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Office of the City Clerk

June 22, 2017

Via Email to: ben@bpedevelopment.com

Ben Pilon
BPE Development Inc.
141 Hickson Avenue
Kingston, ON K7K 2N7

ONTARIO HERITAGE TRUST

JUN 26 2017

RECEIVED

Dear Mr. Pilon:

Re: Heritage Designation – Maple Cottage at 151 Clergy Street

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

1. By-Law 2017-84 entitled "A By-Law to designate the Maple Cottage at 151 Clergy 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 FC241907.

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

/ls

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.

yyyy mm dd

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Properties

PIN 36049 - 0451 LT
Description PT LT 342, ORIGINAL SURVEY, BEING PTS 6 & 7, 13R19716; SUBJECT TO AN EASEMENT OVER PT 6, 13R19716 IN FAVOUR OF PTS 4, 5, 8 & 9, 13R19716 AS IN FC85766; TOGETHER WITH AN EASEMENT OVER PT 5, 13R19716 AS IN FC85766; CITY OF KINGSTON
Address 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 Kingston K7L 2Z3	acting for Applicant(s)	Signed	2017 06 19
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	2017 06 19
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 2017-84 "A By-Law to Designate Maple Cottage at 151 Clergy Street East 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 2017-84

A By-Law To Designate Maple Cottage at 151 Clergy Street East 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 Municipal Heritage Committee and has approved the designation of the property located at 151 Clergy Street East, also known as Maple Cottage (Part Lot 342, Original Survey, Being Parts 6 & 7 on Reference Plan 13R-19716; Subject to an Easement over Part 6 on Reference Plan 13R-19716 in favour of Parts 4, 5, 8 & 9 on Reference Plan 13R-19716 as in FC85766; Together with an Easement over Part 5 on Reference Plan 13R-19716 as in FC85766, 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: 151 Clergy Street East, also known as Maple Cottage, 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

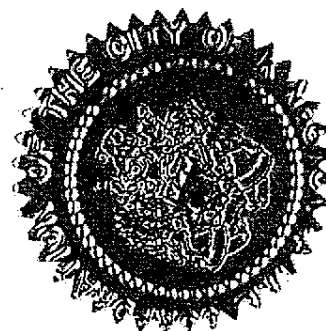
Given Third Reading and Passed June 6, 2017



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Maple Cottage

Civic Address: 151 Clergy Street East

Legal Description: Part Lot 342, Original Survey, Being Parts 6 & 7 on Reference Plan 13R-19716; Subject to an Easement over Part 6 on Reference Plan 13R-19716 in favour of Parts 4, 5, 8 & 9 on Reference Plan 13R-19716 as in FC85766; Together with an Easement over Part 5 on Reference Plan 13R-19716 as in FC85766; City of Kingston, County of Frontenac

Tax Roll Number: 1011030080018000000

Introduction and Description of Property

Maple Cottage at 151 Clergy Street East is located on the east side of the road, north of Queen Street, in the City of Kingston. The property consists of a two-storey red-brick residential building constructed circa 1843.

Statement of Cultural Heritage Value

Physical/Design Value

Maple Cottage is a good example of a 1840s residence designed in the Classical style. Built between 1842 and 1848, this building has a three-bay façade with offset front entrance. The recessed main entrance in first bay has stone steps, round arched opening, fielded panels and an arched transom. The two-storey building displays classical proportion of solids and voids in the building's structure. The detached red-brick house also has a hipped roof, original cut-stone steps, finished stone window sills, broadly overhanging eaves faced in wood, pintles and shutter-backs that indicate the former presence of window shutters (now reintroduced), and a chimney. The design is typical of brick urban dwellings of this period found in Kingston, and this is a well-preserved example.

Historical/Associative Value

Maple Cottage is associated with the prominent Meagher family as well as John McLeod and Richard Logan, local quarry owners. The Crown granted land for 151 Clergy Street East to Major James Meagher in 1817, who had served in the Peninsular War under the Duke of Wellington. As a city resident he served on Kingston City Council and helped establish a fire insurance company. The Meagher family remained involved in the property until 1880. Research indicates this property was used as rental income for the family. Part of the Meagher property (Lot 342) was leased to McLeod

and Logan in 1841 who likely built the structure as a rental property for the Meagher family. John McLeod and Richard Logan were builders in the Kingston area who operated a stone quarry in Portsmouth Village. McLeod and Logan also constructed the Manse at St Andrew's Presbyterian Church in 1841. Some of the tenants included: Dr. James Meagher, also known as James Meagher Jr. (circa 1867) who referred to the house as Maple Cottage; J. Edward Gillmore was teaching piano and singing in his house (circa 1873); and William J. Allen, a moulder with the Canadian Locomotive Company (1922 to 1929).

Maple Cottage is associated with the Queen Street Methodist (later United) Church. There have been successive churches built on the corner of Clergy and Queen Street since the mid-1860s, each rebuilt because its successor succumbed to fire. The expansion of church operations over time led to the acquisition and construction of residential buildings. Maple Cottage was acquired in the mid-1930s and served as the sexton's residence until the 1990s.

Contextual Value

Maple Cottage is situated within a residential neighbourhood that consists of Colborne, Sydenham, Clergy and Queen Streets. The neighbourhood exhibits a continual pattern of reuse and replacement of existing structures that has left examples of building from the mid-19th century to the present. The streets' historic buildings vary in height from one to two-and-a-half storeys and the construction materials include red-brick and limestone. This variety creates a visually appealing and diverse streetscape. This property contributes to the historic streetscape of Clergy Street East. In the immediate vicinity, the building is historically associated with a cluster of buildings linked with the former Queen Street United Church operations including the adjacent church and the Manse (30 Colborne Street).

Cultural Heritage Attributes

- Three-bay façade
- Red-brick construction
- Scale and massing of classical proportions
- Limestone foundation
- Recessed main entrance in first bay with stone steps, round arched opening, fielded panels and arched transom
- English bond brickwork with header rows and four to five stretcher rows between
- Broadly overhanging eaves faced in wood
- One remaining chimney
- Window openings including finished stone window sills
- Foundation windows openings
- Location on a lot adjacent to the former Queen Street United Church