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Office of the City Clerk

February 17, 2015

Chris Vandyk
Heather Kane
Correctional Service of Canada
340 Laurier Avenue West
Ottawa, ON K1A 09P

Dear Mr. Vandyk and Ms. Kane:

RE: Heritage Designation – 440 King Street West (St. Helen's) and 462 King Street West (Stone Gables) to be of Cultural Heritage Value and Interest

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

- 1) a copy of By-Law Number 2014-184, A By-Law to Designate St. Helen's at 440 King Street West, to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*, (R.S.O. 1990, 0.18), which By-Law was registered on title on February 13, 2015 as Instrument Number FC194840; and
- 2) a copy of By-Law Number 2014-185, A By-Law to Designate Stone Gables at 462 King Street West, to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*, (R.S.O. 1990, 0.18), which By-Law was registered on title on January 16, 2015 as Instrument Number FC193649.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Planner – Heritage, Planning & Development.

Yours truly,


John Bolognone
City Clerk

/s/

Enclosure

cc: L. Hurdle, Commissioner, Community Services
P. Agnew, Director, Planning & Development
R. Leary, Senior Planner – Heritage, Planning & Development
Ontario Heritage Trust

The Corporation of the City of Kingston

216 Ontario Street, Kingston ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

jbolognone@cityofkingston.ca

Properties

PIN 36264 - 0149 LT
Description PT FARM LT 21, CON 1 (AKA CON BF), PTS 1 & 2, 13R2848 ; KINGSTON
Address 462 KING ST W
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 Bryan Paterson 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. 2014-185 dated 2015/01/06.

Schedule: See Schedules

Signed By

Nicole Lynn Barrett 216 Ontario Street acting for Signed 2015 01 14
Kingston
K7L 2Z3 Applicant(s)
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 2015 01 16
Kingston
K7L 2Z3
Tel 613-546-4291
Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : LEG-C01-001-2015



I, John Bolognone, hereby certify this to be a true and correct copy of **By-Law Number 2014-185, "A By-Law to Designate Stone Gables at 462 King Street West to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18) (See Clause (5), Report Number 113)"**, which was passed by the Council of the Corporation of the City of Kingston on January 6, 2015.

DATED at Kingston, Ontario
this 9th day of January, 2015

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

By-Law Number 2014-185

A By-Law to Designate Stone Gables at 462 King Street West 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 6, 2015

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 Municipal Heritage Committee and has approved the designation of a property located at 462 King Street West, also known as Stone Gables (Part Farm Lot 21, Concession 1 (AKA Concession Broken Front), Being Parts 1 & 2 on Reference Plan 13R-2848, City of Kingston, County of Frontenac) on November 3, 2014; 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 25, 2014; 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: 462 King Street West, also known as Stone Gables, 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."

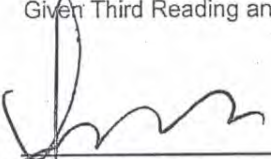
4. This by-law does not apply to the property affected, or to any adjacent lands, so long as the affected property or adjacent lands are held by Her Majesty the Queen in right of Canada (the "Federal Crown"). This by-law shall apply to any portion of the affected property or adjacent lands which cease to be owned by the Federal Crown, and shall be in full effect in relation to any other purpose including Section 2.6 of the Provincial Policy Statement (2014), or any superseding policy statement;

5. The City reserves the right to install a designated property plaque or interpretive panel; and

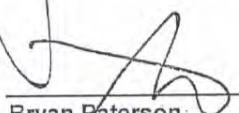
6. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 18, 2014

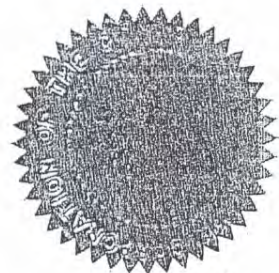
Given Third Reading and Passed January 6, 2015



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Stone Gables

Legal Description

Civic Address: 462 King Street West
Lot/Concession: Part Farm Lot 21, Concession 1 (AKA Concession Broken Front),
Being Parts 1 & 2 on Reference Plan 13R-2848, City of Kingston,
County of Frontenac, PIN 36264-0149 (LT)
Property Number: 1011070080004000000

Introduction and Description of Property

The property at 462 King Street West is a 0.8 hectare (2 acre) parcel of land on the south side of King Street West. Although it is close to Lake Ontario, the property does not include any water frontage. The main feature of the property is a two-and-a-half-storey, Tudor Revival-style house with a stone exterior and steeply pitched roofline, referred to as "Stone Gables". It is set well back from the street on a lightly wooded lot and accessed by a circular drive. A 19th-century cast-iron-and-stone fence runs along the street frontage of this property and the adjacent St. Helen's Complex at 440 King Street West.

