



**City of Kingston  
Report to Kingston Heritage Properties Committee  
Report Number HP-24-007**

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**To:** Chair and Members of the Heritage Properties Committee  
**From:** Jennifer Campbell, Commissioner, Community Services  
**Resource Staff:** Kevin Gibbs, Director, Heritage Services  
**Date of Meeting:** January 24, 2024  
**Subject:** Notice of Intention to Designate under the *Ontario Heritage Act*  
**Addresses:** 1070 Old Mill Road, 156 Princess Street, 197-205 Wellington Street, 2432 4<sup>th</sup> Concession Road, 2555 Highway 38, 490 Bagot Street, 711 King Street West, 991 Sydenham Road, 995 Sydenham Road and 512 Frontenac Street  
**File Numbers:** R01-057-2023, R01-058-2023, R01-059-2023, R01-060-2023, R01-061-2023, R01-062-2023, R01-063-2023, R01-064-2023, R01-065-2023 and R01-023-2017

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

Section 29 of the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, that demonstrate cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its municipal heritage committee.

This report provides background information regarding the evaluation of ten (10) properties to determine their cultural heritage value and interest. As these properties were found to exceed the threshold established by the Province of Ontario for Designation under Part IV of the *Ontario*

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*Heritage Act*, Heritage Planning staff recommend serving the owners with a Notice of Intention to Designate those properties at 1070 Old Mill Road, 156 Princess Street, 197-205 Wellington Street, 2432 4<sup>th</sup> Concession Road, 2555 Highway 38, 490 Bagot Street, 711 King Street West, 991 Sydenham Road, 995 Sydenham Road and 512 Frontenac Street.

The owners of the properties listed above have been provided with the draft designation by-laws and general information on heritage designations by registered mail. The owners were also invited to an open house on December 21, 2023, hosted by Heritage Planning staff. The properties meet the provincial criteria for evaluating cultural heritage value as set out in Ontario Regulation 9/06 and are thus recommended for designation.

The Notice of Intention to Designate and draft designation by-laws have been prepared in accordance with the recent amendments to the *Ontario Heritage Act*. Staff recommend serving Notice of Intention to Designate on the subject properties to ensure their conservation and to enable the City to provide support and resources to owners and tenants through the heritage permitting process and the Heritage Property Grant Program.

**Recommendation:**

**That** Kingston Heritage Properties Committee recommends to Council:

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 1070 Old Mill Road, known as the Riley House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1070 Old Mill Road, attached as Exhibit B to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 156 Princess Street, known as the Tolbert Building, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 156 Princess Street, attached as Exhibit C to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 197-205 Wellington Street as a property of cultural heritage value or interest pursuant to

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Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 197-205 Wellington Street, attached as Exhibit D to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 2432 4<sup>th</sup> Concession Road, known as the Hysop House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2432 4<sup>th</sup> Concession Road, attached as Exhibit E to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 2555 Highway 38, known as the Davidson House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2555 Highway 38, attached as Exhibit F to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 490 Bagot Street, known as the Millers Lane House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 490 Bagot Street, attached as Exhibit G to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 711 King Street West, known as the Schroeder House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

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**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 711 King Street West, attached as Exhibit H to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 991 Sydenham Road, known as the McGarvey House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 991 Sydenham Road, attached as Exhibit I to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 995 Sydenham Road, known as the Harrigan House, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 995 Sydenham Road, attached as Exhibit J to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

**That** Council direct staff to serve a Notice of Intention to Designate the property located at 512 Frontenac Street, known as La Paroisse St. Francios d'Assise, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-007; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 512 Frontenac Street, attached as Exhibit K to Report Number HP-24-007 be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.



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**Options/Discussion:**

This report provides background information regarding the reasons for designating the following ten (10) properties, in order to conserve their cultural heritage value and interest. This report recommends serving a Notice of Intention to Designate (Exhibit A) under Section 29 of the *Ontario Heritage Act* on the following properties:

- 1070 Old Mill Road, known as the Riley House;
- 156 Princess Street, known as the Tolbert Building;
- 197-205 Wellington Street;
- 2432 4<sup>th</sup> Concession Road, known as the Hysop House;
- 2555 Highway 38, known as the Davidson House;
- 490 Bagot Street, known as the Millers Lane House;
- 711 King Street West, known as the Schroeder House;
- 991 Sydenham Road, known as the McGarvey House;
- 995 Sydenham Road, known as the Harrigan House; and
- 512 Frontenac Street, known as La Paroisse St. Francois d'Assise.

Section 29 of the *Ontario Heritage Act* 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. Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee (Kingston Heritage Properties Committee).

Through [Report Number HP-23-018](#), staff were directed to undertake the disposition of listed properties on the City of Kingston Heritage Register. Except for 512 Frontenac Street, the properties noted here are part of the disposition process whereby staff are evaluating, reviewing and advancing for designation those currently listed properties that meet at least two of the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06).

The property at 512 Frontenac Street is not currently listed on the City of Kingston Heritage Register. However, staff have been in discussions with the owner of the property regarding its cultural heritage value, initially proposing designation in 2017. A mutually agreed-upon draft statement of cultural heritage value has recently been completed and included in the draft designation by-law (Exhibit K – Draft Designation By-law - La Paroisse St. Francois d'Assise). As the process to advance this matter is the same, staff have included this address for approval as well.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

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## Process

The Process for Designation is outlined in detail in [Report Number HK-21-004](#). The 2020 changes to the *Ontario Heritage Act* created a new two-tier appeal process for new designations. Following consultation with its heritage committee, Council can choose to serve a notice of its intention to designate a property under Section 29 of the *Ontario Heritage Act* on the property owner(s) and the Ontario Heritage Trust and publish a notice in the newspaper. Within 30 days of the publication of the notice in the newspaper, anyone can object by providing a notice of objection to the City Clerk.

Any notice of objection received by the Clerk's office is then sent to City Council for consideration. Council has 90 days to decide if it wishes to withdraw its Notice of Intention to Designate or not. Its decision is required to be served on the owner(s) and be published in the newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal.

Regardless of whether an objection is received or not, the public is afforded a second opportunity to appeal the designation to the Ontario Land Tribunal within 30 days of the publication of the Notice of Passing. The Tribunal will review the appeal, hold a hearing and render a binding decision on the fate and content of the designation.

