



REQUEST FOR A DECISION

CIC open session – November 14, 2022

To: Her Worship Mayor Rogers and Members of City Council
From: Ken Forrest, Director, Planning and Development
Date: November 08, 2022
Title: GOV-FRM-002 Request for Decision_Lemont House Heritage Designation.docx

ISSUE:

Council consent is required to initiate the process to consider making 605 Queen Street (Lemont House) subject to By-law L-4, the City of Fredericton Heritage Preservation By-law.

RECOMMENDATION(S):

A. Recommendation:

It is recommended that the following resolution be forwarded to City Council for consideration:

BE IT RESOLVED that the Council of the City of Fredericton, as the property owner of 605 Queen Street consents to the heritage designation of the subject property, and hereby directs the Legal Division to prepare the appropriate by-law to amend By-law No. L-4, City of Fredericton Heritage Preservation By-law, to include the property located at 605 Queen Street; that the notice requirements of Section 56(1) of the Heritage Conservation Act be fulfilled; that the matter be referred to the Preservation Review Board for the views of the Board; and that the regular Council Meeting of Monday, January 9, 2023 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the consideration of objections/support to the proposed by-law.

BACKGROUND & DISCUSSION:

This report is in follow-up to the Regular City Council meeting held on Monday, September 26, 2022, which adopted the following resolution regarding the potential heritage designation of 605 Queen Street (Lemont House):

BE IT RESOLVED that the Council for the City of Fredericton directs the Manager of Real Estate to work with City of Fredericton Heritage and Planning staff to prepare the documents and/or information required to determine the appropriate area(s) of the property located at 605 Queen Street, Fredericton, N.B. PID 75401562 ("Lemont House") that should have heritage designation, and following such initial determinations, return to Council to consider consent as landowner to prepare the appropriate application to initiate the heritage designation process pursuant to City of Fredericton Heritage Preservation By-Law, (By-Law No L-4).

In consideration of this resolution Staff has reviewed the Heritage Resources Inventory Map of the City Centre Plan and the Statement of Significance for 605 Queen Street and confirm that the subject property meets municipal heritage designation requirements¹ and recommend that the process to consider making 605 Queen Street subject to By-law L-4, the City of Fredericton Heritage Preservation By-law.

Following Council's consent to consider the designation of 605 Queen Street, the process, pursuant to subsection 56(1) of the *Heritage Conservation Act*, is that no proposed by-law to make the property subject to the City's heritage by-law shall be considered until Council has done the following:

- (a) fixed a time and place for considering objections to the by-law;
- (b) given notice of its intention to consider making the by-law to the owners of the affected properties;
- (c) made notice of its intention to consider making the by-law available to the public:
 - (i) by publishing a notice once per week for at least 2 consecutive weeks before the date fixed in paragraph (a) in a newspaper published in or having general circulation in the municipality; or
 - (ii) by any other method prescribed by regulation; and
- (d) considered any written objections to the by-law and heard any person who wished to speak for or against the by-law at the time and place fixed under paragraph (a).

In this case, notification, the preparation of a report and review by the Preservation Review Board would occur before a public hearing that would be held on Monday, January 9, 2023

- **FINANCIAL:** Meeting the notification requirements of the *Heritage Conservation Act* requires expenditures that are covered by existing budget allocations.

¹ In 2015, City Council adopted the Fredericton City Centre Plan, a long-range planning document that sets out a vision for the City Centre over the next several decades. A key component of the City Centre Plan, comprising an entire chapter of the document, was the identification of heritage resources and potential heritage conservation districts within the City Centre, based on the heritage designation criteria established in previous municipal heritage designation processes.

In the Heritage Resources Inventory Map of the City Centre Plan (see Appendix 'A'), the subject property is indicated at the top left by the blue arrow. It is highlighted in green indicating it is a 'significant' heritage property that meets the heritage designation criteria established by the City, and therefore eligible for designation as a municipal heritage conservation area.

The heritage value of 605 Queen Street, also known as Lemont House, is associated with its Second Empire design style, the significance of its earliest known owner, William Lemont, and its use during the 20th century as a community cultural centre (see Appendix 'B', Statement of Significance for additional information).

- **LEGAL:** The **Office of the City Solicitor** was consulted with respect to this administrative report.
- **COMMUNICATIONS:** The *Heritage Conservation Act* sets out the process to communicate the consideration of the proposed by-law.

SPOKESPERSON:

Prepared by: ***Ken Forrest, Director, Planning and Development***

Approved by: ***Steven Hart, CAO***

APPENDIX 'A' – HERITAGE RESOURCES INVENTORY MAP, FREDERICTON CITY CENTRE PLAN

APPENDIX 'B' – 605 QUEEN STREET, STATEMENT OF SIGNIFICANCE

605 Queen Street Lemont House

Description

This 2 ½-storey brick structure was completed by 1882.¹ The Second Empire style building is situated on the lower end of Queen Street in view of the St. John River.

Heritage Value

The heritage value of this structure is associated with its design style, the significance of its earliest known owner, and 20th century use as a community cultural centre. William Lemont, son of variety store merchant Martin Lemont, was one of the earliest known owner/occupants of this house, taking up residency by 1887.² William Lemont entered the family business at age 14, and remained in the trade for more than 50 years.³

William Lemont's son, W.B. Lemont resided in this house until the 1940s. In 1949, it was proposed to convert the Lemont building into a community centre, containing space for the York-Sunbury Historical Society Museum, a reading room for young men, the Fredericton Art Club, The Victorian Order of Nurses and the Children's Aid Society. A bequest of \$60,000 from the Hon. W.G. Clark estate, probated in

April 1948, was granted to the York-Sunbury Historical Society for a museum. The will indicated that a building, either built or purchased, be named in honour of his son, John Thurston Clark.⁴

In 1949, the former Lemont building became known as the John Thurston Clark Memorial Building. Ten years later, the Province approached the City of Fredericton for a building exchange, swapping ownership of the Customs House for the John Thurston Clark Memorial Building. As soon as the deal was struck, the name of the swapped buildings also changed, with "Lemont" being restored to the building at 605 Queen Street.⁵

Character-Defining Elements

The character-defining elements associated with the Second Empire style building at 605 Queen Street include:

- 2 ½-storey brick construction
- Second Empire style elements, including Mansard roof
- Heavy hooded, rounded window openings inset into Mansard roof line
- Large window openings on lower storeys of building

¹ This building appears on the 1882 Perspective map of Fredericton, drawn by Rev. Hubby. Given that this building does not appear on the 1878 Halfpenny Map, suggests that this structure was constructed sometime between 1878 and 1882.

² RS 419, Records of the Fredericton Municipality, Provincial Archives of New Brunswick, Taxation Roll, 1887.

³ *The Capital*, 15 December 1881, Thursday, p. 3 "Among the Merchants"; *The Daily Gleaner*, 15 November 1917, Thursday, p. 12 "William Lemont Dies at the Home of Son in Alabama".

⁴ RS 310, Historic Sites Branch Records, PANB, Minutes of the Military Compound Board, 8 April 1976.

⁵ RS 310, Historic Sites Branch Records, PANB, Minutes of the Military Compound Board, 8 April 1976; *The Daily Gleaner*, 8 August 1959, Saturday, p. 1-2 "Province, Fredericton Exchange 3 Properties.