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Office of the City Clerk

ONTARIO HERITAGE TRUST

FEB 07 2017

RECEIVED

February 1, 2017

Via email to:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
704 Hillview road
Kingston, ON K7M 5C9

[REDACTED]

647 Princess Street
Kingston, ON K7L 1E4

Dear Owners:

Re: Heritage Designations – The Charles Gildersleeve Building at 181 Sydenham Street; the former Collins Bay Wesleyan Methodist Church at 704 Hillview Road; and The Thomas McCrea's Carriage and Blacksmith Shop at 647 Princess Street

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-law 2016-207 entitled "A By-Law To Designate the Charles Gildersleeve Building at 181 Sydenham Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", was registered on title January 31, 2017, as Instrument FC234860;
2. By-law 2016-208 entitled "A By-Law to Designate the former Collins Bay Wesleyan Methodist Church at 704 Hillview Road to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O.

The Corporation of the City of Kingston
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

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jbolognone@cityofkingston.ca

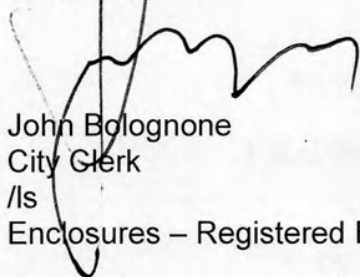
February 1, 2017

1990, 0.18)", was registered on title January 31, 2017, as Instrument FC234861;
and

3. By-law 2016-209 entitled "A By-Law to Designate Thomas McCrea's Carriage and Blacksmith Shop at 647 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", was registered on title January 31, 2017, as Instrument FC234862.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning, Building & Licensing Services at 613 546 4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Yours truly,



John Bolognone
City Clerk
/s/

Enclosures – Registered By-Laws

cc: P. Agnew, Director, Planning, Building & Licensing Services
G. Newman, Manager, Policy Planning
R. Leary, Senior Heritage Planner
M. Kimm, Planner
Ontario Heritage Trust

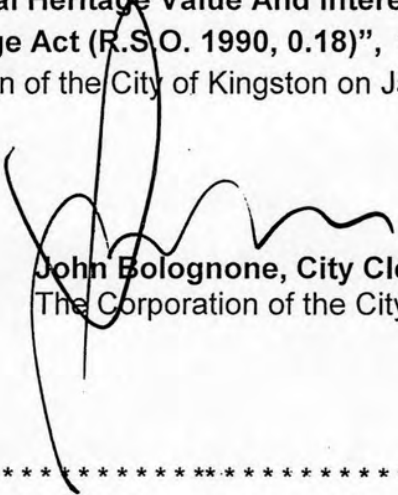


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I, **John Bolognone** , hereby certify this to be a true and correct copy of **By-Law Number 2016-207 "A By-Law To Designate The Charles Gildersleeve Building At 181 Sydenham Street To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which was passed by the Council of The Corporation of the City of Kingston on January 10, 2017.

DATED at Kingston, Ontario
this 17th of January, 2017


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

By-Law Number 2016-207

A By-Law To Designate The Charles Gildersleeve Building At 181 Sydenham Street To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: January 10, 2017

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Heritage Kingston Committee and has approved the designation of the property located at 181 Sydenham Street, also known as the Charles Gildersleeve Building (Part of Lot 312, Original Survey as in FR328732; Subject to FR328732; City of Kingston, County of Frontenac) on November 2, 2016; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on November 22, 2016; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

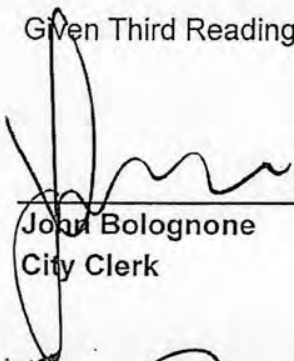
Therefore Be It Resolved That the Council of The Corporation of the City of Kingston hereby enacts as follows:


1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 181 Sydenham Street, also known as the Charles Gildersleeve Building, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the 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 owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard;

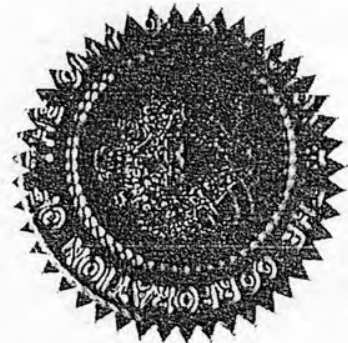
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage):
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, 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."
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 November 15, 2016

Given Third Reading and Passed January 10, 2017


John Bolognone
City Clerk


Mary Rita Holland
Deputy Mayor



Schedule "A"

Description and Reasons for Designation

Charles Gildersleeve Building

Civic Address: 181 Sydenham Street

Legal Description: Part of Lot 312, Original Survey as in FR328732; Subject to
FR328732; City of Kingston, County of Frontenac

Property Roll Number: 1011030080066000000

Introduction and Description of Property

The Charles Gildersleeve Building (also known as the former Simkins Sewing building) is located at 181 Sydenham Street in the City of Kingston. It is situated on the east side of the street, one building north of Princess Street. The property is a two-storey red-brick commercial building constructed in 1891.