## Cultural Heritage Analysis

Nine (9) of the properties being advanced for heritage designation are currently included on the City of Kingston Heritage Register as non-designated properties of cultural heritage value (also known as Listed properties). Council listed 156 Princess Street, 197-205 Wellington Street, 2432 4<sup>th</sup> Concession Road, 490 Bagot Street and 711 King Street West in 2010, while 1070 Old Mill Road (formerly 999 Purdy's Mill Road), 2555 Highway 38, and 991 and 995 Sydenham Road were listed in 2016. 512 Frontenac Street is not currently included on the Register.

As required by the recent (2022) updates to the *Ontario Heritage Act*, the properties were evaluated against the 'Criteria for Determining Cultural Heritage Value or Interest' in Ontario Regulation 9/06, which requires each property to meet at least two (2) of the nine (9) criteria to be considered for designation under the Act. It was determined that these properties satisfied two or more of the Regulation's evaluation criteria and accordingly met the requirements for designation under the Act, as described below.

All by-laws were prepared by staff or the consulting firm Heritage Studios. The draft by-law for 512 Frontenac Street was prepared by staff in consultation with LHC Heritage Planning & Archaeology Inc.; a private consulting firm retained by the property owner. The report prepared by LHC is available through [DASH](#) under file number R01-023-2017.

The Heritage Properties Working Group has reviewed the draft by-laws and consultant's reports (where applicable) and supports the designation of the subject properties as properties of cultural heritage value and interest. The full statements of significance, including lists of

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attributes are included in the draft designation by-laws attached as Exhibits B through K. Photographs of each property are included in Exhibit L.

All owners were contacted by registered mail on December 1, 2023. Included with the cover letter was a copy of the draft by-law and an information sheet on heritage designations. A public open house meeting was held on December 21, 2023, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall. No one chose to attend. While property owners are not required to support the designation for it to move forward, feedback received from the owners is considered and added to the draft by-laws as appropriate. Staff received no written objections at the time of writing this report.

Once designated, the subject properties are eligible for the Heritage Property Grant Program and owners will be able to apply for funding of up to \$5,000 for eligible restoration works once every two years.

### **Conclusion**

Staff recommend proceeding with serving the Notice of Intention to Designate the ten (10) properties noted above. Exhibit A presents the Notice of Intention to Designate, prepared in accordance with the requirements of the *Ontario Heritage Act*, for both publication in The Whig Standard newspaper and a more detailed notice to be published on the City's website.

It is recommended that the Notice be served by the Clerk as required by Sections 29(3) and (4) of the Act. Should no notice of objection be received by the Clerk within the thirty (30) day timeframe, staff recommends that Council approve the draft designation by-laws, attached as Exhibits B through K, and serve a Notice of Passing in accordance with Section 29(8) of the Act.

### **Existing Policy/By-Law:**

*More Homes Built Faster Act*, 2022 (Province of Ontario)

*More Homes, More Choice Act*, 2019 (Province of Ontario)

*Ontario Heritage Act*, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest (Ontario)

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

### **Notice Provisions:**

Notice of Intention to Designate, Notice of Passing/Notice of Withdrawal must be served on the property owner(s) and the Ontario Heritage Trust and be published in a newspaper, having general circulation in the municipality, pursuant to Section 29 of the *Ontario Heritage Act*.



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**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

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Ryan Leary, Senior Planner, Heritage Services, 613-546-4291 extension 3233

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

- Exhibit A Notice of Intention to Designate
- Exhibit B Draft Designation By-Law – Riley House
- Exhibit C Draft Designation By-Law – Tolbert Building
- Exhibit D Draft Designation By-Law – 197-205 Wellington Street
- Exhibit E Draft Designation By-Law – Hysop House
- Exhibit F Draft Designation By-Law – Davidson House
- Exhibit G Draft Designation By-Law – Millers Lane House
- Exhibit H Draft Designation By-Law – Schroeder House
- Exhibit I Draft Designation By-Law – McGarvey House
- Exhibit J Draft Designation By-Law – Harrigan House
- Exhibit K Draft Designation By-Law – La Paroisse St. Francois d’Assise
- Exhibit L Property Photographs

-- Website Version--

**Notice of Intention to Pass By-Laws to Designate  
The following properties to be of Cultural Heritage Value and Interest Pursuant to  
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that the Council of The Corporation of the City of Kingston intends to pass by-laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

**1070 Old Mill Road** (Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853 ; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By Bylaw FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115 Subject to an Easement in Gross Over Part 2, Plan 13R20745 as in FC94827 Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R20745 as in FC111457 Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R20745 As In FC94826 Subject to an Easement in Gross Over Part 6, Plan 13R20745 As In FR784498 Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R20745 as in FR546947; City of Kingston, County of Frontenac), known as the Riley House;

The Riley House is currently located on a large track of land at the terminus of Old Mill Road that is subject to a future residential subdivision and includes a representative example of an Ontario Gothic Revival Cottage from the mid-19<sup>th</sup> century. Its simple one-and-a-half-storey massing, symmetrical façade and large front gable are indicative of this style. The house was built for/by Edward Riley, who owned and operated a successful brick yard on the property. The building's limestone construction and prominent hill-top location, makes the Riley House a landmark amongst the modern apartment buildings and residences in the area. It is visually and historically tied to the former historic rural/Purdy's Mill area, and one of only a few remaining historic buildings of the former Waterloo/Catararqui Village not located on Sydenham Road. The heritage attributes include the limestone building, original openings, and large central gable with fish-scale bargeboard.

**156 Princess Street** (Part Lot 290 Original Survey Kingston City as in FR147156; S/T interest in FR147156; City of Kingston, County of Frontenac), known as the Tolbert Building:

Situated on a 230 square metre commercial property on the southwest corner of Princess and Bagot Streets, in downtown Kingston. The property contains a representative example of an early-19th century Georgian commercial building. Its

simple three-storey massing, restrained architectural detailing and the overall impression of balance and rhythm is typical of 19th century Georgian style for commercial buildings on downtown main streets in Ontario. The later brick addition to the rear, includes several fanciful, perhaps late Victorian, details that counter the restrained Georgian style of the stone corner building and provides a rare juxtaposition. The Tolbert Building was built in 1842 for property owner Eleanor Tolbert to plans by part-time architect Andrew Drummond and may be one his only known works in Kingston. The property supports the historic character of Princess Street and is linked visually and historically with this commercial block. Heritage attributes include the limestone building and brick addition, original window openings, and various stone, brick and wooden architectural detailing.

