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CORPORATION OF THE
CITY OF KINGSTON

OFFICE OF THE
City Clerk

Our File No. 2-4.1-10

CITY HALL
KINGSTON, ONTARIO
K7L 2Z3
(613) 546-4291

REGISTERED MAIL

March 25th, 1980

Ontario Heritage Foundation,
7th Floor,
77 Bloor Street West,
TORONTO, Ontario.
M7A 2R9

Designation of Various Properties in Portsmouth Village
Under *The Ontario Heritage Act, 1974*

Dear Sirs:

Pursuant to the provisions of Section 29 of *The Ontario Heritage Act, 1974*, I am enclosing herewith a copy of By-Law No. 80-63, "A By-Law to Designate Certain Properties in Portsmouth Village as Being of Historic or Architectural Value or Interest under the Provisions of *The Ontario Heritage Act, 1974*", which was passed by City Council on March 24th, 1980.

I am also enclosing a copy of the reasons for designation, which were approved by Council on March 10th, 1980.

Both the By-Law and the reasons for designation will be registered on title.

Yours truly,

M. C. Healy,
City Clerk.

Enclosures.
MCH:jm

BY-LAW NO. 80-63

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN PORTSMOUTH VILLAGE AS BEING OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, 1974

PASSED: March 24, 1980

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereof, to be of architectural or historic value or interest;

AND WHEREAS notice of intention to designate certain properties within the municipality was served on the owners of the properties and on The Ontario Heritage Foundation on the 3rd day of December, 1979 and was published in the Whig-Standard on December 3rd, 10th and 17th, 1979;

AND WHEREAS no notices of objection to the proposed designations have been served on the Clerk of the City of Kingston;

THEREFORE the Council of The Corporation of the City of Kingston enacts as follows:

1. There are designated as being of architectural or historic value or interest the following real properties in the City of Kingston:

- (a) 1 Baiden Street
- (b) 42 Kennedy Street
- (c) 46 Kennedy Street
- (d) 623 King Street West
- (e) 658 King Street West
- (f) 662 King Street West

- (g) 653-655 King Street West
- (h) 661 King Street West
- (i) 663 King Street West
- (j) 665 King Street West
- (k) 1 Church Street ✓
- (l) 670 King Street West
- (m) 107 Logan Street
- (n) 71-75 Mowat Avenue
- (o) 76 Mowat Avenue
- (p) 34 Richard Street
- (q) 61 Yonge Street
- (r) 66 Yonge Street
- (s) 90 Yonge Street
- (t) 97-101 Yonge Street
- (u) 102-114 Yonge Street
- (v) 140-142 Yonge Street

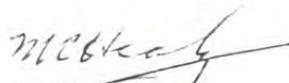
all as more particularly described in Schedule "A" attached hereto.

2. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the properties described in Schedule "A" hereto in the Land Registry Office at Kingston, Ontario.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the properties described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Whig-Standard once for each of three consecutive weeks.

4. This by-law shall come into force and take effect on its passing.

GIVEN FIRST AND SECOND READINGS March 10th, 1980.
GIVEN THIRD READING AND FINALLY PASSED March 24th, 1980.


CITY CLERK


MAYOR

1 Baiden

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, in the Province of Ontario and being composed of Part of Lot 5 north of Baiden Street (formerly Centre Street), southwest quarter of Lot 19, Concession 1, Registered Plan 54 (Portsmouth), which is more particularly described in Instrument No. 298894.

42 Kennedy Street

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the Village of Portsmouth, in the City of Kingston and being the east half of Lot 2, North of Front (now King Street) and south of Bay Street (southwest quarter of Lot 19) of even width throughout and laid out on a plan of the said village filed in the Registry Office for the Registry Division of Frontenac (No. 13) as Plan 54, which is more particularly described in Instrument No. 244711.

46 Kennedy

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston (formerly Village of Portsmouth) in the County of Frontenac and Province of Ontario and being composed of Part of Lot 2 according to Registered Plan No. 54, which is more particularly described in Instrument No. 298675.

623 King Street West

Owner: City of Kingston

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, and being composed of Lot 55 or Townhall Lot, being part of the Southeast quarter of the broken front of Lot 19 in the First Concession according to Registered Plan No. 54, which is more particularly described in Instrument No. E585.

658 King Street West

Owner: Gatten Hotels Limited

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, and being composed of Lot 57 on the south side of King Street in the said City according to a plan of the Village of Portsmouth (now within the City of Kingston) laid out on the south half of the broken front of Lot 19 in the First Concession of the Township of Kingston, said plan being now on file in the Registry Office for Kingston and Frontenac, as Plan No. 54, which is more particularly described in Instrument No. 246700.

662 King Street West

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, and being composed of all of Lot 58 on the south side of King Street and all of Lot 52 on the north side of Grange Street, both according to a plan of subdivision formerly registered in the Village of Portsmouth and now in the City of Kingston as Plan No. 54, which is more particularly described in Instrument No. 190749.