Statement of Cultural Heritage Value

Physical/Design Value

The Charles Gildersleeve Building is an excellent example of an Italianate commercial building. Typical of this style are the three large arched windows on the second storey with brick hood moulds. The windows are separated by brick pilasters and topped by a horizontal line of projecting brickwork. The building retains the first storey symmetry that is oriented toward pedestrians, with a central entrance flanked by two large windows, all topped with semi-rectangular transoms.

The rear of the building originally included a two-storey wood frame addition. Much of the rear addition appears to have been rebuilt using a concrete block foundation. This portion of the building has no cultural heritage value.

The Gildersleeve Building displays exceptional craftsmanship and high quality materials that speak to the owner's wealth; for instance, the entrance is highlighted by cast iron pillars and the two storeys are delineated by a decorative cast iron entablature. The projecting brickwork immediately below the roofline has pairs of pilasters (possibly terra cotta) balanced on projecting bricks. There is also a terra cotta panel with a weave pattern located centrally just below the roofline. The flat roof is decorated by an elaborate projecting frontispiece that features a pediment with gargoyle head decoration, dentils, brackets with wing motif and finial.

Historical/Associative Value

The subject property is associated with the prominent Gildersleeve family. It was built in 1891 by the Gildersleeve family, likely by Charles who was the head of the family at the time. Charles was a notable Kingston politician and businessman. The Gildersleeve family has a long history of ship building in the area following the arrival of Henry Gildersleeve and his wife Sarah to Kingston in 1826. Henry has been referred to as the father of steam navigation on the Bay of Quinte and the upper St. Lawrence by historian Edwin Horsey. Following Henry's death in 1851, son Overton took over the shipbuilding business, succeeded his father as director of the Kingston Marine Railway Company and replaced his father in a partnership with John Counter to promote the Wolfe Island Railway and Canal Company. Overton also served as Mayor in 1855 and again in 1861. Charles Fuller took over the family business following the death of his brother Overton in 1864. Charles was an alderman in Kingston for 22 years before being elected mayor in 1879. In 1892 he opened the Lake Ontario and Bay of Quinte Steamboat Company and in 1894 he was appointed general manager of the Richelieu and Ontario Navigation Company.

The subject property is part of the Jewish-Canadian settlement area along Princess Street which was established in the 19th century. Jewish families leaving Europe chose Kingston to settle as other friends or relatives settled here, an important consideration when immigrating, especially for a population with close religious and family ties. In 1897 the Jewish Congregation purchased a cemetery, which represents the official start of the congregation and in 1910 the first Synagogue (Beth Israel Synagogue) was built at 148 Queen Street. As is typical of diaspora, the Jewish population tended to live close to where they worked. In this case, the businesses were located along lower Princess Street, with a high concentration between Clergy and Sydenham Street with a surrounding residential area. This building was the location of the Sons of Jacob (B'nai Israel) Shtiebl. The Sons of Jacob was one of three Jewish congregations in Kingston at the time. The hall in the second storey was used as a shtiebl (also known as a mini-shul) which was a smaller and more casual version of a synagogue.

This building is also associated with the long-running business "Vernon B. Simkins Sewing Machines". V.B. Simkins opened the first egg grading station at Kingston whereby eggs were assessed for cleanliness, interior quality and weight prior to going to market. Despite his success, he sold his egg grading business and bought the property at 181 Sydenham Street. Vernon operated a sewing machine store on premises until his passing in 1979 after which ownership was assumed by son Eric Simkins. The business is still in operation in Kingston.

Contextual Value

The Charles Gildersleeve Building is significant as part of the commercial core of Kingston. It is located one building north of Princess Street, the main commercial street in Kingston. The buildings on this portion of Sydenham Street are located at the front of their lots which creates a street-wall, typical of commercial areas. It is also notable for its contribution to the historic streetscape of Sydenham Street. Sydenham Street hosts several other buildings of roughly the same age. The street's historic buildings vary in height from one-and-a-half to two storeys and the construction materials include red-brick and limestone. This variety creates a visually appealing and diverse streetscape. The striking architecture of 181 Sydenham Street makes it a landmark along the street.

Cultural Heritage Attributes

- Two-storey red-brick construction;
- First storey symmetry that is oriented toward pedestrians, with a central entrance flanked by two large windows, all topped with semi-rectangular transoms;
- Cast iron pillars surrounding the entrance including cast iron details in the transoms giving a rounded shape to the two top corners and cast iron entablature between the first storey and second storey;
- Brick pillars that frame the first storey and separate the three windows on the second storey;
- Horizontal line of brickwork located above the second storey windows that is comprised of pairs of pilasters balanced on projecting bricks;
- Four window openings on the second storey of the south elevation;
- Three large arched window openings with brick hood moulds and wood window surrounds on the second storey;
- The projecting frontispiece featuring a pediment with gargoyle head decoration, dentils, brackets with wing motif and finial;
- Terra-cotta weave pattern located centrally, immediately below the roofline;
- Forms part of the historic street-wall along Sydenham Street; and
- Situation of building close to the lot line.