



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

Properties

PIN

36038 - 0035 LT

Description

PT LT A PL A20 KINGSTON CITY AS IN FR155972 EXCEPT THE FIRST EASEMENT THEREIN, AS IN FR155571 EXCEPT THE FIRST EASEMENT THEREIN, AS IN FR144588 EXCEPT THE SECOND EASEMENT THEREIN; PT LT 6-9 PL SAMPSON SUBDIVISION KINGSTON CITY AS IN FR155570, FR155569, FR257949 & FR231725 EXCEPT PTS 2 & 3 13R16366 & FR294588; S/T INTEREST IN FR144588; S/T INTEREST IN FR155569; S/T INTEREST IN FR155570; S/T INTEREST IN FR155571; S/T INTEREST IN FR155972; S/T & T/W FR155569; 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 2024-227, "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 62-74 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".

Janet Jaynes, City Clerk

Dated at Kingston, Ontario

this 12th day of August, 2024

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 2024-227

**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 62-74 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 62-74 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 72-74 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.

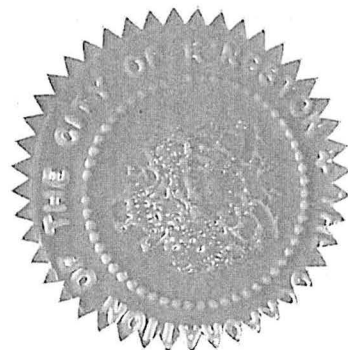
Given All Three Readings and Passed: May 21, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Chown House, Doran House, Robinson House,
Mooers House and Walkem House

Civic Address: 62-74 Barrie Street

Legal Description: Part Lot A Plan A20 Kingston City as in FR155972 Except the First Easement Therein, as in FR155571 Except the First Easement Therein, as in FR144588 Except the Second Easement Therein; Part Lot 6-9 Plan Sampson Subdivision Kingston City as in FR155570, FR155569, FR257949 & FR231725 Except Parts 2 & 3 13R16366 & FR294588; S/T Interest in FR144588; S/T Interest in FR155569; S/T Interest in FR155570; S/T Interest in FR155571; S/T Interest in FR155972; S/T & T/W FR155569; City of Kingston, County of Frontenac

Property Roll Number: 1011 010 040 08800

Introduction and Description of Property

The property at 62-74 Barrie Street is located on the west side of Barrie Street, midblock between Okill and Stuart Streets, adjacent to City Park, in the City of Kingston. This approximately 2,400 square metre property contains a collection of two-and-a-half storey brick buildings of varying residential architectural styles, constructed between the mid-19th and early 20th centuries.

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 **Chown House** (62 Barrie Street) has design value as a rare example of an Edwardian Classical house in the City of Kingston. Constructed circa 1911 and purchased by Percy and Myrtle Chown in 1927, this large, detached brick house is characterized by its asymmetrical but balanced massing, which includes a shallow hipped roof with pedimented dormer, a two-storey bay window, and front porch spanning two bays. The deep overhanging eaves and two-storey bay window mirror those on 28 Barrie Street, indicating the possibility of a common architect. The application of simple yet prolific classical detailing includes a dentilled cornice, large modillions, pediments, and columns. The building's red brick walls are laid in stretcher bond with slender joints pointed with a red tinted mortar, giving the walls a uniform character. The original window openings with wooden sash windows, casements in the dormer window, and leaded transom lights on the bay window, have limestone sills and

finely executed segmental arches. The tripartite window on the first-floor features wooden mullions and a dentilled transom light. The pedimented porch rests on brick piers and includes paired and tripled Ionic columns and a wooden balustrade.

The **Doran House** (64 Barrie Street) has design value as a rare example of the Second Empire style in the City of Kingston. Originally constructed as a double-house in the 1850s, the residence's two-and-a-half storey red brick massing is characterized by its bell curved mansard roof with dormer windows, which is the most distinctive element of the Second Empire architectural style and likely added after 1875 as a then trendy alteration. The façade is divided into three bays with the southern bay stepping forward one brick width and featuring the entrance, which includes a stepped brick, round-arched opening with paneled wood door, dentilled transom light (with etched glazing). The house's architectural style is further characterized by its tall window openings with wooden sash windows (some with six-over-six patterning) with limestone sills supported by brick corbels and segmental arches (in a different tone of red brick on the second floor), and a coursed limestone foundation with evidence of original basement window openings with segmental arches. The mansard roof is supported by a bracketed wooden eave with stone corbel at the southeast corner and is capped with a dentilled cornice. The dormers are elegantly detailed, and their arched roofs mirror the brick arch surrounding the front entrance. The front porch is a later addition but does not detract from the architectural quality of the building.