**197-205 Wellington Street** (Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670; City of Kingston, County of Frontenac):

Located on the east side of the street, just north of Princess Street, the subject property contains two attached three-storey historic buildings. Built circa 1855, 197-201 Wellington Street is a representative example of a mid-19<sup>th</sup> century Georgian commercial building. With little ornamentation, this limestone building with gable roof complete with parapets and stone corbels, and symmetrical fenestration pattern, exemplifies the simple Georgian proportions that define the Georgian architectural style of the 19th-century. The adjacent brick building at 203-205 Wellington was built circa 1865 and is an early example of a Victorian commercial building in downtown Kingston. The Victorian style is exemplified by the tall and narrow window openings, the segmental arches, including the former carriageway, stone sills with corbelled brick brackets and decorative painted metal cornice. The property is associated with the prominent Cartwright family who commissioned the building of 203-205 Wellington Street and with the Crothers brothers, who ran a successful biscuit and confectionary business from this property for almost a century. 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 include the two three-storey buildings, their original openings and various stone, brick and metal architectural detailing.

**2432 4<sup>th</sup> Concession Road** (Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac), known as the Hysop House:

Located on 3.2-hectare rural lot at the northeast corner of 4<sup>th</sup> Concession and Joyceville Roads, the property contains a one-and-a-half storey, mid-19<sup>th</sup> Century, Ontario vernacular limestone farmhouse. The Hyslop House is a rare example of this style as its main entrance is located on the gable end, while typical Ontario vernacular farmhouses exhibit a symmetrical facade with central low-pitched gable with a window and entranceway underneath. The western

elevation (facing Joyceville Road) includes the typical Georgian features such as the gable roof with central gable, embellished by decorative vergeboards and an arched window opening with radiating stone voussoirs. The main front entranceway however is located on the southern elevation and includes a recessed opening with molded panels, narrow side lights and a transom window. The Hysop House displays a high degree of craftsmanship through its exceptional quality of masonry and attention to detail, such as the squared and dressed stone on the walls and its slightly projecting uncoursed foundation. The house was built for John and Sarah Hysop who were a successful farming family in the area and who owned and worked the lands for more than 60 years. The Hysop House has contextual value as its architectural design and integrity supports and maintains the scenic and historic rural character of the road. Its heritage attributes include its massing and limestone construction, cross-gable roof, symmetrical fenestration pattern and attached limestone carriage house.

**2555 Highway 38** (Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R8537 and Part 1, Plan 13R19108; Except Parts 1 and 2, Plan 13R22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; now City of Kingston, County of Frontenac), known as the Davidson House:

Situated on a 57-hectare rural lot on the southwest side of road, just south of Unity Road, in the former Kingston Township. The dwelling, known as the Davidson House (after Joseph and Mary Ann Davidson who built the house in 1860), is a rare example of a one-and-a-half storey, mid-19th Century, Ontario vernacular brick farmhouse with various architectural embellishments that display a high level of craftsmanship. Typically found for this style is the symmetrical façade, gabled roof with twin chimneys, a central medium-pitched gable with a window and entranceway underneath that are flanked by large rectangular window. The Davidson House is unusual for a vernacular building, however, as the bricks are laid in a Flemish bond pattern (i.e. header, stretcher, header). Further, the main entrance is wide with side lights and includes an elliptical brick arch with original fanlight. The central window opening above is also arched with brick voussoirs. The high degree of craftsmanship is also evident by the elaborate cornice with wide frieze board, deep soffits, decorative dentils and eave returns. The Davidson House has contextual value as it supports and maintains the scenic and rural character of the road. Heritage attributes include the brick dwelling, its symmetrical fenestration pattern with arched and rectangular openings, and its elaborate cornice.

**490 Bagot Street** (Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac), known as the Millers Lane House:

Located on a 580 square metre residential lot on the west side of the street, south of Raglan Road and adjacent to the former Millers Lane, the Millers Lane House has design value as a rare example of eclecticism in residential architecture in the

Inner Harbour neighbourhood of Kingston. Eclecticism is the eclectic use of architectural styles, combining different architectural elements from several periods and regions in a single composition. The Millers Lane House demonstrates this design approach through its' Italianate, Gothic Revival, and Second Empire elements. Its two-storey, asymmetrical massing with cross-gable roof and square tower is clad in a red brick veneer and sits on an evenly coursed limestone foundation. The square tower has a bell-curved mansard roof with steeply pitched gable dormers with pointed sash windows. The variety of architectural detailing displays its eclecticism from its three different styles of paired wooden brackets to the pre-cast arches over the windows. The Millers Lane House also displays a high degree of craftsmanship as demonstrated through the decorative wood vergeboard with drop pendant, highly detailed wood brackets, frieze boards, brick quoining, and recessed brick panels. The Millers Lane House supports the historic and eclectic residential character of this portion of Bagot Street, which includes a variety of late 19th and early 20th century brick and frame houses. Its heritage attributes include its asymmetrical two-storey massing, square tower with bell-curved mansard roof and steeply pitched dormers, brick cladding, original openings and decorative wood detailing.

**711 King Street West** (Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac), known as the Schroeder House:

Situated on a 950 square metre residential lot on the north side of the street, in Portsmouth Village, the property includes a representative example of an early-19th century one-and-a-half storey wood frame Georgian cottage. Typical of the Georgian style is the side gable roof with twin brick chimneys and a central neo-classical entranceway with side lights, flanked by symmetrically placed windows. The Schroeder House is named for James and Ann Schroeder who built the house in 1844. The former Village of Portsmouth has a distinct heritage character, consisting of a historic village atmosphere, and a variety of built heritage resources including frame and stone dwellings from the 19th century. With its distinct Georgian design, the Schroeder House helps define and maintain the historic village character of Portsmouth. Its heritage attributes include its massing and wood frame construction, side gable roof with twin brick chimneys, and symmetrical fenestration pattern.

**991 Sydenham Road** (Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R5093; City of Kingston, County of Frontenac), known as the McGarvey House:

Located on a 1700 square metre residential lot on the west side of the road, in the former Cataraqui Village, the property includes a two-and-a-half storey red brick dwelling, built in the 1870s for Susan and Francis McGarvey. The style and design of the McGarvey House reflects a popular form found in pattern books and catalogs from the 1870s and '80s. The L-shaped plan, verandah, polychromatic brick, and numerous rectangular windows in a symmetrically organized pattern is typical of this style. The design is somewhat restrained in its appearance,

however, as the elevations are not punctuated by ornamental design elements such as dormers, bay windows or trim. The only note of whimsy is the yellow brick accents in the voussoirs. With its shallow setback, colour, style and location on Sydenham Road, the McGarvey House shares a visual and historical relationship with its surroundings and is important in defining and maintaining the historical context of the neighbourhood. Together with the stone building at 995 Sydenham Road, the stucco covered frame building at 983 Sydenham Road, as well as the Cataraqi Cemetery National Historic Site, the McGarvey House helps to define the historic village's rural character as it extends south to Princess Street. Its heritage attributes include the red brick dwelling with cross-gable roof and regular fenestration pattern.