Stone Gables was built in 1924-26 as a private residence for Elizabeth McGinnis and her husband Thomas Alexander McGinnis, a local construction engineer. It was designed for the McGinnis's by David Shennan of the firm of J.S. Archibald of Montreal. A 1929 addition to the east elevation of the house was also designed by Shennan under Archibald. Stone Gables was owned by the federal government from 1983-2014. It was used as part of the adjacent St. Helen's Complex, which served as Eastern Region headquarters for the Correctional Service of Canada until 2011.

Stone Gables was identified in 1983 as a Recognized Federal Heritage Building. The property was designated by the City of Kingston under the *Ontario Heritage Act* (OHA), Part IV in 1987.

Heritage Value

The heritage value of Stone Gables lies in its architectural design, its historical value and its contextual value.

Stone Gables is a representative example of the use of the Tudor Revival style in the 1920s for a large private residence. There are relatively few examples of this style from

this time period in Kingston, and Stone Gables is unusual among this group because it is rendered completely in stone.

The level of craftsmanship displayed in the exterior masonry, glazing and copper/bronze detailing is of a high standard and consistent with its Tudor Revival style.

Stone Gables was built for Thomas McGinnis, a local construction engineer who was prominent in the mid-20th century development of Queen's University, and his wife Elizabeth McGinnis, who was a member of the Richardsons, a prominent local family.

Stone Gables is a good example of the early work of Montreal architect David Shennan, working under J.S. Archibald. Shennan's other work in the community includes several later buildings at Queen's University. Archibald's work, some of which involved Shennan, includes several prominent Canadian hotels in the Chateau style.

Stone Gables is one of several large residences along the Lake Ontario waterfront that were built in the 19th and early 20th century and retain extensive grounds. In particular, its style, street setback, and grounds support the heritage character of St. Helen's, the adjacent property to the east.

Stone Gables is physically, functionally and visually linked to St. Helen's. The two properties share a stone-and-cast-iron fence that runs along the street allowance, as well as a circular drive. Both features pre-date the construction of Stone Gables.

Stone Gables functions as a landmark along King Street West. It is unusual for its dramatic setback, its stone and cast-iron fence and its all-stone construction.

Heritage Attributes

The heritage attribute essential to the cultural heritage value or interest of this property is the stone house built in 1924-1926. Key elements of the house include:

- Its Tudor Revival style, evident in: the steeply pitched gable roof with small dormers, massive gable-end chimneys and prominent parapet walls; the projecting gabled frontispiece; and the patterns and proportions of window and door openings;
- Its form and massing, including: its two-and-a-half storey height; four-bay, rectangular massing; stepped wall planes; steeply-pitched roof; and hip-roofed dormers;
- The pattern and proportions of window and door openings, including: tall, narrow window openings; windows arranged in pairs and triples with stone dividers and common ashlar sills; a tripartite, rectangular, double-storey window on the front elevation; and round-arched doorways;
- The arcaded section linking the garage to the house, and the arcaded section at the rear of the 1929 east addition;

- Leaded and/or stained glass on the front elevation, including stained-glass panels, rectangular-paned leaded glass, and circular, "bottle-end" leaded glass;
- Its construction of local Kingston limestone, including: 22-inch thick walls; irregularly-coursed, rough-faced, exterior stonework; and voussoired, round-arched openings on the front elevation;
- Bronze sundial on the rear elevation;
- The cast-iron and stone fence that runs along the street frontage of the property, including: the profile and decorative detailing of the cast-iron components; the pedestrian and vehicle gates/entrances; and remnants of the original stone and cast-iron materials;
- The landscaped grounds, particularly in the front yard, with tree cover and gardens;
- The decorative iron fence, including: its location and orientation along King Street West; its proportions and profile; and its design and materials, consisting of a cast-iron fence mounted on a stone base, with a large gate for vehicles and smaller entrances for pedestrians; and
- The visibility and legibility of its heritage attributes from the public road allowance of King Street West; and
- Attributes on the interior of the house include elements of the main stair, such as the decorative wooden newel posts and balustrades, and wood paneling and millwork in the front foyer area.