



**City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-018**

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: April 17, 2024

Subject: Notice of Intention to Designate under the *Ontario Heritage Act*

Addresses: 1553 Sunnyside Road, 265 King Street East, 275 King Street East, 2785 Lee Road, 375 Maple Ridge Drive, 730 Hillview Road, 149 Brock Street, 161 Brock Street, 163 Brock Street, 319 & 321 King Street West, and 347 Wellington Street

File Numbers: R01-019-2024, R01-020-2024, R01-021-2024, R01-022-2024, R01-023-2024, R01-024-2024, R01-009-2020, R01-010-2020, R01-025-2024, R01-026-2022, R01-027-2024 and R01-028-2024.

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.

April 17, 2024

Page 2 of 10

This report provides background information regarding the evaluation of twelve (12) properties to determine their cultural heritage value and interest. The properties at 1553 Sunnyside Road, 265 King Street East, 275 King Street East, 2785 Lee Road, 375 Maple Ridge Drive, 730 Hillview Road, 149 Brock Street, 161 Brock Street, 163 Brock Street, 319 King Street West, 321 King Street West and 347 Wellington Street were found to exceed the threshold established by the Province of Ontario for Designation under Part IV of the *Ontario Heritage Act*.

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 March 27, 2024, hosted by Heritage Planning staff. One letter of concern was provided by the owner of 163 Brock Street. 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 1553 Sunnyside Road, known as the Fairbanks Farmhouse, 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-24-018; 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 1553 Sunnyside Road, attached as Exhibit B to Report Number HP-24-018, 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 265 King Street East, known as Dr. Connell/Pilot House 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-24-018; 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 265 King Street East, attached as Exhibit C to Report Number HP-24-018, 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

April 17, 2024

Page 3 of 10

That Council direct staff to serve a Notice of Intention to Designate the property located at 275 King Street East, known as the Wire Works 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-24-018; 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 275 King Street East, attached as Exhibit D to Report Number HP-24-018, 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 2785 Lee Road, 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-24-018; 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 2785 Lee Road, attached as Exhibit E to Report Number HP-24-018, 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 375 Maple Ridge Drive, known as the Carolan Farmhouse, 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-24-018; 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 375 Maple Ridge Drive, attached as Exhibit F to Report Number HP-24-018, 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 730 Hillview Road, known as the John Grass Jr. 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-24-018; 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 730 Hillview Road, attached as Exhibit G to Report Number HP-24-018, 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 Proposed Amendment/Notice of Intention to Designate the property located at 149 Brock Street, known as the McKay Fur House, as a

April 17, 2024

Page 4 of 10

property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-018; 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 149 Brock Street, attached as Exhibit H to Report Number HP-24-018, 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 161 Brock Street, known as the Norris 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-24-018; 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 161 Brock Street, attached as Exhibit I to Report Number HP-24-018, 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 163 Brock Street, known as the Dupuis 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-24-018; 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 163 Brock Street, attached as Exhibit J to Report Number HP-24-018, 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 319 King Street West, 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-24-018; 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 319 King Street West, attached as Exhibit K to Report Number HP-24-018, 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 321 King Street West, 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-24-018; and

April 17, 2024

Page 5 of 10

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 321 King Street West, attached as Exhibit K to Report Number HP-24-018, 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 347 Wellington Street, known as the Davis Dry Dock, 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-24-018; 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 347 Wellington Street, attached as Exhibit L to Report Number HP-24-018 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.

April 17, 2024

Page 6 of 10

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,
Commissioner, Community
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

April 17, 2024

Page 7 of 10

Options/Discussion:

This report provides background information regarding the reasons for designating the following twelve (12) 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:

- 1553 Sunnyside Road, known as the Fairbank Farmhouse (R01-019-2024);
- 265 King Street East, known as Connell Building (R01-020-2024);
- 275 King Street East, known as the Wire Works Building (R01-021-2024);
- 2785 Lee Road (R01-022-2024);
- 375 Maple Ridge Drive, known as the Carolan Farmhouse (R01-023-2024);
- 730 Hillview Road, known as the John Grass Jr. House (R01-024-2024);
- 149 Brock Street, known as the McKay Fur House (R01-025-2024);
- 161 Brock Street, known as the Norris House (R01-009-2020);
- 163 Brock Street, known as the Dupuis House (R01-010-2020);
- 319 & 321 King Street West (R01-026-2024 & R01-027-2024); and
- 347 Wellington Street, known as the Davis Dry Dock (R01-028-2024).

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).

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.

Background

Through [Report Number HP-23-018](#), staff were directed to undertake the disposition of listed properties on the City of Kingston Heritage Register. The twelve (12) 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).

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 and amended 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

April 17, 2024

Page 8 of 10

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/amend 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.

Analysis

The twelve (12) 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 265 and 275 King Street East, and 319 and 321 King Street West in 2010. The remainder of the subject properties were listed in 2016.

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 Heritage Properties Working Group has reviewed the draft by-laws and supports the designation of the subject properties as properties of cultural heritage value and interest. The full statements of significance, including lists of attributes are included in the draft designation by-laws attached as Exhibits B through L. Photographs of each property are included in Exhibit M.

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.

Public Engagement

All owners were contacted by registered mail on March 12, 2024. 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 March 27, 2024, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall. Seven property owners and one member of the public attended the open house to ask questions regarding the process and implications of heritage designation. While property owners are not required to support the designation for it to move forward,

April 17, 2024

Page 9 of 10

feedback received from the owners is considered and added to the draft by-laws as appropriate. At the time of writing this report, staff received one written objection from the owner of 163 Brock Street (see Exhibit N).

Conclusion

Staff recommend proceeding with serving the Notice of Intention to Designate the twelve (12) 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 L, 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 and 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*.

Contacts:

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

Joel Konrad, Manager, Heritage Planning, 613-546-4291 extension 3256

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

April 17, 2024

Page 10 of 10

Exhibits Attached:

- Exhibit A Notice of Intention to Designate
- Exhibit B Draft Designation By-Law – 1553 Sunnyside Road
- Exhibit C Draft Designation By-Law – 265 King Street East
- Exhibit D Draft Designation By-Law – 275 King Street East
- Exhibit E Draft Designation By-Law – 2785 Lee Road
- Exhibit F Draft Designation By-Law – 375 Maple Ridge Drive
- Exhibit G Draft Designation By-Law – 730 Hillview Road
- Exhibit H Draft Designation By-Law – 149 Brock Stret
- Exhibit I Draft Designation By-Law – 161 Brock Street
- Exhibit J Draft Designation By-Law – 163 Brock Street
- Exhibit K Draft Designation By-Law – 319 and 321 King Street West
- Exhibit L Draft Designation By-Law – 347 Wellington Street
- Exhibit M Property Photographs
- Exhibit N Letter of Concern – 163 Brock Street

-- Website Version--

**Notice of Intention to pass a By-law 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:

1553 Sunnyside Road (Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T TKZ18724; City of Kingston, County of Frontenac), known as the Fairbanks Farmhouse;

The Fairbanks Farmhouse is situated on the northwest side of the road, in the former Township of Kingston, now part of the City of Kingston. This 0.5-hectare rural property contains a one-and-a-half storey Ontario vernacular limestone farmhouse contracted circa 1840 for Caleb and Nancy Fairbanks. The Fairbanks Farmhouse is a rare example of an early 19th century one-and-a-half storey Georgian influenced vernacular bank house (a house built into a hill) with an asymmetrical front façade that does not face the road. Typical of the Georgian architecture style, the building has a low-pitch side gable roof with a central medium-pitch gable topped with twin red brick chimneys at the roof ridge. The entranceway, which is slightly off set from centre, is flanked by pairs of rectangular window openings with stone sills. The roughly coursed, randomly cut stones and lack of architectural embellishments are indicative of the rural, vernacular nature of this building's construction. The Fairbanks Farmhouse, however, is unusually large for an early vernacular farmhouse, with two extra bays on its primary elevation. It is also a rare example of a 19th century stone farmhouse built into a hill – bank house. The Fairbanks Farmhouse is associated with long time owners and local farming family, the Fairbanks. With its size, limestone construction and presence on Sunnyside Road, the Fairbanks House shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area. Its heritage attributes include the one-and-a-half storey limestone house built partially into a hill, its side gable roof with central medium-pitch gable, original openings and asymmetrical five-bay front facade.

265 King Street East (Part Lot 87 Original Survey Kingston City as in FR365246; S/T FR365246; City of Kingston, County of Frontenac), known as the Connell Building:

The Connell Building is located on the northeast corner of the intersection of King Street East and Johnson Street, in the City of Kingston. This 125 square metre property contains a one-storey brick commercial building, constructed between 1896-1897 for Dr. James Connell's office and clinic. The Connell Building has design value as a rare example of the Classical Revival style applied to a small brick commercial building in downtown Kingston. Its Classical Revival style is expressed through the

balance, symmetry and order of its primary façades, and the liberal application of Classical detailing.