**995 Sydenham Road** (Part Lot 15 Concession 3 Kingston as in FR613532; City of Kingston, County of Frontenac), known as the Harrigan House:

Located on a 1900 square metre residential lot on the west side of the road, in the former Cataraqi Village, the property includes a one-and-a-half storey limestone dwelling with a single-storey tail, built in the 1860s for Ann and George Harrigan. Built in limestone, the Harrigan House is one of the earliest surviving stone dwellings in or near the former Cataraqi Village. This makes the Harrigan House a rare example of a small vernacular stone dwelling from the mid-19th century in this area of Kingston. It was designed with a simple form with no overt detailing and in the Georgian tradition of placing the main entrance in the centre flanked symmetrically by large windows. With its shallow setback, limestone construction, age and location on Sydenham Road, the Harrigan House shares a visual and historical relationship with its surroundings and is an important part of the historical context of the neighbourhood and helps to maintain the character of the former village. Together with the stone building at 998 Sydenham Road, the brick house at 991 Sydenham Road and the Cataraqi Cemetery National Historic Site, the Harrigan House helps to define the historic village's rural character as it extends south to Princess Street. Its heritage attributes include the limestone dwelling with rear tail, gable roof, and regular fenestration pattern.

**512 Frontenac Street** (Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac), known as the La Paroisse St. Francios d'Assise:

The 0.13-hectare irregularly shaped property is located on the west side of the street, just north of Princess Street, and comprises a church complex known as La Paroisse St. Francios d'Assise. It is a unique example of a church in the Modern architectural style with influences from medieval religious buildings. Modern design elements include its concrete construction, simple detailing, and emphasis on function over decoration. Medieval elements include the arrangement of the building around a central courtyard, with arched openings and a campanile (slender tower). La Paroisse St. Francios d'Assise has historical value and associative value because it has a direct association with the

francophone community in Kingston, Club Champlain and architect Wilfred Sorensen. The property was designed in 1959 to serve as a place of worship, a centre for the francophone community of Kingston, an administrative centre, and a rectory. It is the only francophone parish in the Archdiocese of Kingston. With its unique architecture and place in the francophone community, La Paroisse St. Francios d'Assise is considered a landmark in Kingston. Heritage attributes include the massing of the stucco-clad buildings with its campanile and arched openings and their arrangement around a courtyard.

**Additional information**, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

This XXX day of XXXX, 2024

City of Kingston

--- Newspaper Version---

**Notice of Intention to Pass By-Laws to Designate  
The following properties to be of Cultural Heritage Value and Interest Pursuant to  
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that the Council of The Corporation of the City of Kingston intends to pass by-laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

**1070 Old Mill Road** (Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853 ; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By Bylaw FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115 Subject to an Easement in Gross Over Part 2, Plan 13R20745 as in FC94827 Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R20745 as in FC111457 Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R20745 As In FC94826 Subject to an Easement in Gross Over Part 6, Plan 13R20745 As In FR784498 Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R20745 as in FR546947; City of Kingston, County of Frontenac), known as the Riley House;

**156 Princess Street** (Part Lot 290 Original Survey Kingston City as in FR147156; S/T interest in FR147156; City of Kingston, County of Frontenac), known as the Tolbert Building;

**197-205 Wellington Street** (Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670; City of Kingston, County of Frontenac);

**2432 4<sup>th</sup> Concession Road** (Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac), known as the Hysop House;

**2555 Highway 38** (Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R8537 and Part 1, Plan 13R19108; Except Parts 1 and 2, Plan 13R22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; now City of Kingston, County of Frontenac), known as the Davidson House;

**490 Bagot Street** (Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac), known as the Millers Lane House;



**711 King Street West** (Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac), known as the Schroeder House;

**991 Sydenham Road** (Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R5093; City of Kingston, County of Frontenac), known as the McGarvey House;

**995 Sydenham Road** (Part Lot 15 Concession 3 Kingston as in FR613532; City of Kingston, County of Frontenac), known as the Harrigan House; and

**512 Frontenac Street** (Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac), known as the La Paroisse St. Francios d'Assise.

**Additional information**, including a full description of the reasons for designation is available on the City of Kingston website at [www.cityofkingston.ca/heritage](http://www.cityofkingston.ca/heritage) and upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

This XXX day of XXX, 2024

City of Kingston

**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 1070 Old Mill Road 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 2016;

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 the Riley House at 1070 Old Mill Road (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.

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”**  
**Description and Criteria for Designation**  
**Riley House**

Civic Address: 1070 Old Mill Road

Legal Description:

Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853 ; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By Bylaw FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115 Subject to an Easement in Gross Over Part 2, Plan 13R20745 as in FC94827 Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R20745 as in FC111457 Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R20745 As In FC94826 Subject to an Easement in Gross Over Part 6, Plan 13R20745 As In FR784498 Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R20745 as in FR546947; City of Kingston, County of Frontenac

Property Roll Number: 1011 080 190 15183 0000

**Introduction and Description of Property**

The property at 1070 Old Mill Road, known as the Riley House, is located at the current (2023) terminus of Old Mill Road and east of the Catarauqui Cemetery National Historic Site, in the former Village of Catarauqui, in the City of Kingston. The subject property is currently about 54 hectares in size and subject to a future residential subdivision. The property contains a one-and-a-half storey limestone house, built circa 1871 for Edward Riley.

**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 Riley House is a representative one-and-a-half storey Ontario Gothic Revival Cottage, which retains the symmetrical façade and large front gable that is indicative of this style. The house was built circa 1871 of locally-quarried limestone, which is laid in a broken course pattern with window openings featuring stone voussoirs and stone sills. The front gable’s fish scale shingles are likely a later addition, but, due to Riley’s various skills, these were possibly changes that he made himself and demonstrate the evolution of the property over the time of Riley’s ownership.

*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.*

The Riley House is associated with Edward (Ned) Riley, an English immigrant who constructed the house. The three Riley brothers (George, Edward and Alfred) immigrated to Kingston from England in the 1830s and eventually all settled in Waterloo Village (Catarauqui Village). While George was a merchant and Alfred an innkeeper, Ned Riley was adept at many trades and agricultural practices, but he is best known as a local blacksmith and brick maker. Ned built his home around 1871 (curiously in limestone rather than brick), near to his brick yard on Purdy's Mill Road. The Riley brickyard appears to have been a successful business in the Village and beyond, employing six people, and, in 1886, reportedly providing bricks for works at Kingston Penitentiary. Located just east of the Catarauqui Cemetery, Riley's brick making business was reportedly blamed for the death of 125 of the cemetery's trees in 1885. Ned was a lifetime bachelor and had no heirs. He died in 1906 at the age of 91.

