Historic and/or
Architectural Value or Interest) and to Designate the property at 26-34
Barrie Street to be of Cultural Heritage Value and Interest Pursuant to the
*Ontario Heritage Act***

Passed: May 21, 2024

Whereas:

Pursuant to By-Law Number 87-322 (A By-Law to Designate 20-24 Barrie Street; 34-36 Barrie Street; 72-74 Barrie Street of Historic and/or Architectural Value or Interest Pursuant to the Provisions of the Ontario Heritage Act), the subject property was designated as a property of cultural heritage value and interest in accordance with the provisions of the Ontario Heritage Act in 1987;

A portion of the *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

Section 30.1 of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest following the provisions of Section 29 of the Act, with prescribed modifications;

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

On March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 26-34 Barrie Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On April 2, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on April 9, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. Schedule "A" of By-law 87-322, as it relates to 34 Barrie Street only, is deleted and replaced with Schedule "A" attached to and forming part of this By-law;
2. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
3. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.
4. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
5. This by-law will come into force and take effect on the date it is passed.

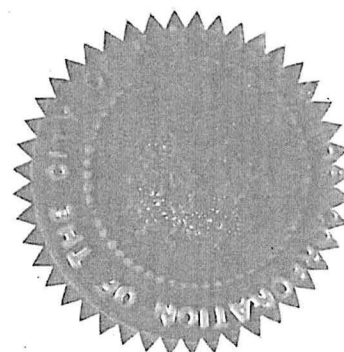
Given All Three Readings and Passed: May 21, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Cappon House, Bibby House & Strange House

Civic Address: 26-34 Barrie Street

Legal Description: Part Lots 1-3 Plan Sampson Subdivision Kingston City;
Part Farm Lot 24 Block E Con 1 Kingston as in
FR256272, FR183171, FR426331 Except Parts 6 & 7
13R16366; T/W FR624859; T/W FR256272; S/T
FR728445; T/W FR728446; City of Kingston, County of
Frontenac

Property Roll Number: 1011 010 040 10900

Introduction and Description of Property

The property at 26-34 Barrie Street is located on the west side of Barrie Street, at the north-west intersection with Okill Street, adjacent to City Park, in the City of Kingston. This 1,400 square metre property contains two detached brick residences, namely the Cappon House at 26 Barrie built in 1897 and the Bibby House at 28 Barrie built in 1913, and one half of a semi-detached brick residence known as the Strange House at 34 Barrie constructed circa 1890.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The **Cappon House** (26 Barrie Street), built for James Cappon in 1897, has design value as an example of a late 19th century Victorian residence with a distinctive Queen Anne Style influence. The red brick masonry construction with limestone foundation and tall window openings with segmental arches and limestone sills are typical of its 1897 construction date, while a distinctive Queen Anne influence is expressed through its two-and-a-half storey asymmetrical massing, which includes a truncated hip roof with two large projecting bay windows with pedimented gables, as well as decorative wood detailing and the oval window on the Okill Street elevation. The two pedimented gables are clad in wooden shingles and supported by large, finely decorated wooden brackets. Each gable contains an original sliding sash window in the Queen Anne Style (i.e., divided lights in the upper sash over single light in the lower sash), which are framed by decorative columns and topped with a pediment. This window design is largely replicated on the pedimented gable dormer on the façade (east elevation). A dentilled cornice supports the wooden eaves.

Although somewhat obscured by a modern awning, the front entrance features original double leaf wooden doors with transom light, which reflect the decorative detailing and motifs found in the upper story woodwork.

The house successfully addresses both corner elevations with the south elevation featuring an elliptical window with decorative brick trim on the ground floor and a decorative raised brick apron beneath the original window opening above, as well as the use of stone steps to maintain asymmetry on the tall brick chimney. The red brick masonry walls and segmental arches over windows are finely executed with slender joints. The three shed roof dormers are not in-keeping with the quality of the original building's design and detailing, but do not distract from, or diminish, its overall architectural expression.