The Connell building has associative value because it demonstrates the work of architectural firm, Power & Son, whose work is well-known and includes a variety of residential, commercial, industrial, and religious buildings, constructed in Kingston between 1872 and 1923. The design of the Connell Building demonstrates many of the characteristics of a Power design, including sensitivity to site (i.e., a prominent corner entrance with two primary façades successfully addressing King Street East and Johnson Street), attention to patterning using wall projection and recession (i.e. pilasters, brick banding, pediments) and the use of pronounced surrounds on openings (i.e., raised brick courses and keystone over window and door openings).

The Connell building is also associated with Dr. James Cameron Connell (1863-1947). The building was originally designed as a doctor's office and constructed in 1896-7 for Dr. Connell, where it became the first eye, ear, nose and throat specialist practice in the district and only the second in Canada. Dr. Connell began teaching medicine at Queen's in 1891 and was appointed Dean of the Faculty of Medicine in 1903. In 1925, as President of the Board of the Kingston Health Association, he facilitated the opening of the Douglas Wing and Richardson Laboratories at KGH and established the Mowat Sanatorium for the treatment of tuberculosis in Portsmouth Village. This property has contextual value because it is historically linked to its surroundings as one of the last remaining historic commercial buildings, along with 275 King Street East, on the east side of the street in the block of King Street East between Clarence and Johnson Streets. The Connell Building's heritage attributes include the one-storey brick building, with its original window openings and various brick, stone, wooden and terracotta architectural detailing.

275 King Street East (Part Lot 64 Original Survey Kingston City; Part Lot 87 Original Survey Kingston City; Part 2 13R822; T/W FR693675; City of Kingston, County of Frontenac), known as the Wire Works Building:

The Wire Works Building is located on the east side of King Street East between Clarence and Johnson Streets, in the City of Kingston. This 208 square metre property contains a two-storey red brick commercial building with flat roof, constructed circa 1895. The property has design value as an interesting example of late Victorian commercial architecture. The strong vertical emphasis in its massing and proportions, and decorative brickwork are characteristic of Victorian commercial architecture, while the overall robustness and simplicity of the composition reflects a shift into 20th century architectural styles. The building exhibits a diverse collection of decorative brickwork, including a dentilled cornice on the parapet wall, raised brick string courses connecting the second-floor window openings, herringbone panels above the second-floor windows in the side bays, and a recessed brick panel underneath the ground floor storefront window. The only asymmetrical elements on the building are found on the storefront, where the wood cornice (now clad in copper), with modillions, dentils, and plain frieze, extends over the storefront entrance and window, and not over the secondary entrance to the upper floor,

demarcating the storefront. The property has historical value for its original use as a “wire works,” by Crescent Wire Works. Owned by Francis W. Partridge, Crescent Wire Works was advertised as a manufacturer of all kinds of wire work, including wire trellis for verandahs, cemetery, and garden arches; flower stands; fencing; and office, bank counter and steamboat railings. The property has contextual value because it is historically linked to its surroundings as one of the last remaining historic commercial buildings, along with 265 King Street East, on the east side of the block of King Street East between Clarence and Johnson Streets. Its heritage attributes include the two-storey brick building with its original openings and decorative brick detailing.

2785 Lee Road (Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac):

The subject property is situated on the south side of the road near the terminus of Babcock Road, in the former Township of Kingston, now City of Kingston. The 40.2-hectare rural property contains a one-and-a-half storey limestone farmhouse with various additions, built around 1880, possibly for farmer James F. Knapp who owned the property from 1876 into the early 20th century. The property includes a rare example of a late-19th century one-and-a-half storey, Ontario vernacular limestone farmhouse with its main entrance located on the gable end. This placement of the entryway is atypical as Ontario vernacular farmhouses are overwhelmingly designed with a symmetrical facade with central entrance flanked by large rectangular window openings. 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. The high degree of craftsmanship of the dwelling is evident in the exceptional quality of the masonry on the main house, which is squared, dressed and laid in even courses of uniform stone that continue up the large chimney above the front wall. This craftsmanship is also evident in the tall radiating stone voussoirs that top all the doors and window openings of the main house, as well as the stone sills. The oversized entrance is emphasized by a deeply recessed paneled surround with transom window above and flanking sidelights. 2785 Lee Road has contextual value as its simple vernacular design, integrity, limestone construction, unpaved circulation routes, barn-board agricultural buildings and the proximity of these features to the road, supports and maintains the scenic and historic rural character of the road. Its heritage attributes include the one-and-a-half storey limestone farmhouse, with recessed main entrance, original fenestration pattern, one storey western wing with further one storey addition, and the various wooden agricultural outbuildings.

375 Maple Ridge Drive (Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac), known as the Carolan Farmhouse:

The Carolan Farmhouse is located on the southwest side of the street, just west of the intersection with Bath Road, in the former Township of Kingston, now part of the City of Kingston. This 0.4-hectare residential property contains a one-and-a-half storey L-shaped Ontario vernacular limestone farmhouse constructed circa 1851 for Cornelius and Jane Carolan (Caroline). The Carolan Farmhouse is a representative example of a mid-19th century, 'L'-shaped limestone farmhouse, built on a high point of land overlooking the water. The house's main entrance faces Bath Road and is located on a slight rise facing Lake Ontario. The house's simple vernacular architecture is expressed by its restrained profile, uncoursed limestone and symmetrical front façade. However, various embellishments point to a high degree of craftsmanship and artistic effort and are somewhat unusual in a vernacular farmhouse of this era. The cross-gable roof, for example, features two tall grey-brick chimneys with decorative banding and dentils. The oversized main entranceway and window openings feature segmental arches with stone voussoirs and sills. The main entrance includes a large transom and quoining; there are also stone quoins at the building corners. The gable end has a dramatic half-round arched window opening in the peak, with stone voussoirs and sill. The Carolan Farmhouse is associated with the Carolan family who owned the property for over 100 years. The property was purchased by Cornelius Carolan (also noted as Caroline in several places) in 1835 from George Okill Stewart. Carolan was an Irish Catholic farmer who initially lived in a log home on the property with his wife Jane and daughters Bridgett, Grace Ann and Eliza. Carolan was elected as Road Master in 1835. The stone farmhouse replaced the log house around 1851. The property passed to daughter Grace Ann Carolan in May 1872. Grace Ann Carolan married Peter Nugent in June 1872, and they remained at the farmhouse into the 20th century. Its heritage attributes include the one-and-a-half-storey L-shaped limestone farmhouse with cross-gable roof, tall brick chimneys, symmetrical front façade with segmentally-arched oversized openings, quoining, large transom and sidelights framing the main entrance and half-round arched window opening in peak of gable.

730 Hillview Road (Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston, County of Frontenac), known as the John Grass Jr. House:

The John Grass Jr. House property is situated on the north side of the road, just west of Mona Drive and east of John Grass Creek Park, in the former Township of Kingston, now the City of Kingston. The approximately 1800 square metre thru-lot, with secondary frontage onto High Gate Park Drive, contains a two-storey Regency style former farmhouse, constructed in the late 19th century. The John Grass Jr. House is a rare example of a 19th century Regency style farmhouse in the Collins Bay area of Kingston's west end. The two-storey house exhibits a Regency architectural style through its simple, functional design with modest ornamentation. The square-plan structure is constructed of red bricks with a pitch-faced limestone foundation and topped by a steeply pitched hip roof in the typical Regency style. The second floor and eastern elevation retains the original pattern of openings that exemplify the Regency style, including a central arched window opening, flanked by large rectangular openings. The John Grass Jr. House is associated with the Grass

family and particularly John Grass Jr who built the house in the late 1800s. John Grass Jr. was born on the property in 1810, when only a single storey framed building existed. He was a well-known local figure in the Collins Bay area. "Old Uncle John" was described in his obituary as "a kindly spirit" and "while frugal [was] honorable, hospitable and public spirited." He died in his home, where he lived his entire life, in 1893 at the age of 82. The large, naturalized area immediately adjacent the house to the west, that stretches from the northern headwaters of Collins Bay north to Prince Charles Drive is named John Grass Creek Park in his honour. The John Grass Jr. House is a prominent house located at the northern tip of Collins Bay in a settlement area historically (and currently) known as Collins Bay. Together with the two former Methodist church buildings (now residences) at 692 and 704 Hillview Road and the large natural area named for John Grass, the John Grass Jr. House is a defining property in this historic community. The two-storey Regency former farmhouse offers a rare example of this form in this area. Its distinctive architecture, size, brick construction, siting on the property, and location along Hillview Road, across from W.C. Warnica Memorial Park, make it a landmark in the area. Its heritage attributes include the one-and-a-half-storey brick house with limestone foundation, original window openings and hip roof.