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

*The property has contextual value because it is a landmark.*

The Riley House has contextual value as it is historically linked to the former historic rural/ Purdy's Mill area, which has been all but lost. The Riley House is one of the few remaining buildings not located on Sydenham Road, that is associated with the former thriving village and farming and milling community, known as Catarauqui or Waterloo Village. This house would have been an integral part of the industrial life of the village and operation of the Riley Brickyard in the 19th century.

The Riley House is a local landmark due to its' prominent setting atop a hill as well as the juxtaposition of its' distinctive stone architecture with modern apartment buildings and residences.

## **Heritage Attributes**

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

- One-and-a-half storey farmhouse, constructed from uncoursed local limestone, with steeply-pitched side gable roof;
- Large central gable with triple window opening and fish-scale shingles/ bargeboard; and
- Regular fenestration pattern with stone sills and voussoirs, including symmetrical front façade with a central entranceway flanked by window openings.

**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 156 Princess 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 156 Princess 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.

City of Kingston By-Law Number 2024-XX

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation  
Tolbert Building**

Civic Address: 156 Princess Street  
Legal Description: Part Lot 290 Original Survey Kingston City as in FR147156;  
S/T interest in FR147156; City of Kingston, County of  
Frontenac  
Property Roll Number: 1011 010 140 00200

**Introduction and Description of Property**

The property at 156 Princess Street is located on the south side of Princess Street, at the southwest intersection with Bagot Street, in downtown Kingston. The 230 square metre commercial property contains a three-storey limestone building, constructed in 1842, and a later two-storey brick rear addition (likely built in late 19<sup>th</sup> century), with frontage on both Princess and Bagot Streets.

**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 Tolbert Building at 156 Princess Street, is a representative example of an early-19<sup>th</sup> century Georgian commercial building in downtown Kingston. Designed by architect Andrew Drummond, the building was intended to have two ground floor commercial units with residential above. While the ground floor elevations have been altered over the years, evidence of three openings remain along the Bagot Street frontage, aligning with the bays above.

The building's simple three-storey massing with five bays on Princess Street and four bays on Bagot Street, restrained architectural detailing (e.g., coursed, squared and hammer-dressed limestone masonry, stone windowsills and voussoirs, ashlar string courses, etc.), and the overall symmetry of architectural elements is typical of 19<sup>th</sup> century Georgian commercial rows on downtown main streets in Ontario. The building has a shallow hipped roof, currently obstructed by a large modern parapet.

Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height from the second to third floors, also reflect its Georgian commercial architectural style.



The later brick (now painted) addition to the rear, includes several fanciful, perhaps late Victorian, details that counter the restrained Georgian style of the main stone corner building and provides a rare juxtaposition. While the ground floor brick appears to be a later infill, the detailing on the second floor appears original, including brick pilasters, double rows of dentils voussoirs and string courses, as well as a wooden cornice at the roof with frieze, brackets and corbels, and a smaller wooden cornice between the floor levels with delicate dentils and rounded ends. As opposed to the organized and regularly placed window openings on the stone building, the brick building has three-bays in an almost random pattern, with the northern most bay isolated by brick pilasters that perhaps once coincided with an entrance detail on the ground floor (now lost).

*The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

The limestone corner building has historical/associative value through its association with local architect and bank manager, Andrew Drummond, who designed the structure in 1841 for Eleanor Tolbert. Born and educated in Edinburgh Scotland, Drummond came to Canada in 1834. His primary employ was as a manager with the Bank of Montreal, but possibly through his position as a Trustee at Queen's College (later Queen's University), he explored his architectural interest by designing and bidding on various building tenders around Queens campus. While none of these buildings was realized, there is evidence that suggests that Drummond designed and lived in the double stone dwelling at 62-64 College Street as well as 156 Princess Street, making the Tolbert Building one of only a few known and extant works of Andrew Drummond in Kingston.

Eleanor Tolbert hired Drummond to design this building in 1841 for a mix of commercial and residential purposes. His design was constructed for Tolbert in 1842, who resided in a residential unit on the property with her daughter Mary until 1853, though she retained ownership of the property into the 1870s.

*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 has contextual value for its role in supporting and maintaining the historic commercial character of this portion of Princess Street and downtown Kingston. The property also has contextual value for its continuity of at-grade commercial storefronts, zero lot line setbacks and three-storey massing, which link it physically, visually and historically to this block of Princess Street.

### **Heritage Attributes**

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

- Coursed, squared and hammer-dressed limestone construction, with ashlar string courses of the three-storey, five-bay by four-bay massing with hipped roof;
- The flat roofed rear/Bagot Street brick addition, with various brick, stone and wooden detailing including dentils, pilasters, corbels and wooden cornices with brackets, dentils, frieze boards and rounded ends; and
- Original window openings on second and third floors, and evidence of window/door openings on ground floor of the Bagot Street elevation, with voussoirs and sills.

**City of Kingston By-Law Number 2024-XX**

**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:** [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 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 [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.

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

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**Janet Jaynes**  
**City Clerk**

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**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 storefront 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

City of Kingston By-Law Number 2024-XX

- 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.

**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 2432 4<sup>th</sup> Concession Road 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 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 the Hysop House at 2432 4<sup>th</sup> Concession Road (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.



City of Kingston By-Law Number 2024-XX

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation  
Hysop House**

Civic Address: 2432 4<sup>th</sup> Concession Road  
Legal Description: Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac  
Property Roll Number: 1011 090 020 25400

**Introduction and Description of Property**

The Hysop House, located at 2432 4<sup>th</sup> Concession Road, is situated on the north side of the road at the northeast corner with Joyceville Road, in the former Township of Pittsburgh, now City of Kingston. The 3.2-hectare rural property contains a one-and-a-half storey limestone farmhouse and a number of 20<sup>th</sup> and 21<sup>st</sup> century rural outbuildings, built for John and Sarah Hysop around 1862.

**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 Hysop House is a rare example of a one-and-a-half storey, mid-19<sup>th</sup> Century, Ontario vernacular limestone farmhouse. The Hyslop House is a rare example of this style as its main entrance is located on the gable end, while typical Ontario vernacular farmhouses exhibit a symmetrical facade with central low-pitched gable with a window and entranceway underneath that are flanked by large rectangular window openings. This feature does not appear to be a later alteration, as there is no evidence of a door ever being located on the west elevation, making this building a rare example of this style of Ontario vernacular house in the Kingston area.