The **Bibby House** (28 Barrie Street), built for H.D. Bibby in 1913, has design value as a rare and eclectic example of the Foursquare Style dwelling. The house's two-and-a-half storey cubic massing and hipped roof are defining features of this style, but its overall architectural expression is more elaborate than a typical Foursquare residence, owing to several design elements unusual for examples of the style. For example, the hip roof has exceptionally deep overhanging eaves with wooden soffit, and frieze board with architrave. The depth of the eave accommodates an unusual two-storey bay window in the left bay of the façade, which features wooden casement windows divided by mullions with leaded lights above a transom with cornice. Another unusual design feature of this Foursquare is the two-storey full-width side porch, which mirrors the front porch design on the ground floor but includes engaged wooden columns on the second floor. The windows on the second floor of the porch thoughtfully reflect the proportions of windows on the house.

The brown brick masonry walls in stretcher/running bond rest upon a coursed rock-faced limestone foundation with an ashlar base course. The façade features a symmetrical layout of original openings, which include wooden casement and/or sash windows with leaded transom lights, stone sills and brick segmental arches. The ground floor window in the right (north) bay includes a raised segmental brick arch featuring a keystone. The central entrance features a gabled porch with pediment resting on circular stone columns atop brick piers and square columns against the main walls. The wooden front door with leaded transom light, including the identification of the street number, is original. The dormers on the south, east and north elevations are likely later additions owing to their size, design, and detailing, but are compatible with the house's architectural character.

The **Strange House** (34 Barrie Street), built for the Strange family by 1890, has design value as an example of Victorian residence that incorporates design elements from a variety of architectural styles, including the Romanesque Revival and Queen Anne Revival Styles. Its two-and-a-half storey massing is symmetrical with a central projecting bay flanked by one-storey porches with bay windows, dormer windows and brick chimneys, resting upon a coursed rock-faced limestone foundation with ashlar base course.

The vertical emphases and proportions of the building's massing (e.g., windows, central projecting bay with gable roof, gabled dormer windows) are Victorian, but the application of the Romanesque Revival and Queen Anne Styles, gives a different architectural expression than is typical of Victorian residences.

The front entrance is defined by a Romanesque Revival arch, springing from short piers and providing a covered entrance over both entrances of the semi-detached house. The Queen Anne Style influence is seen in the variety of decorative woodwork and masonry on the façade. The exposed wooden rafters under the eave are an unusual design feature for its construction date; being more typical of the later Arts and Crafts Style. Despite the implementation of a variety of design elements, the building's composition and architectural expression are balanced and harmonious.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The **Strange House** (34 Barrie Street) displays a high degree of craftsmanship through the variety of finely executed decorative masonry and woodwork. Decorative masonry on the façade includes a basketweave pattern at the first and second floors of the central projecting bay, a dentilled string course connecting the three pairs of windows on the second floor, raised brick courses framing the paired windows in both rectilinear and curved shapes, and arcade pattern supporting the semi-circular window in the gable. Decorative woodwork is featured on the cornice above the Romanesque Revival arch, which is supported by pairs of decorative brackets, the decorative brackets supporting the eave returns under the gable, the gable itself, which is richly decorated with a lattice pattern and spindles, the exposed wooden rafters and window surrounds. The dormer window features a pediment with a sunburst motif. The front porch also features finely decorated posts, which largely mirror the design of decorative columns framing the dormer window.

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

The **Cappon House** (26 Barrie) has historical/associative value through its association with the local architect Arthur Ellis. Ellis was born and educated in England before moving to Canada in 1891. He worked in Kingston from 1891 to 1910 and his commissions included such notable (now lost) Kingston buildings as the YMCA building at Princess and Barrie (demolished in the 1960s) and the original 1896 Frontenac Public School (replaced in the 1940s). Ellis is also credited for a number of residences such as at 162, 168, 181 and 183 University Avenue and 109-111 Wellington Street. The Cappon House is representative of the style of house and use of red brick that appears to be Ellis's preferred medium.