149 Brock Street (Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac), known as the McKay Fur House:

The McKay Fur House is located on the north side of the road, mid-block between Montreal and Bagot streets in downtown Kingston. The approximately 250 square metre property includes a two-storey red-brick commercial building constructed circa 1907 for the J. McKay Furrier business. The McKay Fur House is an example of an early 20th century commercial building built as the showroom and business office for a growing furrier business in downtown Kingston. The McKay Fur House was built of red brick with five dramatic semi-circular window openings with decorative hood molds and stone sills, each containing an arched and multi-paned window. The entire building is topped with a flat roofline decorated with an entablature. The entablature features an elaborate cornice and dentils with a stepped centre section, which adds to the grandeur of the building. The McKay Fur House is associated with John McKay who operated a leather, hides and furrier business. It is believed that the business began on the subject property in an earlier building. Eventually the business grew, expanding into 153 and 155 Brock Street and requiring the demolition of the original building and the construction of the new McKay Fur House building around 1907. The subject property became the location of the showrooms and order department, while the adjacent 153 and 155 Brock Street served as the factory and wholesale department. McKay's Fur House operated in this building until the 1960s. The McKay Fur House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick, wood frame and

limestone. With its shallow setback, grand appearance and two storey height, red-brick construction, and location close to the lot lines, the McKay Fur House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street as John McKay's business operated in both buildings for the first half of the 20th century. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street. The McKay Fur House is historically linked to the area, as a part of the various fur businesses in this part of the city in the late 19th and early 20th centuries. The heritage attributes include the two storey red-brick building, with its five second floor semi-circular window openings with decorative hood moulds, topped by a decorative entablature.

161 Brock Street (Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston City as in FR486361; T/W FR718826, City of Kingston, County of Frontenac), known as the Norris House:

The Norris House is situated on the north side of the road, just east of the intersection of Montreal and Brock Streets in downtown Kingston. The approximately 163 square metre property includes a one-and-a-half storey wood frame residential building constructed in 1842-3. The Norris House has physical and design value as a rare example of a wood frame dwelling in downtown Kingston. Following a number of devastating fires, in 1847 Kingston City Council passed a by-law to prohibit the erection of wooden buildings "in the thickly-built parts of the City". This one-and-a-half storey wood frame former dwelling represents one of only a few remaining examples in the downtown area. While it has undergone several unsympathetic changes, particularly the Angel Stone veneer, its basic one-and-a-half storey massing and gabled roofed profile remain obvious. The original recessed central entranceway with transom and wooden paneled reveals is still extant. The property is of historical/associative value due to its association with carpenter Benjamin Norris, who constructed this modest house for he and his wife Elizabeth. The 1851 census notes Benjamin and Elizabeth Norris living in the frame house with their children Mary, Catherine, twins John and William, and James. After Benjamin's death, Elizabeth operated an inn from the Norris House. The property was eventually converted to a commercial property by the mid-late 20th century and has continued to function as such to the present day. The Norris House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half stories and the construction materials include red-brick, wood frame and limestone. With its shallow setback, modest appearance, wood frame construction, and location close to the lot lines, the Norris House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street. Its heritage attributes include the one-and-a-half

storey wood frame dwelling with gable roof and gable dormers, brick chimney and symmetrical façade with original main entrance.

163 Brock Street (Part Lots 31-32 Plan D18 & Part Lot 2, N/S Brock St, Plan Selma Kingston City, Part 1, 13R6984; City of Kingston, County of Frontenac), known as the Dupuis House:

The Dupuis House is located on the north side of the road, at the northeast corner of Montreal and Brock Streets in downtown Kingston. The approximately 300 square metre property includes of a two-and-a-half storey, red-brick residential building constructed for Dr. Thomas Dupuis circa 1883. The Dupuis House is an example of a vernacular brick building with prominent Italianate influences and constructed for use as both a home and office. Typical of this style is the symmetrical façade with projecting frontispiece, large projecting eaves and segmentally arched window openings. The gable on the façade, with eave returns, paired segmentally arched windows topped by voussoirs and decorative brackets add to the Italianate expression of this building. The building's use as a residence and offices can be seen in the decorative details being carried onto the eastern elevation, and an entrance to the rear portion of the building. The property is of historical/associative value through its association with Dr. Thomas R. Dupuis. The property functioned as both his residence and medical office. The office was located in the rear section of the building (historic address of 7 Montreal Street). Dupuis studied medicine at Queen's College (now Queen's University) graduating in 1860. He practiced medicine at Harrowsmith and Odessa before moving to Kingston in 1872. He was a physician and surgeon at the Kingston Hospital beginning in 1874. While in Kingston he made a significant mark by becoming a professor of Anatomy at Queen's, a lecturer of clinical surgery in 1880 at Queen's, and was involved in the establishment of the Cataraqui Medical Society (now the Kingston Medical Society). He served as alderman in Kingston from 1874–1880 and 1882. The property continued to function as a doctor's office and residence following Dupuis' death from cholera in 1893. The Dupuis House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets, which retains several nineteenth-century commercial buildings. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half stories and the construction materials include red-brick, wood frame and limestone. With its shallow setback, grand appearance, red-brick construction, and prominent corner location, the Dupuis House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street and the brick building at 149 Brock Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street. Its heritage attributes include the two-and-a-half storey red-brick building with complex roof, symmetrical façade with original openings, various architectural detailing and limestone foundation.

319 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac); and

321 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac):

The subject property, which spans two separate properties, is located on the north side of the street, at the northeast corner with Centre Street, in the City of Kingston. The approximately 280 and 318 square metre properties include a two-and-a-half storey duplex that completes the stucco-clad 1841 stone row houses known as Hales Cottages. The two-unit building was constructed around 1893 to replace the western-most Cottage that was partially lost to fire. The subject property is a unique example of an infill building from the late 19th century that took inspiration, if not its partial form, from the adjacent row in its design.

Although the general impression is wood frame with yellow stucco and wood cladding, there are many visual vestiges of the original 1841 design, including its location in line with the row, the rhythm and consistent shape of window and door openings, particularly in the three eastern bays, and its limestone foundation and tall wide brick chimney shared with 317. Both buildings have arched transom windows over their main entrances, though 319 King is setback and includes flanking side lights that match those in the original row. Each unit has a main floor Wyatt style window, which, though likely not original, reflects those on the other Hales Cottages. The subject property sets itself apart from the Hales Cottages row, however, with many distinguishing features that indicate its later construction date. As the evolution and expansion of the original 5-unit row of Hales Cottages, 319 and 321 King Street West are a significant part of the history of this important row of houses and are historically and visually linked to their neighbours to the east. This two-unit building contributes to the strong presence of early historic row housing at the corner of Centre Street and King Street West. With its consistent setback from the public right-of-way, architectural detailing, and stucco cladding, 319 and 321 King Street West support the historic character of the area. Its heritage attributes include the two-and-a-half storey building with gable roof, stucco cladding, original window and door openings and simple entrance porticos.

347 Wellington Street (Part Cataraqui Ordnance Water Lot Kingston Part 1, 13R9796 S/T FR393688; City of Kingston, County of Frontenac), known as the Davis Dry Dock:

The Davis Dry Dock property is situated on the east side of the street, just north of Bay Street in the inner harbour area of downtown Kingston. The approximately 3,800 square metre property includes a dry dock, originally constructed in 1878, and a one-and-a-half storey machine shop constructed around 1900. The Davis Dry Dock has physical and design value as a rare example of a still active and functional dry dock in Kingston. The dry dock is constructed of sheet metal with concrete sill and timbered bottom. The Davis Dry Dock has historical/associative value as an important (and still active) boat construction, repair and storage facility along the waterfront of Kingston inner harbour. It was founded by Robert Davis and his three sons: Mathew, a ship builder, John, the business manager, and George, a carpenter.

The company was established in 1867 in the French Harbour (behind Fort Frontenac), but it moved to this location on Wellington Street in 1887. In the late 1890s the location was the largest boat-building facility of its size on Lake Ontario. The Davis Dry Dock Company manufactured various types of vessels, including steam leisure yachts, yawls, and large steamers. Their most famous boat built was an Edwardian steamboat called the Phoebe, which is now found at the Portsmouth Olympic Harbour building in Kingston. The boat manufacturing use of the subject property is still in operation today and being run by MetalCraft Marine Inc. The Davis Dry Dock is located in Kingston's Inner Harbour. This location was the site of the first ship building on the Great Lakes by the French in 1679 and has been a key location of ship building since that time. The only other remaining dry dock in Kingston is a National Historic Site of Canada located on Ontario Street, known as the Kingston Dry Dock. The Davis Dry Dock is significant in defining the historic character of the area as a rare vestige of the City's nearly 350-year ship-building history. With its proximity to the inner harbour, the Kingston Marina and other historic industrial buildings, the Davis Dry Dock is historically and functionally linked to its surroundings. Its heritage attributes include the rectangular dry dock constructed of timber, steel and concrete.

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 during regular business hours, or by visiting the Development and Services Hub at www.cityofkingston.ca/dash.

