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Office of the City Clerk

June 22, 2017

Top Vision Real Estate Inc.
7825 Bayview Avenue
Suite 925
Markham, ON L3T 7N2

ONTARIO HERITAGE TRUST

JUN 26 2017

RECEIVED

Dear Sirs/Madames:

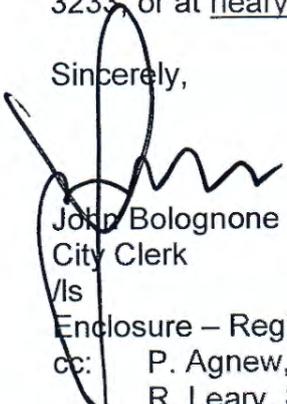
Re: Heritage Designation – Bryant Stone House at 488 Division Street

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

1. By-Law 2017-85 entitled "A By-Law to designate the Bryant Stone House at 488 Division 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 registered on title on June 19, 2017, as instrument number FC241908.

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

Sincerely,


John Bolognone
City Clerk

/s

Enclosure – Registered By-Law

cc: P. Agnew, Director, Planning & Development
R. Leary, Senior Heritage Planner
M. Kimm, Planner
Ontario Heritage Trust

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 36069 - 0055 LT
Description PT LT 24 CON 2 KINGSTON AS IN FR329754, FR178802 EXCEPT THE EASEMENT THEREIN; THE COUNTY OF FRONTENAC
Address 488 DIVISION ST
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 Bryan Paterson, Mayor 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 See Schedules.

Signed By

Katie A. Donohue 216 Ontario Street acting for Signed 2017 06 19
Kingston Applicant(s)
K7L 2Z3
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 2017 06 19
Kingston
K7L 2Z3
Tel 613-546-4291
Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee \$63.35
Total Paid \$63.35

File Number

Applicant Client File Number : LEG-C01-002-2017



I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-85 "A By-Law to Designate the Bryant Stone House at 488 Division 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 June 6, 2017.

**Dated at Kingston, Ontario
this 8th day of June, 2017**

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

By-Law Number 2017-85

A By-Law to Designate the Bryant Stone House at 488 Division 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: June 6, 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 482 and 488 Division Street, also known as the Bryant Stone House (Part Lot 24, Concession 2 as in FR329754, FR178802 Except the Easement Therein, City of Kingston, County of Frontenac) on April 5, 2017; 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 April 25, 2017; 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:

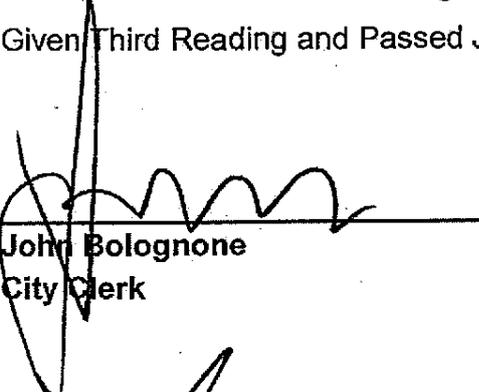
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 482 and 488 Division Street, also known as the Bryant Stone House, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating 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.”

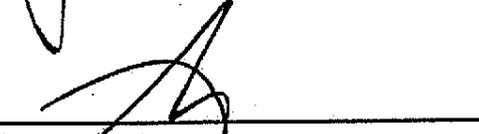
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings April 18, 2017

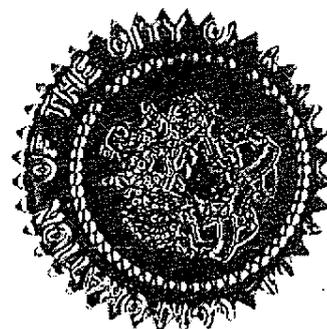
Given Third Reading and Passed June 6, 2017



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Bryant Stone House

Civic Address: 482-488 Division Street

Legal Description: Part Lot 24, Concession 2 as in FR329754, FR178802 Except the Easement Therein, City of Kingston, County of Frontenac

Property Roll Number: 1011050110082000000

Introduction and Description of Property

The Bryant Stone House, located at 488 Division Street, is situated on the west side of the street in the City of Kingston. The one-and-a-half storey stone house was built between 1860 and 1878. The property also contains a two-storey wood frame house at 482 Division Street of no apparent heritage value.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The Bryant Stone House is a good example of a classically balanced stone house. The two storey stone building with a rear one storey wing, has a symmetrical front façade. The central entrance is flanked by rectangular windows that have stone sills and stone voussoirs. Limestone is laid in uniform courses on the front façade, while the side elevations and wings have uncoursed random sized stones. The south elevation features one window opening in the second storey with stone sills and voussoirs. The south elevation also has a one storey stone wing with a gable roof and central window opening with stone sill and stone voussoirs. South elevation of this wing has a door opening. There is a brick chimney at southern gable end. The rear of the lot has a one storey log building with gable roof.

Historical/Associative Value

The Bryant Stone House is associated with John Bryant Junior, who constructed the house sometime between 1860 and 1878. John Bryant Jr. purchased a one acre parcel at the south half of Lot 24, Concession 2 in 1857 from his parents John and Mary Bryant. John Bryant Jr. was for a time a teamster (drove a team of horses). By 1881 he is noted as being a stone dealer, but upon his death he is noted as a farmer and quarryman. This career may have played a role in the construction of the fine stone house. Bryant lived in this house with his wife Sarah and daughters Mary and Rhoda. For a time the property functioned as a chicken hatchery and residence.

Cultural Heritage Attributes

- Two storey stone building with a rear one storey wing
- Gable roof with brick chimney at the south end
- Limestone laid in uniform courses on the front façade with stones of all the same size, with uncoursed random sized stones on the side elevations and wings
- Symmetrical front façade with central entrance flanked by rectangular windows
- Window openings with stone sills and voussoirs
- One window opening in the second storey on south elevation
- One storey wing on the south elevation with a gable roof, central window opening and door openings on the south elevation
- One storey log building with gable roof at the rear