The **Robinson House** (66 Barrie Street) has design value as a representative example of a mid-19th century Victorian residence. Constructed in the 1850s, its two-and-a-half storey red brick massing and detailing closely mirror 64 Barrie Street; the main difference being its original shallow gable roof form. Sharing a party wall, it is likely that 64 and 66 Barrie Streets were constructed as a double-house under a common gable roof and are some of only a few surviving early buildings on the west side of Barrie Street. Its Victorian architectural style is restrained and features red brick walls on a coursed limestone foundation, regularly placed tall window openings with wooden sash windows (some with six-over-six patterning) with limestone sills supported by brick corbels and segmental arches, gabled dormer windows and stone corbels at the southeast and northeast corners. The southern bay steps forward one brick width to feature the entrance, which includes a stepped brick, round-arched opening with an original or early door with wood paneling in the bottom half and glazing in the upper half with dentilled transom light. The northeast corner of the façade terminates with a 'column' of brickwork stepping forward one brick width. The gable roof porch is a later addition and does complement the quality of the architecture.

The **Mooers House** (68-70 Barrie Street) has design value as an unusual example of a large semi-detached residence with an Edwardian Classical influence. Constructed circa 1905 for H.F. Mooers, the building's two-and-a-half storey massing is defined by its mansard roof, and monumental columns, which support second and third floor balconies. The columns frame the north bay of each semi-detached unit, which include a balcony on the second and third floors with a pedimented gable supported by

colonettes above the third-floor balcony. On the first floor, the original wooden double leaf doors with transom light (No. 68 with leaded transom light) are recessed within Romanesque Revival style brick arches supported by Ionic columns. The south bays of each unit feature two storey bay windows with flat roofs and pedimented dormer windows in the mansard roof.

Typical of Edwardian Classical houses are the large windows with leaded transom lights and the application of simple classical detailing, including the widespread use of modillions (under the main eave, on the cornice above the bay windows, on the cornice above the second-floor balconies and under the pedimented gable roofs), and columns (i.e., the two monumental columns, colonettes on the third-floor balconies and Ionic columns framing the entrances). The red brick walls with red tinted mortar joints, continuous stone sills and lintels, recessed brick panels on the bay windows and dressed limestone foundation give the building a sense of robustness and exemplify a departure from the ornate tendencies of the Victorian era. The square capitals on the monumental columns replace earlier Ionic capitals like those supporting the Romanesque Revival style arch over the entrance. Given the large setback between this house and No. 72-74 to the north, the side (north) elevation is unusually prominent along the streetscape and includes an elliptical window with decorative brick trim and sash windows with segmental arches and limestone sills.

The **Walkem House** (72-74 Barrie Street) has design value as a rare example of a large Gothic Revival style house in the City of Kingston. Constructed in 1879 for barrister Richard Thomas Muir Walkem and his wife Emily (nee Henderson), its strong vertical massing, dichromatic brickwork and decorative detailing are characteristic of its architectural style. The building's symmetrical massing is defined by two steeply pitched gables, each with a two-storey bay window. The central bay is recessed with a pair of double wooden doors on the second floor with pointed segmental arch and hood moulding and hipped dormer above. A projecting flat roof portico with double leaf wooden doors and stained-glass transom light is centrally located on the first floor. The original window openings are tall and narrow with segmental arches with key stones on the ground floor and flat arches with hood moldings on the second floor. There is extensive decorative detailing, including dichromatic brickwork, hood moldings, pierced vergeboard on the gables, metal cresting and metal cornices on the bay windows, corbelled brickwork under the cornices at the first and second floors on the bay windows, colonettes framing the first-floor bay windows and central hipped dormer window, and decorative buttresses with stone steps framing the portico. The side (north) addition with gable roof was constructed circa 1938 and while attempting to mirror the architectural style, detracts from the symmetry of the original design. Three original door openings remain on the south elevation that opened onto a full-width side porch (since demolished). The original cast-iron fence on stone base makes a meaningful contribution to the character of the property and surrounding streetscape.

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

72-74 Barrie Street (Walkem House) has design value because it displays a high degree of craftsmanship. The extensive decorative detailing is well-executed and includes a variety of materials such as wood, metal and stone. The dichromatic brickwork in red with yellow accents is rare in the City of Kingston, as is the painted decorative metal work including cornices, colonettes and cresting.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

62 Barrie Street (Chown House) has associative value for its connection to the Chown family. The property was purchased in 1927 by Percy and Myrtle Chown, members of a prominent Kingston family known for their philanthropy. Donations from the Chown family supported the construction of the Sydenham Methodist Church (later United) in 1852 as well as Chown Hall women's residence at Queen's University in 1960.

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.

68-70 Barrie Street (Mooers House) has associative value because it demonstrates the work of well-known Kingston architect, William Newlands. Newlands opened his first Kingston office in 1882. He was a founding member of the Ontario Association of Architects in 1890. William's son, John Creighton Newlands, joined his father as his draftsman in 1903, later becoming a partner in 1910 resulting in a name change to "Newlands & Son". Some of Newlands' best-known works include 169 King Street East, the former Pittsburgh Town Hall on Regent Street in Barriefield Village, the Victoria School (now Queen's School of Business) on Union Street and the Newlands Pavilion along the waterfront in Macdonald Park.