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:

1553 Sunnyside Road (Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T TKZ18724; City of Kingston, County of Frontenac), known as the Fairbanks Farmhouse;

265 King Street East (Part Lot 87 Original Survey Kingston City as in FR365246; S/T FR365246; City of Kingston, County of Frontenac), known as the Connell Building;

275 King Street East (Part Lot 64 Original Survey Kingston City; Part Lot 87 Original Survey Kingston City; Part 2 13R822; T/W FR693675; City of Kingston, County of Frontenac), known as the Wire Works Building;

2785 Lee Road (Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac);

375 Maple Ridge Drive (Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac), known as the Carolan Farmhouse;

730 Hillview Road (Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston, County of Frontenac), known as the John Grass Jr. House;

149 Brock Street (Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac), known as the McKay Fur House;

161 Brock Street (Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston City as in FR486361; T/W FR718826, City of Kingston, County of Frontenac), known as the Norris House;

163 Brock Street (Part Lots 31-32 Plan D18 & Part Lot 2, N/S Brock St, Plan Selma Kingston City, Part 1, 13R6984; City of Kingston, County of Frontenac), known as the Dupuis House;

319 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac);

321 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac); and

347 Wellington Street (Part Cataraqui Ordnance Water Lot Kingston Part 1, 13R9796 S/T FR393688; City of Kingston, County of Frontenac), known as the Davis Dry Dock:

Additional information, including a full description of the reasons for designation is available on the City of Kingston website at 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 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 1553 Sunnyside 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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Fairbanks Farmhouse at 1553 Sunnyside 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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Fairbanks Farmhouse

Civic Address: 1553 Sunnyside Road
Legal Description: Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T
TKZ18724; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 250 05000

Introduction and Description of Property

The Fairbanks Farmhouse, located at 1553 Sunnyside Road, is situated on the northwest side of the road, in the former Township of Kingston, now part of the City of Kingston. This 0.5-hectare rural property contains a one-and-a-half storey Ontario vernacular limestone farmhouse constructed circa 1840 for Caleb and Nancy Fairbanks. A one-and-a-half storey detached outbuilding was added to the property in 2012.

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 Fairbanks Farmhouse is a rare example of an early 19th century one-and-a-half storey Georgian influenced vernacular bank house (a house built into a hill) with an asymmetrical front façade that does not face the road. Typical of the Georgian architecture style, the building has a low-pitch side gable roof with a central medium-pitch gable topped with twin red brick chimneys at the roof ridge. The smaller gabled dormers were added in 2013. The entranceway, which is slightly off set from centre, is flanked by pairs of rectangular window openings with stone sills. A recent (2014) portico with a low-pitch gable roof columns, balustrade and spindles adorn the main entrance.

The house is constructed of limestone laid in even courses on the front façade and random courses on the side and rear elevations. The roughly coursed, randomly cut stones and lack of architectural embellishments are indicative of the rural, vernacular nature of this building’s construction. The Fairbanks Farmhouse, however, is unusually large for an early vernacular farmhouse, with two extra bays on its primary elevation. It is also a rare example of a 19th century stone farmhouse built into a hill – bank house. The east elevation includes a partial lower-level addition that provides access to the basement level via the south elevation, which features two full-size windows and a door.

City of Kingston By-Law Number 2024-XX

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 Fairbanks Farmhouse is associated with long time owners and local farming family, the Fairbanks. Caleb Fairbanks was born in Massachusetts in 1796 and fought on the American side during the War of 1812. His wife Nancy was born in New York state and is a descendant of United Empire Loyalists, including the well-known Powley family (Nancy's mother was Eizabeth Powley). They were married in 1814 and settled in the area in the early 19th century. Nancy received the deed to a 15-acre part of the lot in 1832. They built the stone house shortly thereafter. By 1851, the house was identified as a one-storey stone house. The Fairbanks were active farmers, growing wheat, peas, oats, buckwheat, corn, potatoes, and beans; producing hay, wool, fulled cloth, flannel, butter, cheese, and pork; and raising cows, horses, sheep, and pigs. Nancy and Caleb Fairbanks had 14 children. In the late 1850s, the Fairbanks acquired additional lands in the area. By 1861, it appears they had renovated/expanded the building to create a two-storey stone house. In 1862, Oliver Fairbanks, son of Caleb Fairbanks, obtained ownership. The property remained in the Fairbanks family, falling to Oliver Fairbanks Jr. in 1887 and to Isaac Fairbanks, who also obtained an additional 50 acres, in 1908. Members of the Fairbanks family are buried in the nearby Buck Cemetery.

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 size, limestone construction, and presence on Sunnyside Road, the Fairbanks House shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area.

Heritage Attributes

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

- One-and-a-half storey limestone farmhouse built partially into a hill;
- Asymmetrical five-bay front façade with central entranceway;
- Original window and door openings featuring stone sills; and
- Low-pitch side gable roof with central medium-pitch gable and twin red brick chimneys.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 265 King Street East 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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Dr. Connell/Pilot House Building at 265 King Street East (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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Connell Building

Civic Address: 265 King Street East
Legal Description: Part Lot 87 Original Survey Kingston City as in FR365246;
S/T FR365246; City of Kingston, County of Frontenac
Property Roll Number: 1011 010 120 09000

Introduction and Description of Property

The Connell Building at 265 King Street East, is located on the northeast corner of the intersection of King Street East and Johnson Street, on the block bound by King Street East, Clarence Street, Ontario Street and Johnson Street, in the City of Kingston. This 125 square metre property contains a one-storey brick commercial building, constructed between 1896-1897 for Dr. James Connell’s office and clinic.

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 Connell Building has design value as a rare example of the Classical Revival style applied to a small brick commercial building in downtown Kingston. Its Classical Revival style is expressed through the balance, symmetry and order of its primary façades, and the liberal application of Classical detailing.

The building’s design successfully and effectively addresses its location at the northeast corner of King and Johnson Streets with two formal façades and a prominent corner entrance. The entrance is above grade and recessed within an arched opening framed by slender brick pilasters with a semi-circular arch and keystone. Above the entrance, and resting atop the parapet wall, is a decorative painted wooden motif. The design of the arched entrance opening is largely repeated on the secondary rear entrance on the south (Johnson Street) elevation. Each primary façade features a large three-centred arch window opening framed by pilasters and a pediment. The pediments are decorated with modillions and have returns that align with the pilasters below. The remnants of a box-like structure above each pediment suggests the presence of former decorative features. The south elevation (Johnson Street) is longer and includes two smaller semi-circular arched window openings symmetrically placed on either side of the large window. All the windows have been replaced and although the transoms survive, their transom lights have been filled in.

The primary façades and corner entrance are unified by a variety of horizontal design features, including the parapet wall with cornice, an entablature (i.e., architrave, frieze, cornice), and a slender cornice that aligns with the height of the transoms on the

windows. The Classical order is expressed through the framework of the pilasters, pediments, and full entablature. The pilasters reflect an eclectic classicism in that they do not belong to any of the Orders but are their own design. Other decorative classical detailing includes the modillions under the cornice and on the pilasters and the terracotta egg and dart decorative detailing on the pilasters' capitals and on the entrance keystone. Although painted over, the fine jointed and well-detailed brickwork is evident. It is possible that the brickwork is dichromatic to further emphasize the pattern of projection and recession on the façades.

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 Connell building has associative value because it demonstrates the work of architectural firm, Power & Son, whose work is well-known, substantial, and innovative, and includes a variety of residential, commercial, industrial, and religious buildings, constructed in Kingston between 1872 and 1923. The design of the Connell Building demonstrates many of the characteristics of a Power design, including sensitivity to site (i.e., a prominent corner entrance with two primary façades successfully addressing King Street East and Johnson Street), attention to patterning using wall projection and recession (i.e., pilasters, brick banding, pediments) and the use of pronounced surrounds on openings (i.e., raised brick courses and keystone over window and door openings). Moreover, the cornice stepping in and out with the pilasters, and the horizontal brick banding, which gives the impression of stonework through its design and scale, demonstrates a keen attention to detail and understanding of Classical Revival architecture.

The Connell building is also associated with Dr. James Cameron Connell (1863-1947). The building was originally designed as a doctor's office and constructed in 1896-7 for Dr. Connell. James was born in Ayr, Ontario and attended Queen's University where he received his B.A., M.A. and doctorate in medicine, graduating in 1888. After postgraduate work in New York, he returned to Kingston where he opened the first eye, ear, nose and throat specialist practice in the district and only the second in Canada. Dr. Connell began teaching medicine at Queen's in 1891, which he would continue doing for the next 40 years. He was appointed Dean of the Faculty of Medicine in 1903. He was instrumental in integrating Queen's University and Kingston General Hospital (KGH) as a collaborative educational program. In 1925, as President of the Board of the Kingston Health Association, he facilitated the opening of the Douglas Wing and Richardson Laboratories at KGH and established the Mowat Sanatorium for the treatment of tuberculosis in Portsmouth Village. Dr. Connell would remain active in his field until 1937 when, at age 74, he retired.