The western elevation (facing Joyceville Road) includes the typical central gable, embellished by decorative vergeboards and an arched window opening with radiating stone voussoirs. The main front entranceway, however, is located on the southern elevation and includes a recessed opening with molded panels, narrow side lights and a transom window.

The Hysop House’s T-shaped plan includes a kitchen tail addition on its eastern side, with a later stone carriage house attached thereto. Common for this Georgian-influenced Ontario vernacular style of house is the medium-pitched gable roof and regular arrangement of rectangular window openings found throughout the building. A single brick chimney is located at the northern gable end of the main house and at the eastern gable end of the kitchen tail. A third brick chimney is found on the southern gable end of the carriage house addition.

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The high degree of craftsmanship of the Hysop House is evident in the exceptional quality of the masonry. The limestone on the main house is squared, dressed and laid in courses and includes stone voussoirs that top all the doors and window openings of the house, and stone sills that underscore the windows. The limestone foundation is slightly projecting and uncoursed to provide a distinction and contrast to the walls of the main building. The single-storey carriage house, while likely built at a slightly later time, is also constructed with the buff-coloured Pittsburgh Township limestone and laid in courses.

*Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

The Hysop House is associated with John and Sarah Hysop who constructed and lived in the house with their five children. The Hysops were a successful farming family in the area and at one point owned over 81 hectares (200 acres) and employed five workers and a housekeeper. The Hysop family owned the property until 1926.

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

The Hysop House has contextual value as its architectural design and integrity support and maintain the scenic and historic rural character of the road.

### **Cultural Heritage Attributes**

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

- One-and-a-half storey, T-shaped plan, limestone dwelling with central medium-pitched gable that includes an arched window opening with radiating stone voussoirs;
- Symmetrical fenestration of rectangular openings with stone voussoirs and stone sills,
- Recessed main entranceway with molded surrounds, narrow side lights and transom;
- Medium-pitched cross-gabled roof with three brick chimneys, and decorative wooden vergeboard on the gables;
- Attached limestone carriage house with flat-arched carriageway opening; and
- Visibility and legibility of the heritage attributes from the roads.

### **Non-Heritage Attributes**

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

- Modern detached outbuildings

**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 2555 Highway 38 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 2016;

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 the Davidson House at 2555 Highway 38 (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.

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”**  
**Description and Criteria for Designation**  
**Davidson House**

Civic Address: 2555 Highway 38  
Legal Description: Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R8537 and Part 1, Plan 13R19108; Except Parts 1 and 2, Plan 13R22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; City of Kingston, County of Frontenac  
Property Roll Number: 1011 080 230 20800

**Introduction and Description of Property**

The Davidson House, located at 2555 Highway 38, is situated on the south-west side of the road just south of Unity Road and the hamlet known as Glenvale, in the former Township of Kingston, now part of the City of Kingston. This 57-hectare rural property contains a one-and-a-half storey brick farmhouse with a modern single-storey wing (and a number of 20<sup>th</sup> century rural outbuildings), built in 1860 for the Davidson family.

Joseph and Mary Ann Davidson purchased the property in 1853 and constructed the house in 1860. Mary Ann was a member of the Ellerbeck family who were well-known early United Empire Loyalist settlers to the area. The Davidson family lived and farmed this property for 30 years.

**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 property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The Davidson House is a rare example of a one-and-a-half storey, mid-19<sup>th</sup> Century, Ontario vernacular brick farmhouse with various architectural embellishments that display a high level of craftsmanship. Typical of this style is the symmetrical façade, gabled roof with twin chimneys, a central medium-pitched gable with a window and entranceway underneath that are flanked by large rectangular window openings. The Davidson House is unusual for a vernacular building, however, as the bricks are laid in a Flemish bond pattern (i.e. header, stretcher, header). Further, the main entrance is wide with side lights and includes an elliptical brick arch with fanlight. The central window opening above is also arched with brick voussoirs. The high degree of craftsmanship is also evident by the elaborate cornice with wide frieze board, deep soffits, decorative dentils and eave returns.

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

The Davidson House has contextual value as it supports and maintains the scenic and rural character of the road.

### **Heritage Attributes**

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

- One-and-a-half storey red brick farmhouse in Flemish bond pattern, with limestone foundation;
- Medium-pitch side gable roof with a central medium-pitch gable and two brick chimneys located on the gable ends;
- Elaborate cornice with dentils and wide frieze board;
- Symmetrical front façade with central entranceway flanked by large window openings;
- Central arched window opening in the gable, with brick voussoirs and stone sill, and elliptical arched central entranceway with side lights and fanlight (not original);
- Rectangular window openings throughout with stone sills and brick voussoirs;
- South elevation with two small window openings in the gable and two larger window openings on the first storey; and
- Visibility and legibility of the heritage attributes from the roads.

### **Non-Heritage Attributes**

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

- Modern detached outbuildings, pool and fences.



**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 490 Bagot 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 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 the Millers Lane House at 490 Bagot 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.

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”**  
**Description and Criteria for Designation**  
**Millers Lane House**

Civic Address: 490 Bagot Street  
Legal Description: Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac  
Property Roll Number: 1011 030 120 01300

**Introduction and Description of Property**

The Millers Lane House at 490 Bagot Street is located on the west side of Bagot Street, south of Raglan Road and adjacent to the former Millers Lane, in the Inner Harbour neighbourhood in the City of Kingston. The approximately 580 square metre residential property contains a detached two-storey red brick residential building, constructed circa 1883-1884.

**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 property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The Millers Lane House has design value as a rare example of eclecticism in residential architecture in the Inner Harbour neighbourhood of Kingston. The eclectic use of architectural styles began in residential building design during the late 19<sup>th</sup> century and is characterized by combining different architectural elements from several periods and regions in a single composition. The residence at 490 Bagot Street demonstrates this design approach through its’ Italianate, Gothic Revival, and Second Empire elements. Its two-storey, asymmetrical massing with cross-gable roof and square tower is clad in a red brick veneer in stretcher/running bond and sits on an evenly coursed limestone foundation. The square tower has a bell-curved mansard roof with steeply pitched gable dormers with pointed sash windows, likely original. The variety of architectural detailing is eclectic from its three different styles of paired wooden brackets to the pre-cast arches over the windows, which are mostly paired and share a single stone sill. The window openings have been partially infilled on the exterior and would likely have had arched upper sashes to match the pre-cast arches above. A large original brick chimney remains on the north face of the front gable.

