

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 15 & 17 Rideau Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 15 and 17 Rideau Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

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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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule "A"
Description and Criteria for Designation

Civic Address: 15 Rideau Street
Legal Description: Part Lot E Original Survey Kingston City as in FR504369 S/T & T/W FR728395; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 100 10700

Civic Address: 17 Rideau Street
Legal Description: Part Lot E Original Survey Kingston City as in FR504005 T/W FR694591; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 100 10600

Introduction and Description of Property

The subject properties, located at 15 and 17 Rideau Street are located on the east side of Rideau Street, midblock between Barrack and Ordnance Streets in the City of Kingston. These two separate properties contain a two-and-a-half storey residential limestone double-house (duplex) built in 1865.

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.

The building at 15 and 17 Rideau Street is a representative example of a Georgian-style duplex from the late 19th century. Typical of this architectural style is the symmetrical façade, with shallow-pitched side gable roof and central chimney. This building features a four-bay façade (two for each unit) with offset front doors. The limestone is squared, hammer-dressed and laid in even courses on the front elevation and randomly (uncoursed) on the side elevation. A slightly projecting basecourse with dressed and cut stone runs above the basement windows on the main facade. A decorative corbel stone is extant on the parapet wall on the southern unit (15).

As is common with Georgian buildings, there are limited decorative architectural features. Notable, however, are the tall window and door openings, which exhibit flat-headed segmental voussoirs on the first and second floors and segmentally arched voussoirs on the basement level. While the symmetry of the twin parapet walls is lost, with only a parapet wall on the southern unit (15), the simplicity of the design, with shallow-pitched roof and large exposed south wall, reflects and maintains its Georgian influences.

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.

The property located at 15 and 17 Rideau Street is important in defining the character of the streetscape along Rideau Street, between Barrack and Ordnance Streets. The west side of the street demonstrates an eclectic pattern of 19th century limestone and brick residential buildings of various architectural style, many being protected heritage properties. While the east side of Rideau Street displays an almost continuous row of red-brick, 19th and early 20th century, duplexes and row houses, punctuated by this stone duplex with its strong Georgian character.

With its shallow setback, symmetrical fenestration pattern, limestone construction, and location close to the lot lines, 15 and 17 Rideau Street shares a visual and historical relationship with its surroundings, particularly the brick row at 23-33 Rideau Street, as well as the stone and brick buildings at 6-26 Rideau Street. As part of this group of buildings, the subject duplex helps maintain the historic and eclectic character of this portion of Rideau Street.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- Two-storey massing with gable roof and central brick chimney;
- Parapet wall with corbel at 15 Rideau Street;
- Limestone foundation with projecting base course;
- Hammer-dressed coursed limestone walls on the main façade and uncoursed limestone walls on the south elevation;
- Original window openings with flat heads (first and second floors) and segmental arches (basement level) and limestone sills; and
- Original door openings with transom lights.

Non-Heritage Attributes

Elements that are not included in the Statement of Cultural Heritage Value of the property include:

- Rear decks and patios.