The well-known local pub and seafood restaurant – The Pilot House - opened for business in 1981 and continues today with a seasonal patio presence along Johnson Street.

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

This property has contextual value because it is historically linked to its surroundings as one of the last remaining historic commercial buildings, along with 275 King Street East, on the east side of the street in the block of King Street East between Clarence and Johnson Streets. Collectively these two properties represent the beginning of the redevelopment of this block at the end of the 19th century and are important in supporting the historic commercial character of King Street East and downtown Kingston.

Heritage Attributes

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

- One-storey massing with flat roof, concealed by parapet wall;
- Finely jointed brick masonry walls with horizontal banding;
- Original window openings with three-centred and semi-circular arches with keystones and limestone sills;
- Classical detailing, including pilasters, cornices, pediments, full entablature, and wooden modillions;
- Terracotta egg and dart decorative detailing on the pilasters' capitals and on the entrance keystone;
- Original door opening on corner entrance with semi-circular arch with keystone;
- Decorative painted wooden motif resting on parapet wall above the corner entrance;
- Original secondary entrance opening with original/early wood paneled door with semi-circular arch with keystone on south (Johnson Street) elevation; and
- Limestone foundation with chamfered ashlar base course.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 275 King Street East 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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Wire Works Building at 275 King Street East (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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Wire Works Building

Civic Address: 275 King Street East
Legal Description: Part Lot 64 Original Survey Kingston City; Part Lot 87
Original Survey Kingston City; Part 2 13R822; T/W
FR693675; City of Kingston, County of Frontenac
Property Roll Number: 1011 010 120 08800

Introduction and Description of Property

The Wire Works Building at 275 King Street East, is located on the east side of King Street East between Clarence and Johnson Streets, on the block bound by King Street East, Clarence Street, Ontario Street and Johnson Street, in the City of Kingston. This 208 square metre property contains a two-storey red brick commercial building with flat roof, constructed circa 1895.

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 as an interesting example of late Victorian commercial architecture. Constructed circa 1895, the strong vertical emphasis in its massing and proportions, and decorative brickwork are characteristic of Victorian commercial architecture, while the overall robustness and simplicity of the composition reflects a shift into 20th century architectural styles. The façade is divided into three symmetrical bays, which are framed by brick pilasters and rest on an ashlar limestone foundation.

The door and window openings are original and symmetrically placed on the façade within the three bays. The ground floor includes two original entrance openings with transom lights: one for commercial use at grade and the other for residential use. This layout is characteristic of historic commercial buildings in downtown Kingston. Between the openings is a single large picture window with transom light and limestone sill. A pair of slender vertically sliding sash windows with pronounced segmental arches and limestone sills are located on the second floor and directly above the large picture window in the central bay. Larger rectangular window openings with vertically sliding sash windows with shallow segmental arches and limestone sills are located on either side in two narrower bays. These windows align directly with each ground floor entrance below.

The building exhibits a diverse collection of decorative brickwork, including a dentilled cornice on the parapet wall, raised brick string courses connecting the second-floor window openings, herringbone panels above the second-floor windows in the side bays,

and a recessed brick panel underneath the ground floor storefront window. The only asymmetrical elements on the building are found on the storefront, where the wood cornice (now clad in copper), with modillions, dentils, and plain frieze, extends over the storefront entrance and window, and not over the secondary entrance to the upper floor, demarcating the storefront.

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 for its original use as a “wire works,” by Crescent Wire Works. Owned by Francis W. Partridge, Crescent Wire Works was advertised as a manufacturer of all kinds of wire work, including wire trellis for verandahs, cemetery, and garden arches; flower stands; fencing; and office, bank counter and steamboat railings. The property is not included in the 1893-94 and 1895-96 directories but is listed in the 1896-97 directory. These dates are corroborated by the announcement in the British Whig of August 1895 that Crescent Wire Works was “removed to 275 King Street, opposite St. George’s Cathedral”.

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 historically linked to its surroundings as one of the last remaining historic commercial buildings, along with 265 King Street East, on the east side of the block of King Street East between Clarence and Johnson Streets. Collectively these two properties represent the beginning of the redevelopment of this block at the end of the 19th century and are important in supporting the historic commercial character of King Street East and downtown Kingston.

Heritage Attributes

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

- Two-storey massing, divided into three bays with flat roof concealed by parapet wall;
- Red brick masonry walls displaying a variety of decorative brick detailing, including herringbone panels, brick string courses, recessed panel, dentils and pilasters;
- Original door openings with transom lights on the ground floor;
- Original storefront, including large picture window with transom light and limestone sill and entrance, framed by original or period appropriate wooden cornice (now clad in copper) with modillions, dentils and frieze board;
- Original window openings on the second floor with segmental arches and limestone sills, including original or early vertically hung sliding sash windows (i.e. one-over-one patterning in the central bay and two-over-two patterning in the side bays); and
- Ashlar limestone foundation.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 2785 Lee 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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 2785 Lee 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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address: 2785 Lee Road
Legal Description: Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 240 19800

Introduction and Description of Property

The subject property, located at 2785 Lee Road, is situated on the south side of the road near the terminus of Babcock Road, in the former Township of Kingston, now City of Kingston. The 40.2-hectare rural property contains a one-and-a-half storey limestone farmhouse with various additions, built around 1880, possibly for farmer James F. Knapp who owned the property from 1876 into the early 20th century. A number of 20th century detached agricultural buildings are also present on the property.

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.

2785 Lee Road is a rare example of a late-19th century one-and-a-half storey, Ontario vernacular limestone farmhouse with its main entrance located on the gable end. This placement of the entryway is atypical as Ontario vernacular farmhouses are overwhelmingly designed with a symmetrical facade with central entrance flanked by large rectangular window openings. This feature does not appear to be an alteration to a symmetrical design as there is no evidence of a former door located on the east or west elevations. This unique design makes this building a rare example of this style of Ontario vernacular house in the rural area of Kingston.

The current U-shaped floor plan is due to various additions around the building. The one-and-a-half-storey western wing and single-storey rear additions are constructed in a different manner from the main house (and possibly older). The western wing includes limestone laid in even courses, but in alternating wide and narrow courses of contrasting-coloured stones. The differing construction may indicate the wing is an earlier construction. Its small and non-symmetrical window opening may also point to an earlier construction date. There is a rear one storey wing off the western wing, which has a large entranceway on the west elevation of uncoursed limestone construction.

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. Substantial stone chimneys are located at the northern gable end of the main house and the western gable end of the western wing. A small chimney is located centrally on the ridge of the main house and a fourth is located on the rear tail 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 2758 Lee Road is evident in the exceptional quality of the masonry on the main house, which is squared, dressed and laid in even courses of uniform stone that continue up the large chimney above the front wall. This craftsmanship is also evident in the tall radiating stone voussoirs that top all the doors and window openings of the main house, as well as the stone sills. The oversized entrance is emphasized by a deeply recessed paneled surround with transom window above and flanking sidelights.

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

2785 Lee Road has contextual value as its simple vernacular design, integrity, limestone construction, unpaved circulation routes, barn-board agricultural buildings and the proximity of these features to the road, supports and maintains the scenic and historic 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 farmhouse constructed of dressed and squared limestone, laid in even courses, with an end-gable roof with four stone chimneys;
- Recessed entranceway with panelled surrounds, sidelights and transom, topped by radiating limestone voussoirs;
- One storey wing off the west elevation with gable roof, constructed of limestone laid in even courses with alternating bands of longer/narrow stones with shorter/wider stones and alternating colours;
- Original fenestration pattern of window openings with stone voussoirs and stone sills;
- One storey rear wing off the western wing, with gable roof and large entranceway; and
- Various wooded agricultural outbuildings.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 375 Maple Ridge Drive 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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Carolan Farmhouse at 375 Maple Ridge Drive (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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Carolan Farmhouse

Civic Address: 375 Maple Ridge Drive
Legal Description: Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 130 05400

Introduction and Description of Property

The Carolan Farmhouse, located at 375 Maple Ridge Drive, is situated on the southwest side of the street, just west of the intersection with Bath Road, in the former Township of Kingston, now part of the City of Kingston. This 0.4-hectare residential property contains a one-and-a-half storey L-shaped Ontario vernacular limestone farmhouse contracted circa 1851 for Cornelius and Jane Carolan (Caroline). A single storey rear addition was added to the building in 1994.

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 Carolan Farmhouse is a representative example of a mid-19th century, ‘L’-shaped limestone farmhouse, built on a high point of land overlooking the water. The house’s main entrance faces Bath Road and is located on a slight rise facing Lake Ontario. Two stone pillars remain at the former entrance to the property along Bath Road.