The **Bibby House** (28 Barrie) has historical/associative value through its association with the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent Kingston landmarks such as McIntosh Castle, Fire Hall No.1, and the Frontenac County Registry Office. The Bibby House was built during the firm's later years under the leadership of Joseph Power (his father John having died in 1882) and before partnering with Colin Drever in 1919.

The hipped roof was a favourite of the Power firm to showcase their soaring decorative chimneys, however the dark brown brick was not a common choice for the company.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property at 28-34 Barrie Street has contextual value because it is important in maintaining and supporting the character of the block of Barrie Street between Okill and Stuart Streets, which displays a rich variety of late 19th/early 20th century architectural styles. The consistency in height, scale, building line, and setbacks, as well as the generous front yards with mature landscaping give this block exceptional visual cohesion and integrity.

Heritage Attributes (26 Barrie Street)

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

- Asymmetrical two-and-a-half storey massing with truncated hip roof;
- Red brick masonry walls in stretcher/running bond with slender joints;
- Three tall brick chimneys;
- Wooden eaves including frieze board and dentilled cornice;
- Projecting bay windows with pedimented gables clad in 'full cove' wooden shingles, and supported by large decorative brackets, on the east and south elevations;
- Original vertically sliding wooden sash windows in gable ends (east and south elevations) and gabled dormer (east elevation) with decorative pediments and columns framing openings;
- Original window openings with segmental arches and limestone sills;
- Elliptical window with decorative brick trim;
- Raised brick apron under second storey window opening on the south elevation;
- Original double leaf wooden doors with decorative trim and transom light on façade; and
- Rock-faced randomly coursed limestone foundation with ashlar base course.

Heritage Attributes (28 Barrie Street)

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

- Two-and-a-half storey massing with hipped roof;
- Brown brick masonry walls in stretcher/running bond; Tall, symmetrically placed brick chimneys on the south and north elevations;
- Deep overhanging eaves with wooden soffits, frieze board and architrave;
- Two-storey bay window with casement windows and leaded transom lights;
- Original window openings with wooden casement or sash windows with leaded transom lights, brick segmental arches, and stone sills;
- Segmental arch with raised courses forming a keystone over the ground floor tripartite window;
- Central front porch with pedimented gable, brick piers, stone columns and wooden railings;
- Original wooden front door with transom light;
- Two-storey full-width porch on the south elevation with brick piers, stone columns and wooden railings, and wooden columns and wooden windows on the second floor; and
- Coursed rock-faced stone foundation with ashlar base course.

Heritage Attributes (34 Barrie Street)

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

- Two-and-a-half storey massing with side gable roof with central gabled projecting bay;
- Red brick masonry walls in stretcher/running bond with slender joints;
- Wooden eaves with exposed rafter ends;
- Tall decorative brick chimney on the south gable end;
- Romanesque Revival arch with recessed entry featuring original wooden front door with transom light;
- One-storey wooden porch with truncated hipped roof (aligning with flat roof over central entrance) with turned wooden posts and plain wooden balustrade;
- Original door opening on south elevation of central entrance providing access to porch;
- Bay window with wooden mullions separating three sash windows with wooden paneling below;
- Original window openings with stone sills and brick segmental arches in the recessed bay and with elliptical arches in the central projecting bay;
- Semi-circular window divided by wooden mullion with stone sill in central gable;
- Gabled dormer windows with two-over-two vertically sliding sash windows;

- Decorative brickwork including Romanesque Revival arch, basketweave/checkerboard pattern, dentilled string course, raised courses and arcade pattern;
- Decorative woodwork on the gable, dormer window, cornice and porch; and
- Coursed rock-faced limestone foundation with ashlar base course.