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2024/01/16
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Ontario Heritage Trust

Office of the City Clerk

January 16, 2024

Via mail

Rolade Realities Ltd.

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

Re: Kingston City Council Meeting, January 9, 2024 – Clause 1 of Report Number 12: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act

At the regular meeting on January 9, 2024, Council approved Clause 1 of Report Number 12: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act. The section of the resolution pertaining to your property is noted in bold:

That Council direct staff to serve a Notice of Intention to Designate the property located at 101 Logan Street, known as Mrs. Dawson's Tavern, 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-24-002; 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 101 Logan Street, attached as Exhibit B to Report Number HP-24-002, 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 103 Logan Street, known as Mrs. Dawson's Tavern, 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-24-002; 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 103 Logan Street, attached as Exhibit B to Report Number HP-24-002, 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 110 Ordnance Street, known as the Crowley 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-24-002; 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 110 Ordnance Street, attached as Exhibit C to Report Number HP-24-002, 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 112 Ordnance Street, known as the Crowley 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-24-002; 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 112 Ordnance Street, attached as Exhibit C to Report Number HP-24-002, 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 114 Ordnance Street, known as the Ordnance Street Terrace, 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-24-002; 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 114 Ordnance Street, attached as Exhibit D to Report Number HP-24-002, 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 116 Ordnance Street, known as the Ordnance Street Terrace, 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-24-002; 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 116 Ordnance Street, attached as Exhibit D to Report Number HP-24-002, 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 118 Ordnance Street, known as the Ordnance Street Terrace, 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-24-002; 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 118 Ordnance Street, attached as Exhibit D to Report Number HP-24-002, 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 124 Ordnance Street, 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-24-002; 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 124 Ordnance Street, attached as Exhibit E to Report Number HP-24-002, 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 251 Sydenham Street, 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-24-002; 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 251 Sydenham Street, attached as Exhibit E to Report Number HP-24-002, 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 201 Princess Street/30-32 Montreal Street, 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-24-002; 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 201 Princess Street/30-32 Montreal Street, attached as Exhibit F to Report Number HP-24-002, 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

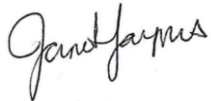
That Council direct staff to serve a Notice of Intention to Designate the property located at 207 Wellington Street, known as the Crothers Building, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-002; 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 207 Wellington Street, attached as Exhibit G to Report Number HP- 24-002, 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 4017 Unity 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-24-002; 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 4017 Unity Road, attached as Exhibit H to Report Number HP-24-002, 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.

Yours sincerely,



Janet Jaynes
City Clerk
/nb

Encl. Notice of Intention to Designate

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

**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:

101 Logan Street (Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern; and

103 Logan Street (Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern:

Spanning two properties and located on the north side of the street at the northwest intersection with Yonge Street in Portsmouth Village, Mrs. Dawson's Tavern is a representative example of a mid-19th century Regency style residence with little ornamentation. Its simple two-storey massing, hipped roof, central entranceways flanked by large windows and prominent location is typical of 19th century Regency dwellings in Ontario. The building was designed by William Coverdale and constructed in 1856 for Frances Dawson as a tavern. Coverdale is a well-known and prolific local architect who designed many landmark buildings in Kingston. Mrs. Dawson's Tavern is an example of his work on a modest building in a style not typically associated with Coverdale. The building's limestone construction, shallow setback from the street and two-storey massing maintains the character of the area and is visually and historically tied to its surroundings. The heritage attributes include the limestone building, original openings, and hipped roof.

110 Ordnance Street (Part Lot 412 Original Survey Kingston City; Part Lot 413 Original Survey Kingston City as in FR440285; City of Kingston, County of Frontenac), known as the Crowley House; and

112 Ordnance Street (Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac), known as the Crowley House:

Located on the south side of Ordnance Street and spanning two separate properties, the two-storey limestone double house, known as the Crowley House, is a representative example of a Georgian-influenced late-19th century urban residence, with several unique architectural features. The original fenestration pattern, consisting of equally proportioned mirrored bays on two stories, with central twin arched doorways, remain extant. The house was built for Irish emigrants Mary and Charles Crowley. Charles was an active member of the Catholic Mutual Benevolent Association, whose insignia (a harp with shamrocks) appears to be represented in the decorative keystones over the twin doorways. With its shallow setback, regular fenestration pattern, limestone construction, age

and location on Ordnance Street, the Crowley House shares a visual and historical relationship with its surroundings and is significant in defining the character of this all-limestone streetscape. Its heritage attributes include its massing and limestone construction, gable roof, fenestration pattern and various stone details including the decorative keystones.