The house’s simple vernacular architecture is expressed by its restrained profile, uncoursed limestone and symmetrical front façade. However, various embellishments point to a high degree of craftsmanship and artistic effort and are somewhat unusual in a vernacular farmhouse of this era. The cross-gable roof, for example, features two tall grey-brick chimneys with decorative banding and dentils. The oversized main entranceway and window openings feature segmental arches with stone voussoirs and sills. The main entrance includes a large transom and quoining; there are also stone quoins at the building corners. The gable end has a dramatic half-round arched window

opening in the peak, with stone voussoirs and sill. The small gabled dormers were added in the 1960s.

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 Carolan Farmhouse is associated with the Carolan family who owned the property for over 100 years. The property was purchased by Cornelius Carolan (also noted as Caroline in several places) in 1835 from George Okill Stewart. Carolan was an Irish Catholic farmer who initially lived in a log home on the property with his wife Jane and daughters Bridgett, Grace Ann and Eliza. Carolan was elected as Road Master in 1835. The stone farmhouse replaced the log house around 1851. The property passed to daughter Grace Ann Carolan in May 1872. Grace Ann Carolan married Peter Nugent in June 1872, and they remained at the farmhouse into the 20th century.

Heritage Attributes

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

- One-and-a-half storey, 'L'-shaped limestone farmhouse;
- Cross-gable roof with two tall grey-brick chimneys with banding and dentils;
- Symmetrical front façade with original segmentally-arched oversized openings with stone voussoirs and stone sills;
- Half-round arched window opening in the peak of the gable roof;
- Quoining at building corners and around the main entrance;
- Large transom and sidelights framing the main entrance; and
- Location on a slight rise overlooking Bath Road.

Non-Heritage Attributes

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

- Detached outbuilding.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 730 Hillview 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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 730 Hillview 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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
John Grass Jr. House

Civic Address: 730 Hillview Road
Legal Description: Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston,
County of Frontenac
Property Roll Number: 1011 080 140 12900

Introduction and Description of Property

The John Grass Jr. House property, located at 730 Hillview Road, is situated on the north side of the road, just west of Mona Drive and east of John Grass Creek Park, in the former Township of Kingston, now the City of Kingston. The approximately 1800 square meter thru-lot, with secondary frontage onto High Gate Park Drive, contains a two-storey Regency style former farmhouse, constructed in the late 19th century. A detached storage building, constructed in 2005, is located in the rear yard.

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 John Grass Jr. House is a rare example of a 19th century Regency style farmhouse in the Collins Bay area of Kingston’s west end. The two-storey house exhibits a Regency architectural style through its simple, functional design with modest ornamentation. The square-plan structure is constructed of red bricks with a pitch-faced limestone foundation and topped by a steeply pitched hip roof in the typical Regency style. The front façade, once symmetrical with a central entrance flanked by window openings under a wraparound covered verandah, is now dominated by a late 20th century conversion of the western portion of the verandah to living space. The second floor and eastern elevation retains the original pattern of openings that exemplify the Regency style, including a central arched window opening, flanked by large rectangular openings. The window openings feature stone sills and brick voussoirs. There is a brick chimney on each of the east and west elevations, with the eastern chimney appearing to be a later addition.

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 John Grass Jr. House is associated with the Grass family and particularly John Grass Jr who built the house in the late 1800s. The land was originally granted to Captain Michael Grass, a lieutenant in the volunteer militia that fought against the rebels in the American Revolution (later captain). Michael Grass was a United Empire Loyalist

(UEL) and is considered one of the first settlers in the former Township of Kingston. Ownership of the property was passed down to his son John Grass, and eventually came under the ownership of his grandson, John Grass Jr. John Grass Jr. was born on the property in 1810, when only a single storey framed building existed. He was a well-known local figure in the Collins Bay area. “Old Uncle John” was described in his obituary as “a kindly spirit” and “while frugal [was] honorable, hospitable and public spirited.” He died in his home, where he lived his entire life, in 1893 at the age of 82. The large, naturalized area immediately adjacent the house to the west, that stretches from the northern headwaters of Collins Bay north to Prince Charles Drive is named John Grass Creek Park in his honour. The property was sold to fellow UEL descendant, George Ellerbeck in 1918, and remained an active farm into the 1960s.

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 John Grass Jr. House is a prominent house located at the northern tip of Collins Bay in a settlement area historically (and currently) known as Collins Bay. Together with the two former Methodist church buildings (now residences) at 692 and 704 Hillview Road and the large natural area named for John Grass, the John Grass Jr. House is a defining property in this historic community.

The two-storey Regency former farmhouse offers a rare example of this form in this area. Its distinctive architecture, size, brick construction, siting on the property, and location along Hillview Road, across from W.C. Warnica Memorial Park, make it a landmark in the area.

Heritage Attributes

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

- One-and-a-half storey brick house with limestone foundation and hip roof;
- Second storey central arched window opening with brick voussoirs and a stone still;
- Original rectangular window openings with brick voussoirs and stone sills;
- Brick chimney located on the west side of the building; and
- Location on a slight rise overlooking Collins Bay.

Non-Heritage Attributes

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

- Detached outbuilding.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 149 Brock 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 2016;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 149 Brock Street, known as the McKay Fur House (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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
McKay Fur House

Civic Address: 149 Brock Street
Legal Description: Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston
City Part 2 13R2296; S/T interest in FR689524; City of
Kingston, County of Frontenac
Property Roll Number: 1011 010 140 00701

Introduction and Description of Property

The McKay Fur House, located at 149 Brock Street, is situated on the north side of the road, mid-block between Montreal and Bagot streets in downtown Kingston. The approximately 250 square metre property includes a two-storey red-brick commercial building constructed circa 1907 for the J. McKay Furrier business.

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 McKay Fur House is an example of an early 20th century commercial building built as the showroom and business office for a growing furrier business in downtown Kingston. Presumably to stand out against the limestone buildings next door (153-155 Brock Street, which was owned by McKay Furs and being used to produce the fur and leather products) and to add a fresh new look to the business, the McKay Fur House was built of red brick with five dramatic semi-circular window openings with decorative hood molds and stone sills, each containing an arched and multi-paned window. The entire building is topped with a flat roofline decorated with an entablature. The entablature, while a modern recreation, features an elaborate cornice and dentils with a stepped centre section, which adds to the grandeur of the building.

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 McKay Fur House is associated with John McKay who operated a leather, hides and furrier business. It is believed that the business began on the subject property in an earlier building. Eventually the business grew, expanding into 153 and 155 Brock Street

(previously owned by John's sister Eva McKay) and requiring the demolition of the original building and the construction of the new McKay Fur House building around 1907. The subject property became the location of the showrooms and order department, while the adjacent 153 and 155 Brock Street served as the factory and wholesale department. McKay's Fur House operated in this building until the 1960s.

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 McKay Fur House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick, wood frame and limestone.

With its shallow setback, grand appearance and two storey height, red-brick construction, and location close to the lot lines, the McKay Fur House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street as John McKay's business operated in both buildings for the first half of the 20th century. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street.

The McKay Fur House is historically linked to the area, as a part of the various fur businesses in this part of the city in the late 19th and early 20th centuries. The Wellington, Princess and Brock Street area was a popular location for furriers, with Clark Wright at 21 Brock Street (circa 1850-1887) later operating from 178 Wellington Street; George Mills & Co. (established 1879) along Wellington Street and then at 128 Princess Street; and Dominico Furs also operated for a time at 178 Wellington Street.

Heritage Attributes

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

- Two-storey red-brick construction;
- Upper storey features five semi-circular window openings with decorative hood moulds and stone sills; and
- Entablature featuring an elaborate cornice and dentils that are broken by a stepped centre section.

You City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 161 Brock 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 2016;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 161 Brock Street, known as the Norris House (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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Norris House

Civic Address: 161 Brock Street
Legal Description: Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston
City as in FR486361; T/W FR718826; City of Kingston,
County of Frontenac
Property Roll Number: 1011 010 140 01100

Introduction and Description of Property

The Norris House, located at 161 Brock Street, is situated on the north side of the road, just east of the intersection of Montreal and Brock Streets in downtown Kingston. The approximately 163 square metre property includes a one-and-a-half storey wood frame residential building constructed in 1842-1843.

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 Norris House has physical and design value as a rare example of a wood frame dwelling in downtown Kingston. Following a number of devastating fires, in 1847 Kingston City Council passed a by-law to prohibit the erection of wooden buildings “in the thickly-built parts of the City”. This one-and-a-half storey wood frame former dwelling represents one of only a few remaining examples in the downtown area. While it has undergone several unsympathetic changes, particularly the Angel Stone veneer, its basic one-and-a-half storey massing and gabled roofed profile remain obvious. The three-bay façade was symmetrical with large rectangular sash windows that aligned with the dormers above. However, today the façade features two oversized square windows on either side of the original recessed central entranceway with transom and wooden panelled reveals. A later rear addition creates a saltbox-like roofline, and the eave returns have been removed. There is a brick chimney on the western roof ridge, which once matched a brick chimney on the eastern side.

