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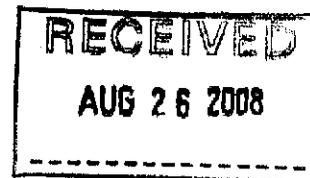
Un organisme du gouvernement de l'Ontario

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Office of the City Clerk



2008-08-13

██████████
186 Frontenac Street
Kingston, ON K7L 3S6

Dear ██████████ ██████████

**RE: KMHC – DESIGNATION OF 186 FRONTENAC STREET (MERRIMAN HOUSE)
UNDER THE ONTARIO HERITAGE ACT**

I would confirm that Kingston City Council at its regular meeting held on July 15, 2008, approved the following resolution, being Clause 1., Report No. 79:

1. **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 served Notice of Intent to Designate on (186 Frontenac Street, Plan A12, Lot 937 to 938 NPT; RP 13R4830 Parts 1-4 B371, City of Kingston); and,
WHEREAS notice of designating by-law was published in the Kingston Whig Standard, which is a newspaper having general circulation in the municipality, on September 5, 2007; and,
WHEREAS a notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston on October 10, 2007; and,
WHEREAS this notice was withdrawn on May 2, 2008;
THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the City of Kingston enact as follows:
THAT the attached by-law entitled "By-Law No. 2008-123, A By-Law To Designate 186 Frontenac Street Also Known As Merriman House To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)" be presented for first and second reading;
- and further -
THAT, following third reading, the Clerk of the Corporation of the City of Kingston shall:
 - a) cause a copy of the by-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property to be served on both the owner of the property, and the Ontario Heritage Trust;
 - b) cause a copy of the by-law to be registered against the property in the land registry office.

CARRIED

By-Law 2008-131 received First and Second Readings on July 15, 2008 and Third Reading on August 12, 2008.

...continued on Page 2

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

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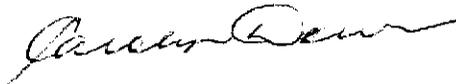
cdowns@cityofkingston.ca

Pursuant to the Ontario Heritage Act, I am enclosing herewith a copy of the proposed amending By-Law, which includes the statement explaining the cultural heritage value or interest of the property and a description of the attributes of the property, for your information.

Following registration of this by-law on the title to the property, a copy will be provided to you as well.

If you have any questions please do not hesitate to contact Marcus Letourneau, Heritage Planner.

Yours truly,



Carolyn Downs
City Clerk

/ki

Cc: L. Thurston, Commissioner, Community Development Services
M. Letourneau, Heritage Planner, Culture & Heritage Division
D. Stowe, Permit Supervisor, Building & Licensing
S. Powley, Committee Clerk (KMHC)
Timothy Wilkin, City Place II, Suite 201, John Counter Blvd., Kingston, ON K7M 8Z6
Ontario Heritage Trust

File No. P18

BY-LAW NO. 2008-131

A BY-LAW TO DESIGNATE 186 FRONTENAC STREET ALSO KNOWN AS MERRIMAN HOUSE TO BE OF CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, Chapter 0.18)

PASSED: August 12, 2008

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 186 Frontenac Street (PLAN A12 LOT 937 TO 938NPT;RP 13R4830 PARTS 1-4 B371, City of Kingston) on August 12, 2008;

AND WHEREAS notice of the designating by-law was published in the *Kingston Whig Standard*, which is a newspaper having general circulation in the municipality, on September 18, 2007;

AND WHEREAS notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston on October 10, 2007;

AND WHEREAS this notice of objection was withdrawn on May 2, 2008;

NOW THEREFORE, 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:
(a) **186 Frontenac Street also known as MERRIMAN HOUSE**
2. The above mentioned property is more particularly described in Schedule "A" attached hereto.
3. 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*.
4. For the purpose of interpretation, 'Maintenance' on this property will include the following works:
Maintenance is considered routine, cyclical, non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodical inspection; general property cleanup; general gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs (including replacement of roofing material where there is little or no change in colour or design); repointing areas of wall space under 1.5 square metres; and all landscaping works on the rear yard and gardens.