114 Ordnance Street (Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

116 Ordnance Street (Part Lot 413 Original Survey Kingston City, Part 2- 4 13R2702; S/T & T/W FR295792; Together with an Easement over Part 1, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

118 Ordnance Street (Part Lot 413 Original Survey Kingston City; Part Lot 414 Original Survey Kingston City Part 5, 6 13R2702; S/T & T/W FR715232; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace:

Situated on the south side of the street and spanning three separate properties, the Ordnance Street Terrace consists of three attached two storey limestone residential units. With little ornamentation, this limestone terrace exemplifies the simple Georgian proportions and symmetrical fenestration pattern that define the Georgian architectural style in a 19th-century classically balanced urban terraced housing. With its shallow setback, regular fenestration pattern, limestone construction, age and location on Ordnance Street, the Ordnance Street Terrace shares a visual and historical relationship with its surroundings and is significant in defining the character of this all-limestone streetscape. Heritage attributes include the two-storey, six-bay massing and limestone construction, steeply pitched gable roof and original openings.

124 Ordnance Street (Part Lot 414 Original Survey Kingston City as in FR480641; S/T interest in FR480641; City of Kingston, County of Frontenac); and

251 Sydenham Street (Part Lot 414 Original Survey Kingston City as in FR496131; S/T interest in FR496131; City of Kingston, County of Frontenac):

Located on the southeast corner of Ordnance and Sydenham Streets and spanning two separate properties, the two-storey limestone dwelling, is representative of a Georgian-influenced late-19th century classically balanced urban residence. With little ornamentation, this prominent limestone home (now two units) exemplifies the simple Georgian proportions and symmetrical fenestration pattern that defines the Georgian architectural style. With its shallow setback, regular fenestration pattern, limestone construction, age and presence on the Ordnance and Sydenham Street corner, the subject properties share a visual and historical relationship with its surroundings and helps to define and maintain the character of this all-limestone streetscape. Its heritage attributes

include its massing and limestone construction, truncated hip roof, and symmetrical fenestration pattern.

201 Princess Street/ 30-32 Montreal Street (Part Lot 307 Original Survey Kingston City as in FR281829; S/T & T/W FR281829; now City of Kingston, County of Frontenac):

Situated on the northwest corner of Princess and Montreal Streets, in downtown Kingston, this narrow 8.5 metre wide, 365 square metre property, contains an example of a mid-19th century purpose-built commercial and residential building. This three-storey brick building displays a high degree of craftsmanship and artistic merit, particularly through its Italianate design and use of various architectural detailing, such as ornate brick design, polychromatic brick elements, bracketing and an embellished cornice. It was built in 1877 to plans by well-known Kingston architectural firm, Power and Son. Known for their designs of many downtown landmark buildings, such as the McIntosh Castle and Frontenac County Courthouse, John and Joseph Power showed their enthusiasm for designing corner buildings and, despite the constraints of this long narrow lot, demonstrated their creativity by exaggerating its narrowness with the use of tall narrow windows, multi-storey pilasters and oversized brackets. With its distinctive polychromatic brickwork and architectural detailing, together with its prominent corner location, this property is a landmark along Princess Street and supports the historic and eclectic commercial character of downtown Kingston. Heritage attributes include the three-storey brick building, symmetrical fenestration pattern, traditional commercial façade, flat roof with parapet wall, deep decorative cornice, and various wooden, brick and limestone architectural detailing.

207 Wellington Street (Part Lot 112 Original Survey Kingston City; Part Lot 117 Original Survey Kingston City as in FR436803 T/W FR685912; City of Kingston, County of Frontenac), known as the Crothers Building:

Located on the east side of the Wellington Street, between Princess and Queen Streets in downtown Kingston, the three-storey limestone and brick commercial building, is representative of Victorian architecture with Georgian-influences for a late-19th century commercial building. Its limestone façade is relatively symmetrical and plain with its evenly spaced windows and ashlar string courses at each floor level. However, distinctly Victorian taste is evident in the window size and proportions, which are the same size on each floor, and the ornate metal cornice with brackets and dentils above the third floor. The building was built in c.1887 and was home to the W.J. Crothers Biscuit and Confectionary company well into the 20th century. Crothers products were successful in Canada and abroad. The property's location and architectural style, including painted metal cornice, which matches the adjacent building to the south, links it visually and historically to its surroundings through shared architectural finishes and common usage as a confectionary, and helps maintains and supports the character of Wellington Street. Its heritage attributes include its massing and limestone construction, decorative metal cornice and symmetrical fenestration pattern.

4017 Unity Road (East 1/2 of NE 1/4 Lot 10 CON 5 Western Addition Kingston, Except Part 5 RP1561; City of Kingston, County of Frontenac):

Located on an approximately 10-hectare rural parcel on the south side of the road, in the former Kingston Township, the property includes a rare example of a Regency style limestone two-storey farmhouse. This architectural style is unusual in the rural area of Kingston. This property exemplifies this style through its simple, functional design with modest ornamentation that includes a steep hip roof featuring wide overhanging eaves, square-plan and symmetrical front façade with central entrance flanked by large window openings. Its distinctive architecture and limestone construction make it a landmark in the area. Its heritage attributes include its massing and limestone construction, hip roof, symmetrical fenestration pattern and its gable-roofed west wing.

Additional information, 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.

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 on the City Clerk within 30 days of the first publication of this notice.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 16th day of January, 2024

City of Kingston