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.

City of Kingston By-Law Number 2024-XX

The property is of historical/associative value due to its association with carpenter Benjamin Norris, who constructed this modest house for himself and his wife Elizabeth. Norris sold the eastern portions of his lot, possibly to fund the construction of his home, in the early 1840s. The stone building at 153 and 155 Brock Street were built circa 1844 and 1849 respectively. The 1851 census notes Benjamin and Elizabeth Norris living in the frame house with their children Mary, Catherine, twins John and William and James. After Benjamin's death, Elizabeth operated an inn from the Norris House. The property was eventually converted to a commercial property by the mid-late 20th century and has continued to function as such to the present day.

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 Norris House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick, wood frame and limestone.

With its shallow setback, modest appearance, wood frame construction, and location close to the lot lines, the Norris House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street.

Heritage Attributes

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

- One-and-a-half storey wood frame house with limestone foundation;
- Gable roof with dormers;
- Gable end with one rectangular window opening in the upper storey on the eastern end;
- Brick chimney at western end of the gable roof; and
- Symmetrical façade with window openings flanking a recessed central front entrance door with transom window above and frames by wooden panel reveals.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 163 Brock 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 2016;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 163 Brock Street, known as the Dupuis House (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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Dupuis House

Civic Address: 163 Brock Street
Legal Description: Part Lots 31-32 Plan D18 & Part Lot 2, N/S Brock St, Plan Selma Kingston City, Part 1, 13R6984; City of Kingston, County of Frontenac
Property Roll Number: 1011 010 140 01300

Introduction and Description of Property

The Dupuis House, located at 163 Brock Street, is situated on the north side of the road, at the northeast corner of Montreal and Brock Streets in downtown Kingston. The approximately 300 square metre property includes of a two-and-a-half storey, red-brick residential building constructed for Dr. Thomas Dupuis circa 1883.

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 Dupuis House is an example of a vernacular brick building with prominent Italianate influences and constructed for use as both a home and office. Typical of this style is the symmetrical façade with projecting frontispiece, large projecting eaves and segmentally arched window openings. The gable on the façade, with eave returns, paired segmentally arched windows topped by voussoirs and decorative brackets add to the Italianate expression of this building. The building’s use as a residence and offices can be seen in the decorative details being carried onto the eastern elevation, and an entrance to the rear portion of the building.

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 is of historical/associative value through its association with Dr. Thomas R. Dupuis. The property functioned as both his residence and medical office. The office was located in the rear section of the building (historic address of 7 Montreal Street). Dupuis studied medicine at Queen's College (now Queen’s University) beginning in 1856 and graduated in 1860. In the summer of 1864, he was an assistant surgeon with the United States army at the Armory Square Hospital. By 1868 he was appointed professor of

Botany at the Royal College of Physicians and Surgeons in Kingston. He practiced medicine at Harrowsmith and Odessa before moving to Kingston in 1872. He was a physician and surgeon at the Kingston Hospital beginning in 1874. While in Kingston he made a significant mark by becoming a professor of Anatomy at Queen's, a lecturer of clinical surgery in 1880 at Queen's, and was involved in the establishment of the Cataraqui Medical Society (now the Kingston Medical Society). He served as alderman in Kingston from 1874–1880 and 1882. The property continued to function as a doctor's office and residence following Dupuis' death from cholera in 1893.

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 Dupuis House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets, which retains several nineteenth-century commercial buildings. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick, wood frame and limestone.

With its shallow setback, grand appearance, red-brick construction, and prominent corner location, the Dupuis House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street and the brick building at 149 Brock Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street.

Heritage Attributes

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

- Two-and-a-half storey red-brick construction, including rear two-and-a-half storey wing, with complex roof that includes hip and gable portions;
- Symmetrical façade with projecting central bay topped with a gable roof with eave returns, decorative brackets, and a pair of segmentally arched window openings topped by voussoirs;
- Three-bay façade with a central front entrance, including two projecting window openings flanking the central entrance;
- Segmentally arched doorway openings with segmentally arched transoms;
- Segmentally arched window openings with voussoirs including basement window openings;
- Large projecting eaves brackets and four brick chimneys; and
- Rusticated limestone foundation.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 319 and 321 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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 319 and 321 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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address:	319 King Street West
Legal Description:	Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac
Property Roll Number:	1011 070 050 18900
Civic Address:	321 King Street West
Legal Description:	Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac
Property Roll Number:	1011 070 050 19000

Introduction and Description of Property

The subject property, which spans two separate properties at 319 and 321 King Street West, is located on the north side of the street, at the northeast corner with Centre Street, in the City of Kingston. The approximately 280 and 318 square metre properties include a two-and-a-half storey duplex that completes the stucco-clad 1841 stone row houses known as Hales Cottages.

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 two-unit building was constructed around 1900 to replace the western-most Cottage that was partially lost to fire. There is evidence that the eastern three bays (window, door window) on the ground floor were restored from the remains of the fifth Hales Cottage, with the majority of 321 being an addition. The 1908 Fire Insurance Plan indicates that portions of the foundation and most of the main floor are stone construction, while the rest of the duplex, including all the upper floors, are wood frame. A visual inspection of 319, confirms stone construction of the main floor rear wall, with stone voussoirs visible above the rear main floor and front and rear basement openings. From the façade it is difficult to confirm that the openings are in fact those from the original 1841 Cottage, however the front basement window and door openings of 319 King appear to be consistent with the rest of the row. Regardless, the subject property is a unique example of an infill building from the early 20th century that took inspiration, if not its partial form, from the adjacent row in its design.

Although the general impression is wood frame with yellow stucco and wood cladding, there are many visual vestiges of the original 1841 design, including its location in line with the row, the rhythm and consistent shape of window and door openings, particularly in the three eastern bays, and its limestone foundation and tall wide brick

chimney (shared between 319 and 317). Both buildings have arched transom windows over their main entrances, though 319 King is setback and includes flanking side lights that match those in the original row. Portions of the ribbon board detail along the base of the main floor level of the original cottages extend along these properties as well. A second ribbon board runs horizontally along portions of both properties at the top of the main floors on the same plane as the original decorative roofline dentils. Each unit has a main floor Wyatt style window, which, though likely not original, reflects those on the other Hales Cottages. While differing in design, each of these properties include a covered portico adding to the sense of consistency and continuity with the Hales Cottages design.

The subject property sets itself apart from the Hales Cottages row, however, with many distinguishing features that indicate its later construction date. These include its two-and-a-half storey massing, frame construction, low-sloping portico roofs (not gabled), and the use of a single sash window on the left front of 321, as opposed to the Wyatt windows found on the row. Another key distinguishing feature is the lack of stone garden wall fronting King Street, which terminates at 317 King Street West.

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 important in defining, maintaining or supporting the character of an area.

As the evolution and expansion of the original 5-unit row of Hales Cottages, 319 and 321 King Street West are a significant part of the history of this important row of houses and are historically and visually linked to their neighbours to the east. This two-unit building contributes to the strong presence of early historic row housing at the corner of Centre Street and King Street West.

With its consistent setback from the public right-of-way, architectural detailing, and stucco cladding, 319 and 321 King Street West support the historic character of the area.

Heritage Attributes

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

- Two-and-a-half storey massing with gable roof and wide shared brick chimney (319 only);
- Stucco cladding, including projecting ribbon boards;
- Window and door openings on the first and second floor that follow the rhythm of the row, including the Wyatt style windows on the façades main floors;
- The arched main entranceways with elliptical transom and side lights (319 only);
- Limestone foundation, and one basement window opening (319); and
- Limestone main floor front and rear walls at 319 and portions at 321.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 347 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 2016;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 347 Wellington Street, known as the Davis Dry Dock (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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

**Schedule “A”
Description and Criteria for Designation
Davis Dry Dock**

Civic Address: 347 Wellington Street
Legal Description: Part Cataraqui Ordnance Water Lot Kingston Part 1,
13R9796 S/T FR393688; City of Kingston, County of
Frontenac
Property Roll Number: 1011 030 120 08500

Introduction and Description of Property

The Davis Dry Dock property, located at 347 Wellington Street, is situated on the east side of the street, just north of Bay Street in the inner harbour area of downtown Kingston. The approximately 3,800 square metre property includes a dry dock, originally constructed in 1878, and a one-and-a-half storey machine shop constructed around 1900.

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 Davis Dry Dock has physical and design value as a rare example of a still active and functional dry dock in Kingston. The dry dock is constructed of sheet metal with concrete sill and timbered bottom. It was originally built at 180 feet long, 31 feet wide and 10 feet deep at the sill. The dry dock has since been expanded to 200 feet in length, with a width of 45 feet and a sill depth of 12 feet; the walls are now lined with steel plate. Despite these changes, the location and purpose of the dry dock remains unaltered.