The Millers Lane House also has design value for its high degree of craftsmanship as demonstrated through the decorative wood vergeboard with drop pendant, highly detailed wood brackets, frieze boards, brick quoining, and recessed brick panels.

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

The Millers Lane House supports the historic and eclectic residential character of this portion of Bagot Street, which includes a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century brick and frame houses.

### **Heritage Attributes**

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

- Two-storey asymmetrical massing with cross-gable roof and square tower;
- Evenly coursed limestone foundation;
- Red brick veneer in stretcher/running bond with quoining on corners and recessed panels under the eave on the south elevation;
- Square tower with bell-curved mansard roof and steeply pitched gable dormers with pointed sash windows;
- Decorative wood detailing including the vergeboard and drop pendant in the front gable, larger paired brackets under the main eave, smaller paired brackets under the eaves of the bay windows, single brackets under the eave of the mansard roof, and frieze boards throughout;
- Brick chimney; and
- Original window openings (mostly paired) with pre-cast stone arches (a formulation of finely ground hydraulic lime or natural cement, sands, and stone dust in that period) and limestone sills.

**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 711 King Street West 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 711 King Street West (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.

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”**  
**Description and Criteria for Designation**  
**Schroeder House**

Civic Address: 711 King Street West  
Legal Description: Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac  
Property Roll Number: 1011 070 090 14600

**Introduction and Description of Property**

The Schroeder House at 711 King Street West is located on the north side of the street, just east of Union Street in the Village of Portsmouth, now City of Kingston. This 950 square metre residential property contains a one-and-half-storey Ontario vernacular frame house constructed in 1844, with a series of non-contributing modern additions.

**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 Schroeder House is a good representative example of an early-19<sup>th</sup> century one-and-a-half storey wood frame Georgian cottage. Typical of the Georgian style is the side gable roof with twin brick chimneys and a central neo-classical entranceway with side lights, flanked by symmetrically placed windows. The limestone foundation is also visible.

While this building has been modified and restored several times, it still retains a strong Georgian character. Some modern interventions that respect and support this heritage character includes the clapboard siding, eave returns, and simulated 12-pane sash windows.

The house was built for James and Ann Schroeder, an English immigrant and sausage maker, in 1844, possibly to plans by William Coverdale (not confirmed). The Schroeders raised their four children and lived in this house for over twenty years.

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

The former Village of Portsmouth has a distinct heritage character, consisting of a historic village atmosphere, and a variety of built heritage resources including frame and stone dwellings from the 19<sup>th</sup> century. With its distinct Georgian design, the Schroeder House helps define and maintain the historic village character of Portsmouth.

### **Heritage Attributes**

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

- One-and-a-half storey dwelling of wood frame construction, clad in a clapboard exterior (not original), with a limestone foundation;
- Side gable roof with eave returns and twin red brick corbelled chimneys located at each gable end;
- Symmetrical front façade with central entranceway with side lights, flanked by rectangular window openings;
- Symmetrical second-storey side-elevation window openings; and
- Visibility and legibility of its heritage attributes from the road.

### **Non-Heritage Attributes**

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

- Two-storey hipped-roof rear addition.



**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the properties at 991 Sydenham Road 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 2016;

On January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property known as the McGarvey House at 991 Sydenham Road (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.

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation  
McGarvey House**

Civic Address: 991 Sydenham Road  
Legal Description: Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R5093; City of Kingston, County of Frontenac  
Property Roll Number: 1011 080 190 28700

**Introduction and Description of Property**

The McGarvey House, located at 991 Sydenham Road is located on the west side of the road, south of Crossfield Avenue, in the former Cataraqui Village, now the City of Kingston. Situated on an approximately 1700 square metre residential property, the McGarvey House includes a two-and-a-half storey red brick house with a later single storey rear addition. The house was built for Susan and Francis McGarvey in the mid-1870s.

The original owners, Francis and Susan McGarvey, were Roman Catholic Irish immigrants who appear to have originally been tenants residing in a smaller house on the original property. Francis was a labourer and gardener. The McGarvey's later built the current brick structure after purchasing the lands outright in the 1870s.

**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 style and design of the McGarvey House reflects a popular form found in pattern books and catalogs from the 1870s and '80s. The L-shaped plan, verandah, polychromatic brick, and numerous rectangular windows in a symmetrically organized pattern is typical of this style. The design is somewhat restrained in its appearance, however, as the elevations are not punctuated by ornamental design elements such as dormers, bay windows or trim. The only note of whimsy is the yellow brick accents in the voussoirs.

The current verandah is a later addition. The original verandah likely did not extend around the north end wall and possibly had more curvilinear brackets; however, a large verandah is an important component of this type of building.

*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.*

With its shallow setback, colour, style and location on Sydenham Road, the McGarvey House shares a visual and historical relationship with its surroundings and is important in defining and maintaining the historical context of the neighbourhood. The former village of Cataraqui consists of several 19<sup>th</sup> century brick, frame and limestone residences, churches, and cemeteries. Together with the stone building at 995 Sydenham Road, the stucco covered frame building at 983 Sydenham Road, as well as the Cataraqui Cemetery National Historic Site, the McGarvey House helps to define the historic village's rural character as it extends south to Princess Street.

### **Heritage Attributes**

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

- Two-and-a-half-storey massing, red brick construction with yellow coloured brick accents;
- Medium pitched cross gable roof, with brick chimney;
- Regular pattern of original window and door openings with segmental arches; and
- Visibility and legibility of its heritage attributes from the road.

### **Non-Heritage Attributes**

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

- Later rear addition.

**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the properties at 995 Sydenham Road 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 2016;

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 the Harrigan House at 995 Sydenham Road (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.

City of Kingston By-Law Number 2024-XX

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”**  
**Description and Criteria for Designation**  
**Harrigan House**

Civic Address: 995 Sydenham Road  
Legal Description: Part Lot 15 Concession 3 Kingston as in FR613532; City of Kingston, County of Frontenac  
Property Roll Number: 1011 080 190 28600

**Introduction and Description of Property**

The Harrigan House, located at 995 Sydenham Road is located on the west side of the road, just south of Crossfield Avenue, in the former Village of Cataraqui, now the City of Kingston. Situated on an approximately 1900 square metre residential property, the Harrigan House consists of an 1860s one-and-a-half storey limestone house with a single-storey tail, as well as a recent (2003) two storey addition added to the rear. The house was built for local farmers, George and Ann Harrigan and their family to replace an earlier frame dwelling.

The Harrigan family, Roman Catholic Irish immigrants, successfully ran a farm on leased land and first lived in a one-storey frame house on the property. As their family expanded and their farm prospered, this stone house, with its simple classical elements, became their new home.

