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Properties

PIN	36044 - 0124   LT
Description	PT LT 118 ORIGINAL SURVEY AS IN FR463319, S/T INTEREST IN FR197670 ; KINGSTON
Address	205 WELLINGTON ST KINGSTON

RECEIVED  
2024/10/31  
(YYYY/MM/DD)  
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE CITY OF KINGSTON
Address for Service	City Hall, 216 Ontario Street Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and Janet Jaynes, 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

Jennifer Lynn Doupe	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2024 10 25
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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	2024 10 25
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Tel        613-546-4291  
Fax        613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Total Paid	\$69.95


File Number

Applicant Client File Number :                    LEG-G01-001-2024



I, **Derek Ochej** hereby certify this to be a true and correct copy of **By-Law Number 2024-178, "A By-Law to Designate the property at 197-205 Wellington Street to be of Cultural Heritage Value and Interest Pursuant to the Ontario Heritage Act"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on April 2, 2024, and approved by Mayoral Decision Number 2024-11 on April 2, 2024

**Dated** at Kingston, Ontario  
this 7th day of June, 2024

  
**Derek Ochej, Acting City Clerk**  
The Corporation of the City of Kingston

City Council voted in favour of this by-law on April 2, 2024

Written approval of this by-law was given on April 2, 2024 by Mayoral Decision Number 2024-11

Clause 2, Report Number 21 February 6, 2024

**By-Law Number 2024-178**

**A By-Law to Designate the property at 197-205 Wellington Street  
to be of Cultural Heritage Value and Interest Pursuant to the  
*Ontario Heritage Act***

Passed: April 2, 2024

**Whereas:**

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as 197-205 Wellington Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On February 6, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on February 13, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.


**Therefore, *Council* enacts:**

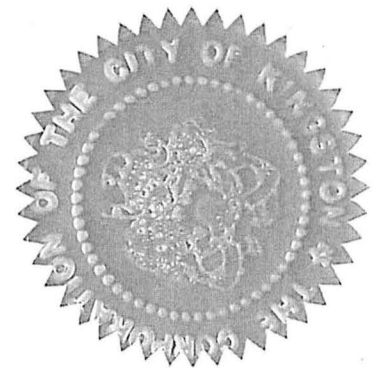
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

**Given all Three Readings and Passed: April 2, 2024**

  
\_\_\_\_\_  
Janet Jaynes  
City Clerk

  
\_\_\_\_\_  
Bryan Paterson  
Mayor



## Schedule "A"

### Description and Criteria for Designation

Civic Address: 197-205 Wellington Street

Legal Description: Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670 City of Kingston, County of Frontenac

Property Roll Number: 1011 030 090 03000

### Introduction and Description of Property

The property at 197-205 Wellington Street is located on the east side of Wellington Street on the block bordered by Princess Street to the south and Queen Street to the north, in the City of Kingston. The property contains two attached three-storey buildings that form part of a commercial row along the east side of Wellington Street. Built circa 1855 and 1865 respectively, 197-201 Wellington Street is limestone construction, while 203-205 Wellington Street is brick construction (now painted).

### Statement of Cultural Heritage Value/Statement of Significance

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

Constructed circa 1855, 197-201 Wellington Street has design value as a representative example of a mid-19<sup>th</sup> century Georgian commercial building in downtown Kingston. Its three-storey massing is articulated by five-bays, stone string courses at sill level at the second and third floors and by the size and proportions of the windows, which decrease in height from the second to third floors (i.e., the windows are rectangular at the second floor and almost square on the third floor). All openings with flat heads are original. Its coursed limestone façade, gable roof with parapets and stone corbels, are also characteristic of its Georgian architectural style and age. The ground floor features two original commercial units above a limestone foundation with plain ashlar stone plinth. An original third entrance is centrally located to access the second and third floors for residential or office uses. The vertical division of uses is consistent with the historic development pattern in downtown Kingston.

203-205 Wellington Street has design value as an early example of a Victorian commercial building in downtown Kingston. Built between 1865 and 1871, its brick construction corresponds with a growth in popularity in Kingston of brick as a building material. Particularly noteworthy is the stretcher/running bond (i.e., no headers) on the façade, indicating a veneer tied back to the structural walls. This veneer was likely an aesthetic decision, with rougher less uniform brick units used in the structure behind.

The architectural detailing is restrained, and its Victorian style is exemplified by the tall and narrow window openings, which give it a strong vertical character, and add to its perception of height. There are two different window widths, and their placement has a pattern aligning with the ground floor layout (i.e., narrow, wide, narrow over the storefront and wide over the former carriageway). The window openings have segmental arches, and stone sills, with corbelled brick brackets under the sills on the third floor. The painted sheet-metal cornice with paired brackets largely matches that on the adjacent building to the north (207). It is possible that they were installed concurrently to provide unity along the row. The ground floor includes a commercial unit with entrance to upper floors. Elements of the original storefront remain, as evidenced by segmental arches, including the two door entrances and location of the storefront window. The surviving former carriageway, positioned to the south of the original store front entrance opening, is an historical feature in downtown Kingston, which is known for its patios and back alleys.

*The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

203-205 Wellington Street has associative value for its connection to the Cartwright family and Crothers brothers. The Cartwrights are an established, well-known Kingston family, with judge the Honourable Richard Cartwright, federal politician Sir Robert Cartwright, and philanthropist Harriet Dobbs Cartwright being notable members. The Cartwrights commissioned the construction of 203-205 Wellington Street and, in 1871, they sold the property to brothers William J. and Hutchinson Crothers. The Crothers also owned 207 Wellington Street, and there, along with an additional building to the north, they owned and operated W.J. Crothers Co. Ltd. Biscuit and Confectionary Manufacturers for almost a century.

#### *Contextual Value*

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

Both buildings form part of an historical commercial row, which maintains and supports the character of Wellington Street. 203-205 Wellington Street's architectural style, including painted metal cornice, which matches the adjacent building to the north, links it visually and historically to its surroundings.

### **Heritage Attributes**

Key exterior elements that contribute to 197-201 Wellington Street's cultural heritage value include its:

- Three-storey massing with five bays, constructed of coursed limestone masonry façade and a limestone foundation with plain ashlar plinths and string courses at windowsill level at the second and third floors;
- Gable roof with parapet walls and stone corbels at corners; and
- Original window openings with flat heads; and
- Original ground floor openings with flat heads (two commercial units with central entrance provided access to upper floors).

Key exterior elements that contribute to 203-205 Wellington Street's cultural heritage value include its:

- Three-storey massing with four bays, including a brick veneer (red brick has been painted over) in stretcher/running bond on the façade, resting on a limestone foundation with plain ashlar stone plinth;
- Original window openings with stone sills (third floor sills with corbelled brick brackets) and segmental arches;
- Original ground floor entrance openings and storefront arrangement as evidenced by segmental arches above;
- Carriageway with segmental arch; and
- Decorative painted sheet-metal cornice with paired brackets and dentils.