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Properties

PIN	36019 - 0151 LT
Description	LT 19 ALWINGTON AV PL 54 KINGSTON CITY; KINGSTON ; THE COUNTY OF FRONTENAC
Address	61 ALWINGTON AVENUE KINGSTON

RECEIVED
2025/07/15
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE CITY OF KINGSTON
Address for Service	216 Ontario Street, Kingston, ON K7L 2Z3

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

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

Statements

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

Signed By

Katie A. Donohue	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2024 07 17
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Tel	613-546-4291
Fax	613-546-6156

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

Submitted By

CITY OF KINGSTON	216 Ontario Street Kingston K7L 2Z3	2024 07 19
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Tel	613-546-4291
Fax	613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Total Paid	\$69.95

File Number

Applicant Client File Number : LEG-G01-001-24



I, **Derek Ochej**, hereby certify this to be a true and correct copy of **By-Law Number 2024-127, "A By-Law to Designate the property at 61 Alwington Avenue to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on January 23, 2024, and approved by Mayoral Decision Number 2024-05 on January 23, 2024

Dated at Kingston, Ontario

this 21st day of February, 2024

A handwritten signature in black ink, appearing to read "Derek Ochej".

Derek Ochej, Acting City Clerk

The Corporation of the City of Kingston

By-Law Number 2024-127

A By-Law to Designate the property at 61 Alwington Avenue to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: January 23, 2024

Whereas:

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

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

On November 7, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Graham House at 61 Alwington Avenue (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On November 14, 2023, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [November 14, 2023], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

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

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given all Three Readings and Passed: January 23, 2024

Janet Jaynes

Janet Jaynes
City Clerk

Bryan Paterson

Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Graham House

Civic Address: 61 Alwington Avenue

Legal Description: Lot 19 ALWINGTON AV Plan 54 KINGSTON CITY; City of Kingston, County of Frontenac

Property Roll Number: 1011 070 070 12500 0000

Introduction and Description of Property

Graham House at 61 Alwington is located on the east side of Alwington Avenue, south of Union Street, in the Alwington neighbourhood, in the City of Kingston. The property contains a one-and-a-half storey vernacular Carpenter Gothic frame house, constructed in 1894 by Thomas Graham.

Statement of Cultural Heritage Value/Statement of Significance

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

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

Graham House has physical/design value as a rare surviving example of a late 19th century vernacular Carpenter Gothic frame house with architectural integrity. The one-and-a-half storey massing with asymmetrical footprint, covered verandah, on a limestone foundation is characteristic of the Carpenter Gothic house form. The simple massing of the house is enlivened by well-considered, playful, and well-crafted decorative wood detailing.

The house is clad in painted coved tongue and groove wood siding with a playful shingle design in the gable that incorporates plain, fish-scale and "reverse crenellation" style shingles. Original window openings with decorative wooden surrounds are located on the ground and second floor of the façade and on the ground floor of the south elevation. The verandah with its pedimented entrance, evenly spaced chamfered columns, arched vergeboard with simple fretwork, decorative brackets, and balustrade, is a significant feature of the house's architectural expression.

The survival and quality of the house's original decorative wood detailing, siding, and shingles is uncommon. Of interest is the repetition of circular and sunburst motifs found in the pediments, vergeboard, brackets, balustrade, windows surrounds and at the northwest and southwest intersections of the eaves. The only evident alterations

to the façade include the replacement of the front door and sliding sash windows on the second floor. Additionally, a two-storey rear addition and the dormer on the south facing roof slope has been enlarged and remodeled.

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

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Graham House has contextual value as its architectural design and integrity supports and maintains the historic residential character of the Alwington streetscape. It is also visually linked to 56 Alwington Avenue, a mid-19th century Regency cottage, located on the west side of Alwington Avenue.

Cultural Heritage Attributes

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

- One-and-a-half storey asymmetrical massing with steeply pitched gable roof and wide eaves;
- Wooden eaves (fascia and soffit);
- Wooden verandah wrapping around the façade and south elevation with pedimented entrance, evenly spaced chamfered columns, simple fretwork on arched vergeboard, brackets with sunburst motif, and decorative balustrade;
- Painted coved tongue and groove wood siding with regular, fish-scale and "reverse crenellation" style shingles in the gable;
- Decorative wood detailing including mouldings (e.g., triangular and circular) in the pedimented entrance, sunburst motif with dropped dart-shaped pendant in the gable pediment, and roundels at the northwest and southwest intersection of the eaves;
- Original window openings and decorative wooden window surrounds, including the pair on the second floor and three-lite mullioned window on the ground floor of the façade, and the pair on the ground floor of the south elevation;
- 12-over-1 vertically sliding wooden sash windows with coloured glass in the upper sash and one-over-one wooden storm windows in the three-lite mullioned window on the façade; and
- Limestone foundation.

Non-cultural Heritage Attributes

Elements that are not included in the Statement of Cultural Heritage Value of the property include:

- All interior features