653 - 655 King Street West

Owner: Apartments Unlimited Limited

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly the Village of Portsmouth), in the County of Frontenac and being composed of Part of Lot 3 between King Street and Kennedy Street (formerly Front and Bay Streets), forming part of the southwest quarter of Lot 19 in the First Concession of the Township of Kingston, which is more particularly described in Instrument No. 201490.

661 King Street West

Owners: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly Village of Portsmouth), in the County of Frontenac, in the Province of Ontario, being composed of Parts of Lots 3 and 4, between King Street and Kennedy Street, as laid out on the southwest quarter of Lot 19, in Concession 1, as shown on Registered Plan No. 54, which is more particularly described in Instrument No. 175073.

663 King Street West

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly in the Village of Portsmouth), in the County of Frontenac, and Province of Ontario, and being composed of Part of Lot 4 between King Street and Kennedy Street as laid out on the southwest quarter of Lot 19, in Concession 1, and as shown on Registered Plan No. 54, which is more particularly described in Instrument No. 292502.

665 King Street West

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston (formerly Village of Portsmouth), in the County of Frontenac, Province of Ontario and being composed of Part of Lot 4, between King Street and Kennedy Street as laid out on the southwest quarter of Lot 19 in Concession 1, and shown on Registered Plan No. 54, which is more particularly described in Instrument No. 310890.

34 Richard Street

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston and Province of Ontario, and being composed of Part of Lots 29 and 30 on the south side of Richard Street as laid out on the west half of Lot 19 in the Broken Front Concession according to Registered Plan No. 54, of the Village of Portsmouth, now in the said City of Kingston, which is more particularly described in Instrument No. 223389.

61 Yonge Street

Owner: City of Kingston

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston (formerly Village of Portsmouth), in the County of Frontenac and being composed of Part of Lot 9, Plan 54, more particularly described as Part 13 on Expropriation Plan No. 24 7596.

66 Yonge Street

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly Village of Portsmouth), in the County of Frontenac and being composed of Lot 24 northwest of Main Street and Part of Lot 25 west of Main Street, Village Lots 22 and 23 laid out on the broken front of what was formerly Farm Lot 19 in the First Concession of the Township of Kingston and Lot 21 and Part of Lot 22 on the North side of Logan Street as laid out on the west half of Lot 19 in the Broken Front Concession in front of Concession 1 and as shown on Registered Plan No. 54, which is more particularly described in Instrument No. 92124, save and except land on Lot 24 as described in Instrument No. 120803.

90 Yonge Street

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly the Village of Portsmouth), in the County of Frontenac, and being composed of Lot 40 on the corner of Yonge Street (formerly Main St and John Street, laid out on the west half of the broken front of Lot 19 in the First Concession of the Township of Kingston, which is more particularly described in Instrument No. 1670.

97-101 Yonge Street

Owner: City of Kingston

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly Village of Portsmouth), in the County of Frontenac and being composed of Part of Lot 3, Plan 54, more particularly described as Part 7 on Expropriation Plan No. 24 7596.

102 - 104 Yonge Street

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, and being composed of Part of Lots 55 and 56 on the west side of Yonge Street, as shown on Registered Plan No. 54, which is more particularly described in Instrument No. 197787.

106 Yonge Street

Owners: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston and Province of Ontario and being composed of Part of Lot 56 on the west side of Yonge Street and the south side of King Street as laid out on the west half of Farm Lot 19 in the Broken Front Concession, according to Registered Plan No. 54, which is more particularly described in Instrument No. 220405.

108 and 110 Yonge Street

Owner: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly in the Village of Portsmouth), in the County of Frontenac, and being composed of that Part of Lot No. 56 fronting on the west side of Yonge Street (formerly Main Street) south of King Street, (formerly Front Street), as shown on Plan 54, which is more particularly described in Instrument No. 309058.

112 - 114 Yonge Street

Owners: [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, (formerly the Village of Portsmouth), in the County of Frontenac, and being composed of Part of Lot 56 as laid out on a plan of the west half of the broken front of Lot 19 in the First Concession of the Township of Kingston, which is more particularly described in Instrument No. 2275.

140 - 142 Yonge Street

Owner: [REDACTED] and [REDACTED]

Description: All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Kingston (formerly Village of Portsmouth) in the County of Frontenac and being composed of Part of Lot 1 fronting on the west side of Yonge Street (formerly Main Street) between Union and Bay Streets, which is more particularly described in Instrument No. 134371.