**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.*

This stone house with its rear tail was likely built in the 1860s and appears on the Ordnance Plan of 1869. Built in limestone, this small house is one of the earliest surviving stone dwellings in or near the former Cataraqui Village. This makes the Harrigan House a rare example of a small vernacular stone dwelling from the mid-19<sup>th</sup> century in this area of Kingston/formerly Cataraqui Village.

The Harrigan House is a good example of a simple, functional dwelling in a former village. It was designed with a simple form with no overt detailing and in the Georgian tradition of placing the main entrance in the centre flanked symmetrically by large windows. While only one survives, likely a matching chimney was originally constructed to balance at each gable end.

*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.*

With its shallow setback, limestone construction, age and location on Sydenham Road, the Harrigan House shares a visual and historical relationship with its surroundings and is an important part of the historical context of the neighbourhood and helps to maintain the character of the former village. Together with the stone building at 998 Sydenham Road, the brick house at 991 Sydenham Road and the Cataraqui Cemetery National Historic Site, the Harrigan House helps to define the historic Village of Cataraqui's rural character as it extends south to Princess Street.

### **Heritage Attributes**

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

- One-and-a-half-storey, three-bay massing with rear single-storey tail, all of limestone construction with regular coursing on the façade and random coursing on the sides;
- Medium pitched gable roof, with brick chimney; and
- Regular pattern of original window and door openings with stone voussoirs.



**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 512 Frontenac 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;

On January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally owned as La Paroisse St. François d'Assise at 512 Frontenac 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.

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

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation**

**La Paroisse St. François d’Assise**

Civic Address: 512 Frontenac Street  
Legal Description: Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac  
Property Roll Number: 1011 050 020 11200

**Introduction and Description of Property**

The property is an irregularly shaped lot on the west side of Frontenac Street in the City of Kingston, Ontario. The approximately 0.13-hectare lot comprises a church complex around a central courtyard. It includes a hall above an open portico area with arched openings along the front of the property, a two-storey rectory along the south edge of the property, and the nave and entry porch with campanile (a slender tower topped by cross) near the west side of the property. The church, known as La Paroisse St. François d’Assise was built from 1959-1961 to plans by architect Wilfred Sorensen, to serve the francophone Roman Catholic community of Kingston.

**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.*

La Paroisse St. François d’Assise has design and physical value because it is a unique example of a church in the Modern architectural style with influences from medieval religious buildings. Modern design elements include its concrete construction, simple detailing, and emphasis on function over decoration. Medieval elements include the arrangement of the building around a central courtyard, with arched openings and a campanile. The stucco/roughcast exterior, use of wood and exposed beam ends are features of both modern and medieval styles. The resemblance to medieval church and monastery architecture creates a visual link to French and European medieval architectural traditions and sets this property apart from other modern churches in the Kingston area.

*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.*

*The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

La Paroisse St. François d'Assise has historical value and associative value because it has a direct association with groups that are significant to the community. The church is directly associated with the francophone community in Kingston, Club Champlain and architect Wilfred Sorensen.

By 1950, the French community in Kingston comprised approximately 2000 people, yet they did not have a school or parish in which to conserve their culture and language. Prior to the establishment of the St. François parish, those wanting to experience mass in French had to attend Regiopolis College (Hotel Dieu Hospital) and then later the House of Providence. Club Champlain was established as a social club that became instrumental in founding La Paroisse St. François d'Assise to create a central community cultural centre for Kingston's francophones.

La Paroisse St. François d'Assise also has associative value because it reflects the work and creativity of prominent local architect, Wilfred Sorensen, who designed it in 1959. Born in Denmark in 1931, Sorensen moved to Canada in 1941 where he studied architecture at McGill University. He opened his architectural office in Kingston in 1956 and designed his first known church, Church of the Redeemer at 89 Kirkpatrick Street (now the Korean Church), in 1957. Some of his most well-known projects and renovations in the area include the church hall of Glenburnie, the Central Branch of the Frontenac Public Library, the 1965 addition to the Smith Robinson Building, and the 1972 restoration of the George Brown round-corner building at Brock and Wellington Streets. He was awarded the Margaret Angus Award for lifetime achievement by the Frontenac Heritage Foundation in 2020.

*The property has contextual value because it is a landmark.*

La Paroisse St. François d'Assise was designed to serve as a place of worship, a centre for the francophone community of Kingston, an administrative centre and a rectory. It is the only francophone parish in the Archdiocese of Kingston. With its unique architecture and place in the francophone community, La Paroisse St. François d'Assise is considered a landmark in Kingston.

## **Heritage Attributes**

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

- The orientation and setback of the church on Frontenac Street;
- The arrangement of the building around a central courtyard;
- Views through the Portico into the courtyard and of the main entrance from Frontenac Street;
- Roughcast/stucco cladding;

- Key elements of the Nave and entry porch sections include:
  - Round campanile (tower) surmounted by a cross;
  - Shallow pitch side gable roof supported on arched concrete beams;
  - Roof beam ends on the building exterior where they resemble corbels;
  - Flat-headed windows between the beam ends (“corbels”) on the east and west elevations;
  - Arched window openings with plain moulded concrete surrounds on the east and west elevations;
  - Shed roofed entrance porch with projecting eaves and corbels on the northeast corner;
  - Arched entranceway with plain moulded concrete surround;
  - Wood main entrance double doors with cross pattern windows;
- Key elements of the Rectory section include:
  - Symmetrical arrangement of window and door openings on the north elevation;
- Key elements of the Portico and Hall section include:
  - Shallow pitch side gable roof supported on arched concrete beams;
  - Roof beam ends on the building exterior where they resemble corbels; and,
  - Four arched arcade openings on each side of the Portico.

### **Non-Heritage Attributes**

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

- Grass area and tree north of the church;
- Gardens and concrete walkways in the courtyard;
- Wall mural inside the Portico (1990);
- Metal bell frame with bell in the courtyard (1990);
- Stained glass windows (1997); and,
- All other interior features besides those mentioned in the list of heritage attributes above.

1070 Old Mill Road –  
Riley House



156 Princes Street –  
Tolbert Building



# 197-205 Wellington Street





# 2432 4<sup>th</sup> Concession Road – Hysop House



Looking North

Looking East

Looking N-W



Google 2023



2555 Highway 38 –  
Davidson House



# 490 Bagot Street – Millers Lane House



711 King Street West –  
Schroeder House



991 Sydenham Road –  
McGarvey House



995 Sydenham Road –  
Harrigan House



512 Frontenac Street –  
La Paroisse St. François d'Assise