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

GIVEN FIRST AND SECOND READINGS July 15, 2008

GIVEN THIRD READING AND FINALLY PASSED August 12, 2008



CITY CLERK



MAYOR

Schedule "A"
Description and Reasons for Designation
186 Frontenac Street
Also known as Merriman House

Legal Description

Civic Address: 186 Frontenac Street
Lot/Concession: PLAN A12 LOT 937 TO 938NPT;RP 13R4830 PARTS 1-4 B371
Property Number: 101101007007500

Description of Property

186 Frontenac Street (PLAN A12 LOT 937 TO 938NPT;RP 13R4830 PARTS 1-4 B371) is located on lower Frontenac Street. The property, known as the Merriman House is of cultural heritage value because of its physical/design values and its associative values. Built in 1934, Merriman House is a modest two storey with basement red brick residence. The main house has a plain geometric form with hard-edges surfaces, a flat roof, an overall balanced asymmetry of composition and window placement which relate to the emerging International Style of the period, and is an early example of barrier free design with its at grade entrance. It has associative value because of its association with Toronto architect H.G. Henson and with the Merriman family.

Statement of Cultural Value or Interest

The property, known as the Merriman House, built in 1934 is a modest two storey with basement red brick residence. The cultural heritage value of the main house lies in its design/physical value based on in its plain geometric form, hard-edges surfaces, flat roof, and overall balanced asymmetry of composition and window placement which relate to the emerging International Style of the period. The house is also an early example of barrier free design with its at grade entrance. It also has associative value because of its association with Toronto architect H.G. Henson, who designed the structure in 1934, and with the Merriman family who commissioned the building to accommodate the needs of Owen Merriman, a professor in the Queen's Business School, who was confined to a wheelchair.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of this house include its:

- Simple rectilinear, blocky composition, with flat roofs;
- Projecting masonry porch and bay as rectilinear extensions of the main building volume;
- Open balcony above the bay and porch, with single access door;
- Heavy concrete window sills and lintels over the entrance enclosure;
- 2/2 and single windows, slightly recessed;
- Symmetrical placement of windows in the main façade, with asymmetrical placement on the side walls;

- Hard edged roofline cornice/flashing; and
- At-grade front entrance.

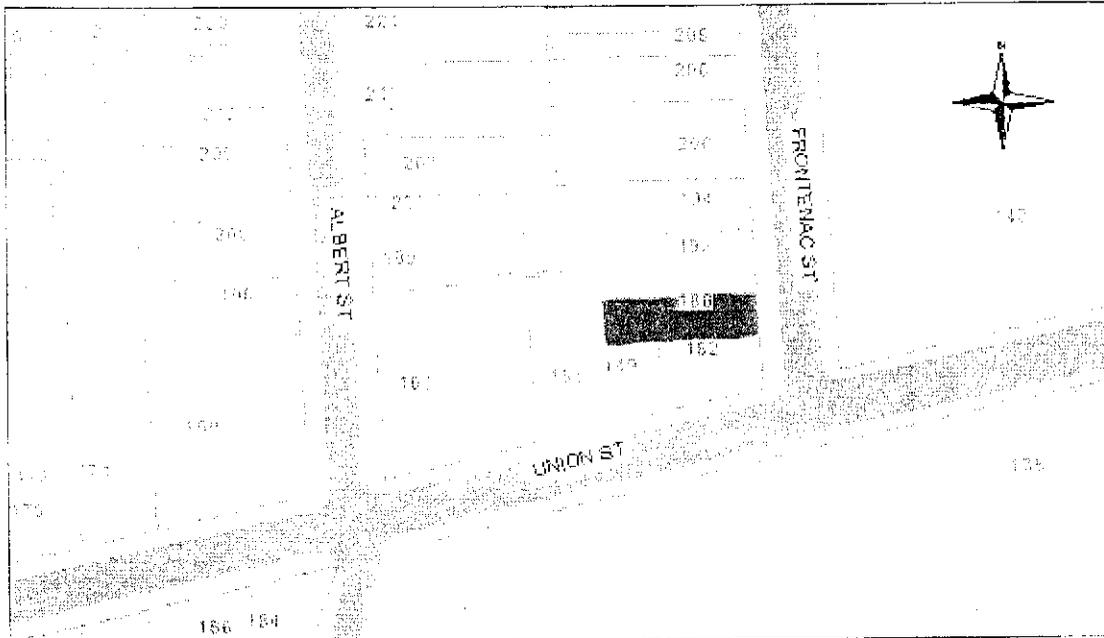


Image 1: Location of Property



Image 2: 2004 Ortho Image of Property



Image 3: Image of Merriman House (2007)