REASONS FOR DESIGNATION OF VARIOUS PROPERTIES IN PORTSMOUTH VILLAGE,
APPROVED AT THE MEETING OF CITY COUNCIL HELD ON
MARCH 10, 1980 (Clause 2B), Report No. 27),
AS PROPERTIES OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

- a) 1 BAIDEN STREET - Pt Lot 5, RP 54 (Architectural Significance)
- Built about 1845 for merchant Samuel W. Brady and owned and occupied for many years by shoemaker John Pugh and his family, this well-proportioned frame dwelling is a good example of the larger wooden dwellings in the village.
- b) 42 KENNEDY STREET - Pt Lot 2, RP 54 (Architectural Significance)
- Angus McLeod's 1842 stone dwelling with ashlar quoins and string course, large windows and twin double chimneys was one of the largest stone houses in the village.
- c) 46 KENNEDY STREET - Pt Lot 2, RP 54 (Architectural Significance)
- Built about 1845 for grocer Angus McVicar this small stone cottage is in marked contrast to its larger neighbour and is typical of the working man's dwelling.
- d) 623 KING STREET WEST - (Town Hall) - Lot 5, RP 54 (Architectural and Historic Significance)
- This handsome stone Town Hall was designed by William Coverdale and erected under the supervision of John Power after Coverdale's death in September 1865. The building was and is a focal point in the physical and visual aspect of the old village area.
- e) 658 KING STREET WEST - Lot 57, RP 54 (Historic Significance)
- The small stone cottage built about 1837 for Richard Logan, with later brick addition, is important as the home of Logan who, with his partner McLeod, began the subdividing and development of land in the village.
- f) 662 KING STREET WEST - Lot 58, Pt Lot 52, RP 54 (Historic Significance)
- This large stone building, an important part of the commercial streetscape, was built for William Mudie, long-time Reeve of the Village.
- g) 653-655 KING STREET WEST - Pt Lot 3, RP 54 (Architectural and Historic Significance)
- Architect William Coverdale was commissioned by William Elliott to do plans for a double house on this site in 1856. In 1859 the new village council granted Elliott a tavern licence and the property continued to be operated as an inn or hotel for many years. The shed, with immense bakeovens, at the rear of the property is an important part of the complex.

- h) 661, 663, 665 KING STREET WEST and 1 CHURCH STREET -
Lot 3, Pt Lot 4, RP 54 (Historic and Architectural Significance)

These stone row houses, on a street corner and extending along the main through street, are an important part of the village streetscape. Although built at different times the two halves are well unified in scale and design.

- i) 670 KING STREET - (Orange Hall) - Lot 59, RP 54 (Architectural Significance)

This Victorian stone building, with central tower effect emphasizing the broken roofline, is taller than the neighbouring buildings but is compatible with the streetscape in its use of traditional material and siting against the streetline with doorway at street level.

- j) 107 LOGAN STREET - Lot 19, Pt Lot 20, RP 54 (Architectural Significance)

This stone cottage was designed by William Coverdale for Maxwell Strange who owned the Tannery nearby. It was built by 1855 and occupied by a senior workman.

- k) 71-75 MOWAT AVENUE - Lot 31 to 32, RP 54 (Architectural Significance)

This rubble limestone building housed four tenants in the 1850's and on its corner lot is an important visual focus for the village.

- l) 76 MOWAT AVENUE - Lot 17, Pt Lot 18, RP 54 (Architectural Significance)

This small frame cottage was built about 1844 for tanner Hugh McManus who worked at Strange's Tannery. It is a good example of worker owned dwelling.

- m) 34 RICHARD STREET - Lot 28 to Pt Lot 30, RP 54 (Architectural Significance)

The stonework of this small pre-1843 dwelling is of interest. The rubblestone front is laid in courses, the sides and rear in random. The corner ashlar quoins are heavy in proportion to the building and the doorway is inset.

- n) 61 YONGE STREET - Pt Lot 9, RP 54 (Historic Significance)

This stone house was associated with the steam sawmill which operated during the ship-building era of Portsmouth's past.

- o) 66 YONGE STREET - Pt Lot 24, Lot 25, RP 54 (Historic Significance)

John Craig, an accountant in the shipyard, owned this frame dwelling where the Portsmouth Village Council met for the first time on January 17, 1859. Craig, Clerk of the Council, was paid \$17.00 a year for the use of his house as a meeting place before the erection of the Town Hall.

- p) 90 YONGE STREET - Lot 40, RP 54 (Architectural Significance)

This brick dwelling was built about 1848 for William Paterson whose Brewery was later sold to Fisher. One of the few early brick dwellings in the village, it still has the ribbed metal roof once required for fire insurance.

- q) 97-101 YONGE STREET - Pt Lot 3, RP 54 (Architectural Significance)

This is a fine example of a double dwelling and was designed by William Coverdale for the widow of a lake captain. The well-proportioned quoins, string course, windows and entrances mark it as a building of significance.

- r) 102-114 YONGE STREET - Lot 55, 56, RP 54 (Architectural and Historic Significance)

This long limestone terrace was built for McLeod, one of the partners who developed this area. It occupies an important corner and extends along the street facing the harbour. One of the sections was occupied for many years as a bakery, first by McCammon, then by Culcheth.

- s) 140-142 YONGE STREET - Pt Lot 1, RP 54 (Architectural Significance)

This is one of the very few pre-1841 frame double dwellings, well-proportioned and with the original windows, remaining in the area.