The Mooers House demonstrates Newlands' creativity and skill in the use of the Edwardian Classical style for a double house. Notable features of Newlands' design are the dramatic three-storey columns framing the main entrances with Romanesque arches held up by matching engaged columns.

72-74 Barrie Street (Walkem House) has associative value because it demonstrates the work of well-known Kingston architectural firm, Power & Son. Power & Son originated with John Power's immigration to Canada West (now Ontario) in 1846. John Power quickly established himself as a local architect and in 1872 took into partnership his son, Joseph Power, the firm being called Power & Son. The architectural work of John Power and his sons, Joseph and Thomas, in Kingston is well-documented and includes a variety of residential, commercial, industrial, and religious buildings, including such prominent downtown landmarks such as McIntosh Castle, Fire Hall No.1 and the Frontenac County Registry Office.

The Walkem House shows the firm's enthusiasm and creativity in designing a private residence. With its dramatic Gothic peaks, multi-coloured bricks, hood moldings, pierced vergeboard on the gables, metal cresting and cornices, and corbelled brickwork with decorative buttresses, John Power took advantage of the visibility and prominence of this location, across from City Park, to showcase his skills and use of the dramatic yet organized Gothic style.

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

The property at 62-74 Barrie Street has contextual value because it is important in maintaining and supporting the character of this 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 (62 Barrie Street)

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

- Two-and-a-half storey massing with shallow hipped roof and deep overhanging eaves;
- Red brick walls in stretcher/running bond with slender joints and red tinted mortar;
- Two-storey bay window;
- Covered porch with hipped roof supported by ionic columns on brick piers with wooden balustrade and a pedimented entrance;
- Pedimented gable dormer;
- Original window openings featuring leaded transom lights on the bay window with continuous limestone sills and segmental arches;
- Tripartite window on the first floor with sash windows and leaded transom light;
- Decorative wood detailing including dentilled cornice, large modillions, ionic capitals, and fine tracery in pediments;
- Tall brick chimney on south roof face; and
- Rock-faced limestone foundation.

Heritage Attributes (64 Barrie Street)

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

- Two-and-a-half storey massing with bell-curved mansard roof with arched dormers;

- Red brick masonry walls;
- Original window openings with segmental arches and limestone sills;
- Two-over-two wooden sash windows in the dormer windows and six-over-six wooden sash windows at the second floor;
- Decorative wood detailing, including the dentilled cornice, wood brackets, and window surrounds on the dormer windows;
- Stepped brick round-arch entrance opening with wood paneled door with dentilled transom light;
- Front porch, supported by stone and brick piers, square wood columns, with decorative frieze with modillion;
- Stone corbel at southeast corner of wooden eave; and
- Coursed limestone foundation with evidence of original basement windows with segmental arches.

Heritage Attributes (66 Barrie Street)

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

- Two-and-a-half storey massing with shallow gable roof with gabled dormer;
- Red brick masonry walls;
- Wooden eaves supported by decorative wooden brackets;
- Six-over-six wooden sash windows with limestone sills and segmental arches;
- Stepped brick round arch entrance opening with door featuring wood paneling in the bottom half and glazing in the upper half with dentilled transom light; and
- Coursed limestone foundation with evidence of original basement windows with segmental arches.

Heritage Attributes (68-70 Barrie Street)

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

- Two-and-a-half storey massing with mansard roof featuring two identical semi-detached units;
- Red brick walls in stretcher/running bond with tinted red mortar joints;
- Large wooden columns framing the entrance bays and supporting balconies at the second floor;
- Balconies at the second and third floors with wooden balustrades, original door openings with transom light, and pedimented gable roofs supported by colonettes at the third floor;
- Two-storey bay-windows with flat roofs and wooden sash windows with leaded transom lights and continuous stone sills and lintels;
- Pedimented dormers on the mansard roof;

- Window openings with segmental arches on the north elevation;
- Elliptical window with decorative brick trim on the north elevation;
- Decorative brickwork including Romanesque Revival style arches over the entrances and recessed panels between the first and second floors of the bay-windows;
- Decorative classical detailing including pediments, columns, colonettes, and modillions;
- Original wooden double leaf entrance doors with transom light (No. 68 with leaded transom light); and
- Evenly coursed bush hammered limestone foundation with ashlar base course and original basement window openings on the façade.

Heritage Attributes (72-74 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, steeply pitched gables, two-storey bay-windows and central portico entrance with glazed and arched double door;
- Large decorative brick chimney (partially concealed by 1938 addition);
- Red brick walls in stretcher/running bond;
- Decorative detailing, including dichromatic brickwork (yellow brick quoining, corbels, and arches), pierced vergeboards, hood moldings, key stones, and metal cresting, cornices and colonettes;
- Original window openings with segmental and flat arches;
- Original door openings with segmental arches on the south elevation;
- Original wooden double leaf doors with pointed segmental arch stained glass transom;
- Evenly coursed bush hammered limestone foundation with ashlar base course; and
- Decorative cast-iron fence with stone base.