A one-and-a-half storey machine shop was constructed on the property prior to 1908. The current building may contain portions of the original structure, yet various additions and alterations over the years have changed its original proportions and design considerably. It is notable, however, that the subject property has continuously operated as primarily a marine manufacturing facility for over 130 years.

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 City of Kingston’s growth in the 19th and early 20th centuries can be greatly attributed to its proximity to Lake Ontario and the St. Lawrence River. Transportation by boat for

trade and commerce was a key part of this prosperity and thus the construction and repair of marine vessels for commercial purposes was an important factor in this continued success.

The Davis Dry Dock has historical/associative value as an important (and still active) boat construction, repair and storage facility along the waterfront of Kingston inner harbour. It was founded by Robert Davis and his three sons: Mathew, a ship builder, John, the business manager, and George, a carpenter. The company was established in 1867 in the French Harbour (behind Fort Frontenac), but it moved to this location on Wellington Street in 1887. In the late 1890s the location was the largest boat-building facility of its size on Lake Ontario. The Davis Dry Dock Company manufactured various types of vessels, including steam leisure yachts, yawls, and large steamers. Their most famous boat built was an Edwardian steamboat called the Phoebe, which is now found at the Portsmouth Olympic Harbour building in Kingston. Timothy Eaton, the Toronto dry good merchant (who founded the Eaton's department store chain), was a notable customer of the company. Other significant vessels built by the company included: the Laura D., built in 1884; the Island Queen, built in 1887 for the Richelieu & Ontario Navigation Company; the Lorelei, built in 1891; the King Ben, built in 1895; the Rideau Queen, built in 1900; and the Buena Vista, built in 1911.

The Davis Dry Dock Company peaked between 1890 and 1920, but by 1922 they began manufacturing touring cars. The Davis Dry Dock Company declined, as a large portion of their money had been diverted to automobile manufacturing. However, the investment did not pay off as the Davis cars were significantly more expensive compared to the Model T, and thus did not sell as well. The company returned to their boat building origins by 1924.

The boat manufacturing use of the subject property is still in operation today and being run by MetalCraft Marine Inc. MetalCraft (founded in 1987) constructs primarily fire and police boats and continues to use the dry dock for the maintenance and construction of various marine vessels.

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 Davis Dry Dock is located in Kingston's Inner Harbour. This location was the site of the first ship building on the Great Lakes by the French in 1679 and has been a key location of ship building since that time. The only other remaining dry dock in Kingston is a National Historic Site of Canada located on Ontario Street, known as the Kingston Dry Dock. The Davis Dry Dock is significant in defining the historic character of the area as a rare vestige of the City's nearly 350-year ship-building history.

With its proximity to the inner harbour, the Kingston Marina and other historic industrial buildings, such as the former Queen City Oil building at 9 North Street and the former

Bajus Brewery at 308 Wellington Street, the Davis Dry Dock is historically and functionally linked to its surroundings.

Heritage Attributes

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

- Location in the Kingston Inner Harbour; and
- Rectangular dry dock, constructed on timber, steel and concrete.

1553 Sunnyside Road –
Fairbanks Farmhouse



265 King Street East –
Dr. Connell/ Pilot House Building



275 King Street East – Wire Works Building



2785 Lee Road



375 Maple Ridge Drive –
Carolyn Farmhouse



730 Hillview Road –
John Grass Jr. House



149 Brock Street – McKay Fur House



161 Brock Street – Norris House



Google - 2020

163 Brock Street - Dupius House



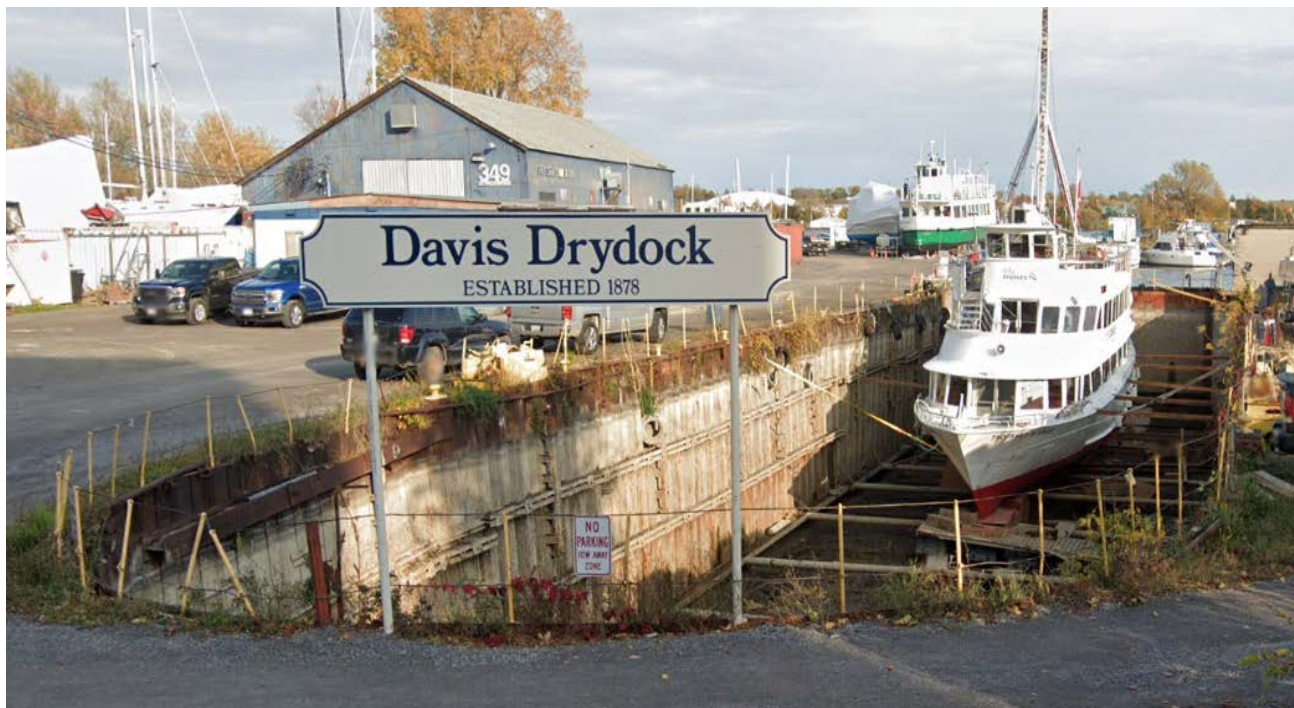
Google - 2020

319 & 321 King Street West



Google - 2020

347 Wellington Street – Davis Dry Dock



Google - 2023

Limestone Dermatology
163 Brock Street
Kingston
Ontario. K7L 1S2

Ryan J. Leary, RPP, MCIP, CAHP
Senior Planner, Heritage
City of Kingston
216 Ontario Street
Kingston, Ontario
K7L 2Z3

March 23rd, 2024

Dear Mr. Leary,

Thanks for your letter of March 11th, 2024. You have requested my feedback concerning the City's proposed designation of 163 Brock Street under the Ontario Heritage Act, within the short timeline of March 29th, 2024.

In short, I regard the draft Statement of Cultural Heritage Value or Interest that you provided significantly overstates the cultural heritage value of my property. While the history of the building and its association with Dr Dupuis is both interesting and informative, the fact is that this building has changed a great deal since the days of Dr Dupuis. While in common with many other buildings in Kingston, 163 Brock Street has some "Italianate" features, the building has for many years been a working medical clinic with electric doors, windows / awnings to allow daylight and shade, a large poured concrete access ramp and railings and other features bringing it to code, which are quite different from what ever might have been in place from the days of Dr Dupuis.

After receiving your letter I googled "Italianate", which yielded the identical language to that contained in the statement of Cultural Heritage for my property. As a resident of Sydenham ward, out walking my dog, I quickly came to appreciate just how ubiquitous Italianate features are in that part of the city. Every other student rental is Italianate! Furthermore, on researching this subject more, I learned that it was one of the commonest building styles of the late 19th century in North America.

As a practical matter, and as a busy medical practitioner in a solo practice attending to the needs of literally hundreds of Kingston residents every week, I simply do not have the resources or the time to take on the additional responsibilities implicit in owning a designated heritage property. At a time of great stress on the medical system and in particular on independent physicians in situations such as mine, this is the type of external pressure that could literally put me over the edge in terms of my medical practice going forward.

I am very appreciative of Kingston's unique character and qualities, and I understand the need through the planning process to ensure that any type of building alterations or work are consistent with the city's character. In the case of 163 Brock Street however I would suggest that its physical attributes and cultural heritage are not of sufficient significance to merit the designation that you are proposing. This is particularly so after the many changes to the building which have been made over the years and its current use as a high traffic medical clinic.

I would therefore respectfully suggest that your proposed designation, at least as it relates to my building, should be withdrawn.

I would be happy to discuss this with you or your representative if you feel that would be helpful.

Kind Regards.
Yours sincerely,

Dr Ruth MacSween, MRCP, FRCPC